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Public Hearings Committee – May 06, 2025

Subject: Draft Plan of Subdivision Application 28TPL2024452, 395 Queensway West Simcoe.

Report Number: CD 25-028
Division: Community Development
Department: Planning
Ward: Ward 5
Purpose: For Public Meeting

Recommendation(s):

That staff Report CD-25-028 for development application 28TPL2024452 be received for information; and

That comments received as a result of the statutory public meeting be considered as part of a recommendation in a future 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; and a yellow notification sign was posted on the site on Friday April 4, 2025.

Discussion:

The applicant is proposing a Draft Plan of Subdivision Application to create a One Lot Draft Plan of Subdivision to serve as a basis for the creation for the Parcels of Tied Land (POTLs) associated with the proposed Common Element Condominium (CEC) through Part Lot Control Exemption.

The subject lands, the northern parcel, associated with the civic address 395 Queensway West, are designated Urban Residential in the Norfolk County Official Plan and are currently Zoned Urban Residential Type 4 (R4)(H) with a Holding and Special

Provision 14.1039 in the Norfolk County Zoning By-Law 1-Z-2014. The subject lands recently received Council Approval for an Official Plan Amendment and Zoning By-Law Amendment in October of 2023. See [Council Recommendation Report CD-23-066](#) for additional background information on the site, proposal and context.

An overview summary of the development application(s) that have been submitted for the subject property at 395 Queensway West, 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 C contains the technical comments received. Attachments D and E contains the respective By-laws that were passed with the above noted Council Recommendation Report CD-23-066.

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. Foster Vibrant, Creative Communities".

Explanation: The proposed development will provide additional residential dwelling options within the urban boundary of 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 Official Plan Amendment By-Law 7-OP-2023
Attachment E Zoning By-Law Amendment By-law 27-Z-2023

Approval:

Approved By:
Al Meneses,
Chief Administrative Officer
Office of the CAO

Reviewed By:
Bohdan Wynnyckyj
Director of Planning
Community Development Division

Planning Department

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

Attachment A - Report CD 25-028
Development Application Overview

395 Queensway West, Simcoe

Application File Numbers: 28TPL2024452

Applicant: HFW Holdings Limited

Agent: G. Douglas Vallee Limited

Statutory Public Hearing

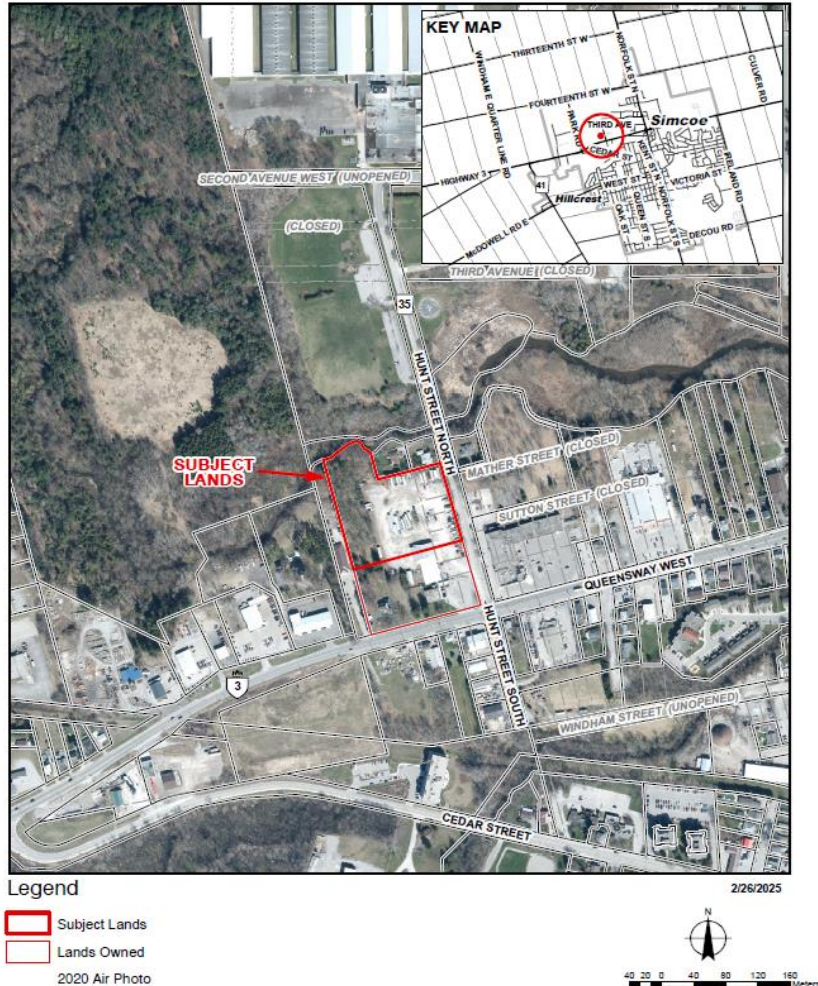
Date: May 6th, 2025

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Site Context

MAP A
CONTEXT MAP
Urban Area of SIMCOE

28TPL2024452



Site Characteristics:

- Total size 2.89 Hectares (7.14 acres)
- Located in the Urban Area of Simcoe, on the northside of Queensway West, and westside of Hunt Street North.
- Subject lands consist of an existing single detached dwelling, Wilson Truck and Trailer Service and repair shop and a two-storey office building utilized by the Brant Haldimand Norfolk Canadian Mental Health Association

Surrounding Land Uses:

North: Single detached dwellings, Don Shay Memorial Dog Park, Hazard Lands, Provincially Significant Wetlands and industrial uses.

