



Working together with our community

Public Hearings Committee – January 07, 2025

Subject: Draft Plan of Subdivision Application 28TPL2024308 & Zoning Bylaw Amendment Application ZNPL2024307– Woodway Trails Subdivision, 227 Decou Road, Simcoe
Report Number: CD 24-147
Division: Community Development
Department: Planning
Ward: Ward 5
Purpose: For Public Meeting

Recommendation(s):

That staff Report CD-24- 147 for development applications 28TPL2024308 & ZNPL2024307 be received for information; and

That any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

Public Meeting Notification:

A public meeting is a statutory requirement in accordance with the Planning Act, and is intended to allow members of the public to submit written or oral comments in relation to the proposed development. Additionally, any person may make written submissions at any time prior to County Council making its final decision on the application.

Pursuant to the requirements of the Planning Act R.S.O. 1990, C. P. 13 (“Planning Act”), a notice of the statutory public meeting was posted 20 days in advance of the Public Meeting. Notifications were mailed to neighbors within 120 m of the subject lands; along with an additional notice couriered to properties within 120m of the subject lands regarding the updated public hearing committee meeting date and application; an additional notice in the newspaper November 28th, 2024 and notice on the Norfolk County website. An updated yellow notification sign was reposted on the site on December 9th, 2024 further to the previous sign posted in November 2024.

Discussion:

The applicant is proposing a Draft Plan of Subdivision and Zoning By-Law Amendment Application to facilitate a Draft Plan of Subdivision with a total of more than 356 dwellings comprised of 140 single detached dwellings, 196 street townhouse units and 20 semi-detached dwellings with 3 additional proposed Condo Blocks for mid-rise

apartment or townhouse dwellings. A Zoning By-law amendment is also required to amend the Zoning By-Law to change the zoning on the subject lands from Development Zone to various Urban Residential Zonings (R1-B, R2, R4, and R6). Special Provisions are required for building setbacks and other lot provisions (minimum lot frontage, minimum exterior side yard setback).

The subject lands are designated Urban Residential in the Norfolk County Official Plan and are currently Zoned Development (D) in the Norfolk County Zoning By-Law 1-Z-2014. The Zoning By-Law amendment application is proposing to amend amend the Zoning to change the zoning on the subject lands from Development Zone to each of the respective zonings for each part:

- Part 1 From Development Zone to Urban Residential Type 1 (R1-B) with Special Provision 14. 1070 and a Holding (H)
 - Minimum *Lot Frontage*:
 - *Interior Lot*- 11 m
 - Minimum *Exterior Side Yard* - 3m
- Part 2 From Development Zone to Urban Residential Type 2 (R2) with Special Provision 14. 1070 and a Holding (H)
 - Minimum *Exterior Side Yard* - 3m
- Part 3 From Development Zone to Urban Residential Type 4 (R4) with Special Provision 14. 1070 and a Holding (H)
 - Minimum *Lot Frontage*:
 - a. *Interior* – 5.5 meters
 - b. *Corner* – 9 meters
 - Minimum *Exterior Side Yard* – 3m
- Part 4 From Development Zone to Urban Residential Type 6 (R6) with Special Provision 14. 1070 and a Holding (H)
 - In addition to the permitted uses in the R6 Zone, the following uses shall also be permitted:
 - Dwelling, apartment
 - Home occupation
 - Retirement home
 - Street townhouse
 - Group townhouse
- Part 5 From Development Zone to Urban Residential Type R1-B with Special Provision 14. 1070 and a Holding (H)
 - Minimum lot frontage
 - Interior – 11 meters
 - Minimum rear yard – 12.5 meters

- No building or structures, including accessory structures, shall be permitted 5 meters of the rear lot line.
 - Fencing and Landscaping shall be permitted within the rear yard in accordance with applicable Norfolk County By-Laws.
- Part 6 Hazard Land (no change)

An overview summary of the development application(s) that have been submitted for the subject property at 227 Decou Road, otherwise known as Woodway Trails Simcoe, is contained within Attachment A. This includes an outline of the site context, the applications and technical reports, any technical or public feedback to date and overview of development considerations. Attachment B contains the Existing Planning Policy framework in relation to the subject land and Zoning. Attachment C contains the Technical Comments that have been received from commenting agencies. Attachment D contains the Public Comments that have been received thus far and Attachment E shows the Draft Plan of Subdivision. Attachment F outlines the Proposed Phasing Plan, Attachment G outlines the Proposed Zoning Plan and lastly the proposed Zoning By-law amendment is included as Attachment H.

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority Building Norfolk – Develop the infrastructure and supports needed to ensure complete communities.

Explanation: The proposed development will provide additional residential dwellings within the urban boundary of Simcoe including single detached, semi-detached and townhouse dwellings to increase housing options in Simcoe.

Conclusion:

A recommendation report will be provided on this matter following review of the circulation, planning considerations and this statutory public hearing meeting regarding the submitted, “complete” development applications.

Attachments:

Attachment A Development Application Overview
Attachment B Existing Planning Policy and Zoning
Attachment C Technical Comments
Attachment D Public Comments
Attachment E Draft Plan of Subdivision
Attachment F Proposed Phasing Plan
Attachment G Proposed Zoning Plan
Attachment H Proposed Zoning Bylaw Amendment

Approval:

Approved and Reviewed By:
Brandon Sloan, BES, MCIP, RPP
General Manager
Community Development Division

Prepared By:
Fabian Serra, M.Sc (Plan)
Planner
Community Development Division
Planning Department

Attachment A - Report CD 24-147
Development Application Overview

227 Decou Road, Simcoe, (Woodway Trails Subdivision)

Application File Numbers: 28TPL2024308 & ZNPL2024307

Applicant: 2156083 Ontario Inc. c/o Paul Halyk

Agent: G. Douglas Vallee Limited- c/o John Vallee

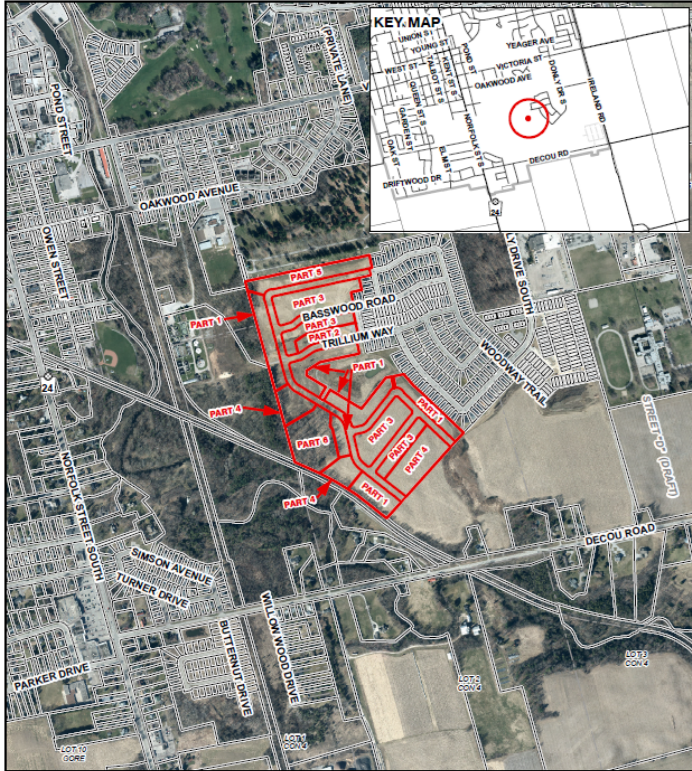
Statutory Public Hearing

Date: January 7th, 2025

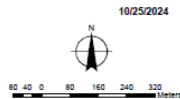
Site Context

MAP A
CONTEXT MAP
Urban Area of SIMCOE

28TPL2024308
ZNPL2024307



Legend
Subject Lands
2020 Air Photo



Site Characteristics:

- Roughly 50.98 Acres (20.6 Hectares)
- Located at the Woodway Trails Subdivision.
- The subject lands currently vacant and consists of a farm field.

Surrounding Land: Predominantly residential and wooded area.

North: Residential/Cemetery

East: Residential

South: Hazard land and Agriculture

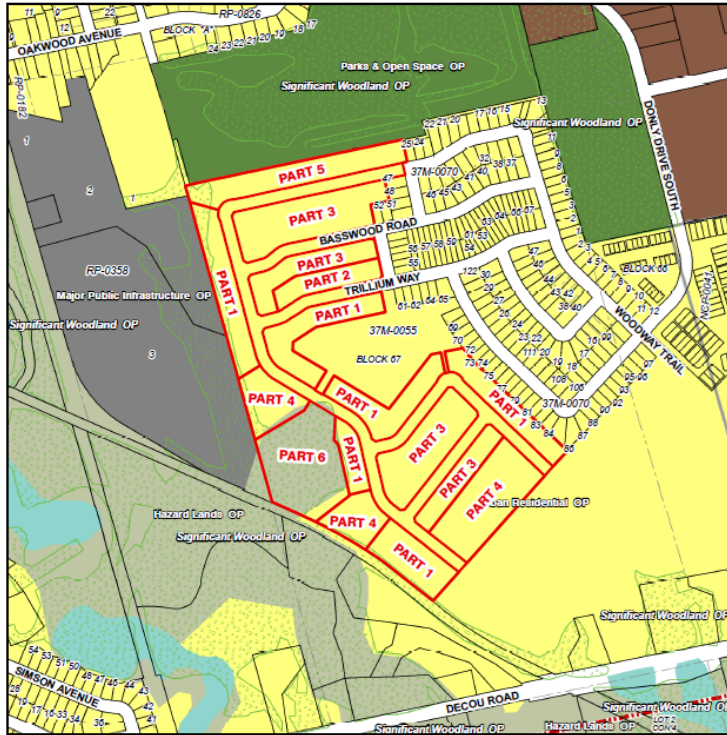
West: Forested area and the Wastewater Treatment Facility

Site Context

Official Plan Map

MAP B
OFFICIAL PLAN MAP
Urban Area of SIMCOE

28TPL2024308
ZNPL2024307

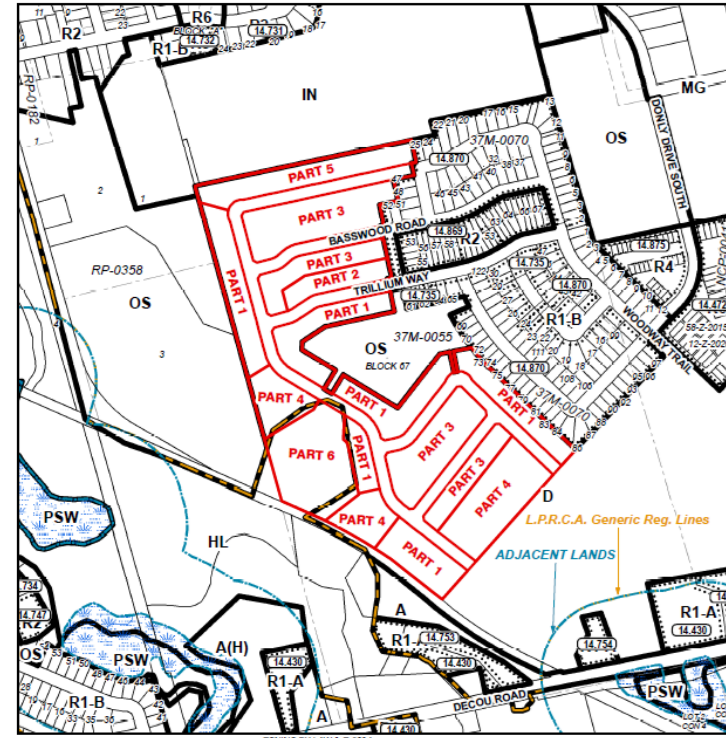


10/25/2024

Proposed Zoning By-law Amendment Map

MAP C
PROPOSED ZONING BY-LAW AMENDMENT MAP
Urban Area of SIMCOE

28TPL2024308
ZNPL2024307



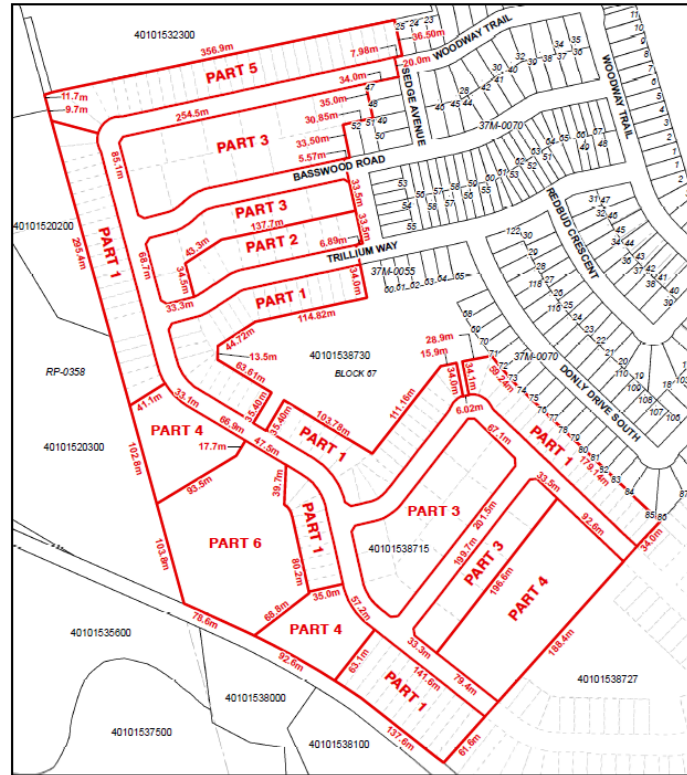
10/25/2024

Development Proposal

Concept Plan

MAP D
CONCEPTUAL PLAN
Urban Area of SIMCOE

28TPL2024308
ZNPL2024307



Key Features/Proposed Development:

Development Proposal: a Draft Plan of Subdivision consisting of 140 single detached dwellings, 20 semi-detached dwellings, 196 street townhouse dwellings, and 3 condo blocks mid-rise apartments or townhouse dwellings, for a total of more than 356 dwellings.

