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Public Hearings Committee – June 01, 2021

Subject: 28CDPL2021033 and ZNPL2021031 – An application has been received (ZNPL2021031) to rezone a portion of the subject lands from Urban Residential Type 4 Zone (R4) to Urban Residential Type 6 Zone (R6) with site-specific Special Provisions to permit a 5-storey, 48-unit apartment building and additional site specifics for the remainder of the subject lands to permit a 61-unit townhouse development. Submitted concurrently is (28CDPL2021033) to request approval of Draft Plan of Vacant Land Condominium. IBI GROUP on behalf of WARREN D. SINCLAIR CONSTRUCTION LTD. has put forth the application affecting the legally described as d legally identified as Part Lots 16 and 17, Concession Gore, Geographic Township of Woodhouse, designated as Parts 1 and 2, Plan 37R9515 and Parts 1 and 2, Plan 37R-10116, together with an easement over Part 4 on Plan 37R9515 as in NR602508, Simcoe.

Report Number: CD 21-42
Division: Community Development
Department: Planning
Purpose: For Information

Executive Summary:

This Public Meeting report is for a draft plan of condominium application and a zoning by-law amendment submitted by IBI GROUP on behalf of WARREN D. SINCLAIR CONSTRUCTION LTD. affecting the subject lands located at Rob Blake Way, Simcoe. This report describes the proposed application and includes an overview of the relevant policies and regulations that will be evaluated as part of a future comprehensive recommendation report.

The application is proposing to rezone a portion of the subject lands from Urban Residential Type 4 Zone (R4) to Urban Residential Type 6 Zone (R6) with site-specific special provisions to permit a 5-storey, 48-unit apartment building on a portion of the lands and a 61-unit townhouse development on the remainder of the subject lands.

A Draft Plan of Condominium application is being reviewed concurrently (28CDPL2021033) to facilitate the development of the proposed vacant land condominium.

This report is presented as part of the statutory public meeting required by the Planning Act. Following further review and any recommended revisions, a subsequent report will be brought forward containing a recommendation for Council's consideration.

Discussion:

Site Features and Land Use

The subject lands are comprised of two parcels that currently do not have a municipal address, however, the lands are located adjacent to Rob Blake Way, south of Queensway West, in the urban area of Simcoe. The site has an approximate area of 3.85 hectares (9.5 acres) and is currently vacant with the vegetation and trees concentrated along the western property line and southern portion of the lands. Surrounding land uses include Norview Lodge, a long-term care home owned and operated by Norfolk County located at 44 Rob Blake Way as well as other institutional uses including Service Ontario, the Norfolk County Ontario Provincial Police Detachment, courthouse and a Norfolk County Yard are located to the north. A wooded area classified as a significant woodlot containing a provincially significant wetland is located to the south and actively cultivated agricultural land is situated to the west.