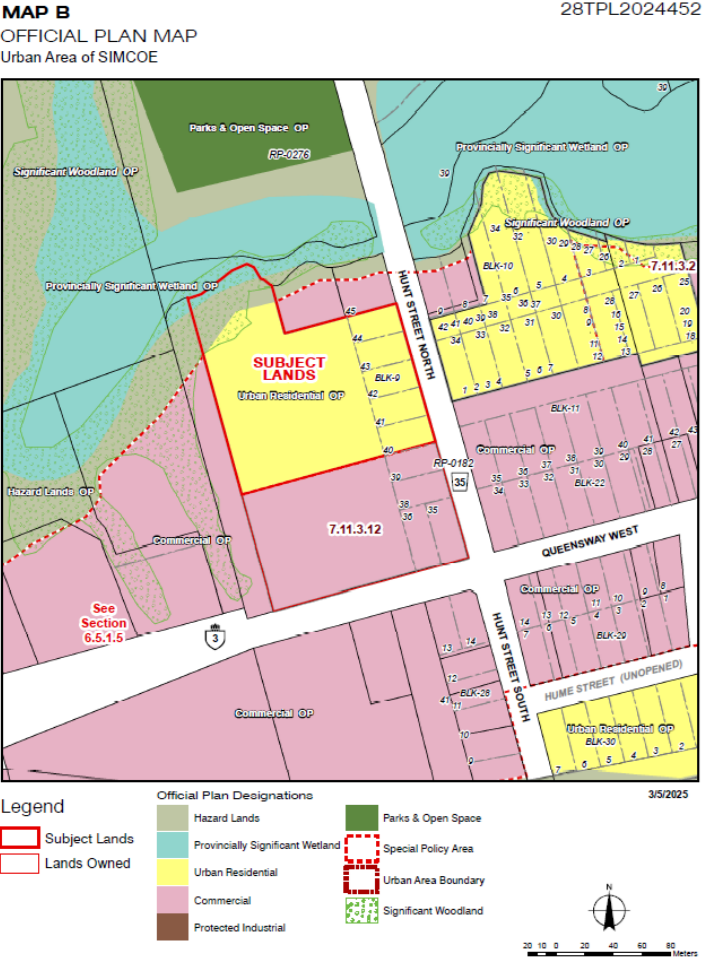
East: Existing commercial development (restaurant and hotel).

West: Existing commercial development (retail plaza, automotive sales and veterinary hospital)

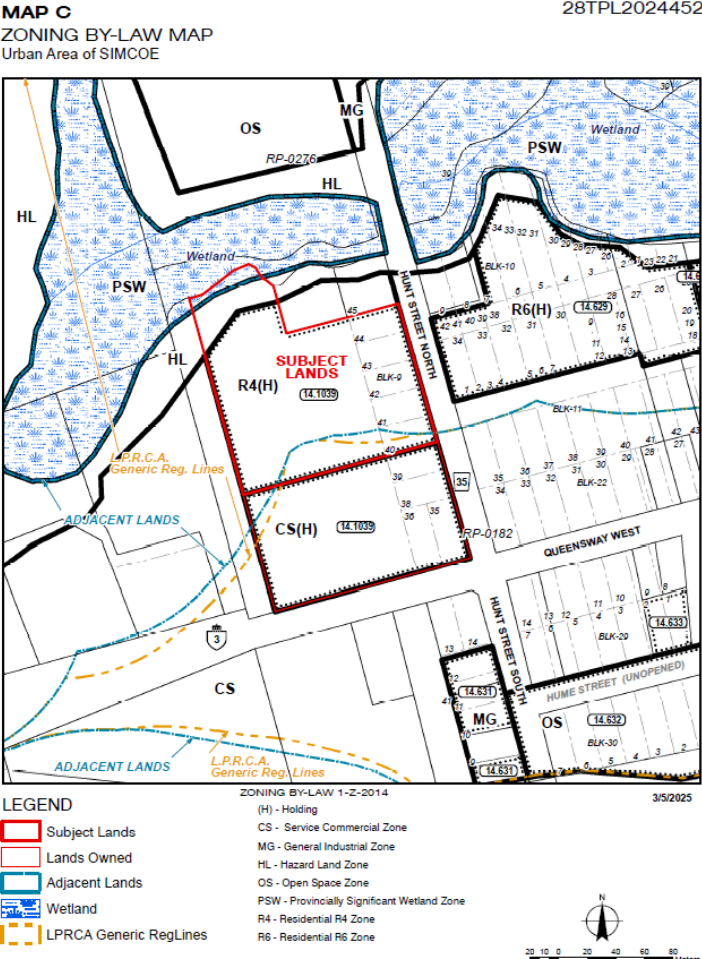
South: Existing 4 storey retirement home and existing commercial development.

Site Context

Proposed Official Plan Amendment Map



Proposed Zoning By-law Amendment Map



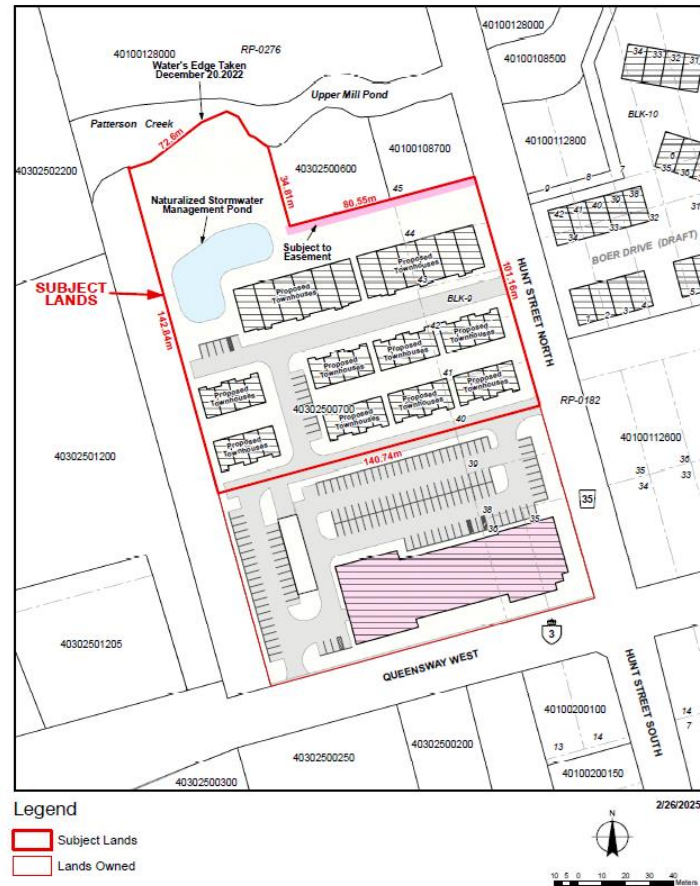
Development Proposal

Concept Plan

MAP D

CONCEPT PLAN
Urban Area of SIMCOE

28TPL2024452



Key Features/Proposed :

Development Proposal: Consists of a mixture of commercial and residential uses in the following manner:
A six (6) storey Mixed Use building on the southern portion of the subject lands containing:

- 114 studio one and two bedroom units (floors 2-6)
- 2,714 square meters of leaseable commercial space.
- 166 underground parking spaces for the residential units
- 136 surface parking spaces for visitor and commercial parking.