Proposed Zoning Amendment:

- The applicant is proposing a Zoning amendment to change the Zoning on the Subject lands from Development Zone (D) to the following:
 - Part 1 From Development Zone to Urban Residential Type 1 (R1-B) with Special Provision
 - Part 2 From Development Zone to Urban Residential Type 2 (R2) with Special Provision
 - Part 3 From Development Zone to Urban Residential Type 4 (R4) with Special Provision
 - Part 4 From Development Zone to urban residential Type 6 (R6) with Special Provision
 - Part 5 From Development Zone to Urban Residential Type R1-B with Special Provision
 - Part 6 Hazard Land (no change)

Preliminary Review

Technical Reports:

- Draft Plan of Subdivision (G.Douglas Vallee, November 2023)
- Planning Justification Report (G.Douglas Vallee, August 2024)
- Phasing Plan (G.Douglas Vallee, July 2024)
- Zoning Plan (G.Douglas Vallee, August, 2024)
- Functional Servicing Report (G.Douglas Vallee, August 2024)
- Storm Water Management Report (G.Douglas Vallee, August 2024)
- Traffic Impact Study (Paradigm transportation services, August 2024)
- Land Use Compatibility Study (Sonair Environmental, 2024).
- Environmental Impact Study (Phase 1 & 2) (Dougan & Associates Group, (November 2008);
- Topographic Study (Jacobs Surveying LTD)
- Letter of Opinion for secondary access (RC Spencer, August 2024).






Technical Comments:

Refer to Attachment C for Preliminary Technical Comments

Public Input: Several correspondence has been received as public input to date including comments related to:

- application submission
- archaeological and environmental studies
- road access, emergency services, safety, construction access
- traffic
- existing subdivision (parking, enforcement)
- water

Preliminary Considerations

Key Items	Preliminary Review
Housing	 <p>The subject lands are currently vacant. The proposal is to construct a total of 356 Residential dwellings consisting of 140 single detached dwellings, 196 street townhouse units and 20 semi-detached dwellings with 3 proposed Condo Blocks (number of units unknown at this time).</p>
Parking	 <p>The proposed development appears to meet the parking requirements outlined in Section 4 of the Norfolk County Zoning By-Law 1-Z-2014. Staff have also requested that an On-Street Parking Plan be provided.</p>
Servicing and Land Use Compatibility (LUC)	 <p>The proposed Subdivision are proposed to be fully serviced via municipal services. The proposal is adjacent to the Simcoe Wastewater Treatment facility. Concerns in regards to the consideration of the future proposed upgrades. Amendments maybe required to LUC study.</p>
Accessibility & Emergency Services	 <p>The proposal for the draft plan of subdivision proposes 1 primary entrance into the Subdivision through Donly Drive South. Emergency accesses have been proposed through the cemetery to the north and access through the proposed Open Space In Block A (SWM pond) of the Draft Plan of Subdivision.</p>
Traffic	 <p>Traffic Impact Study Indicates the two proposed emergency access (northeast corner of existing development and Storm Pond) and proposed future signalization at major intersections near the proposed subdivision. Remedial measures are provided to alleviate traffic concerns (left turn lanes).</p>

Preliminary Considerations

Key Items	Preliminary Review
Transportation and Emergency Services	The proposal for the draft plan of subdivision proposes continued reliance on Donly Drive as its sole fulltime access to the subdivision supported by the existing emergency access through the abutting Cemetery to the north. Staff continue to dialogue with the developer on concerns of potentially overloading Donly Drive (beyond its forecasted capacity in the absence of additional roadway connections), emergency response times, and identified operational concerns at Donly Drive and Queensway.
Land Use Compatibility	The proposal included a Land Use Compatibility assessment. Staff continue to dialogue with the applicant on the approach used in this study, in particular the source point location respecting the County's plan to expand the Simcoe Wastewater Treatment Facility and the Official Plan Policy 7.17.2 b pertaining to such designated Major Public Infrastructure.
Significant Woodlot	The proposed development abuts a significant woodlot on its west side. The submitted Environmental Impact Assessment requires updating and the proposal to encumber the abutting lots with a Conservation Easement in lieu of land dedication to the County remains under review.

Next Steps & Recommendation

- Consideration of Public Hearing Input
- Review of all Technical Comments
- Recommendation Report

Public Hearing Committee Report Recommendation:

THAT staff Report CD 24-130 for development applications 28TPL2024308 & ZNPL2024307 be received for information;

AND FURTHER THAT any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

CD-24-147 – 28TPL2024308 & ZNPL2024307 – 227 Decou Road, Woodway Trails,
Simcoe
Attachment B - Planning Policy and Zoning Considerations

Planning Act

Section 2 of the Planning Act outlines those land use matters that are of provincial interest and for which all county planning decisions shall have regard. The provincial interests that apply to development on this site are:

- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (p) the appropriate location of growth and development and

Section 3 of the Planning Act requires that, in exercising any authority that affects a planning matter, planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be”.

Section 34 of the Planning Act permits amendments to the zoning by-law by Councils of local municipalities.

Consistency with the Provincial Policy Statement – 2024

The Provincial Policy Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable and safe communities through the efficient use of land throughout the Province of Ontario.

The PPS 2024 promotes strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Section 2.3 Outlines policies as it pertains to Settlement Areas and Settlement Area Boundary Expansions. Section 2.3.1.1 outlines that Settlement Areas shall be the focus of growth and development . Within Settlement Areas, growth should be focused in, where applicable, strategic growth areas including major transit station areas.

Section 2.3.1.2 outlines that Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned *infrastructure* and *public service facilities*;
- c) support *active transportation*;
- d) are *transit-supportive*, as appropriate; and
- e) are *freight-supportive*.

Section 2.3.1.3. Outlines that Planning authorities shall support general *intensification* and *redevelopment* to support the achievement of *complete communities*, including by planning for a range and mix of *housing options* and prioritizing planning and investment in the necessary *infrastructure* and *public service facilities*.

Section 2.3.1.4. Outlines that Planning authorities shall establish and implement minimum targets for *intensification* and *redevelopment* within built-up areas, based on local conditions.

Section 2.3.1.5 Outlines that Planning authorities are encouraged to establish density targets for *designated growth areas*, based on local conditions. *Large and fast-growing municipalities* are encouraged to plan for a target of 50 residents and jobs per gross hectare in *designated growth areas*.

Section 2.3.1.6 Outlines that Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within *designated growth areas* is orderly and aligns with the timely provision of the *infrastructure* and *public service facilities*.

Section 3.5 speaks to policies as it pretains to Land Use Compatibility. Section 3.5.1 outlines that *Major facilities* and *sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.

Section 3.5.2 outlines that where avoidance is not possible in accordance with policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other *major facilities* that are vulnerable to encroachment by ensuring that the planning and *development* of proposed adjacent *sensitive land uses* is only permitted if potential *adverse affects* to the proposed *sensitive land use* are minimized and mitigated, and potential impacts to industrial, manufacturing or other *major facilities* are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

Conformity with the Official Plan

The proposed development is within the designated area of 'Urban Residential' in Norfolk County Official Plan. The "Urban Residential" designation is meant to encompass neighborhoods in the County's urban area capable of providing a variety of residential forms that serve a diverse population.

Section 5.3 related to Housing states that The County shall ensure that a full range of housing types and densities are provided to meet the anticipated demand and

demographic change. All forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs shall be encouraged. The County shall target that 15 percent of all new housing built in Norfolk County be semi-detached and townhouse dwellings.

Planning Comments: *The proposed 356 dwellings comprised of 140 single detached dwellings, 196 street townhouse units and 20 semi-detached dwellings with 3 proposed Condo Blocks will contribute to the County's 15% target for semi-detached and townhouse dwellings.*

Section 5.3.1 related to residential intensification states that urban residential intensification, infilling and redevelopment of existing areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of the County's housing needs. Residential intensification policies include:

- infill development and residential development of vacant land or underutilized land in existing neighbourhoods will be encouraged;
- redevelopment shall include the replacement of existing residential uses with compatible new residential developments at a high density;
- the County shall target that a minimum 25 percent of its annual residential growth be accommodated through infill, intensification and redevelopment within the existing built-up areas in the Urban Areas with full municipal services;
- on lands designated Urban Residential and located outside of the Built-Up areas of Simcoe, Port Dover, Delhi, Waterford and Port Rowan, the minimum overall density of residential development shall be 15 units per hectare of developable land area;
- developable land shall not include Hazard Lands, Provincially Significant Wetlands and Significant Natural Areas;
- the existing water and sanitary sewer services can accommodate the additional development;
- the road network can accommodate the traffic generated;
- the proposed development shall be compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood; and
- the proposed development shall be consistent with the policies of the appropriate Land Use Designation associated with the land.

Planning Comments: *The proposed development is considered as an infill development with roughly a density of roughly 17.36 unit per hectare is consistent with the Official Plan policies. The site is accessible to municipal services and compatible to surrounding built forms.*

Planning Comments: It is expected that the propose development will be serviced municipally as per section 8.9.1 of the Official Plan.

Section 5.4 of the Officials Plan provides direction on physical design in the context of new and existing development and stress a generally high quality of settlement design throughout the County.

The following provides a conformity check through the analysis of relevant Official Plan policies:

Applicable Policy	Policy Details	Planning Comments
Section 5.4 Community Design	Through the review of development applications, including plans of subdivision, and other development proposals, the County shall have the following policies:	
	i. shall promote efficient and cost-effective development design patterns that minimize land consumption;	The housing demand in Norfolk county continues to grow for a wide range of housing types, including semis and townhouse developments. The proposed development comprises of a total 336 dwelling units with a total of 140 single detached, 20 semi-detached and 196 townhouse units which will provide an appropriate density compatible to surrounding areas.
	ii. shall promote the improvement of the physical character, appearance and safety of streetscapes, civic spaces, and parks;	A development agreement will ensure County standard of design, safety and efficiency.
	iii. shall encourage tree retention and tree replacement	Tree plantation and appropriate retention (if any) will be ensured

		through a development agreement.
iv.	Development design that establishes reverse lotting on Provincial Highways and County Roads will not be permitted.	There is no reverse lotting proposed for the development.
v.	The County may require the provision of certain pedestrian, cycling and trail linkages through the development approvals process.	The County will ensure appropriate provision of sidewalks and connectivity through the implementation of Integrated Sustainable Master Plan (ISMP) during the detail design review.
vi.	The County shall encourage development design considering the principles of Crime Prevention Through Environmental Design (CPTED).	There will be no back lotting and all dwellings will face a County owned Right of Way with appropriate standards. Appropriate street lighting and fencing will be a condition of the approval.
vii.	The County shall encourage the design of sustainable neighbourhoods in keeping with Leadership in Energy and Environmental Design	The proposed development will adhere to Norfolk County standard and expected to exceed building code standards.

Section 8.2 of the Official Plan provides policies on the transportation network.

- a) The efficiency of the transportation network should be maximized by coordinating transportation planning initiatives and activities with other levels of government and transportation agencies.
- b) All transportation services shall be planned and constructed in a manner that supports the policies of this Plan. Upgrades to transportation services may be required to be approved in accordance with the *Environmental Assessment Act*.
- c) Corridors and rights-of-way for significant transportation facilities shall be planned for and protected to serve the long-term needs of the County. Development that could preclude the use of a corridor or right-of-way for its long-term purpose shall not be permitted.
- d) The preservation and reuse of abandoned transportation corridors for purposes that maintain the corridor's continuous linear characteristics shall be encouraged, whenever appropriate and feasible.
- e) Connectivity of the transportation network within the County and crossing into adjacent jurisdictions shall be maintained and, where possible and feasible, improved.

- f) The County shall ensure that adverse environmental effects, such as noise, vibration and air quality deterioration, will be mitigated in the planning, design, and construction of elements of the transportation network in accordance with the policies of Section 8.8 (Noise, Vibration, Odour and Light Emissions). This shall apply to all air, rail, road and water transportation facilities.
- g) The automobile will continue to be the main mode of transportation within the County due to its predominantly rural character, small and dispersed population, and size of the Urban Areas. Notwithstanding this, a land use pattern, density and mix of uses shall be promoted in the Urban Areas that reduces growth in the length and number of vehicle trips, and creates the potential for public transit viability and other alternative and sustainable transportation modes such as walking and cycling.
- h) Safe and convenient pedestrian interfaces with roads shall be encouraged.
- i) The impact of a development proposal on the transportation system, including the means of access, shall be examined through a traffic impact study. Only those development proposals that can be accommodated in the existing system will be permitted. Where the transportation system is not adequate, the County shall require, as a condition of development approval, that the proponent of the development:
 - i) improve the system in the vicinity of the proposed development without the County incurring any costs;
 - ii) make the necessary financial contributions for the required improvements; and/or
 - iii) dedicate rights-of-way for the development of roads.

The cost of traffic impact studies and any other required supporting documentation shall be borne by the proponent. Costs incurred by the County in engaging peer review consultants to evaluate the proposal and supporting submissions shall be reimbursed by the proponent.

- j) The County may implement traffic calming measures near schools, nursing homes, hospitals and in downtowns. The County will apply the Canadian Guide to neighbourhood Traffic Calming as the guiding document for the design and installation of traffic calming measures. The County may create specific design guidelines appropriate to the local context.
- k) Complete streets are designed and operated to enable safe access for all users, including pedestrians, cyclists, motorists, transit users, commercial and emergency vehicles. The County will consider the implementation of complete street guidelines, appropriate to the local context, as roads are reconstructed and new roads built.

Section 8.9.1 related to services in urban areas recommends that all development in the Urban Areas shall be fully serviced by municipal piped water supply and waste water treatment systems.

Section 9.6.4 of the Officials Plan provides direction on the criteria of the approval of draft plan of subdivision application.