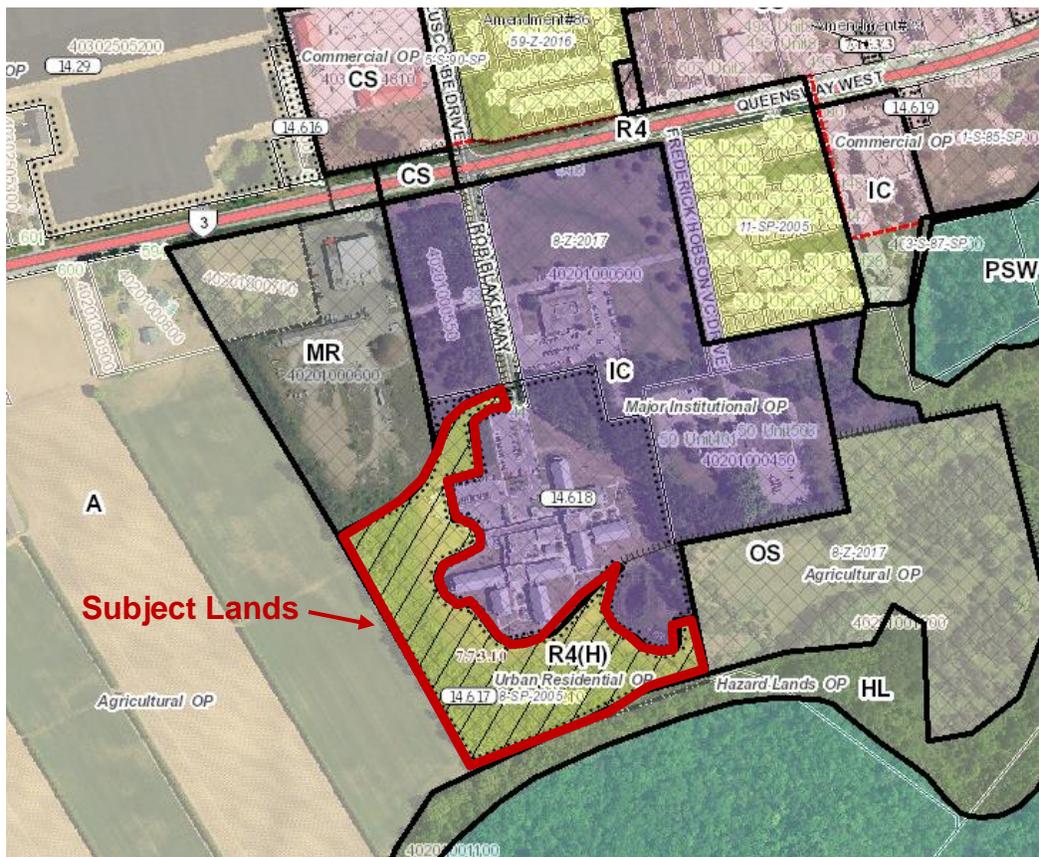


Figure 1: The location of the subject lands and surrounding uses.

Development Proposal

The application is proposing to rezone a portion of the subject lands from Urban Residential Type 4 Zone (R4) to Urban Residential Type 6 Zone (R6) with site-specific special provisions to permit a 5-storey, 48-unit apartment building on a portion of the lands and a 61-unit townhouse development on the remainder of the subject lands for a total of 109 dwelling units. The proposed townhouses and apartment are significantly setback from the retirement home, thus reducing the shadowing and overlook onto the adjacent residences. Two amenity spaces are also incorporated into the proposed development to provide recreational space for future residents. One space is located near the northern entrance and the second proposed space is located centrally on the east side of the interior road.

It is anticipated that these amenity spaces will be programmed as community gardens for the residents, although details will be determined through a future site plan application, if the rezoning application is approved by Council.

Each townhouse will have a dedicated parking space within a garage in addition to a parking space located in the driveway. A number of units will have two car garages and double wide driveways. To complement the parking for each unit, 15 visitor parking stalls are also proposed for the townhouse portion of the site. Additionally, 58 parking spaces are proposed for the apartment block, as shown on the concept site plan. A parking rate of 1.21 parking spaces per apartment unit is achieved.

The townhouse development is contemplated as a 'net zero' development and is aiming to achieve a high standard of environmental sustainability. The apartment development is also anticipated to achieve a similar standard of environmental sustainability.

The applicants have submitted a Vacant Land Condominium Plan to be reviewed concurrently with the zoning amendment. The purpose of the Vacant Land Condominium is to create the individual townhouse lots and to create the proposed apartment block, which will be its own lot within the Vacant Land Condominium. Common elements will include shared drive aisles, visitor parking spaces, sidewalks, amenity spaces, as well as off-street parking spaces for residents living in the proposed apartment.

The Planning Justification Report (PJR) dated December 18, 2020, prepared by IBI Group, identifies the following Norfolk County Official Plan policies in support of the proposed development:

- Section 6.5.1, Simcoe Urban Area and efficient use of infrastructure and municipal services, the PJR notes that the proposed development makes efficient use of lands considered underutilized within the urban area and the development will connect to the existing municipal services.
- Section 5.3 b), Housing and Targeted Growth, the proposal provides a mix of housing types, such as townhouses and an apartment, which will contribute an additional 109 residential dwelling units into the County's housing stock.