Low rise dwellings on the northern portion of the subject lands containing:

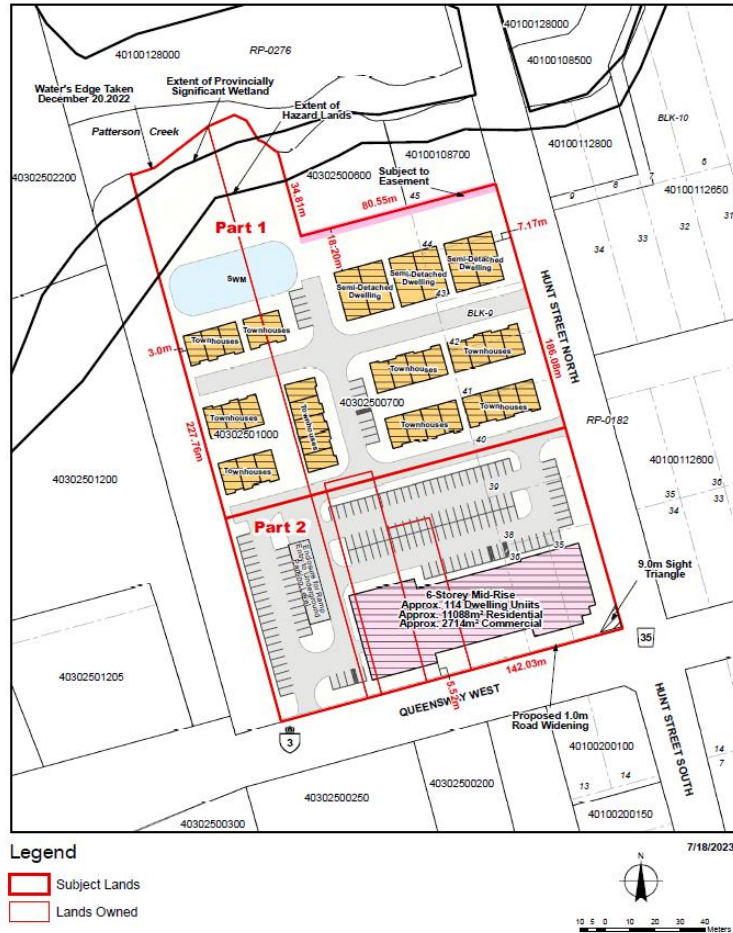
- 38 three (3) storey townhouse dwellings with outdoor rooftop amenity space; and
- 6 two storey semi-detached dwelling units.

Development Proposal

Concept Plan

MAP D
CONCEPTUAL PLAN
Urban Area of SIMCOE

OPNPL2023206
ZNPL2023207



Proposed OP Amendment Northern Parcel:

- To amend the Norfolk County Official Plan to change the land use designation for the northern parcel from Commercial, with Special Policy Area 6.5.1.5 to Urban Residential.

Proposed OP Amendment Southern Parcel:

- To keep the southern parcel designated Commercial with Special Policy Area 6.5.1.5.

Proposed Zoning Amendment Northern Parcel:

- To amend the Norfolk County Zoning By-Law 1-Z-2014 to change the zoning from Service Commercial (CS) with Special Provision 14.627 to Urban Residential Type 4 (R4) with Special Provision 14.1039

Proposed Zoning Amendment Southern Parcel:

- To amend the Norfolk County Zoning By-Law 1-Z-2014 to change the zoning from Service Commercial (CS) with Special Provision 14.627 to Service Commercial (CS) with amended Special Provision 14.627.

Preliminary Review

Technical Reports:

- Proposed Site Plan Drawing (G. Douglas Valle Ltd, 2024)
- Environmental Impact Study (Pinchin Ltd, May 2024).
- Stage 1&2 Archaeological Assessment (Archaeological Consultants Canada, January 2024).
- Elevation Plans (G. Douglas Valle Ltd, 2024)
- Photometric Study (Seguin Engineering, 2024)
- Functional Servicing & Stormwater Management Report (G. Douglas Valle Ltd, May 2024)
- Civil Engineering Drawings (G. Douglas Valle Ltd, May 2024)
- Geotechnical and Hydrogeological (GeoPro Consulting Limited, May/February 2024)
- Traffic Impact Study (Paradigm Transportation Solutions Ltd., October 2023).




Technical Comments For Consideration:

- Zoning - Parking spaces inside garages are to be 3.3m x 5.8m minimum. Any stairs, landings etc. inside of the garage must not interfere with this space (4.1.3 a)





Public Input:

No Public input has been received at time of submission of this report.

Preliminary Considerations

Key Items		Preliminary Review
Housing		The proposal would assist in facilitating the 44 townhouse dwellings previously proposed through OPNPL2023206/ZNPL2023207 and SPPL2024179. The proposed development is considered an infill development within the urban area of Simcoe.
Building Height		The proposed maximum building height of the townhouse dwellings is 3 storeys (13 meters or 42.65 feet).
Parking		Parking spaces inside garages are to be 3.3m x 5.8m minimum. Any stairs, landings etc. inside of the garage must not interfere with this space (4.1.3 a)
Transportation (TIS)		The TIS provided indicates that the development as proposed are forecasted to operate at acceptable levels of service under 2025, 2030, and 2035 total traffic conditions.

Preliminary Considerations

Key Items		Preliminary Review
Park and Trails		The proposed development contains a storm water management pond and to the north of the proposed development, is the Sutton Conservation Area and the Don Shay Memorial Dog Park.
Archeology		The archaeology study provided, determined that the study area contains archeological potential and that a Stage 2 Archeological Assessment is recommended. A stage 2 was conducted and no artifacts or other archaeological resources were identified during the Stage 2 assessment.
Hazard Lands		A portion of the subject lands to the north of the proposed development is Designated and Zoned Hazard Land in the Official Plan and Zoning By-Law. No building is proposed nor permitted within this area.
Natural Heritage (EIS)		The proposed development is not antod to have any negative impacts adverse impact to the ecological integrity of the adjacent natural heritage features. A Restoration Plan is recommended to be developed to restore the impacts from clearing of the trees on site.

Next Steps & Recommendation

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

Public Hearing Committee Report Recommendation:

THAT staff Report CD 25-028 for development applications 28TPL2024452 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 Planning Policy and Zoning Considerations

Report CD 25-028

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.

Provincial Policy Statement (PPS)

The Provincial Policy Statement, 2020 (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 2020 promotes strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

1.0 Building Strong Healthy Communities

Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

Section 1.1.3.1 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.

1.1.3.2 Land use patterns within *settlement areas* shall be based on densities and a mix of land uses which:

- a) Efficiently use land and resources;
- b) Are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

Section 1.4.3, 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;

- a) 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;
- b) 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;
- c) 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.

Section 3.1 outlines policies as it pertains to Natural Hazards. Section 3.1.5 states that development shall not be permitted to locate in *hazardous lands* and *hazardous sites* where the use is:

- a) an *institutional use* including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
- b) an *essential emergency service* such as that provided by fire, police and ambulance stations and electrical substations; or
- c) uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*.