The following provides a conformity check through the analysis of relevant Official Plan policies:

Applicable Policy	Policy Details	Planning Comments
Section 9.6.4 Draft Plan of Subdivision Approval	This section specifies the criteria for the approval of the Draft Plan of Subdivision. Relevant policies:	
	a) The provisions of the Planning Act relating to subdivision control, including subdivision agreements, shall be used by Council to ensure that the land use designations and policies of this plan are complied with and that a high standard of design is maintained throughout the development.	A series of conditions are proposed by staff that need to be fulfilled before a development agreement is executed and registered on title to ensure proper policies and standards are maintained.
	b) Prior to approval of an application for plan of subdivision, the County shall confirm the availability of adequate servicing infrastructure and allocation.	As per current County's policies on servicing allocation, the final confirmation and allocation can only provided during the agreement process if available at that time.
	c) The review of plans of subdivision shall be based in part on the consideration of the community design policies included in Section 5.4 (Community Design).	The Community Design elements are incorporated in the conditions of the Draft Plan of Subdivision to ensure appropriate standards and provisions are implemented.
	d) All lots within a plan of subdivision shall have frontage on a public road maintained on a year-round basis, constructed to an acceptable County standard.	All lots shall have frontage on a public road. County standards will be ensured through a development agreement.
	f) All plans of subdivision shall be subject to a subdivision agreement between the County and the development proponent.	An appropriate development agreement will be registered on title for execution.

	<p>g) Plans of subdivision or condominium shall be appropriately phased to ensure orderly and staged development.</p> <p>h) All plans of subdivision shall be subject to a subdivision agreement between the County and the development proponent.</p>	<p>The applicant has provided the municipality with a Phasing Plan.</p>
	<p>h) All plans of subdivision shall be subject to a subdivision agreement between the County and the development proponent.</p>	<p>An appropriate development agreement will be registered on title for execution.</p>
	<p>i) All plans of condominium shall be subject to a development agreement between the County and the development proponent.</p>	<p>An appropriate development agreement will be registered on title for execution.</p>
	<p>j) Parkland dedication shall be provided pursuant to Section 9.10.5 (Parkland Dedication) of this Plan. Land to be dedicated for park purposes must be acceptable to the County. Under no circumstances shall the County be obligated to accept parkland being offered in a proposed plan of subdivision.</p>	<p>Parkland Dedication is to be provided to the municipality at a rate of 5% of the appraised value of the subject lands.</p>
	<p>k) The County shall consult with the appropriate Conservation Authority and the Province, as well as other relevant agencies, in considering an application for approval of a plan of subdivision or condominium.</p>	<p>The application has been circulated for comments amongst the appropriate commenting agencies.</p>

	that the land use designations and policies of this plan are complied with and that a high standard of design is maintained in all development.	executed and registered on title to ensure proper policies and standards are maintained.
	b) Prior to approval of an application for plan of subdivision, the County shall confirm the availability of adequate servicing infrastructure and allocation.	As per current County's policies on servicing allocation, the final confirmation and allocation can only provided during the agreement process if available at that time.
	c) The review of plans of subdivision shall be based in part on the consideration of the community design policies included in Section 5.4 (Community Design).	The Community Design elements are incorporated in the conditions of the Draft Plan of Subdivision to ensure appropriate standards and provisions are implemented.
	d) All lots within a plan of subdivision shall have frontage on a public road maintained on a year-round basis, constructed to an acceptable County standard.	All lots shall have frontage on a public road. County standards will be ensured through a development agreement.
	f) All plans of subdivision shall be subject to a subdivision agreement between the County and the development proponent.	An appropriate development agreement will be registered on title for execution.

Zoning By-law 1-Z-2014 and the Proposed Amendments

Existing Zoning:

i) Development (D) Zone

Permitted uses are:

- a) bunk house
- b) dwelling, single detached
- c) farm, excluding the housing of livestock, animal kennels and feed lots, and excluding orchards
- d) farm produce outlet, accessory to a farm
- e) home industry
- f) home occupation
- g) seasonal storage of recreational vehicles and recreational equipment as a secondary use to a farm.

Proposed Zoning:

The proposed zoning change is as follows:

From Development Zone to each of the respective zonings for each part:

- Part 1 From Development Zone to Urban Residential Type 1 (R1-B) with Special Provision
- Part 2 From Development Zone to Urban Residential Type 2 (R2) with Special Provision
- Part 3 From Development Zone to Urban Residential Type 4 (R4) with Special Provision
- Part 4 From Development Zone to Urban Residential Type 6 (R6) with Special Provision
- Part 5 From Development Zone to Urban Residential Type R1-B with Special Provision
- Part 6 Hazard Land (no change)

Part 1:

- a) Minimum *Lot Frontage*:
 - a. *Interior Lot*- 11 m
- b) Minimum *Exterior Side Yard* - 3m

Part 2:

- a) Minimum *Exterior Side Yard* - 3m

Part 3:

- a) Minimum *Lot Frontage*:
 - a. *Interior* – 5.5 meters
 - b. *Corner* – 9 meters
- b) Minimum *Exterior Side Yard* – 3m

Part 4:

In addition to the permitted uses in the R6 Zone, the following uses shall also be permitted:

- a) Dwelling, apartment
- b) Home occupation
- c) Retirement home
- d) Street townhouse
- e) Group townhouse

Part 5:

- a) Minimum lot frontage
 - a. Interior – 11 meters
- b) Minimum rear yard – 12.5 meters
- c) No building or structures, including accessory structures, shall be permitted 5 meters of the rear lot line.
- d) Fencing and Landscaping shall be permitted within the rear yard in accordance with applicable Norfolk County By-Laws.

Part 6: Hazard Land;

A holding is proposed to be on the subject lands until all infrastructure and services standards are satisfactorily addressed through a subdivision agreement on the title.

Attachment C: Technical Comments

28TPL2024308/ZNPL2024307 – 227 decou Road , Woodway Trail

Zoning: Reviewed Comments are as follows:

Zone R1-B

Minimum lot frontage 12m for interior lots, 15m for corner lots, proposed interior lots deficient by 1 meter

Exterior side yard setback 6m minimum, proposed side yard setback deficient by 3 meters

Zone R2

Exterior side yard setback 6m minimum, proposed side yard setback deficient by 3 meters

Zone R4

Minimum interior lot frontage 6.5m minimum, corner lot 11m minimum, proposed interior frontage deficient by 1 meter,

Minimum Lot Frontage for Corner lot indicates 9.4m provided but the plans show 6.4m. Verify with applicant if this is a typo.

Minimum exterior side yard setback 6m minimum, 3m proposed, deficient by 3 meters

Minimum separation between street townhouses should be added to zoning table 5.4.2 g, 2m minimum, 2.4m provided based on plan provided

Minor correction in zoning table, maximum building height is provision 5.4.2 h)

Zone R6

Proposed zoning provisions not provided, to be reviewed at a future date

Further zoning review will be completed for each lot at time of building permit review

Two parking spaces per dwelling unit required

Ensure min. uninterrupted space is 3.3m x 5.8m for parking space in attached garage. Stairs and landings (if required) from garage to dwelling cannot interfere with the required parking area.

Minimum 50% of front yard is required to be maintained as landscape area per lot in the R1,R2 and R4 zones.

Minimum 50% of exterior side yard is required to be maintained as landscape area per corner lot in the R1,R2 and R4 zones

Additional zoning review of each lot will be done during the building permit review process.

Development Engineering: Reviewed. Comments are as follows:

Area Servicing:

The original area concept servicing plan for the area (entire area as captured within the submitted draft plan which notes lands external to those under consideration in this application) provided for a sanitary trunk and trunk watermain along Woodway Trail which would allow for servicing extensions into and supporting adjacent lands. The FSR will need to continue to demonstrate and account for these servicing extensions into and onto adjacent lands. At present there is an active (Draft Plan approved) plan for the lands of 682 Ireland Road which requires consideration. Contact with the owner of lands to the immediate south of the proposed development parcel will be necessary to garner input on land use expectations, otherwise reasonable assumptions will be required based on current land use densities being proposed for the area in general. The design of the sanitary and watermain services within this plan must allow for their extension into and use within abutting lands as set out in the earlier area servicing plan for this area. ** The applicant is also advised that the Engineer should demonstrate that the proposed 8.5m wide easement for the sanitary and watermain trunks exiting the west side of the plan is sufficient considering the depth of these services and future replacement needs – given the proposal to build homes flanking each side of the easement.

Land Use Compatibility:

Staff seek to address 3.5 of the PPS and 7.17.2 of the Official Plan. It is noted that a D-Series Study is required to establish/confirm the development boundary for these lands given their proximity to the Simcoe WWTP. While the applicant has submitted an initial report based on some assumptions – the study should be updated to take into consideration the current planned expansion for Simcoe WWTP facility. Discussion with Norfolk County EIS is necessary to ensure the scope is revised appropriately. Prior County Reports (PED 09-49 and 09-76) highlighted the setback concern. Some limited residential development on these lands (known as Phase 1) were permitted to move forward as the first phase was set back greater than 150m from the Simcoe WWTP, noting that any future development application for the lands nearer to the Simcoe WWTP would require further study. In staff report PD-09-76 it was recommended that any sensitive land use be setback 150m from the eastern property line of the Simcoe WWTP lands unless an odor study supportive of a lesser setback was completed to the satisfaction of Norfolk County. This matter is best addressed through the D-Series Studies that considers the existing **and planned** Simcoe WWTP expansions.

Storm Water Management:

Should the applicant rely on the existing storm water pond abutting the proposed development lands (shown as Block A on the reference plan), the Storm Water Management Report will need to re-affirm the assumptions of the original report and/or make modifications as necessary, which may require making modifications to the existing pond to accommodate these development lands should any of the original design parameters change (area runoff contributions, design storm, identification of

downstream/receiving body erosion sensitivities, etc). The SWM pond will also need to comply with the Ontario Planning and Develop

Traffic Impact Study:

Staff will be seeking to address 3.3 of the PPS, 8.2 and 8.12 of the Official Plan. Schedule E-2 of the Official Plan indicates that the area would be supported by three (3) collector level road connections. Two connections to Victoria Street and one connection to Decou Road. At present the area has only one road connection to Victoria Street via Donly Drive. Norfolk County understands that in the fulness of time a second full access point to the subdivision are from DeCou Road will be provided when the lands to the south of the subject area develop along with a 3rd connection to Ireland Road through the former HUB lands, once these lands develop. **The TIS should assess this future forecasted arrangement to determine if two (2) additional southerly access points is appropriate given that the origin/destination travel trips are expected to be predominately northbound to/from the site.**

Currently, the existing community in this area is supported by one fully operational access along Donly Drive complete with an emergency access through the Oakwood Cemetery. The requirement for an emergency access was imposed as a condition recognizing the need to provide a secondary emergency access for this area as it supports approximately 337 units. The County has been referencing the Fire Chief's Guide for Development Design Approval - NFPA 1141 on the matter of adequate access (emergency wise) to subdivisions. The guide cites that up to 100 units may rely on one access point, developments of 100+ to 600 should have two (2) access points and developments in excess of 600 units should have three (3). The development is proposed to advance in Phases. The TIS should assess each of the Phases and identify when a 3rd emergency access point would be required. The review should include an assessment of Fire response times as an additional means of reviewing this matter. It may be an option for the development to advance the lands in phases to the limit which is supported by 1 fully functional access point and 1 emergency access connection. Further development beyond that would be contingent on a additional fully functional access points being provided.

The TIS needs to examine the matter of risk and mitigative options should the proposal seek continued reliance on a single fully functional access to this area with an increase in the number of occupied units. An assessment of the future expected volumes on Donly Drive (as a singular access point) should be compared to that of Donly Drive with a second or third access point. The concern being that Donly Drive (as a single access point) may experience above typical traffic volumes than may otherwise be experienced in the future state (for area development with 1 or 2 'additional access points'). Donly Drive is envisioned to operate in like a minor collector roads and there its traffic volumes should be limited to that typical upper limit. The assessment shall also consider pedestrian connectivity and the assessment of those facilities (width, crossing points, lighting levels, etc) should they be relied upon for greater use. The intention here is to flag any noted deficiencies on Donly Drive should it continue to be the sole access/agree point for this subdivision and to address those as a minimum.

The County does realize that once the lands to the immediate south are developed, a second and likely third access to this area will be provided via a connection to Decou Road. Discussions with the abutting landowner could be undertaken to secure and deliver this secondary road connection with the development of the subject lands. This would also address the concern of facilitating a proper construction access route that would not be reliant on traversing through the active/mature subdivision roads in this area.

This TIS also needs to consider how construction access is best provided during the construction phase of the development of the subject lands. At the moment the County is of the opinion that construction access would be through the existing built community and the TIS should address how such use can be mitigated or at the very least what steps are required to minimize expected concerns related to its use.

The TIS will need to assess the increase in area traffic attributed to this development, area developments actively under consideration or approved (including but not limited to the former HUB lands development, Big Sky Phase 1B, etc), and general area growth of 2% per annum. (The aforementioned is per the County ISMP – Appendix J TIS Guidelines). The traffic study planning horizons will be 2024 (existing), 2029 (5 years) and 2034 (10 years). The 10-year horizon must consider the full build out of the subdivision. If the study is premised on a build out period post 10 years, then an additional horizon year must be assessed that includes full-build out. The TIS will be required to assess the following intersections for operational/safety impacts/needs:

- a. Local/arterial road intersections:
 - a. Boswell and Ireland Road (should trips be assigned to Boswell)
- b. Collector/local road intersections:
 - a. Donly Dr and Boswell
- c. Collector/collector road intersections:
 - a. Donly Drive and Victoria Street
- d. Collector/Arterial Intersections:
 - a. Victoria Street and Norfolk Street South
 - b. Victoria and Ireland
 - c. Donly Drive and Queensway East (*)
 - d. Future Woodway Trail and Decou (should an agreement be achievable to deliver this connection)
- e. Arterial/Arterial Intersections:
 - a. Ireland and Decou Road
 - b. Decou Road and Norfolk Street South
 - c. Ireland Road and Queensway East (given that trip assignments will be most likely directed to this location for accessing the Queensway/Highway 3 corridor)

*- The submitted TIS notes a queuing storage deficiency at this intersection which will need a resolution. The report also suggests that gapping (by way of platooning) may be a solution to improve operations at this intersection. Platooning can only be achieved through the use of traffic signal interconnection which currently does not exist. The report should outline the costs of such a solution and appropriately attribute those costs to the increased traffic demanding this solution.

