



Working together with our community

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Public Hearings Committee – October 08, 2025

Subject: Application ZNPL2025146 proposing to change the use of the lands from CN to R5 with special provision for the lands described as 215 Victoria Street, Simcoe.

Report Number: CDS 25-057

Division: Community and Development Services

Department: Planning

Ward: Ward 5

Purpose: For Public Meeting

Recommendation(s):

That staff Report CDS-25-057 for development application ZNPL2025146 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 their 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; and a yellow notification sign was posted on the site on September 12th, 2025.

Discussion:

The applicant is proposing a Zoning By-law amendment to facilitate the construction of a five-storey condominium building with 45 residential units (29 one bedroom and 24 two bedroom units) with a special provision to allow for reduced parking along with increased floor area ratio and parking between the building and the street line.

An overview summary of the development application that has been submitted for the subject property at 215 Victoria Street, 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.

Technical and Agency comments submitted to date on this proposal are provided in Attachment C of report CD-25-057. The draft by-law amendment is included as Attachment E.

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: Development that results from application under consideration can help contribute to a vibrant community.

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 – Proposed Zoning By-law Amendment

Approval:

Approved By:
Bill Cridland, General Manager, Community and Development Services

Reviewed By:
Alisha Cull, BES, MCIP, RPP, Ec.D., Acting Director, Planning and Realty Services

Prepared By:
Andrew Wallace, MScIP, MScArchCon, Planner

Attachment A - Report CD 25-057
Development Application Overview

215 Victoria Street, Simcoe

Application File Number: ZNPL2025146

Applicant: 2721733 Ontario Inc.

Agent: G. Douglas Vallee Limited

Statutory Public Hearing
Date: October 8th, 2025

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Site Context

MAP A
CONTEXT MAP
Urban Area of SIMCOE

ZNPL2025146



Site Characteristics:

- 4,187 square metre (1.03 ac) lot area.
- Corner lot at junction of Victoria Street and Donley Drive South with a frontage onto Austin Crescent in Simcoe.
- Located within the Urban Residential OP designation.
- Existing Neighbourhood Commercial (CN) use on an undeveloped site.
- The lot is under site plan control and has Special Provision 14.729 allowing for a gas station in addition to permitted uses in CN Zone.

Surrounding Land Use: The subject lands are surrounded to the north, east and west with residential uses including R1, R2 and R4 with General Industrial (MG) on the south side of Victoria Street.