Norfolk County Official Plan

The subject lands are designated Urban Residential in the Norfolk County Official Plan.

Section 2.2.3.2 of the Official Plan outlines objectives surrounding Maintaining and Enhancing the Rural and Small Town Character, in which policy e) states that “Develop land use patterns in the Urban Areas that are compact and efficient”.

Section 2.2.4.2 outlines the objectives of maintaining a high quality of life in that the County must provide a variety of housing forms, tenures and levels of affordability through development, redevelopment, intensification and infilling projects.

Section 3.5.1 outlines policies pertaining to Provincially Significant Features.

Subsection b) outlines that Development and site alteration shall not be permitted on lands adjacent to the natural heritage features and areas, unless the ecological function of the adjacent land has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions that cannot be adequately mitigated. The extent of adjacent land shall be defined as indicated in Table 1. An Environmental Impact Study (EIS) in accordance with Section 9.7.1 (Environmental Impact Study) of this Plan shall be required for all development proposals adjacent to or abutting areas identified as Provincially Significant Features.

Planning Comments: *As a part of a complete application, an Environmental Impact Study was submitted. The study consisted of a Phase 1 and Phase 2 Environmental Site Assessment. The study provided indicates that an Environmental Risk Assessment can be undertaken to determine if the contaminated soils and groundwater can remain in place without the need for any remediation or engineered controls. It is also recommended that the monitoring wells be preserved for future monitoring purposes, and if those monitoring wells become damaged or are no longer required, they should be decommissioned in accordance with Ontario Regulation 903.*

Section 4.8 of the Official Plan outlines policies pertaining to Potentially Contaminated Sites. This section outlines that the historic use of land in Norfolk County has resulted in the potential for some land to be contaminated as a result of previous activities. These sites represent a potential hazard to human health, ecological health and the natural environment. Subsection b) outlines that the following shall be the policy of the County:

- b) where the development or redevelopment of land involves the change of use of the property to a more sensitive use, a Record of Site Condition shall be completed by a qualified person and filed on the Brownfields Environmental Site Registry, in accordance with the requirements of *Ontario Regulation 153/04*, before the issuance of a building permit for the proposed use. The issuance of any building permit for the proposed use shall also be consistent with any certificate of property use or order issued for the property on the Environmental Site Registry.

Planning Comments: *The applicant has submitted a Phase 1 and Phase 2 Environmental Site Assessment. A Record of Site Condition is required prior to Site Plan approvals or the issuance of a building permit.*

5.3 Housing

Section 5.3 b of the Norfolk County Official Plan outlines policies surrounding Housing. This section outlines that the County is to ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change, while meeting the social, health and well-being of both current and future residents, including those with special needs.

Section 5.3.1 Residential Intensification f) outlines a list of criteria in which infill development, intensification and redevelopment of sites is based on. The criteria is as follows:

- i. The development proposal is within an Urban Area, and is appropriately located in the context of the residential intensification study;
- ii. The existing water and sanitary sewer services can accommodate the additional development;
- iii. The road network can accommodate the traffic generated;
- iv. The proposed development is compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood; and
- v. The proposed development is consistent with the policies of the appropriate Land Use Designation associated with the land.

Section 6.4 Urban Areas

This section of the Official Plan outlines that Areas will accommodate the greatest amount of the targeted growth throughout the planning period, and will be the focus of residential, commercial, employment, government, institutional, office, entertainment, cultural, and health and social service activities.

- b) It is the policy of this Plan that the Urban Areas will incorporate the following:
 - i. a full range of housing types, including affordable and special needs housing;

- ii. business opportunities at appropriate locations to provide a wide range of employment and services to residents, businesses and visitors;
 - iii. full municipal services, as feasible and appropriate, and an appropriate level of transportation infrastructure;
- c) The County shall ensure through its planning activities that each Urban Area develops with efficient land use patterns that minimize the extension of municipal services and infrastructure and will sustain the community and financial well-being of the County over the long-term.

6.5.1.5 Queensway Corridor Special Policy Area

The following shall be the policy of the County with respect to the Queensway Corridor Special Policy Area as illustrated on Schedule “B”.

a) The Queensway Corridor represents a linear area of auto-oriented highway and service commercial activities. As such, the planned function of the Queensway Corridor is to be an area of auto-oriented commercial activities, providing for highway commercial uses for the residents of Simcoe and the surrounding area.

b) Selective, site-specific changes implemented through the policies of Sections 7.10.2 (Shopping Centre Commercial Designation – Land Use Policies) and 7.11.2 (Commercial Designation – Land Use Policies) of this Plan may result in the broadening of the permitted uses applicable to certain land within the Queensway Corridor. These changes would be made to accommodate those types of space-extensive or destination outlets for which there is not a realistic location in the Downtown Area, as further provided in the land use policies of this Plan.

c) The development and upgrading of the Queensway Corridor shall be undertaken in an orderly and controlled manner which does not prejudice the planned function of the Downtown Area, and in accordance with the provisions of this Plan. Expansion shall be subject to the policies of Sections 7.10.2 (Shopping Centre Commercial Designation – Land Use Policies) and 7.11.2 (Commercial Designation – Land Use Policies) of this Plan.

Section 7.3.2 Hazard Land Designation

Land Use Policies of ‘Hazard Land Designation’ states that Hazard lands are lands that have inherent environmental hazards such as flood susceptibility, erosion susceptibility, instability and other physical conditions which are severe enough, if developed upon, to pose a risk to occupants of loss of life, property damage and social disruption. In these areas, a reasonable compromise shall be made between the extent of the hazard and the continued use and future development of the area. This situation is particularly applicable to the Urban Areas, Hamlet Areas and Resort Areas, as set out on Schedule “A” of the Official Plan.

7.3.2 a) outlines that Development on Hazard Lands which would aggravate or contribute to the hazard shall not be permitted.

7.7 Urban Residential Designation

Section 7.7.1 of the Norfolk County Official Plan outlines the permitted uses of the Urban Residential Land Use designation of the Norfolk County Official Plan. Section 7.7.2 a) outlines that “The predominant use of land shall be a variety of urban dwelling types, including single detached dwellings, semi-detached dwellings, duplex dwellings and similar low-profile residential buildings not exceeding 2 dwelling units per lot.

Section 7.7.2 of the Norfolk County Official Plan outlines the land use policies of the Urban Residential Land Use designation of the Norfolk County Official Plan. Section 7.7.2 a) states that “Single, semi-detached and duplex housing forms shall generally have an average net density of 15 units per hectare (uph), save and except for land designated Urban Residential in the Courtland Urban Area, where private servicing limitations shall determine the density of development.