Zoning Lot Size:

Engineering is not supportive of a 5.5m or 6.0m frontage as these small frontages are not supported by the required servicing separations between water, sanitary and storm. Small frontages (especially when proposed on both sides of the street) also pose challenges in providing sufficient on-street parking for the neighborhood. Engineering recommends a minimum of 6.5m and would recommend that the opposing side of the street be single family detach in order to provide a reasonable level of on-street parking.

Woodlot Assessment:

Staff seek to address 3.5.2 and 3.5.3 of the Official Plan.

It is recommended that the 2008/2010 Environmental Impact Report be updated to ensure it reflects the most up-to-date approach for such studies, includes an assessment based on current Species at Risk listing.

The 2008 EIR was originally submitted in support of the Phase 1 development at that time the recommendations along the westerly boundary suggested a setback from the property line or drip line of the current forested edge. The setback would be a combination of a tree protection zone and adjustment zone as a means of protecting the woodlot edge, avoiding disturbance to the canopy (by way of limb cutting) and avoiding disturbance to the tree root zone. To protect this area, a conservation easement would be placed upon the lots, forbidding the building of structures, pools, etc within this 10m to 15 m setback area. This approach would result in lot use restrictions that many owners would most likely find unacceptable. Furthermore, this approach would place the onus of enforcement upon the municipality. The preferred scenario would be to define a 10m buffer from the property line or tree drip line (whichever is the furthest east) and to convey this buffer strip to the municipality and to have the proposed lots produced easterly from this buffer line.

Building Comments: Reviewed. No comments.

Agreement Coordinator: Reviewed Comments are as follows:

Zoning By-Law Amendment Application

I recommend that a Holding (H) provision be placed on your land zoning that should remain in place until the Owner has provided accepted engineering drawings, performance securities, clearance of all draft plan of subdivision conditions, final plan review and entered into a subdivision agreement that has been executed and registered on title.

Draft Plan of Subdivision Application

Conditions of draft approval will be included as part of the planning report which includes the requirement of a subdivision plan and agreement. One of these conditions will be for the Owner to enter into a Subdivision Agreement, and any subsequent amending or supplementary Agreements thereto, and that the Agreements shall be registered on title to the subject lands, all at the Owner's expense. The draft plan conditions will need to be fulfilled or satisfied prior to registration of your subdivision agreement.

Possible conditions of approval could include, but are not limited to:

- Easements for utilities, servicing and drainage purposes
- Installation of sidewalks and street lights
- Cash in lieu of parkland payment (land appraisal pre planning approval will be required)
- Payment for trees per unit
- Water and sanitary sewage capacity (modelling for conveyance)
- Engineering design drawings adherence to the County design criteria
- Civic addressing for new lots
- Long Point Region Conservation Authority approval
- Final plans preapproval by Registry Office
- Postponement of interest (if applicable)

As you are aware, performance securities for public works infrastructure, landscaping and as constructed drawings will be required. The County will hold your performance securities to ensure that the development is completed in adherence with your approvals.

Insurance coverage will be required to be kept in good standing until the securities have been released at the completion of your project.

Please find attached a PDF with a checklist of additional fees and documentation that is required prior to the registration of your agreement.

Ministry of Transportation (MTO): Reviewed Comments are as follows:

The proposed work within Norfolk County is not located adjacent to a provincial highway or within MTO's Permit Control Area, and as such, does not require MTO review, approval or permits.

Canada Post Comments: Reviewed Comments are as follows:

Service type and location

1. Canada Post will provide mail delivery service to this development through centralized Community Mail Boxes (CMBs) unless;
2. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance of 3 or more units, the developer must supply, install and

maintain the mail delivery equipment within these buildings to Canada Post's specifications.

Municipal requirements

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this development application be approved, please provide notification of the new civic addresses as soon as possible.

Developer timeline and installation

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).

Please see Appendix A below for any additional requirements for this developer should Canada Post need to install a Community Mailbox.

Appendix A

Additional Developer Requirements:

3. The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
4. The developer agrees, prior to offering any units for sale/rent, to display a map on the wall of the sales office in a place readily accessible to potential owners/renters that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
5. The developer agrees to include in all offers of purchase/rental a statement which advises the purchaser/renter that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected owners/renters of any established easements granted to Canada Post to permit access to the Community Mail Box.
6. The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents/tenants as soon as the homes/businesses are occupied.
7. The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
 - Any required walkway across the boulevard, per municipal standards
 - Any required curb depressions for wheelchair access, with an opening of at least two to three metres (consult Canada Post for detailed specifications)
 - A Community Mailbox concrete base pad per Canada Post specifications.

Grand Erie District School Board (GEDSB): Reviewed Comments are as follows:

- The subject lands are within the school boundary for Lynndale Heights Public School (JK-8) and Simcoe Composite School (9-12).
- Lynndale Heights Public School is currently operating over capacity and may not have space to accommodate all the students generated from this development.

- We request that the following be included in the conditions of draft approval;
 - o That the Owner/Developer must agree in the Site Plan Agreement to notify all purchasers of residential units and/or renters of same, by inserting the following clauses in all offers of Purchase and Sale/Lease:
 - *“Despite the best efforts of the Grand Erie District School Board (GEDSB), accommodation in nearby facilities may not be available for all anticipated students. You are hereby notified that students may be accommodated in temporary facilities and/or bussed to a school outside the area, and further, that students may, in future, be transferred to another school.”*

GIS: Reviewed Comments are as follows:

Please contact NorfolkGIS for new civic addresses when building.

You can apply for a new civic address [here](#). If a green sign is required in order to issue you an address (generally anywhere outside of an urban area) you will have to call Norfolk County Customer Service after applying to make payment before the address is issued (519-426-5870 or 226-NORFOLK). If you would like to apply for a new Civic Address because you are planning to build on a vacant parcel of land, this is dealt with as part of the building permit process. The building inspector can provide you with a copy of a Civic Address Request Form or it can be downloaded below. On the form there are several areas that need to be filled out with information, and a sketch showing the lot layout of the property for which the Civic Address is being requested. A sample sketch will be included with the form.

Norfolk Fire: Reviewed Comments are as follows:

Norfolk Fire does not have any additional comments for this application from what has previously been provided. We do however wish to be notified if battery storage infrastructure will be provided in any of the dwellings.

Source Water Protection: Reviewed Comments are as follows:

According to the attached mapping, the above noted property is outside of any Source Protection Area. As such, there are no concerns related to Source Water Protection for this proposal.

Hydro One: Reviewed No Comments.

Paramedic Services: No Comments.

From: [Fabian Serra](#)
To: [Carol Caulderwood](#)
Cc: [Hubby](#); [Olivia Davies](#)
Subject: RE: File 28TPL2024308 / ZNPL2024307
Date: Thursday, November 14, 2024 2:07:09 PM

Hi Carol,

Thank you for your email. I will provide you with the agenda link when it becomes available. With that you will be able to see the report and supplementary materials.

To answer your question, yes the proposal is to extend the roads along woodway trail, basswood road and trillium way. Staff have identified this as a major concern as well and will be bringing this forward to the developer for further discussion.

If you have any other concerns or questions feel free to ask. I will be sharing the written comments provided with the agent and your comments will become apart of the public record.

I wanted to thank you for taking the time out of your day to raise your concerns on the application.

I have also cc'd our Planning coordinator that will ensure that you receive all future notifications in regards to this application going forward.

Thanks,
fabian

Fabian Serra
Planner
Planning
Planning and Development Division
12 Gilbertson Drive, Simcoe, Ontario, N3Y 5L6
519-426-5870 x8046 | 226-NORFOLK



Providing valued public services that are responsive to our community's needs

We are committed to providing high-quality customer service and a safe and respectful environment for all. Read our Respect and Responsibilities Policy at norfolkCounty.ca/RR.

-----Original Message-----

From: Carol Caulderwood <[REDACTED]>
Sent: Thursday, November 14, 2024 1:21 PM
To: Fabian Serra <fabian.serra@norfolkcounty.ca>
Cc: Hubby <[REDACTED]>
Subject: File 28TPL2024308 / ZNPL2024307

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Good afternoon

We recently received the information about the Public Meeting and Application for this development. From the plan, it looks like Basswood Road, Trillium Way and Woodway Trail will be extended into the new development. Will these be the only roads into/out of the proposed development? Basswood and Trillium Way both feed into Woodway Trail, which, at the present, is the only way into or out of our development. We have been concerned since moving here in 2017 that if there was a blockage on Woodway Trail, there would be no way for us to get into or out of the area and there would be no way for emergency vehicles to service the area. Could you please clarify. Thank you.

Unfortunately, we will be out of the country on December 3 for the public meeting. Would it be possible to receive a copy of any additional information such as the Draft Plan or Planning Report so that we could review it and provide written comments prior to the meeting?

Thank you.

Carol and Robin Caulderwood

[REDACTED]

[REDACTED]

Disclaimer: This e-mail and any attachments may contain personal information or information that is otherwise confidential and it's intended for the exclusive use of the intended recipient. If you are not the intended recipient, any use, disclosure or copying of any part of it is prohibited. Norfolk County accepts no liability for damage caused by any virus transmitted in this message. If this e-mail is received in error, please immediately reply and delete or destroy any copies of it. The transmission of e-mails between an employee or agent of Norfolk County and a third party does not constitute a binding contract without the express written consent of an authorized representative of The Corporation of Norfolk County.

NORFOLK COUNTY
PROPOSED PLAN OF SUBD & ZONING BY-LAW
AMENDMENT

FILE # 28TPL 2024308 / 2NPL 2024307

RE: EFFECT OF THIS PROPOSED DEVELOPMENT
ON THE EXISTING RESIDENTS

TO WHOM IT MAY CONCERN;

I AM A RESIDENT OF THE EXISTING
SUBDIVISION SINCE OCTOBER 2016. MY
MAIN CONCERN BACK THEN WAS "SAFETY"
AND IS NOW EVEN MORE SO. YOUR
PROPOSAL TO ADD AN ADDITIONAL 336
RESIDENTIAL UNITS MAKE IT A TOP
PRIORITY.

WE HAVE ONE ACCESS/EXIT ROAD INTO
OUR SUBDIVISION AND IT IS THRU AN
INDUSTRIAL AREA.

OUR SUBDIVISION HAS AN INADEQUATE
NUMBER OF RESIDENCES WITH MORE
VEHICLES THEN PARKING SPACE/DRIVEWAY
SPACE. COUPLE THE EXCESSIVE STREET
PARKING, DELIVERY VANS, BUSES,
AMBULANCE & FIRE TRUCK ACCESS
AND YOUR PROPOSED CONSTRUCTION
VEHICLES MAKE OUR SUBDIVISION
UNSAFE.

I BELIEVE TO GO FORWARD WITH
YOUR PROPOSAL, THE FOLLOWING NEEDS

TO BE ADDRESSED:

A) BUILD A 2ND ACCESS/EXIT ROAD INTO OUR SUBDIVISION.

B) BUILD A TEMPORARY CONSTRUCTION ACCESS/EXIT RD FOR CONST. VEHICLES ONLY. THIS WILL ELIMINATE HEAVY EQUIPMENT VEHICLES IN A RESIDENTIAL AREA.

SINCERELY,

D.T. EVANS.

D.T. EVANS

[REDACTED]
SIMCOE, ONT.
N3Y 0C8
[REDACTED]

DATE: November 15, 2024

TO: Clerk, Norfolk County, 50 Colborne St. S., Simcoe, ON. N3Y 4H3

CC: Fabian Serra, Planner

FROM: Land Owners,
PLAN 37M70

RE: APPLICATION FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW
AMENDMENT, FILE # 28TPL2024308 / ZNPL2024307

As owners of property adjacent to the above noted Draft Plan of Subdivision and Zoning By-Law Plan, we are concerned that the developer has not provided any secondary exit or access to the said Subdivision from any alternate road. Presently, Donly Road South is the only road leading in or out of our subdivision. Should Donly Road South be blocked by emergency vehicles or any unforeseen circumstance, weather related or otherwise, we would not be able to get out to safety.

While a new walking trail/one-way path has recently been created to and from the Oakwood Cemetery, it should be noted that the developer assured us the property used for this trail/one-way path was designated as green space. This trail has been signed and marked as "for emergency use only" and does not provide for two-way traffic flow. It does not provide emergency evacuation access nor does it provide an additional escape route should Donly Road South be blocked or unavailable to moving traffic.

We were also assured by the developer of the existing adjacent subdivision that a SAFE play area for children would be provided. Will that said play area be included within the new plan?

We would like to know what additional plans have been made by the County to provide by-law enforcement within the new subdivision plan, when it should be noted that the by-laws of the existing subdivision for parking on boulevards, parking of trailers, motor homes and boats are not being enforced. Also, the By-laws for erecting sheds and outdoor buildings and fences are also not being enforced within the existing subdivision.

For your information, we plan to attend the public meeting on December 3rd.

From: [Catherine Cooper](#)
To: [Mohammad Alam](#)
Cc: [Fabian Serra](#); [Al Meneses](#)
Subject: 28TPL2024308 / ZNPL2024307
Date: Monday, November 18, 2024 8:14:02 AM
Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Mohammad

Thank you again for providing access to the submission above. I have submitted a formal request thru the freedom of information and privacy act for all records related to this submission.

I have a number of comments/questions that will be forthcoming in the next week, and upon receipt of the complete file.

Firstly, I wish to enquire if **any other** Archeological Assessment was submitted for this application, other than the one completed by Mayer Heritage Consultants inc, date November 2008, and Executive Summary dated 2009, prepared for Planning Solutions,(2 Irongate Drive, Paris Ontario)?