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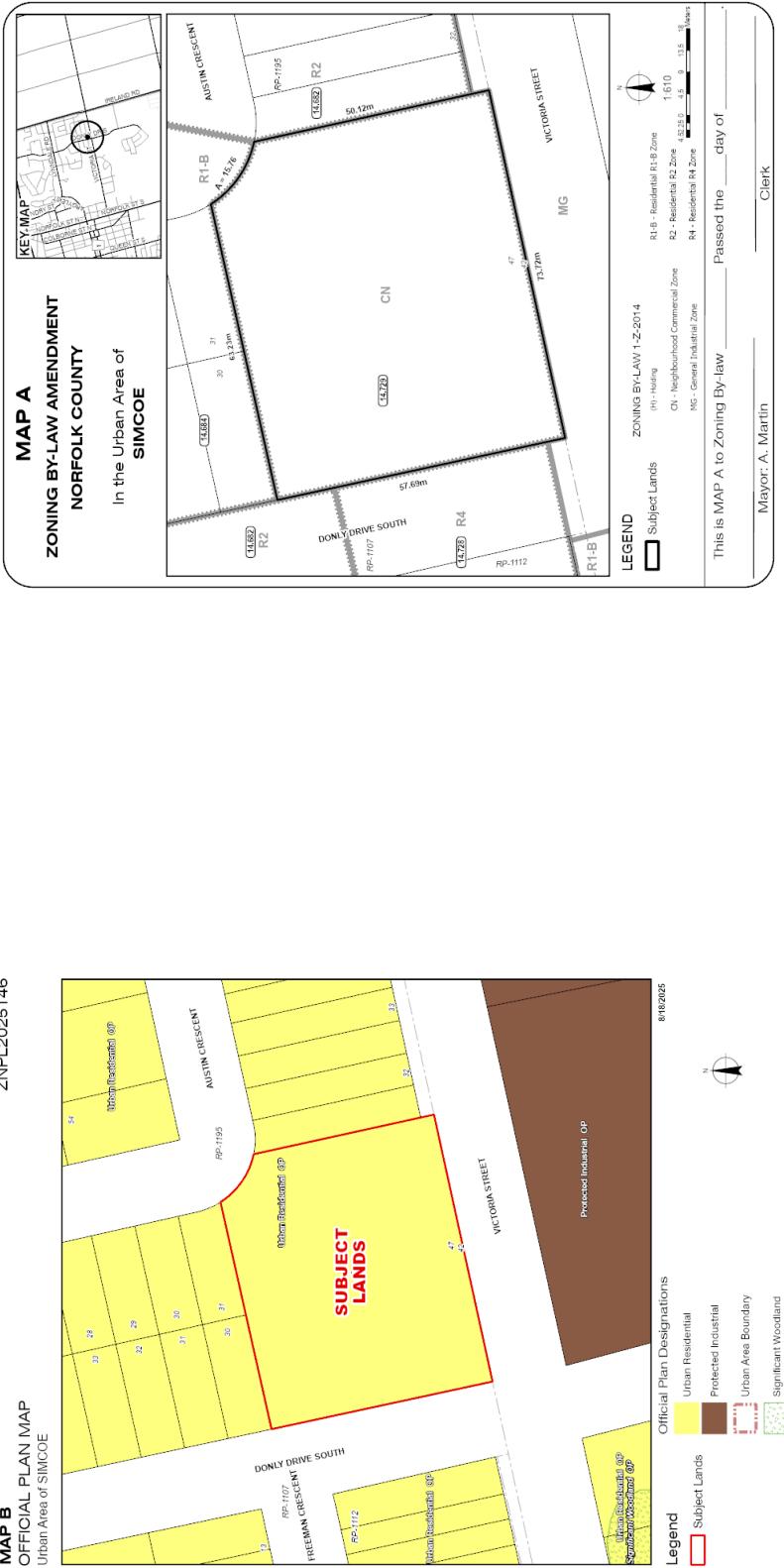
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COUNTY

Site Context

Official Plan Map

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MAP B OFFICIAL BI ANN MAR

Proposed Zoning By-law Amendment Map



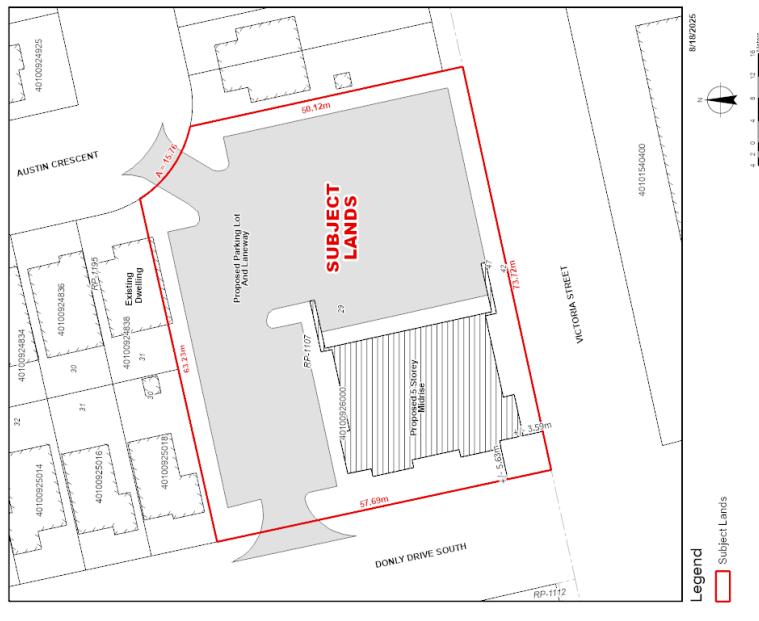
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Development Proposal

Concept Plan

ZNPL2025146

MAP D
CONCEPTUAL PLAN
Urban Area of SMCOE



Key Features:

Development Proposal:

- The Development being proposed is to allow for the construction of a 5-storey condominium development with up to 45 1- and 2-bedroom residential units with Special Provisions.
- This application would be followed by a Site Plan application.