Section 7.7.2 of the Norfolk County Official Plan outlines the land use policies of the Urban Residential Land Use designation of the Norfolk County Official Plan. Section 7.7.2 b) states that Triplex, fourplex, townhouses, and other medium density housing forms shall generally have a net density of between 15 and 30 uph, save and except for in the Courtland Urban Area where private servicing limitations shall determine the density of development. New medium density residential development and other uses that are similar in terms of profile, shall meet the following criteria:

- i. the density, height and character of the development shall have regard to adjacent uses;
- ii. the height and massing of the buildings at the edge of the medium density residential development shall have regard to the height and massing of the buildings in any adjacent low density residential area and may be subject to additional setbacks, or landscaping to provide an appropriate buffer;
- iii. the development will be encouraged to have direct access to an arterial or collector road, where possible and appropriate;
- iv. the watermains and sanitary sewers shall be capable of accommodating the development, or the proponent shall commit to extending services at no cost to the County, save and except for in the Courtland Urban Area, where private septic systems shall be permitted;
- v. the development is adequately serviced by parks and school facilities;
- vi. in developments incorporating walk-up apartments, block townhouse dwellings and medium-profile residential buildings, on-site recreational facilities or amenities such as playground equipment may be required;
- vii. the development shall be designed and landscaped, and buffering shall be provided to ensure that the visual impact of the development on adjacent uses is minimized;

- viii. except for a triplex dwelling, fourplex dwelling or other similar small scale developments, a report on the adequacy of the road network to accommodate the expected traffic flows, and the adequacy of water and sewer services may be required from the proponent and approved by the County; and
- ix. triplexes, fourplexes, freehold street townhouses or other similar small scale developments, may be subject to site plan control, in accordance with the policies of Section 9.6.5 (Site Plan Control) of this Plan.

8.9 Water and Wastewater Services

Section 8.9.1 outlines the policies surrounding Services in the Urban Areas of Norfolk County. Subsection c) states, all development in the Urban Areas shall be fully serviced by municipal piped water supply and waste water treatment systems.

Section 8.9.3 outlines the policies surrounding Servicing allocation and phasing. Subsection a) states, when unallocated servicing capacity does not exist for a proposed development, the County shall defer the processing of the planning application until capacity is available, or until a servicing agreement is in place to ensure that such capacity will be available to service the development. Draft approved plans of subdivision may only proceed to registration if sufficient servicing capacity continues to exist.

Zoning By-Law 1-Z-2014

The subject lands are zoned Urban Residential Type 4 (R4)(H) with a Holding and Special Provision 14.1039. By-Law 27-Z-2023 for the subject lands (identified as Part 1 in the by-law) reads

14.1039 In lieu of the corresponding provisions in the Urban Residential Type 4 (R4) Zone, the following shall apply to Part 1 of the subject lands identified on Map A:

- a) Notwithstanding the definitions of “Lots” in Section 2.0 of this By-law, part 1 of the subject lands identified on Map A (attached to and forming part of this By-Law), shall be considered as one lot.
- b) Maximum building height – 13 meters
- c) Minimum rear yard setback
 - a. Attached garage – 3 meters

CD-25-028 28TPL2024452 – 395 Queensway West, Simcoe

Attachment C: Technical Comments

Zoning: Reviewed. Comments are as follows:

- Parking spaces inside garages are to be 3.3m x 5.8m minimum. Any stairs, landings etc. inside of the garage must not interfere with this space (4.1.3 a)
- The future development of the 6 storey building has not been reviewed at this time and will be reviewed at time of submission

Hydro One: Reviewed. Comments are as follows:

We are in receipt of your Application for Subdivision, 28TPL2024452 dated 2025-03-03. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time.

Long Point Region Conservation Authority (LPRCA): Reviewed. Comments are as follows:

LPRCA staff have reviewed and can advise that there are no comments or concerns.

Agreement Coordinator: Reviewed. Comments are as follows:

I am excited to be working with you on your subdivision agreement in Simcoe.

Included in your planning recommendation report for draft plan approval will be conditions from County staff and external agencies for your subdivision development. Your draft plan conditions must be satisfied or cleared prior to registration of your subdivision agreement and plan. One of these conditions will be the requirement of entering into a subdivision agreement registered on title at the owner's expense.

I look forward to assisting you during the agreement stage of your approval.

Fire: Reviewed. Comments are as follows:

- Ensure that there is adequate access and turn around facilities (if required) for fire department apparatus
- If battery storage or electric vehicle charging is being provided on any part of this parcel please notify NCFD

Canada Post: Reviewed. Comments are as follows:

Please be advised that Canada Post does not have any further comments on this application as per previous submissions. The townhouses will be serviced by a Community mailbox for that portion of the development and the 6 storey apartment

building will require a mail panel or mail room if over 100 units to be installed by the developer / owner for mail delivery.

Bell: Reviewed. Comments are as follows:

- 1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
- 2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost. Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to circulations@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development. The Owner acknowledges and agrees that it is the responsibility of the Owner to provide entrance/service duct(s) at their own cost from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner shall be required to pay for the extension of such network infrastructure. If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations. If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact circulations@bell.ca directly.

Enbridge Gas: Reviewed: Comments are as follows:

- Thank you for your correspondence with regards to draft plan of approval for the above noted project. It is Enbridge Gas Inc.'s request that prior to registration of the plan, the Owner shall make satisfactory arrangements with Enbridge Gas Inc. (Enbridge Gas) to provide the necessary easements and/or agreements required by Enbridge Gas for the provision of local gas service for this project. Once registered, the owner shall provide these easements to Enbridge Gas at no cost, in a form agreeable and satisfactory to Enbridge Gas.
- Zoning Notices Enbridge Gas does not object to the proposed application(s), however, we reserve the right to amend or remove development conditions. Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

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.