I would note that the Archeological Assessment referred to above, was not prepared for either the applicant of the agent on behalf of this current application. The report completed by Mayer Heritage Consultants was prepared for Planning Solutions. (see report)

I am the sole owner of Planning Solutions, and no request has been received from either the applicant or his agent to use, distribute, or rely upon the findings of this report, for the purposes of this current submission., and no authorization has been given. Given no request was made, I Catherine Cooper, owner of Planning Solutions Inc., do not permit the use of this report by any party , for the purposes of distribution, or reliance upon its findings, without the exclusive written permission to do so.

Please remove the Archaeological Assessment dated Nov 2008, and the executive summary dated Nov 2009, prepared by Mayer Heritage Consultant Inc, for Planning Solutions, from this submission and return them to Planning Solutions Inc.,

Given the ongoing issues with Canada Post, I would like to pick up the hard copies today of the Mayer Heritage Archeological Assessment, and the Executive Summary (prepared for Planning Solutions) you have in your possession, as they were not prepared for the applicant or his agent, and no authorization for use has been given. Please advise when I may do so.

Please confirm receipt of this request

Respectfully,

Catherine Cooper
Planning Solutions Inc
Owner.

From: [Catherine Cooper](#)
To: [Fabian Serra](#)
Cc: [Mohammad Alam](#)
Subject: RE: 28TPL2024308/ZNPL2024307
Date: Wednesday, November 20, 2024 12:22:30 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Fabian,

Can you advise if the submission of the Environment Impact Statements (Phase 1 & 2) was a requirement as part of a complete application for the above?, and if the reports submitted are owned entirely by the applicant.

I note that the Phase 1 & 2 reports in the file, completed by Dougan & Associates were prepared for Zitia Group. Zitia Group is not the owner of the subject lands.

In addition, I would note that these reports are 16 and 15 yrs old respectively, and i would question the validity of the findings in an environmental assessment done over 16 years ago for the purposes of evaluating the impacts to the environment in a 2024 submission.

I look forward to your reply.

Catherine Cooper
Planning Solutions Inc.

From: [Catherine Cooper](#)
To: [Fabian Serra](#)
Cc: [Al Meneses](#); [Mohammad Alam](#); [Olivia Davies](#); [REDACTED]
Subject: IMPROPER SIGNAGE POSTING
Date: Wednesday, November 13, 2024 1:47:09 PM
Importance: High

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Fabian,
Further to my emails below please note:

I was in Simcoe today and take note of the attached photo of a sign being posted on Decou Road, directly in front of the entrance to 227 Decou Road. The Owner of this property is 2177546 Ontario Inc. The sign reads...**AN APPLICATION HAS BEEN RECEIVED AFFECTING THESE LANDS....** I would draw to your attention that this application in fact does NOT affect these lands, and no application has been submitted for these lands. The posting of this sign at this location is improper, misleading and must be removed immediately. It misleads the public at large and wrongfully represents the interest of this landholding. Please take the necessary steps to remove the sign TODAY and please confirm its removal when complete.

I have copied Mr. Peter Labiris, President of 2177546 Ontario Inc, and owner of the subject lands on this email, and provide this email at his direction as owner of the lands this sign purports to be subject of this application.

Regards.

Catherine Cooper
Planning Solutions Inc.
LANDD Consulting Group.

From: Catherine Cooper [REDACTED]
Date: Wednesday, November 13, 2024 at 12:27 PM
To: Fabian.Serra@norfolkcounty.ca <Fabian.Serra@norfolkcounty.ca>
Cc: Al.Meneses@norfolkcounty.ca <Al.Meneses@norfolkcounty.ca>, Mohammad Alam <Mohammad.Alam@norfolkcounty.ca>, Olivia Davies

<Olivia.Davies@norfolkcounty.ca>

Subject: Re: Application # 28TPL2024308

Hello Fabian.

Following up on my email below, and the 3 voice mail messages I have left. I have not heard back from you in this regard. When calling, your line goes directly into voicemail. I have also left a message today with Mr. Alam.

I am urgently in need of the detail of this application along with all supportive documents, that have satisfied the requirements of a “complete application” as defined, for the above noted application.

I would note this was accepted and entered on August 30th, 2024. My urgency stems from section 51(34) of the planning act and failure to make a decision within 180 days. It appears, the application has been received as complete and entered, and therefore the municipality is soon reaching 90 days after accepting, and yet there is absolutely no information provided online or available for the general public to review and participate.

Excerpt from Ontario Planning Act, R.S.O.

Appeal to O.M.B.

51(34) If an application is made for approval of a plan of subdivision and the approval authority fails to make a decision under subsection (31) on it within 180 days after the day the application is received by the approval authority, the applicant may appeal to the Municipal Board with respect to the proposed subdivision by filing a notice with the approval authority, accompanied by the fee prescribed under the Ontario Municipal Board Act, 1994, c. 23, s. 30; 1996, c. 4, s. 28 (6); 2004, c. 18, s. 8.

With the greatest respect, I would like to be provided a copy of the complete submission, along with all agency comments, staff reports, public meeting dates, proposed neighbour meetings, etc. Given the timeline that has already passed, it is urgent I receive it at the soonest possible time. I am willing to attend the county offices today to pick up.

By way of copy of this email to Mr. Mohammad Alam, and Mr. Al Meneses, I am hopeful we can coordinate some reply to my request, in an expedited manner.

I would note that I previously had made ongoing requests to staff about an application on these lands and was told no such submission existed. I also made verbal requests to be notified immediately upon acceptance of any submission as a complete application. I only became aware of this application by visiting your website by chance and noticed the application on your mapping. I was never made aware by staff.

Thank you in advance for your attention in this regard.

Catherine Cooper
519-770-5613

From: Catherine Cooper <[REDACTED]>
Date: Monday, November 11, 2024 at 11:56 AM
To: Fabian.Serra@norfolkcounty.ca <Fabian.Serra@norfolkcounty.ca>
Subject: Application # 28TPL2024308

Hello

I recently became aware of the above noted Draft Plan application (28TPL2024308) to your office.

Please accept this as formal request for a copy of the complete submission, all reports, documents etc. at the soonest possible opportunity.

I would also make this formal request to be on the mailing list for all further reports, submissions, public meeting notifications, etc. related to this submission.

My contact information is
Catherine Cooper



Please confirm you have received this request, and that i will be added to the public notification list.

Thank you in advance for your reply and confirmation.

Respectfully,

Catherine Cooper.

From: [Catherine Cooper](#)
To: [Mohammad Alam](#); [Fabian Serra](#)
Cc: [Al Meneses](#)
Subject: 28TPL2024308/ZNPL2024307
Date: Wednesday, November 20, 2024 11:57:48 AM
Attachments: [Screenshot 2024-11-18 at 6.47.07AM.png](#)
[LRO 37 - Parcel Register \(PIN 50236-0929\) - OrderID 6330121 \(1\).pdf](#)
[section from PA regulation requiring archaeological.png](#)
[20241106 - 28TPL2024308_ZNPL2024307 - NCA.pdf](#)
[elaws_regs_060544_ev001.doc](#)

Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Mohammad.

Following up on my review of the submission above, and our discussion regarding the Archeological Assessment and Executive Summary (Mayer Heritage for Planning Solutions) submitted as part of the complete application for the above. As the report was prepared for my firm, and no request has been made to Planning Solutions for use of this report, I have formally requested the report be stricken from the record and removed from the file. Your staff did return the print copies the county held, to me, and i appreciate that. Can you please confirm that this report has been removed from the submission?

You had asked who i was representing in my questions and concerns. For clarity, i am representing the interests of Planning Solutions Inc. In addition, i have been contacted by members of the Woodway Trails Community group, for my input/assessment of the applications.

I did want to note a couple of technical items that i feel should warrant a review of the submission and reconsideration as to whether it meets the criteria outlined in the Planning Act, as a complete application.

1. The application form in the file lists the owner of the subject lands as 2156083 Ontario Inc.. Paul Halyk signed and certified on the application form that 2156083 Ontario Inc. is the owner of the subject lands. Please see attached a title search which confirms in fact, that 2156083 is NOT the owner of the subject lands. The lands are owned by 2177545 Ontario Inc., and entirely separate corporation, although the same individual holds 100% shares in each of the 2 corporations, the actual owner is 2177545 Ontario inc. (not Paul Halyk, not 2156083 Ontario Inc.) (see attachments) Schedule 1, of Ontario regulation 544/06 requires that the OWNER of the property be listed on the application form. This was not provided. I believe this invalidates the application as submitted.
- 2 With the removal of the Mayer Heritage Consultants Archeological Assessment,

prepared for Planning Solutions Inc., the applicant will need to (or may have already) submit a new Archaeological Assessment. I would draw your attention to Ontario reg 544/06 , Schedule 1, of the Planning Act, (see attached) which reads, as part of the requirements for a complete application:

23. *Whether the subject land contains any areas of archaeological potential.*
24. *If the plan would permit development on land that contains known archaeological resources or areas of archaeological potential,*
 - a. *an archaeological assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the Ontario Heritage Act; and*
 - b. *a conservation plan for any archaeological resources identified in the assessment.*

The Planning Act stipulates, that if the subject lands contain any areas of archaeological potential, an assessment and a conservation plan are to be submitted **at the time of application**. If no new report has been provided ,as of the Oct 15, 2024 acceptance date, again, the failure to provide would invalidate this submission as a complete application.

3 The notice requirements under the act, require a description of proposed land uses in the application. The Notice circulated (attached) identifies the proposed subdivision to consist of 336 dwellings consisting of 140 single family units and 196 street towns. Upon review of the file in your offices, i was surprised to learn that the application also includes condominium blocks, (mid rise or townhouses), as well as semi detached units. These were not outlined or described in the Public Notice, which is a requirement of the planning act. No mapping was provided about location of proposed uses, or any description of what the 6 “parts” are as identified on the air photo image map. I believe the adjacent property owners are entitled to know in advance of the public meeting, what is proposed in this application, and the Public Notice fails to do that. I can confirm that some homeowners in the community were quite surprised to hear of condo (mid-rise) in the application as submitted, because the public notice makes no mention of it at all.

For the above reasons, i would request that staff re-evaluate the accuracy of the application filed, the completion of the requirements of Ontario Reg 544/06, to meet the requirements of a “complete application”, and the notice requirements outlined in the Planning Act. I believe for these 3 identified issues, the application as submitted is incomplete, and the public meeting should not be held, as the requirements of the Planning Act, have not been met.

I look forward to your reply.

Catherine Cooper
Planning Solutions Inc.

Nov. 29, 2024

To Whom It May Concern

Absolutely No to more housing!

We're told to cut our water usage by 10% so how is building 336 more homes going to affect our water problems?

These homes may have 336-672 toilets, 1008 sinks or more and probably 672 outdoor taps.

Will this lower our outlandish water bills? No!

Will this reduce our high tax on our homes? No!

Who will profit, of course the developer, and builder and also the Indian immigrants because they can afford them.

Indians have a habit of crowding more than one family into a home which means even more water usage.

Also don't forget the traffic and garbage that will be created.

Sincerely
M. Slade

P.S. "Norfolk County" does not work! It's too costly and is one of the worst places to live. The neighbors I've talked to agree. Give me back the town of Simcoe.

Marlene Slade

Simcoe ON N3T 0C8

From: [M Strawbridge](#)
To: [Fabian Serra](#)
Subject: Query about Woodway Trails Phase 3 - reference 28TPL2024308
Date: Sunday, December 15, 2024 6:31:48 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

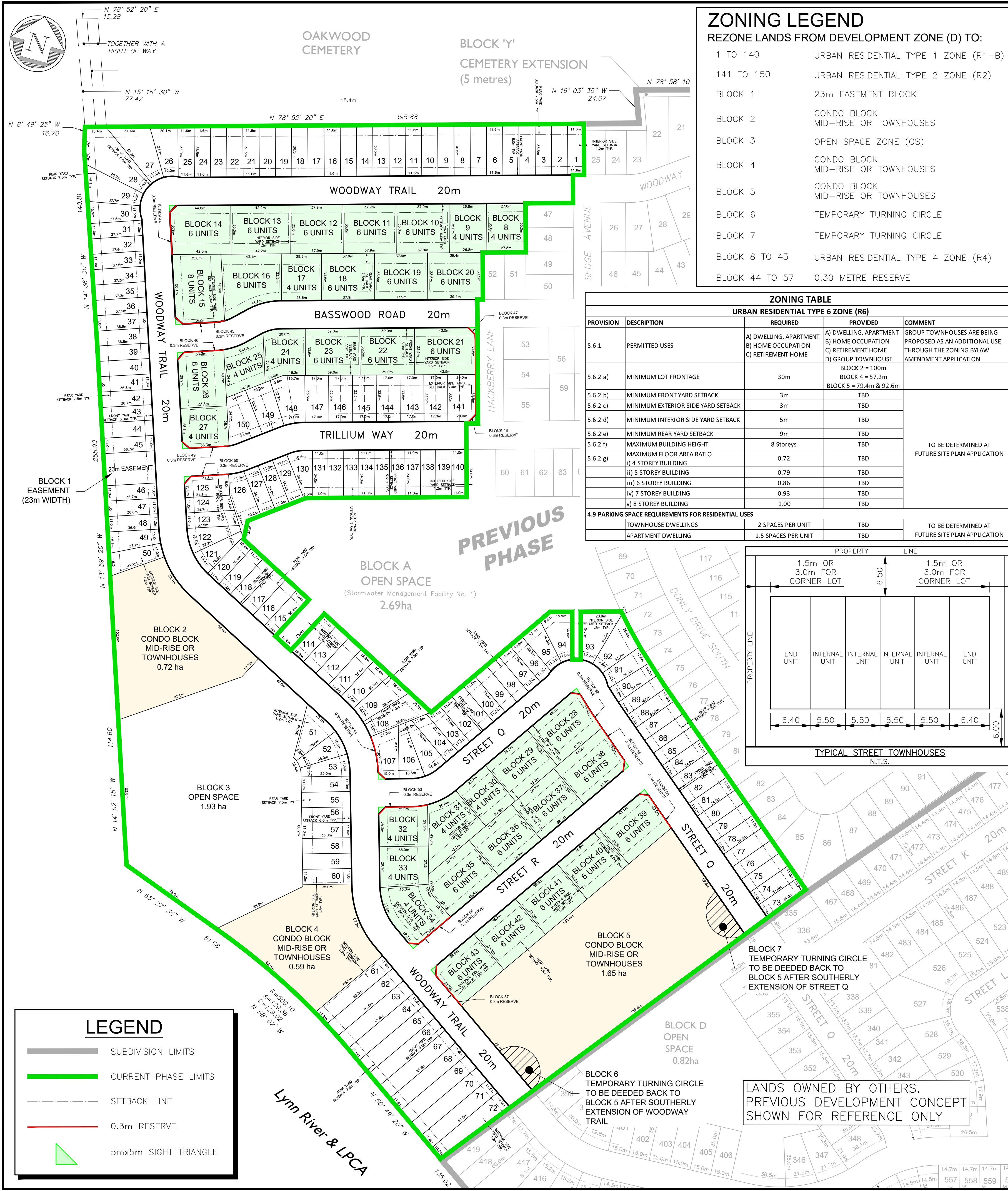
Dear Mr. Serra,

I hope you had a nice weekend. I have received the information on the new phase of this subdivision mentioned above. We reside at [REDACTED] I am not seeing a road out of the subdivision for this phase of construction, not out to Decou nor exiting out to Ireland Road or an extension of Woodway Trail exit. There is currently only one exit/entrance to this subdivision. I am very worried about the amount of traffic that this is going to cause with construction and when residents begin to move here. This is unsafe. Most of that phase will need to exit out through Trillium Way to Donly/Woodway Trail, this is way too much traffic for one residential street.