Proposed Zoning Amendment:

- The land would be changed to Urban Residential Type 5 (R5) with a Special Provision to allow for reduced parking provision and increased maximum floor area ratio.
- In terms of parking, 1 parking space per 1-bedroom unit is proposed. The 1.5 parking spaces per unit for two-bedroom units would remain as would the 1 parking space per 3 units. Total of 68 spaces.
- Parking would be allowed at 2m from the building rather than the permitted 3m.
- Floor area ratio would be allowed to increase to 0.82.

Legend
■ Subject Lands

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Subject Lands

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Preliminary Review

Technical Reports:

- Draft Planning Justification Brief and Cover Letter (G. Douglas Vallee Ltd, February 2025).
- Concept Plan (G. Douglas Vallee Ltd, February 2025).
- Traffic Impact/Parking Brief (RC Spencer Associates Inc, October 2024).
- Stormwater Management Report (G. Douglas Vallee Ltd, November 2024).
- Functional Service Report (G. Douglas Vallee Ltd, November 2024).
- Servicing Plan (G. Douglas Vallee Ltd, January 2023).

Technical Comments:

- | | |
|---|---|
| ▪ Draft Planning Justification Brief and Cover Letter (G. Douglas Vallee Ltd, February 2025). | Technical comments are provided in Attachment C to report CDS-25-057 |
| ▪ Concept Plan (G. Douglas Vallee Ltd, February 2025). | |
| ▪ Traffic Impact/Parking Brief (RC Spencer Associates Inc, October 2024). | |
| ▪ Stormwater Management Report (G. Douglas Vallee Ltd, November 2024). | Several public comments have been received at time of submission of this report and presentation. Staff will update Committee on this should any further comments be received prior to the meeting. |
| ▪ Functional Service Report (G. Douglas Vallee Ltd, November 2024). | |
| ▪ Servicing Plan (G. Douglas Vallee Ltd, January 2023). | |

Preliminary Considerations

Key Items	Preliminary Review
Housing	 The proposal would increase the housing units to 45, on the more attainable end of the development scale within the Town of Simcoe.

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Approved 18/02/2024

Next Steps & Recommendation

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

Public Hearing Committee Report Recommendation:

THAT staff Report CDS-25-057 for development application ZNPL2025146 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.

ATTACHMENT B

Existing Policies 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 Planning Statement – 2024

The Provincial Planning 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, liveable 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 2.3.1 related to Settlement Areas states that Settlement areas shall be the focus of growth and development. It further states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Section 2.2.1, related to Housing policies, states that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by permitting and facilitating:

- all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities;

- all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;
- directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
- establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Conformity with the Official Plan

The proposed development is within the designated area of ‘Downtown’ in the Norfolk County Official Plan. The “Urban Residential” designation is to continue to accommodate attractive neighbourhoods which will provide for a variety of residential forms as well as neighbourhood facilities such as elementary schools, parks, places of worship and convenience commercial uses integral to and supportive of a residential environment. A variety of housing types are needed to meet the needs of a diverse population. Opportunities to provide housing for individuals or groups with special needs including the elderly and those with special physical, social or economic needs within the County will be encouraged.

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 multi-residential dwellings and 15 percent be semi-detached and townhouse dwellings.

Planning Comments: The proposed use for apartment condominium dwelling units will be further reviewed for the alignment with these housing policies.

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;
- 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 will be tested with the above noted evaluation criteria.

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

The subject lands are currently zoned as "Neighbourhood Commercial (CN)".

Permitted Uses in CN zone (Section 6.5.1) only includes single detached, semi-detached and duplex dwellings as well as up to two dwelling units in any permitted building.

Planning Comments: The proposed 45 unit condo development would not comply with the permitted uses of the land.

Permitted Uses in the R5 Zone (Section 5.5.1) include apartment dwellings up to 5-storeys in height with a maximum floor area ratio of 0.79 (proposed 0.82). It also requires a frontage of 30m (proposed 25m) and a rear yard setback of 9m (proposed 5m).

Section 4.9 states that for apartment dwellings, 1.5 off-street parking spaces are required per dwelling unit as well as 1 visitor parking space for every 3 dwelling units. The proposal would provide 1 parking space for each of the 29 one-bedroom units and comply with this section in terms of two-bedroom units and visitor parking provision.