Engineering:

The application requires additional analyses and revisions to reports to support approval of the application. Key items to be addressed include the following:

1. Applicant to provide construction phasing plans to demonstrate underground parkade construction feasibility with proximity to Street C.
2. The Applicant is to advise Norfolk County if the development proposal will be seeking an exception for the private Storm Water Management Facility on this site under Ontario Regulation 525/98 and if so, the County will impose conditions within the site plan and condominium agreement for this site similar to those that would otherwise be imposed by the MECP ECA. Such conditions are intended to ensure that the on-site SWM System is properly maintained to ensure the objectives of the system are continuously delivered.
3. SWM Pond quantity control approach remains under review and the SWM pond block footprint is not confirmed at this time.
4. Applicant to confirm and provide details of any proposed temporary or long term dewatering systems necessary to manage the observed seasonally high groundwater elevation in this area.
5. Applicant is to confirm the SWM pond liner requirements and how the site is proposing to meet its site-wide water balance requirements.
6. Proposed encroachments related to the temporary or permanent parkade tie-backs projecting off-site into adjoining lands will require review/approval by the respective land owners.
7. A 6m x 6m daylight triangle at the north-west corner of Queensway West and Hunt Street North will need to be conveyed to Norfolk County.
8. The development is located within WHPA B&C. Please confirm that Cambium (our 3rd Party Well-Head Protection Review Consultant) has been notified and include all responses in your next submission. The development must abide by the provisions of Norfolk County Zoning By-law 1-Z-2014 in regards to 3.35 Wellhead Protection.
9. Copies of the Record of Site Condition (confirming that the site is suitable for residential use) shall form part of the next submission

10. Provide a construction site access and site management plan detailing the location of crane and its boom radius, location for site trades parking, construction access points and how abutting roadways and sidewalks will be maintained clean and operational throughout the build process.
11. The SWM pond emergency spillway route requires confirmation.
12. **SWM – Downstream Hydraulics**
Include a hydraulic analysis to assess the downstream culvert at the Hunt Street, and provide justification that culvert has sufficient conveyance capacity or if backwater effects (due to conveyance restrictions) are present during the regulatory floodplain storm event under post-development conditions. Additionally, delineate the regulatory floodplain limits for the two properties located north of the subject site (adjacent to Patterson Creek) to assess any impacts from altered hydrologic patterns as result of the proposed development.

Confirm if any tailwater conditions are acting on the SWM pond controls for all modelled storm events. Note, for clarity, the County requires a detailed review of the pond outlet configuration (both closed and open conveyance systems) in conjunction with this analysis.

13. **SWM – Infiltration Basin**
Given the SWM pond quantity control is reduced by the infiltration basin's recharge potential, confirm if any hydrostatic uplift pressure that may negate this potential recharge. It is noted that the GeoPro Consulting Limited Report Section 4.2 specifies uplift resistances to be considered to be at least 2.0m above highest groundwater table observances. Note, County requires groundwater elevation observances to be representatively high on seasonal basis.

Confirm infiltration basin drawdown time of 48 hours (in Appendix A) or 96 hours (in SWM text).

14. **Traffic Impact**
The Traffic Impact Study is to include evaluation of the driveway access points in terms of safety as well as capacity, including, at minimum:
 - i. Analysis of sightlines for the proposed development entrances.
 - ii. Analysis and recommendation that the proposed street parking or proposed lay-by lane will not adversely affect traffic operations or pedestrian movements on Queensway West.

Mississaugas of the Credit: Comments Pending.

Six Nations of the Grand River: Comments Pending.



The Corporation of Norfolk County

By-Law 7-OP-2023

Being a By-Law to Adopt Amendment Number 155 to the Norfolk County Official Plan in respect of lands described as Part Lot 2, Lots 35, 36, and 38 to 44, Block 9, Windham Concession 14, Urban Area of Simcoe, Norfolk County, municipally known as 395, 403 and 405 Queensway West, Simcoe.

WHEREAS the *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended, Section 17 (22) states that “When the requirements of subsection (15) to (21), as appropriate, have been met and the Council is satisfied that the plan as finally prepared is suitable for adoption, the Council may adopt all or part of the Plan and, unless the plan is exempt from approval submit it for approval.”;

AND WHEREAS the Council of The Corporation of Norfolk County has considered an amendment to the Norfolk County Official Plan in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13 as amended, Sections 17, 21 and 22.

NOW THEREFORE the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That amendment number 159 to the Norfolk County Official Plan as set out in the text and Schedule “A” attached hereto is hereby adopted.
2. That the effective date of this By-Law shall be the date of passage thereof.

ENACTED AND PASSED this 17th day of October 2023.


Mayor A. Martin


County Clerk G. Scharback

Amendment Number 159 to the Norfolk County Official Plan

Part A: Preamble to the Amendment

The purpose of amendment number 159 to the Norfolk County Official Plan is to re-designate the northern parcel of the subject lands from Commercial, Hazard Land and Provincially Significant Wetlands to Urban Residential, Hazard Land and Provincially Significant Wetlands and to remove the existing Special Policy Area 6.5.1.5 “Queensway Corridor Special Policy Area”. In regards to the southern parcel, the Official Plan amendment is proposing to keep the southern parcel designated Commercial and keep the existing Special Policy Area 6.5.1.5 “Queensway Corridor Special Policy Area”

Location of the Lands Affected

As shown on the attached ‘Schedule “A”’, the subject lands are located on Part Lot 2, Lots 35, 36, and 38 to 44, Block 9, Windham Concession 14, Urban Area of Simcoe, Norfolk County.

Basis of the Amendment

The basis for permitting this Amendment is to accommodate the development of multiple residential dwellings in conformity with overall Provincial Policy and to incorporate a mixture of land uses on the subject lands.

Part B: The Amendment

That the Norfolk County Official Plan is hereby amended as follows:

Map Schedule Amendment

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as the subject lands on ‘Schedule “A”’ Part 1 attached to and a part of this amendment with the ‘Urban Residential’ Land Use designation.

That Schedule B, Land Use, in the Norfolk County Official Plan is further amended by identifying all the lands shown as the subject lands on ‘Schedule “A”’ Part 2 attached to and a part of this amendment with the 7.11.3.12 site specific policy number.

Text Amendment

That the following site specific policy be added to Section 7.11 Commercial Designation.