- Section 7.7, Urban Residential, Building form and Density, the PJR states, “In terms of the density requirements, medium density uses like townhouses shall have a net density between 15 and 30 units per hectare. Given that the subject lands are approximately 3.845 hectares in size and include 61 townhouse units, this represents a net density of 15 units per hectare and conforms to the Official Plan. It is also understood that the Norfolk County Official Plan does not include a specific net density requirement for higher density uses such as apartments.”
- Section 7.7.3.10, Norview Residential Area Site Specific Policy Area, states frontage on an open public road is not required. The proposal is consistent with this policy direction.
- Section 3.5, Natural Heritage Systems, an Environmental Impact Statement has been conducted by NRS Inc. and will be finalized following a functional review of the proposed development concept. The report recommends maintaining appropriate setbacks from the adjacent wetland and woodland, which are illustrated on the on the concept plan.
- Section 3.3, Source Water Protection, the entirety of the subject lands are located within the Wellhead Protection Area and located within the Issue Contributing Area (Nitrate) as illustrated on Schedule D-4 of the Official Plan. They have also been assigned a Vulnerability Score of 10, which is the highest score on the scale. To address the concerns of negatively impacting the quality of water that flows into wells maintained for drinking water, a Stormwater Management Brief and Environmental Impact Study have been conducted.

The applicant submitted the following supporting documentation as part of a complete application:

- Archeological Assessment
- Concept Plan
- Draft Plan of Condominium
- Environment Impact Study
- Functional Servicing Report
- Geo Technological Report
- Planning Justification Report
- Reference-Plan (R-Plan)
- Stormwater Management Study
- Traffic Impact Study

approved subject to Site Plan approval and a holding provision to ensure that a site plan agreement was entered into to facilitate the proposed development. The Site Plan agreement never materialized and the site remains vacant.

Below is a high level discussion of the applicable policies for the subject lands. A more detailed analysis will be included in a future staff report.

Provincial Policy Statement, 2020

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 directs municipalities to focus their growth within settlement areas where full municipal services are available.

Section 1.0, Building Strong Healthy Communities, specifically promotes efficient development and land use patterns that provide for a range and mix of residential types and states to avoid development and land use patterns which may cause environmental, public health and/or safety concerns.

Section 2.0, Wise Use and Management of Resources provides direction regarding natural heritage and the efficient use of water in regards to servicing growth.

Section 3.0 of the Provincial Policy Statement outlines that development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public safety or of property damage, and not create new or aggravate existing hazards. This policy will be further reviewed in detail within the context of existing and proposed uses, flood plain statistics and mitigation measures.

A detailed evaluation of the application against the applicable policies of the Provincial Policy Statement will be included in a future comprehensive report.

Official Plan Considerations

Existing Land Use Designation: "Urban Residential and 7.7.3.10, Simcoe – Norview Residential Area Site Specific Policy Area"

Section 6.4 Urban Areas recognizes that each Urban Area, as illustrated on Schedule "A" – Community Structure, is unique and will accommodate a varied range and type of growth and development. Urban areas are intended to incorporate a full range of housing types. 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 to sustain the financial well-being of the County of the long-term. Specifically, "development of vacant land within the Urban Area boundary on the edge of the existing built-up portions of Urban Areas shall include efficient provision of water supply, sanitary sewers, roads, parks, schools and other public community and municipal services. Development shall proceed in a staged and sequential manner,

considering the existing pattern of the Urban Area.” Through policy 6.5.1.2, the County shall promote Simcoe as a major service centre to meet the diverse needs of residents, employees and visitors to the County.

Section 7.7, Urban Residential Designations specifies that urban areas are expected to accommodate attractive neighbourhoods that provide for a variety of uses that are integral to and supportive of a residential environment. A variety of housing types to meet the needs of a diverse population will be encouraged.