The other concern I have is the forest, it appears that large sections of the new plan involve the removal of the trees in areas of that forest, which I thought was conservation area. Along with the fact that we will no longer have any access to the trail systems according to this plan.

Has this already been approved to proceed? I don't understand how this traffic concern has not been addressed.

I look forward to your response, thank you, Margaret Burnes Strawbridge - [REDACTED]
[REDACTED]



ZONING LEGEND

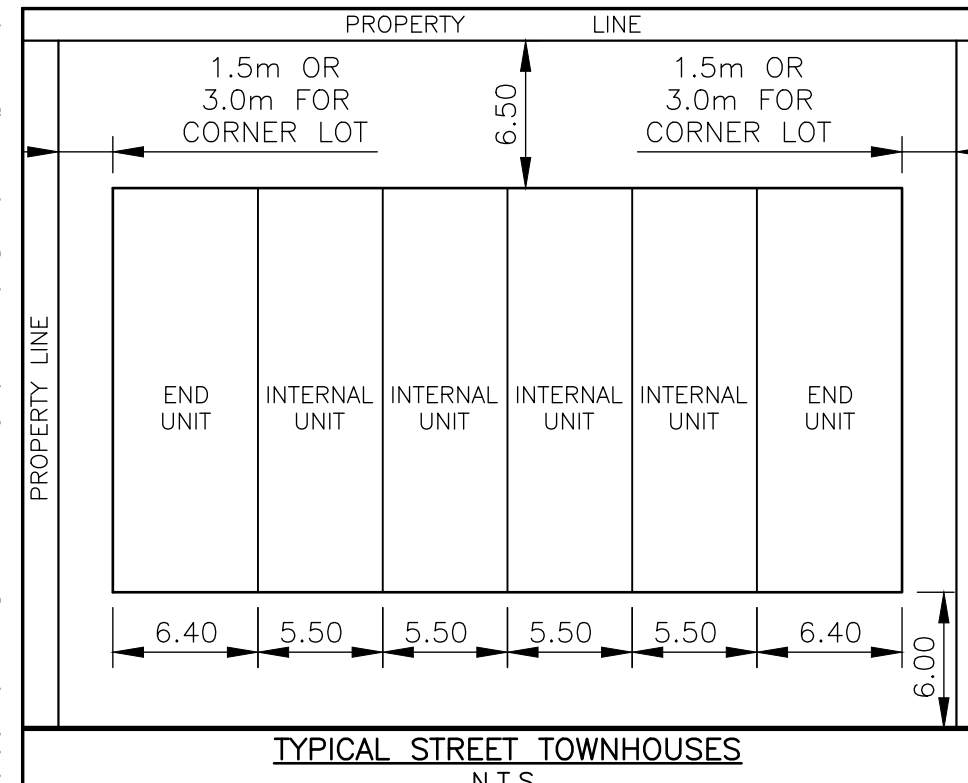
REZONE LANDS FROM DEVELOPMENT ZONE (D) TO:

- 1 TO 140 URBAN RESIDENTIAL TYPE 1 ZONE (R1-B)
- 141 TO 150 URBAN RESIDENTIAL TYPE 2 ZONE (R2)
- BLOCK 1 23m EASEMENT BLOCK
- BLOCK 2 CONDO BLOCK MID-RISE OR TOWNHOUSES
- BLOCK 3 OPEN SPACE ZONE (OS)
- BLOCK 4 CONDO BLOCK MID-RISE OR TOWNHOUSES
- BLOCK 5 CONDO BLOCK MID-RISE OR TOWNHOUSES
- BLOCK 6 TEMPORARY TURNING CIRCLE
- BLOCK 7 TEMPORARY TURNING CIRCLE
- BLOCK 8 TO 43 URBAN RESIDENTIAL TYPE 4 ZONE (R4)
- BLOCK 44 TO 57 0.30 METRE RESERVE

ZONING TABLE

URBAN RESIDENTIAL TYPE 6 ZONE (R6)

PROVISION	DESCRIPTION	REQUIRED	PROVIDED	COMMENT
5.6.1	PERMITTED USES	A) DWELLING, APARTMENT B) HOME OCCUPATION C) RETIREMENT HOME	A) DWELLING, APARTMENT B) HOME OCCUPATION C) RETIREMENT HOME D) GROUP TOWNHOUSE	GROUP TOWNHOUSES ARE BEING PROPOSED AS AN ADDITIONAL USE THROUGH THE ZONING BYLAW AMENDMENT APPLICATION
5.6.2 a)	MINIMUM LOT FRONTAGE	30m	BLOCK 2 = 100m BLOCK 4 = 57.2m BLOCK 5 = 79.4m & 92.6m	
5.6.2 b)	MINIMUM FRONT YARD SETBACK	3m	TBD	
5.6.2 c)	MINIMUM EXTERIOR SIDE YARD SETBACK	3m	TBD	
5.6.2 d)	MINIMUM INTERIOR SIDE YARD SETBACK	5m	TBD	
5.6.2 e)	MINIMUM REAR YARD SETBACK	9m	TBD	
5.6.2 f)	MAXIMUM BUILDING HEIGHT	8 Storeys	TBD	TO BE DETERMINED AT FUTURE SITE PLAN APPLICATION
5.6.2 g)	MAXIMUM FLOOR AREA RATIO	0.72	TBD	
		ii) 4 STOREY BUILDING	0.79	TBD
		iii) 5 STOREY BUILDING	0.86	TBD
		iv) 7 STOREY BUILDING	0.93	TBD
		v) 8 STOREY BUILDING	1.00	TBD
4.9 PARKING SPACE REQUIREMENTS FOR RESIDENTIAL USES				
	TOWNHOUSE DWELLINGS	2 SPACES PER UNIT	TBD	TO BE DETERMINED AT FUTURE SITE PLAN APPLICATION
	APARTMENT DWELLING	1.5 SPACES PER UNIT	TBD	



LAND USE TABLE

LOT OR BLOCK	PROPOSED LAND USE	AREA	UNITS
1 TO 140	SINGLE DETACHED DWELLINGS	6.33ha	140
141 TO 150	SEMI-DETACHED DWELLINGS	0.60ha	20
BLOCK 1	23m EASEMENT	0.08ha	
BLOCK 2	CONDO BLOCK MID-RISE OR TOWNHOUSES	0.72ha	
BLOCK 3	OPEN SPACE	1.93ha	
BLOCK 4	CONDO BLOCK MID-RISE OR TOWNHOUSES	0.59ha	
BLOCK 5	CONDO BLOCK MID-RISE OR TOWNHOUSES	1.65ha	
BLOCK 6	TEMPORARY TURNING CIRCLE	0.05ha	
BLOCK 7	TEMPORARY TURNING CIRCLE	0.05ha	
BLOCK 8 TO 43	STREET TOWNHOUSES	4.57ha	196
BLOCK 44 TO 57	0.3m RESERVE	0.01ha	
	Roads and Sight Triangles	4.13ha	
TOTAL (EXCLUDING BLOCKS 6 & 7)		20.62ha	

ZONING TABLE

URBAN RESIDENTIAL TYPE 1 ZONE (R1-B)

PROVISION	DESCRIPTION	REQUIRED	PROVIDED	COMMENT
5.1.1	PERMITTED USES	A) DWELLING, SINGLE DETACHED B) BED & BREAKFAST C) HOME OCCUPATION D) ACCESSORY RESIDENTIAL DWELLING UNIT	SINGLE DETACHED DWELLINGS	
5.1.2 a)	MINIMUM LOT AREA	360 m ²	375 m ²	
	i) INTERIOR		450 m ²	
	ii) CORNER		478 m ²	
5.1.2 b)	MINIMUM LOT FRONTAGE	12m	11m	PROPOSED REDUCTION
	i) INTERIOR		15m	
	ii) CORNER		15m	
5.1.2 c)	MINIMUM FRONT YARD SETBACK	6m	6m	
5.1.2 d)	MINIMUM EXTERIOR SIDE YARD SETBACK	6m	3m	PROPOSED REDUCTION
5.1.2 e)	MINIMUM INTERIOR SIDE YARD SETBACK	1.2m FOR ATTACHED GARAGE	1.2m	
5.1.2 f)	MINIMUM REAR YARD SETBACK	7.5m	7.5m	
5.1.2 g)	MAXIMUM BUILDING HEIGHT	11m	11m	
4.9 PARKING SPACE REQUIREMENTS FOR RESIDENTIAL USES				
	SINGLE DETACHED DWELLING	2 SPACES PER UNIT	2 SPACES PER UNIT	

ZONING TABLE

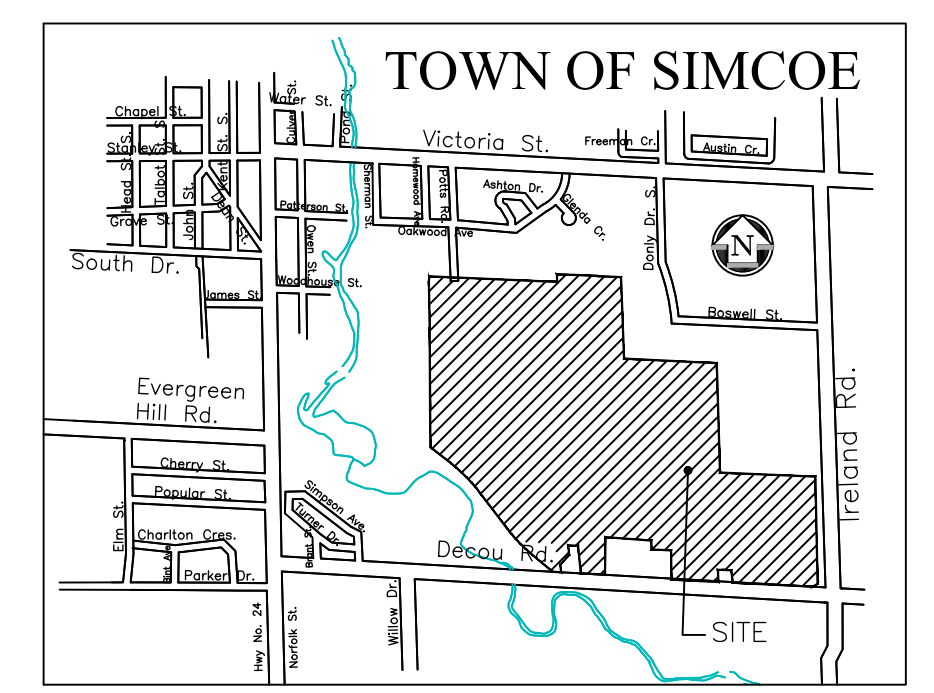
URBAN RESIDENTIAL TYPE 2 ZONE (R2)

PROVISION	DESCRIPTION	REQUIRED	PROVIDED	COMMENT
5.2.1	PERMITTED USES	A) DWELLING, SINGLE DETACHED B) DWELLING, SEMI-DETACHED C) DWELLING, DUPLEX D) BED & BREAKFAST E) DAY CARE NURSERY F) HOME OCCUPATION G) ACCESSORY RESIDENTIAL DWELLING UNIT	SEMI-DETACHED DWELLINGS	
5.2.2 a)	MINIMUM LOT AREA	255 m ²	265 m ²	
	i) INTERIOR		345 m ²	
	ii) CORNER		403 m ²	
5.2.2 b)	MINIMUM LOT FRONTAGE	8.5m	8.5m	
	i) INTERIOR		11.5m	
	ii) CORNER		11.5m	
5.2.2 c)	MINIMUM FRONT YARD SETBACK	6m	6m	
5.2.2 d)	MINIMUM EXTERIOR SIDE YARD SETBACK	6m	3m	PROPOSED REDUCTION
5.2.2 e)	MINIMUM INTERIOR SIDE YARD SETBACK	1.2m FOR ATTACHED GARAGE	1.2m	
5.2.2 f)	MINIMUM REAR YARD SETBACK	7.5m	7.5m	
5.2.2 g)	MAXIMUM BUILDING HEIGHT	11m	11m	
4.9 PARKING SPACE REQUIREMENTS FOR RESIDENTIAL USES				
	SEMI-DETACHED DWELLING	2 SPACES PER UNIT	2 SPACES PER UNIT	

ZONING TABLE

URBAN RESIDENTIAL TYPE 4 ZONE (R4)

PROVISION	DESCRIPTION	REQUIRED	PROVIDED	COMMENT
5.4.1	PERMITTED USES	A) GROUP TOWNHOUSE B) STACKED TOWNHOUSE C) STREET TOWNHOUSE D) SEMI-DETACHED, DUPLEX, TRI-PLEX AND FOURPLEX DWELLINGS E) HOME OCCUPATION F) ACCESSORY RESIDENTIAL DWELLING UNIT	STREET TOWNHOUSES	
5.4.2 a)	MINIMUM LOT AREA	156 m ²	183 m ²	
	i) INTERIOR		264 m ²	
	ii) CORNER		313 m ²	
5.4.2 b)	MINIMUM LOT FRONTAGE	6.5m	5.5m	PROPOSED REDUCTION
	i) INTERIOR		9.4m	PROPOSED REDUCTION
	ii) CORNER		6m	
5.4.2 c)	MINIMUM FRONT YARD SETBACK	6m	6m	
5.4.2 d)	MINIMUM EXTERIOR SIDE YARD SETBACK	6m	3m	PROPOSED REDUCTION
5.4.2 e)	MINIMUM INTERIOR SIDE YARD SETBACK	1.2m	1.2m	
5.4.2 f)	MINIMUM REAR YARD SETBACK	7.5m	7.5m	
5.4.2 g)	MAXIMUM BUILDING HEIGHT	11m	11m	
4.9 PARKING SPACE REQUIREMENTS FOR RESIDENTIAL USES				
	TOWNHOUSE DWELLINGS	2 SPACES PER UNIT	2 SPACES PER UNIT	



DRAFT PLAN OF SUBDIVISION

OF PART OF
PART OF LOT 2 & 3, CONCESSION 5
FORMER TOWNSHIP OF ---
Simcoe
IN
NORFOLK COUNTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATED: _____

B.A. JACOBS SURVEYING LIMITED
ONTARIO LAND SURVEYOR

OWNER'S CONSENT

I HEREBY CONSENT TO THE FILING OF THIS PLAN IN DRAFT FORM FOR APPROVAL.