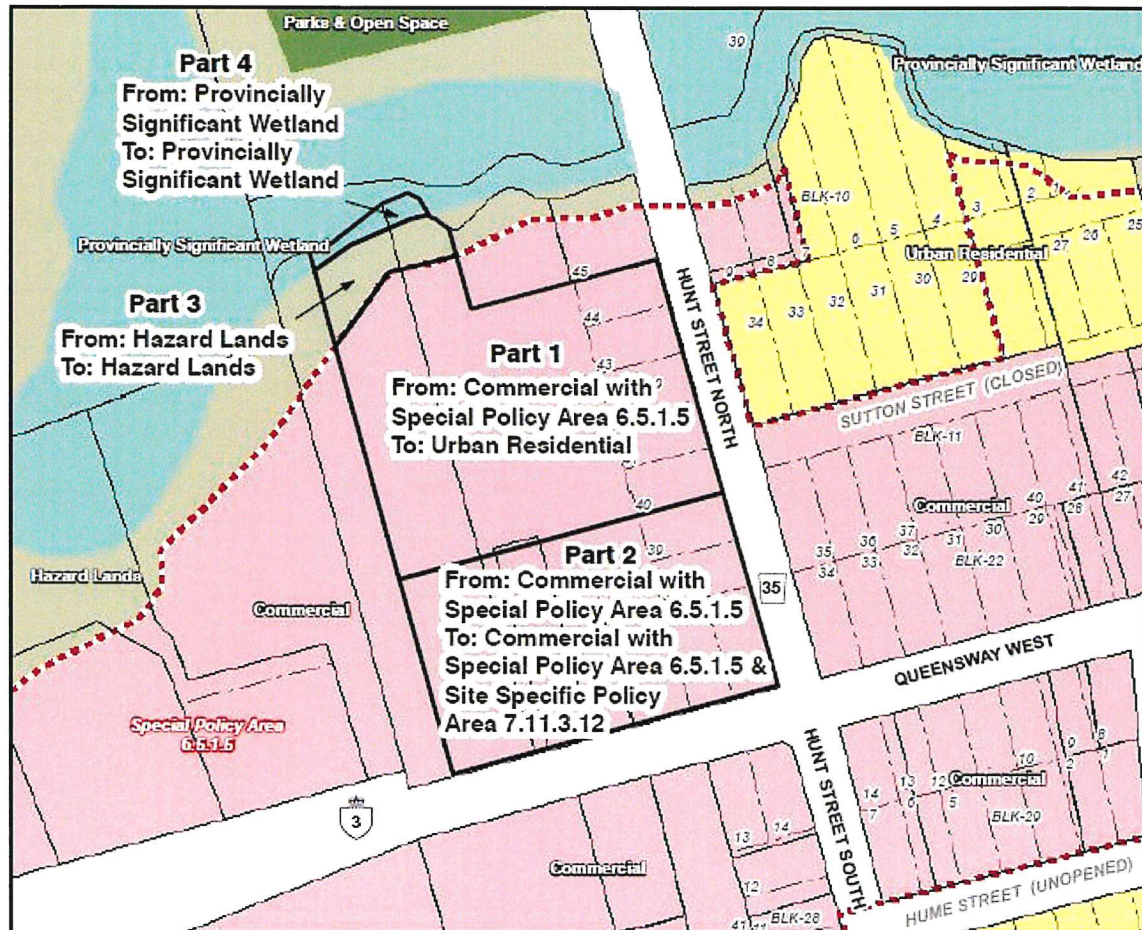
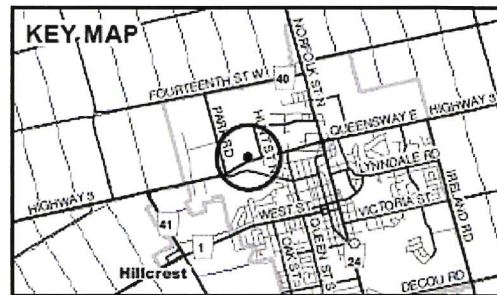
7.11.3.12 – 395 Queensway West Site Specific Policy Area [7-OP-2023]

THAT on land designated Commercial – Site Specific Policy Area 7.11.3.12 on Schedule “B” to this Plan, permits the existing Commercial designation to include retail stores not more than 3000 sq.m., business and personal services, specialty food stores, public and private institutions, college or trade schools, drug stores and professional offices. In addition, a building shall be deemed of commercial character provided the entirety of the ground floor is dedicated to commercial uses, excluding space dedicated exclusively as a lobby entrance or for access to upper floor levels. Additionally, the planned function of the commercial areas shall not negatively impacted by residential uses given that the design of the entrances and interior circulation spaces are kept isolated and distinct from commercial spaces, and that sufficient dedicated off-street parking is provided for both residential and commercial uses.

Part C: Additional Information

This document will be implemented by Norfolk County enacting an appropriate amendment to the Norfolk County Zoning By-Law 1-Z-2014.

SCHEDULE A
Amendment No.
 to the
OFFICIAL PLAN
 for
NORFOLK COUNTY
 in the Urban Area of
SIMCOE



LEGEND

Subject Lands

Official Plan Designations

Hazard Lands

Provincially Significant Wetland

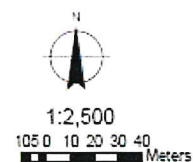
Urban Residential

Commercial

Parks & Open Space

Urban Area Boundary

Special Policy Area





The Corporation of Norfolk County

By-Law 27-Z-2023

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Part Lot 2, Lots 35, 36, and 38 to 44, Block 9, Windham Concession 14, Urban Area of Simcoe, Norfolk County, municipally known as 395, 403 and 405 Queensway West., Simcoe.

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.

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 Part 1 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Service Commercial Zone (CS) and a Special Provision 14.627 to Urban Residential Type 4 Zone (R4) with a Holding Provision (H) and add a new Special Provision 14.1039.
2. That Schedule A of By Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 2 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Service Commercial Zone (CS) and a Special Provision 14.627 to Service Commercial Zone (CS) with a Holding Provision (H) and a new Special Provision 14.1039.
3. That Subsection 14 Special Provision 14.627 is deleted from Part 1 and Part 2 of the subject lands.
4. That Subsection 14.Special Provisions is hereby further amended by adding a new Special Provision 14.1039 of the subject lands as follows:

Part 1

14.1039 In lieu of the corresponding provisions in the Urban Residential Type 4 (R4) Zone, the following shall apply to Part 1 of the subject lands identified on Map A:

- a) Notwithstanding the definitions of “Lots” in Section 2.0 of this By-Law, Part 1 of the subject lands identified on Map A (attached to and forming part of this By-Law), shall be considered as one lot.
- b) Maximum building height – 13 meters
- c) Minimum rear yard setback
 - i. Attached garage – 3 meters

Part 2

14.1039 In lieu of the corresponding provisions in the Service Commercial Zone (CS), the following shall apply to Part 2 of the subject lands identified on Map A:

14.1039 In addition to the uses *permitted* in the Service Commercial Zone (CS), the following uses shall also be permitted:

- a. Notwithstanding the definitions of “Lots” in Section 2.0 of this By-Law, Part 1 of the subject lands identified on Map A (attached to and forming part of this By-Law), shall be considered as one lot.
- b. Dwelling units in a commercial building, a boutique, a college or trade school, a delicatessen and specialty food stores, an office accessory to a shopping centre operation and a retail store.
- c. Maximum *building height*: 30 meters or 6 stories.