Section 7.7.1, Permitted Uses in the Urban Residential designation, permits medium and high density residential uses in the building form of townhouse dwellings and apartments, except in Courtland. Section 7.7.2 b) notes that townhouses and other medium density housing forms shall generally have a net density between 15 and 30 units per hectare (except in Courtland) and establishes the criteria new medium density residential developments shall meet. Similarly, Section 7.7.2 c) provides the criteria for high density residential uses, including apartment buildings that must be achieved, especially when in close proximity to lower density residential developments.

Section 7.7.3.10, Simcoe – Norview Residential Area Site Specific Policy Area, applies to the site and notes that frontage on an open public road shall not be required.

Section 8.9.3, Servicing Allocation and Phasing, 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.”*

Sections 3.3, Source Water Protection and Natural Heritage Systems will be discussed in the subsequent planning report. The PJR provided by the applicant notes that an Environmental Impact Statement and Stormwater Management Brief have been completed to mitigate environmental risks associated with the development.

A comprehensive evaluation of the application against all the applicable policies of the Official Plan will be included in a future report.

Zoning By-Law Considerations

Existing Zoning: “Residential Type 4 Zone (R4) Holding (H)”

Uses permitted in the “Residential Type 4 (Holding) (R4(H))”, as outlined in Zoning By-law 1-Z-2014 include:

- a) group townhouse
- b) stacked townhouse
- c) street townhouse

- d) semi-detached, duplex, tri-plex and four-plex dwellings provided they are located on the same lot with, and in accordance with the Zone provisions of, group townhouse
- e) home occupation
- f) accessory residential dwelling unit, subject to Subsection 3.2.3 [7-Z-2020].

Proposed Zoning: “Residential Type 4 (R4)” with Special Provisions and “Residential Type 6 (R6)” with Special Provisions

To facilitate the proposed development, the applicant has requested to amend the zoning to “Residential Type 4 (R4)” with Special Provisions to accommodate townhouses and “Residential Type 6 (R6)” with Special Provisions to permit the development of an apartment dwelling on the subject lands.

The site specific special provisions of the R4 and R6 Zones are summarized in the table below:

Table 1: Summary of Existing R4 Zoning Provisions compared to Proposed Amendments

Zoning By-law Section	Provision	Required (per unit)	Proposed
5.4.2 d)	Minimum exterior side yard: i) with a 6 metre front yard	i) 6 metres	<i>Unit 7 – 3.1 m Unit 26 – 4.1 m Unit 54 – 4.2 m Unit 61 – 5.1 m</i>
5.4.2 f)	Minimum rear yard: i) attached garage	i) 7.5 metres	<i>i) Min. 6 m proposed</i>
4.2.5 a) and b)	Landscape Area:	A minimum of 50 percent of the front yard shall be maintained as landscape area. In the case of a corner lot, a minimum of 50 percent of each of the front yard and exterior side yard shall be maintained as landscape area.	<i>Units 2, 4, 8, 9, 11, 15, 16, 20, 22, 24, 28, 31, 32, 33, 37, 41, 45, 46, 51, 52, 56, 58, and 60 – 35%</i> <i>Units 1, 7, 13, 25, 29, 34, 38, 39, 54, and 55 – 45%</i>

The following table uses the R6 regulations that pertain to the proposed ‘Apartment Dwellings’ on Block 62 in which our client is seeking relief from:

Table 2: Summary of Existing R6 Zoning Provisions compared to Proposed Amendments

Zoning By-law Section	Provision	Requirement	Proposed
5.6.2 a)	Minimum lot frontage:	30 metres	<i>0 metres, no frontage on a municipal street</i>
5.6.2 b)	Minimum front yard:	3 metres	<i>N/A</i>
5.6.3	Step Back of Upper Floors:	The exterior wall of each floor of a building facing a street and located above four (4) storeys shall be stepped back 2 metres from the exterior wall of the 4th storey and each floor above six (6) storeys shall be setback an additional 2 metres from the exterior wall facing a street.	NA – does not face municipal street
4.9 b) and f)	Parking Spaces (including Visitor):	1.83 parking spaces per dwelling unit (1.5 parking spaces for each dwelling unit and 1 visitor space for every 3 dwelling units)	<i>1.21 parking spaces per dwelling unit</i>

Site Plan

In support of the proposed zoning by-Law amendment and vacant land condominium application, the applicant intends to submit a formal Site Plan application to be processed concurrently with the proposed zoning by-law amendment following a staff review and functional acceptance of the layout is received.