Section 4.2.4.d) states that no parking shall be located closer than 3m from any dwelling on the lot. It is proposed to reduce this requirement to 2m.

Planning Comments: The above noted deficiencies will require evaluation and if considered acceptable, will need to form part of a special provision for the subject lands.

ATTACHMENT C

Technical Comments

GIS – Reviewed

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 [here](#). 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.

Development Engineering – Reviewed

Development Engineering has reviewed application **ZNPL2025146** and have the following comments.

1. Norfolk County will require the dedication of the Victoria Street ROW widening as a condition of Site Plan approval.
2. The site plan should be updated to show the construction of a sidewalk across its frontage on Victoria Street.
3. With respect to Stormwater Management, Development Engineering has reviewed the submission as it relates to the functionality of the proposal within the existing Simcoe Storm Sewer system. The proposed design appears appropriate. A more detailed review of the SWM will be completed at the Site Plan stage. The applicant is reminded that all new Stormwater connections must meet Norfolk County's Consolidated Linear Infrastructure Environmental Compliance Approval documents.
4. County staff have concerns with the proposed three (3) entrance/egress points:
 - a. Staff does not support the proposed ingress/egress onto Austin Crescent. There is no need to accommodate this connection and the provided Traffic Impact Study assigns no trips to this driveway.
 - b. Victoria Street currently has a 0.3m reserve in place to control any proposed access points along this road. If the Zoning is amended for this

property to allow for a multi-story midrise apartment building, staff are recommending that the site be supported by a single access/egress from Victoria Street to entice trip travel via Victoria/Ireland and to deny the access connection onto Donly Drive. The change to the access point can be readily accommodated within the plan and can be addressed at the Site Plan stage. At the time of the required widening conveyance, the existing road reserve can be lifted and a new reserve installed considerate of the final driveway location on Victoria Street. A 0.3m reserve should be placed along the property boundary with Austin Crescent to inform the landowner that a vehicular access connection is not permitted here with this plan.

5. The requested Zoning Bylaw Amendment seeks a reduction in parking spaces.

Development Engineering does not support the reduction in parking onsite. The Zoning Bylaw requires 83 parking spaces for the proposed site (68 for residents and 15 for visitors based on 1.5 parking spaces per unit and 1 visitor parking space per 3 units). The submitted Traffic Impact Study suggests that site needs only 0.68 spaces per 1 bedroom unit and 1.23 spaces per 2-bedroom unit. There is no way to control the number of vehicles that each unit occupant would have. Furthermore the 2016 Integrated Sustainable Master Plan notes that our residents remain highly dependent on travel by auto therefore it seems unreasonable to suggest a lower level of vehicle accommodation at this site. The proposal would be deficient in parking supply by 15 (nearly 19% below the Bylaw requirement). Engineering does not support the reduction of on-site parking as this will likely result in a significant increase in on-street parking demand in the immediate area, including along Austin Crescent.

6. Under the County Waste Management Bylaw, 2013-164, the proposed building is not captured within its definition of a dwelling unit and therefore viewed as a commercial property. As per the bylaw, a commercial property is limited to not more than eight (8) approved garbage receptacles (excluding recycling) on the day of collection.

It is recognized that this property would not be able to meet the waste demands of its residents with an 8 bags limitation. Therefore, the site would be required to have its own private garbage collection service. The site design will need to address how a waste service vehicle could navigate the site (internally) for servicing.

In relation to blue box, the applicant is advised to inform themselves of the recent amendments to the legislation. It may be necessary for the condominium to also secure private servicing for recycling collection.

Zoning – Reviewed

Seek breakdown of the floor area ration calculation of 0.82. The agent has been asked to provide this information. If not available prior to submission of this report and update will be provided at the Public Hearing meeting or at Council.

Building – Reviewed

The building department has reviewed the application and has no comments at the zoning stage.

Canada Post – Reviewed

Please be advised that this development will require a mail panel to be installed in the lobby of the building by the owner for mail delivery.

Union Gas – Reviewed

Enbridge Gas does not object to the proposed application(s), however, we reserve the right to amend or remove development conditions.

Finance – Reviewed

Finance has no comments at this time.

Fire – Reviewed

Norfolk Fire does not have any additional comments for this application.