In accordance with the corresponding provisions of Section 4.0 Off Street Parking, the following provisions apply, only for Part 2 of the subject lands identified on Map A:

- a. A reduction in residential parking (1.25 parking spaces per dwelling unit);
 - b. Commercial parking (1 space per 35 square meters of useable floor area).
5. That the holding (H) provision of this By-Law shall be removed upon receipt of acknowledgement of a Record of Site Condition to the satisfaction of the General Manager, Community Development (or designate) and the registration of a site plan agreement to the satisfaction of the General Manager of Community Development (or designate).

6. That this By-Law shall become effective upon final approval of the related Amendment number 159 to the Norfolk County Official Plan.

ENACTED AND PASSED this 17th day of October, 2023.


Mayor A. Martin


County Clerk G. Scharback

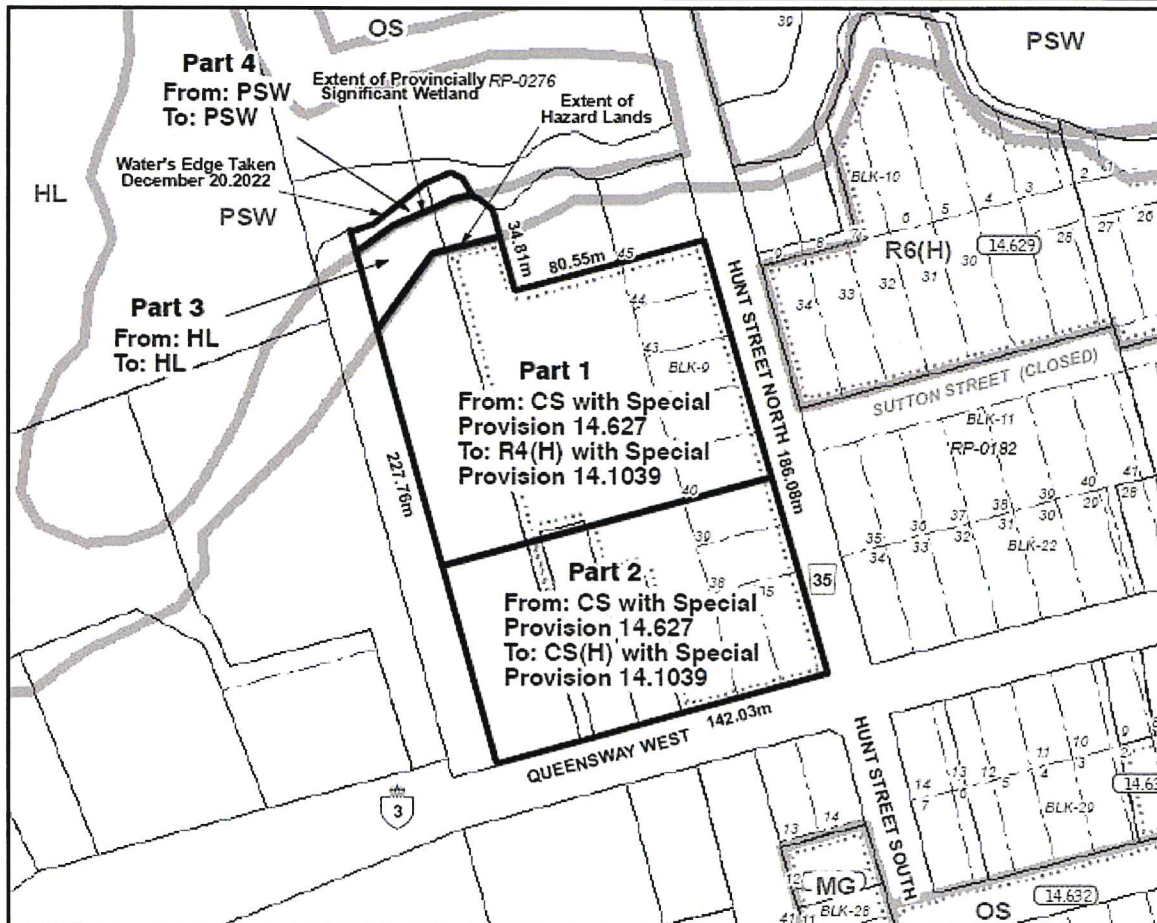
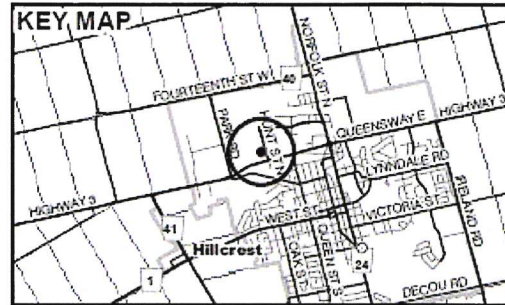
MAP A

ZONING BY-LAW AMENDMENT

NORFOLK COUNTY

In the Urban Area of

SIMCOE



LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

(H) - Holding

CS - Service Commercial Zone

MG - General Industrial Zone

HL - Hazard Land Zone

OS - Open Space Zone

PSW - Provincially Significant Wetland Zone

R6 - Residential R6 Zone



1:2,500

105 0 10 20 30 40 Meters

This is MAP A to Zoning By-law _____

Passed the _____ day of _____

Mayor: A. Martin

Clerk: G. Scharback

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

This By-Law affects a parcel of land described as Part Lot 2, Lots 35, 36, and 38 to 44, Block 9, Windham Concession 14, Urban Area of Simcoe, Norfolk County, located at 395,403 and 405 Queensway West, Simcoe.

The purpose of this By-Law is to change the zoning on Part 1 of the subject lands from Service Commercial (CS) with Special Provision 14.627 to Urban Residential Type 4 (R4) with a new Special Provision 14.1039 and a Holding (H). The change would establish a maximum building height of 13 meters and a minimum rear yard setback to facilitate the development proposal to accommodate 38 group townhouses.

In addition, the purpose of this By-Law is to change the zoning on Part 2 of the subject lands from Service Commercial (CS) with Special Provision 14.627 to Service Commercial (CS) with a new Special Provision 14.1039 and a Holding (H) to allow additional permitted uses on the subject lands. This includes dwelling units in a commercial building, a boutique, a college or trade school, a delicatessen and specialty food stores, an office accessory to a shopping centre operation and a retail store. The new special 14.1039 provision would also allow for a maximum building height of 30 meters or 6 storeys, a reduction in residential parking (1.25 parking spaces per dwelling unit) and commercial parking (1 space per 35 square meters of useable floor area).

The holding "(H)" provision will ensure a development agreement has been executed and registered on title. A condition of the Holding (H) is also that the recommendation of the Environmental Site Assessment(s) be completed and that a Record of Site Condition be obtained.