Technical Circulation Comments:

The technical comments received from departments and agencies to date are attached within Appendix A and form part of this Statutory Public Meeting report. Pending comments and will be provided to the applicant as soon as received and presented in the future report. Key technical comments to date highlight further analysis is required with respect to sanitary, water and stormwater management considerations along with comments to assist with zoning, future agreements and building requirements.

Public Comments:

No public input was received at the time of preparing this report. This report is being presented as part of the statutory public meeting, and any public comments will be considered for future recommendation.

Preliminary Review

The following is a summary of key issues and components that will be reviewed further before the completion of a recommendation report:

Key Items	Preliminary Review
Roads 	Further information is necessary in regards to the internal road system and impacts to Norview Lodge surrounding use and to ensure there is appropriate emergency access.
Servicing (W & WW) 	Confirmation of servicing capacity and system design is necessary prior to moving this application forward for a recommendation report. Additional meetings with Development Engineering may be required to address these components.
Hazard Lands 	The subject lands are located adjacent to HL zone, further discussion is necessary in relation to the proposed development.
Built Form 	Design discussion to occur at greater detail at site plan stage. However, further review in regards to the removal of step back requirements.
Housing 	The development offers options of higher density housing in the form of townhouses and apartment style development
Climate Change 	The proposal includes a net-zero target, which could be the first of this type of development within the County.

Strategic Plan Linkage:

This report aligns with the 2019-2022 Council Strategic Priority "Foster Vibrant, Creative Communities".

Explanation:

The proposed development will contribute to diverse housing options in Simcoe.

Conclusion:

The purpose of this report is to summarize the planning application proposal, provide the comments received from applicable departments and agencies, summarize comments received from member of the public, and to provide general information in relation to the overall application.

A detailed recommendation report, responding to any outstanding matters, including those brought forward by members of the public, will be submitted to Norfolk County Council at a future meeting.

Recommendation(s):

THAT Report CD 21-42, Public Hearing report for 28CDPL2021033 and ZNPL2021031 be received for information;

THAT any outstanding technical comments and requirements necessary prior to bringing forward a recommendation report be addressed;

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

Attachment(s):

Maps 1 to 4

Appendix A Technical Circulation Comments

Appendix B Draft Plan of Condominium

Appendix C Planning Justification Report dated December 18, 2020 prepared by IBI Group.