Agreements Coordinator – Circulated**Realty - Circulated****Mississaugas of the Credit - Circulated****Six Nations of the Grand River - Circulated****Hydro One - Circulated**

ATTACHMENT D

Public Comments

Several public comments have been received. Members will be updated should any further comments be received following the agenda publication.

From Derek McConnell

Date Tue 9/2/2025 11:38 AM

To Andrew Wallace <Andrew.Wallace@norfolkcounty.ca>

Hey Andrew, is that affordable or subsidized housing?

I have huge concerns about the increased amount of vehicle traffic in this area. I would already consider this to be borderline unsafe and insufficient for the amount of traffic in the Victoria and Donley area. Additionally there is a disregard for speed limits and other traffic laws in this area which makes it unsafe for everyone. I may sound alarmist but a development this size is concerning. The 2 lane streets are inadequate for the current level of traffic let alone more.

Maybe someone should take a look at a closer traffic analysis and especially at the 4 way stop. This has become a major east west artery for the town of Simcoe and without a new condo development it is a huge issue.

I really don't know what I can do further with regards to this situation.

Thank you.

Derek McConnell

From Margaret Tucker

Date Wed 9/3/2025 7:32 AM

To Andrew Wallace <Andrew.Wallace@norfolkcounty.ca>

Good Wednesday morning. Thank you for your reply to my concerns. I look forward to learning more about this, I also look forward to letting council know my thoughts on this proposal. In my opinion this is no place for any type of apartment building . This immediate area consists of single family or town homes with the exception of a 3 story building on Donley. You are correct regarding parking but the amount of additional traffic would be problematic!!Is Norfolk County able to guarantee that there is sufficient water supply for all of the building being done in this area? I am well aware of the need for housing but do not agree to an apartment building on that particular site. This may all be a moot point since the approval process is not complete. Thank you

From AJ Fralick
Date Wed 9/3/2025 8:31 PM
To Andrew Wallace <Andrew.Wallace@norfolkcounty.ca>

Good evening,

I am looking to get more information on the zoning by-law amendment for the corner of Donly and Victoria Street.

I would assume this is to build more housing on this lot. The intersections at Donly and Victoria as well as Donly and Anderson are extremely busy intersections (with the 4 way at Donly and Victoria being extremely dangerous as there is constantly high rates of speed in this area and repeated failures to stop at the intersection. Even when police presence is here I have yet to see anything enforced). The intersection at Donly and Anderson is a direct crosswalk for students walking to Lynndale Heights Public School (my children included) and the increased traffic for vehicles travelling north on Donly seems like a terrible idea.

Is the housing plan for more townhouses?

Or is the rumour I've heard of a multi-story condominium complex the plan for this land?

One of my neighbours has heard of a 5 story building with 100units being built. If the average household has 2 working adults that could equate to 150 plus additional vehicles in the area.



The Corporation of Norfolk County

By-Law 2025-XX

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as PLAN 1107 LOT 29, Norfolk County, municipally known as 215 Victoria Street, Simcoe.

Whereas Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 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.

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 on Map A (attached to and forming part of this By-Law) from Neighbourhood Commercial (CN) Zone to Urban Residential Type 5 (R5) Zone with special provision 14.1105.
2. That Subsection 14 Special Provisions is hereby amended by adding new Special Provision 14.1105 to the subject lands as follows:

14.1105 In lieu of the corresponding provisions in the R5 Zone, the following shall apply:

 - a) maximum *floor area ratio*: 0.82;
 - b) number of *parking spaces*:
 - i. *parking spaces* per 1-bedroom unit: 1
 - ii. *parking spaces* per 2-bedroom unit: 1.5
 - iii. *visitor parking spaces*: 1 *parking space* for every 3 units
 - c) No *parking lot* shall be located closer than 2 metres from any *dwelling* on the lot. No *parking lot* shall be located closer than 3 metres from any *interior lot line* abutting another residential zone.