DATED: _____

OWNER: _____
2177545 ONTARIO LIMITED

SECTION 51 (17) PLANNING ACT, R.S.O. 1990

(a) SHOWN ON DRAWINGS.
(b) SHOWN ON DRAWINGS.
(c) SHOWN ON DRAWINGS.
(d) LOTS TO BE USED FOR SINGLE FAMILY DWELLINGS; BLOCKS FOR MULTI FAMILY AND INSTITUTIONAL.
(e) SHOWN ON DRAWINGS.
(f) SHOWN ON DRAWINGS.
(g) SHOWN ON DRAWINGS.
(h) A MUNICIPAL WATER SUPPLY WILL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY.
(i) SOIL POROSITY - HIGH
(j) SHOWN ON DRAWING.
(k) MUNICIPAL SERVICES INCLUDING WATER SUPPLY, SANITARY SEWERS, STORM SEWERS, CURB AND GUTTER, PAVED ROADS, STREET LIGHTING AND SIDEWALKS WILL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY.
(l) NO RESTRICTIVE COVENANTS IN EXCESS OF THE EXISTING ZONING AND BUILDING BY-LAWS ARE PROPOSED.

DATE	REVISION
AUG 22/24	ISSUED TO CLIENT FOR REVIEW

SUBDIVISION DRAFT PLAN

TOWN OF SIMCOE

DRAWN BY: DJB	DESIGNED BY: JDV	CHECKED BY:	SCALE: 1:1500
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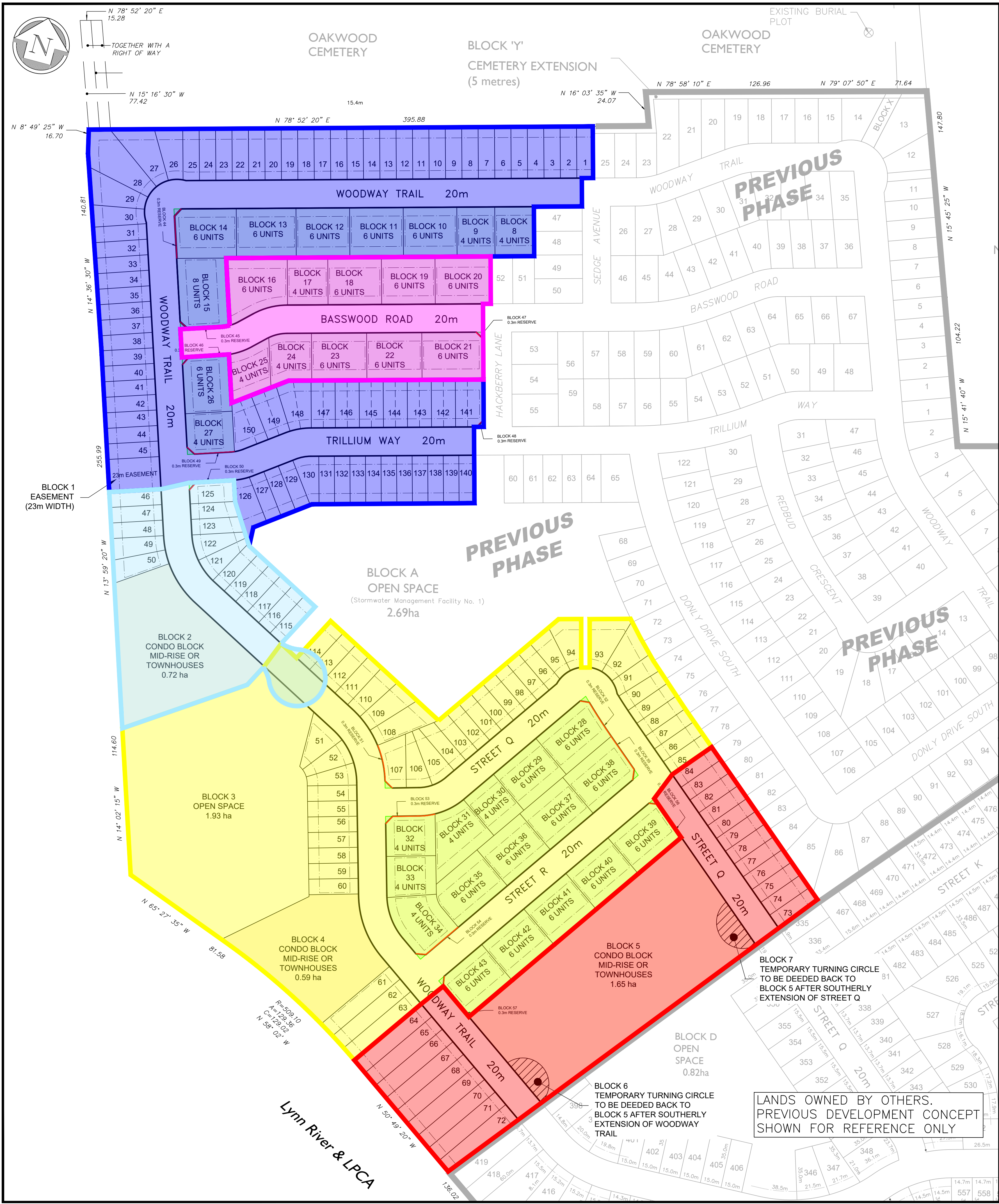
G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

DATE
NOVEMBER 2023

DRAWING NO.
23-190-DP

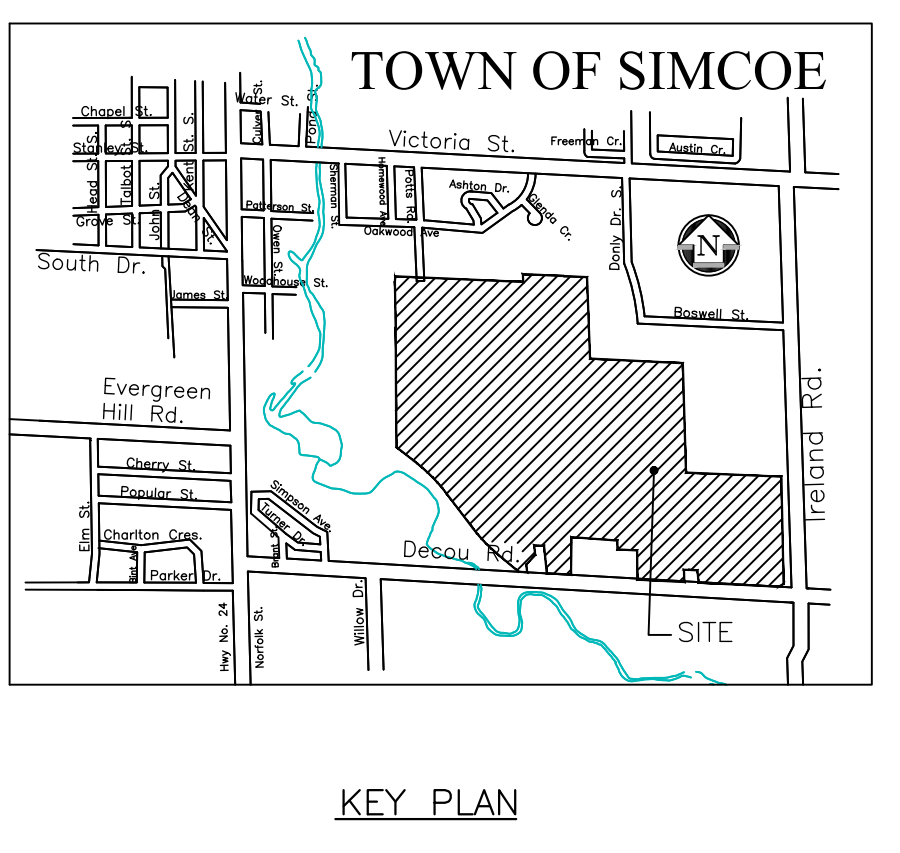
LEGEND

- SUBDIVISION LIMITS
- CURRENT PHASE LIMITS
- SETBACK LINE
- 0.3m RESERVE
- 5mx5m SIGHT TRIANGLE



PHASING LEGEND

- SUBDIVISION LIMITS
- PHASE 1 LIMITS
- PHASE 1A LIMITS
- PHASE 2 LIMITS
- PHASE 3 LIMITS
- PHASE 4 LIMITS



DRAFT PLAN OF SUBDIVISION
 OF PART OF
PART OF LOT 2 & 3, CONCESSION 5
 FORMER TOWNSHIP OF ---
Simcoe
 IN
NORFOLK COUNTY

LOT SUMMARY TABLE

PHASE	PROPOSED LAND USE	AREA	UNITS
PHASE 1	SINGLE DETACHED DWELLINGS		60
	SEMI-DETACHED DWELLINGS		20
	STREET TOWNHOUSES		56
PHASE 1A	SINGLE DETACHED DWELLINGS		16
	CONDO BLOCK MID-RISE OR TOWNHOUSES	0.72ha	
PHASE 2	STREET TOWNHOUSES		54
	CONDO BLOCK MID-RISE OR TOWNHOUSES		
PHASE 3	SINGLE DETACHED DWELLINGS		43
	STREET TOWNHOUSES		86
	CONDO BLOCK MID-RISE OR TOWNHOUSES	1.93ha	
PHASE 4	CONDO BLOCK MID-RISE OR TOWNHOUSES	0.59ha	
	SINGLE DETACHED DWELLINGS		21

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATED: _____

B.A. JACOBS SURVEYING LIMITED
ONTARIO LAND SURVEYOR

OWNER'S CONSENT

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DATED: _____

OWNER: _____
2177545 ONTARIO LIMITED

SECTION 51 (17) PLANNING ACT, R.S.O. 1990

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DATE	REVISION
AUG 22/24	ISSUED TO CLIENT FOR REVIEW

SUBDIVISION PHASING PLAN

TOWN OF SIMCOE

DRAWN BY: DJB	DESIGNED BY: JDV	CHECKED BY:	SCALE: 1:1500
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G. DOUGLAS VALLEE LIMITED 2 TALBOT STREET NORTH SIMCOE, ONTARIO N3Y 3W4 (519) 426-6270		DATE JULY 2024
		DRAWING NO. 23-190-PP



The Corporation of Norfolk County

By-Law __-Z-2024

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as WOODHOUSE CON 5 PT LOTS 2, AND 3 RP 37R10090 PART 2 PT, PART 1, 112.85AC FR D, Municipally referred to as 227 Decou Road.

Whereas Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 and 36(1) (Holding) of the *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended; and

Whereas this By-Law conforms to the Norfolk County Official Plan; and

Now therefore the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified as Part 1, Part 2, Part 3, Part 4, Part 5 and Part 6 on Map A (attached to and forming part of this By-Law), in accordance with the following:

Part 1: from Development Zone (D) to Urban Residential Type 1 Zone (R1-B) with Special Provision 14.1070 and a Holding (H);

Part 2: from Development Zone (D) to Urban Residential Type 2 Zone (R2) with Special Provision 14.1070 and a Holding (H);

Part 3: from Development Zone (D) to Urban Residential Type 4 Zone (R4) with Special Provision 14.1070 and a Holding (H);

Part 4: from Development Zone (D) to Urban Residential Type 6 Zone (R6) with Special Provision 14.1070 and a Holding (H);

Part 5: from Development Zone (D) to Urban Residential Type 1 Zone (R1-B) with Special Provision 14.1070 and a Holding (H);

Part 6: Hazard Land;

2. That Subsection 14 Special Provisions is hereby further amended by adding new Special Provision 14.1070 as follows:

14.1070 - In lieu of the corresponding provisions in the subject lands identified as Part 1, Part 2 and Part 3, Part 4, Part 5 and Part 6 on Map A (attached to and forming part of this By-Law), the following shall apply:

Part 1:

- a) *Minimum Lot Frontage:*
 - a. *Interior Lot*- 11 m
- b) *Minimum Exterior Side Yard* - 3m

Part 2:

- a) *Minimum Exterior Side Yard* - 3m

Part 3:

- a) *Minimum Lot Frontage:*
 - a. *Interior* – 5.5 meters
 - b. *Corner* – 9 meters
- b) *Minimum Exterior Side Yard* – 3m

Part 4:

In addition to the permitted uses in the R6 Zone, the following uses shall also be permitted:

- a) Dwelling, apartment
- b) Home occupation
- c) Retirement home
- d) Street townhouse
- e) Group townhouse

Part 5:

- a) Minimum lot frontage
 - a. Interior – 11 meters
- b) Minimum rear yard – 12.5 meters
- c) No building or structures, including accessory structures, shall be permitted 5 meters of the rear lot line.
- d) Fencing and Landscaping shall be permitted within the rear yard in accordance with applicable Norfolk County By-Laws.