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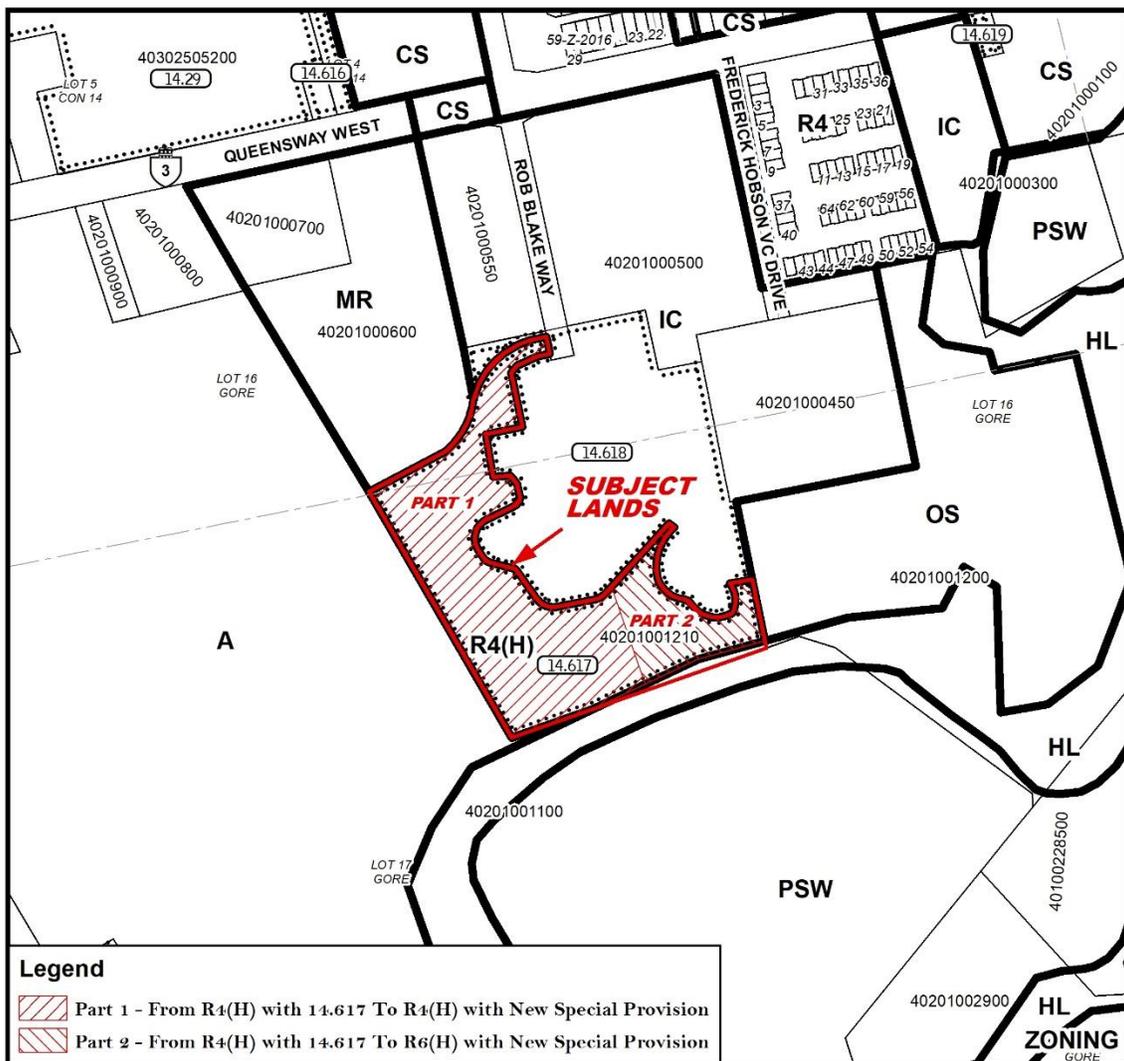
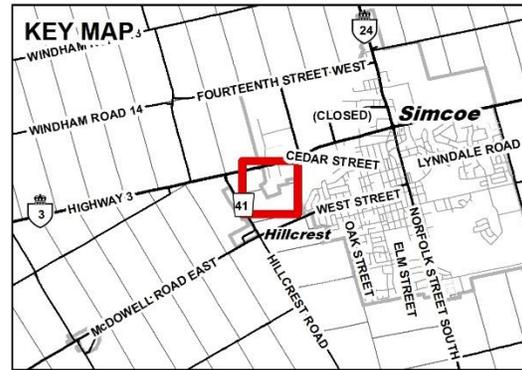
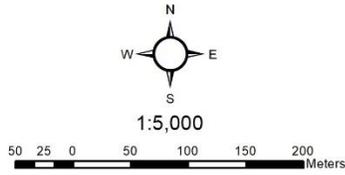
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MAP 1