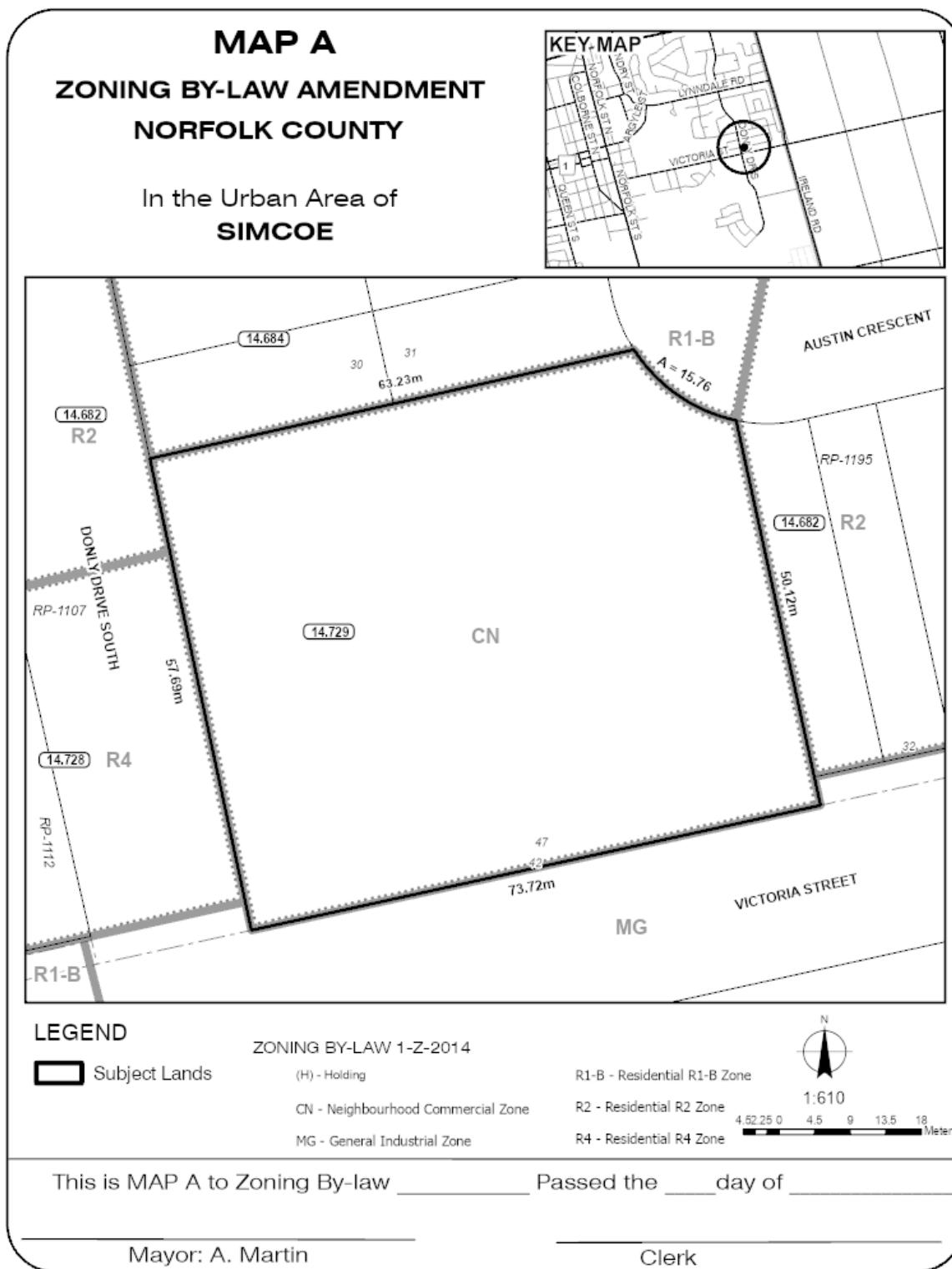
That this By-Law shall become effective upon final approval of this file.

Enacted and passed this 28th day of October, 2025.

Mayor A. Martin

County Clerk

DRAFT





**Explanation of the Purpose and Effect of
By-Law 27-Z-2023**

This By-Law affects a parcel of land described as **PLAN 1107 LOT29, Norfolk County, municipally known as 215 Victoria Street, Simcoe.**

The purpose of this By-Law is to change the zoning of the subject lands from Neighbourhood Commercial (CN) to Urban Residential Type 5 (R5) with special provision 14.1105 to permit an apartment building with relief from parking requirements, rear yard setback, frontage, floor area ratio and proximity of parking to residential units.

DRAFT