Part 6: Hazard Land (HL);

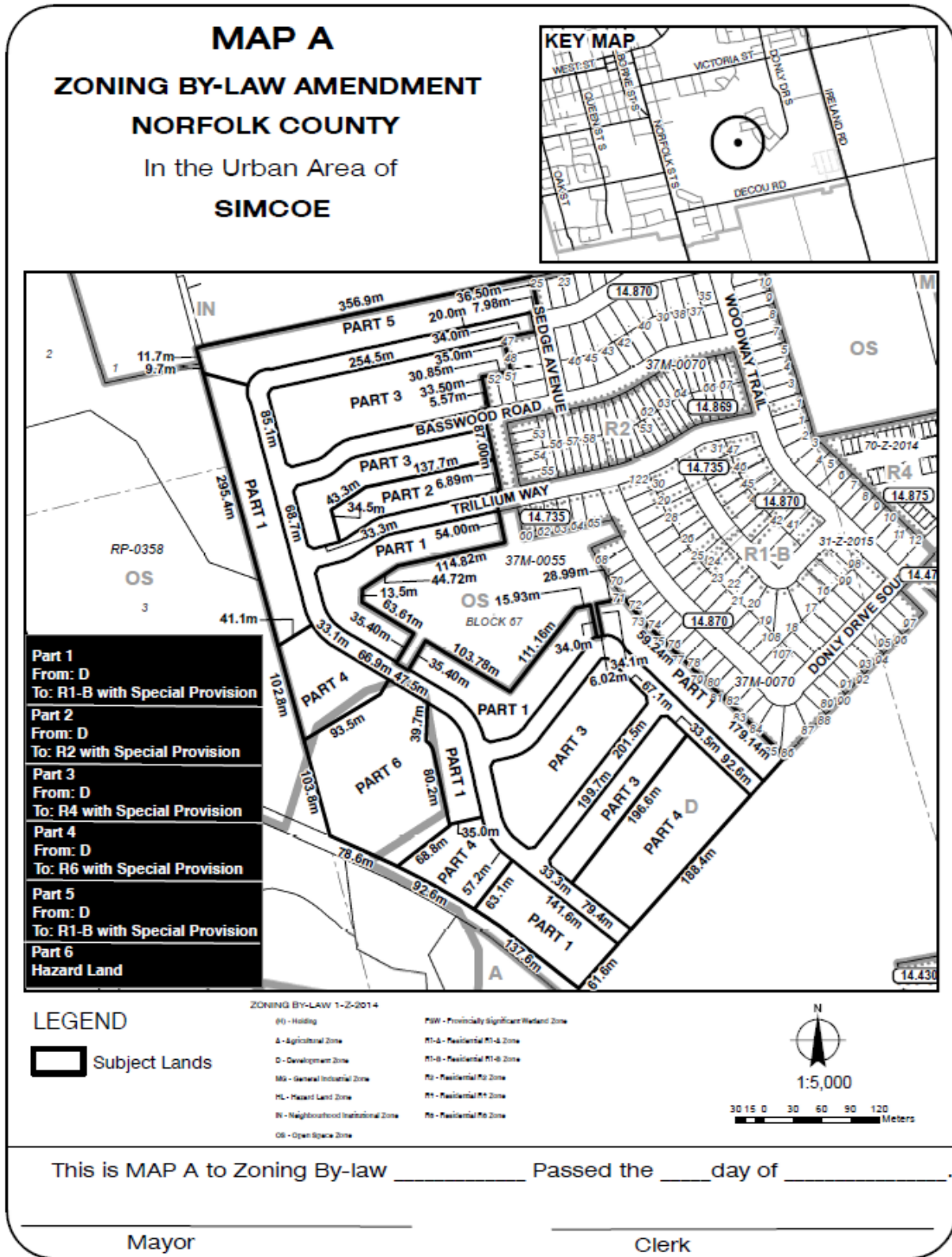
3. That the effective date of this By-Law shall be the date of passage thereof.

Enacted and passed this _____ day of _____ 2025.

Mayor

County Clerk

DRAFT

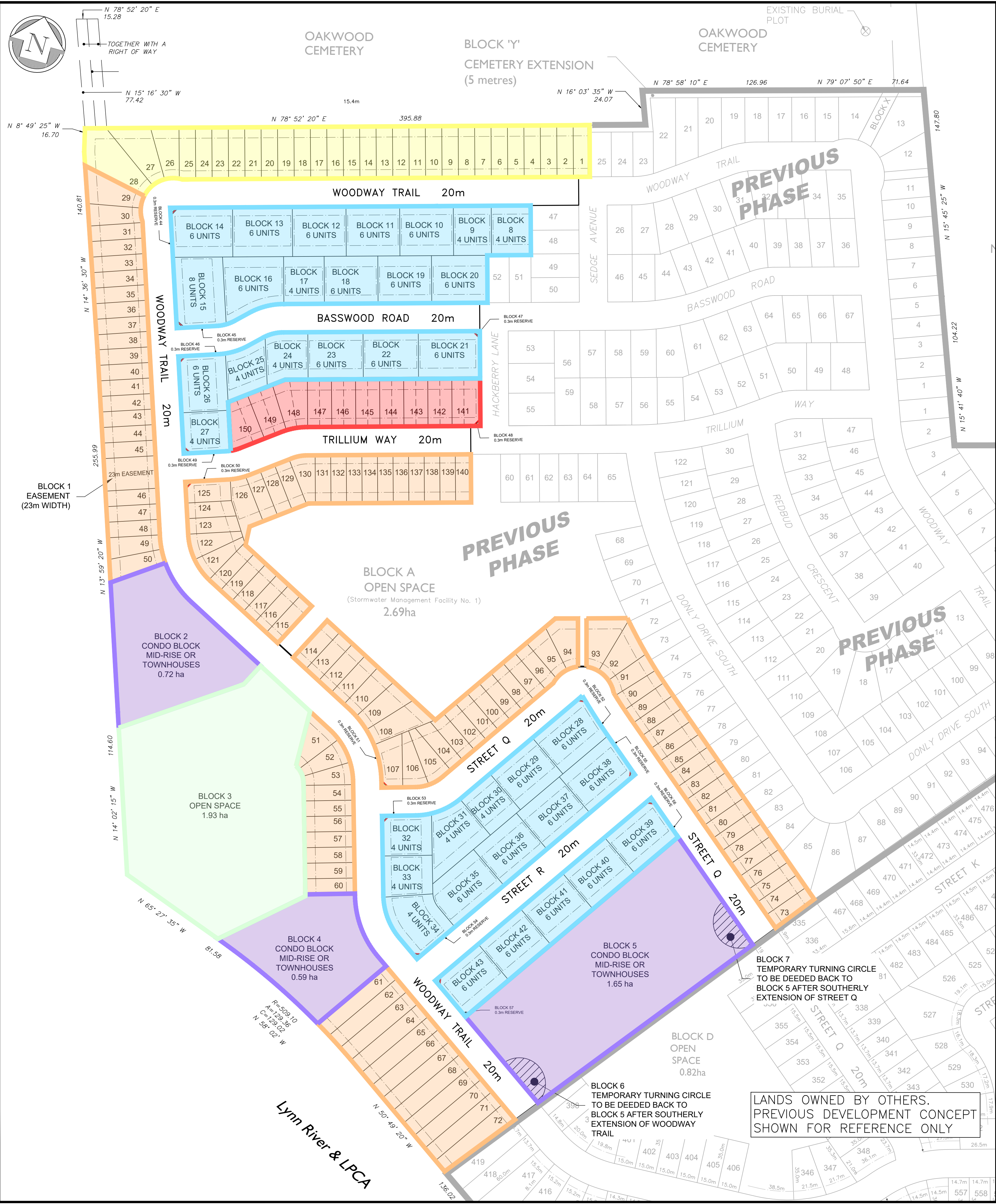


Applicant: 2156083 Ontario Inc
 File Number ZNPL2024307
 Report Number CD 24-147
 Assessment Roll Number 3310401015387150000

**Explanation of the Purpose and Effect of
By-Law __-Z-2024**

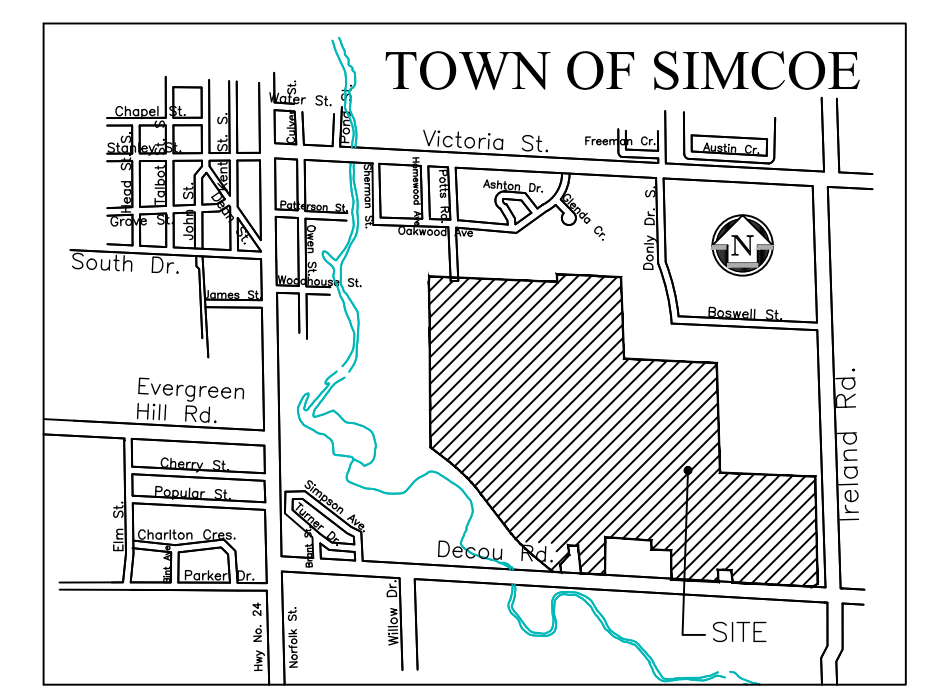
This By-Law affects a parcel of land described as WOODHOUSE CON 5 PT LOTS 2, AND 3 RP 37R10090 PART 2 PT, PART 1, 112.85 AC FR D, municipally referred to as 227 Decou Road.

The purpose of this By-Law is to change the zoning on the subject lands from Development Zone to Urban Residential Type 1 (R1-B), Urban Residential Type 2, Urban Residential Type 4, Urban Residential Type 6 across multiple parts as indicated in Map A within this By-Law. The By-Law also establishes Special Provision 14.1070 on the subject lands that allows for various lot provision adjustments to facilitate the proposed Draft Plan of Subdivision through Application 28TPL2024308.



ZONING LEGEND

- SUBDIVISION LIMITS
- PART 1: URBAN RESIDENTIAL TYPE 1 (R1-B) - WITH SPECIAL PROVISION
- PART 2: URBAN RESIDENTIAL TYPE 2 (R2) - WITH SPECIAL PROVISION
- PART 3: URBAN RESIDENTIAL TYPE 4 (R4) - WITH SPECIAL PROVISION
- PART 4: URBAN RESIDENTIAL TYPE 6 (R6) - WITH SPECIAL PROVISION
- PART 5: URBAN RESIDENTIAL TYPE 1 (R1-B) - WITH SPECIAL PROVISION FOR SETBACK FROM CEMETERY
- PART 6: EXISTING HAZARD LAND ZONING



DRAFT PLAN OF SUBDIVISION

OF PART OF
PART OF LOT 2 & 3, CONCESSION 5
FORMER TOWNSHIP OF ---
Simcoe
IN
NORFOLK COUNTY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATED: _____

B.A. JACOBS SURVEYING LIMITED
ONTARIO LAND SURVEYOR

OWNER'S CONSENT

I HEREBY CONSENT TO THE FILING OF THIS PLAN IN DRAFT FORM FOR APPROVAL.

DATED: _____

OWNER: _____
2177545 ONTARIO LIMITED

- SECTION 51 (17) PLANNING ACT, R.S.O. 1990**
- (a) SHOWN ON DRAWINGS.
 - (b) SHOWN ON DRAWINGS.
 - (c) SHOWN ON DRAWINGS.
 - (d) LOTS TO BE USED FOR SINGLE FAMILY DWELLINGS; BLOCKS FOR MULTI FAMILY AND INSTITUTIONAL.
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 - (i) SOIL POROSITY - HIGH
 - (j) SHOWN ON DRAWING.
 - (k) MUNICIPAL SERVICES INCLUDING WATER SUPPLY, SANITARY SEWERS, STORM SEWERS, CURB AND GUTTER, PAVED ROADS, STREET LIGHTING AND SIDEWALKS WILL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY.
 - (l) NO RESTRICTIVE COVENANTS IN EXCESS OF THE EXISTING ZONING AND BUILDING BY-LAWS ARE PROPOSED.

DATE	REVISION
AUG 22/24	ISSUED TO CLIENT FOR REVIEW

SUBDIVISION ZONING PLAN

TOWN OF SIMCOE

DRAWN BY: DJB	DESIGNED BY: JDV	CHECKED BY: JDV	SCALE: 1:1500
G. DOUGLAS VALLEE LIMITED 2 TALBOT STREET NORTH SIMCOE, ONTARIO N3Y 3W4 (519) 426-6270			DATE AUGUST 2024 DRAWING NO. 23-190-ZP