File Number: ZNPL2021031 & 28CDPL2021033

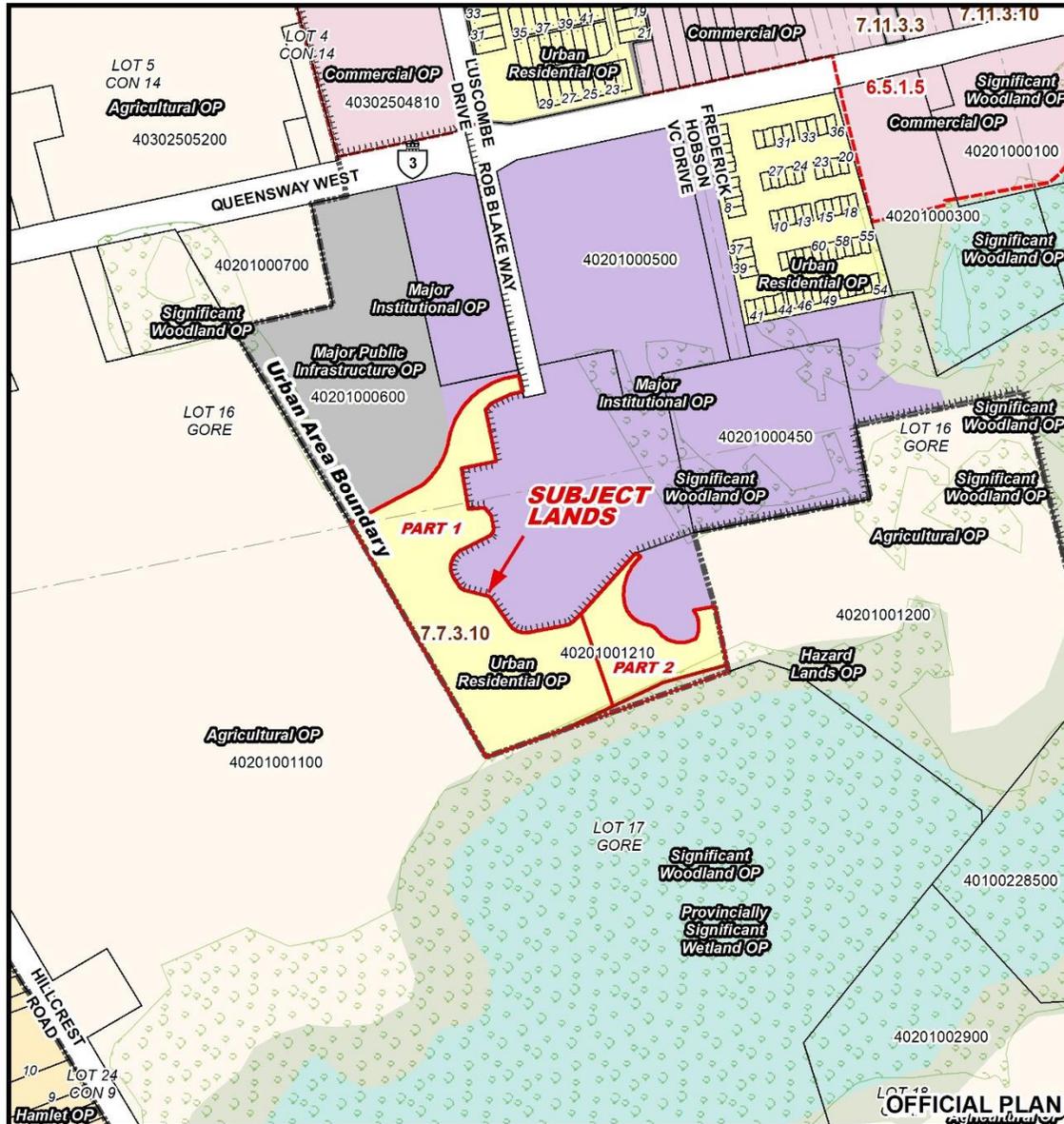
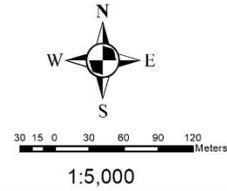
Geographic Township of
WOODHOUSE



MAP 2

File Number: ZNPL2021031 & 28CDPL2021033

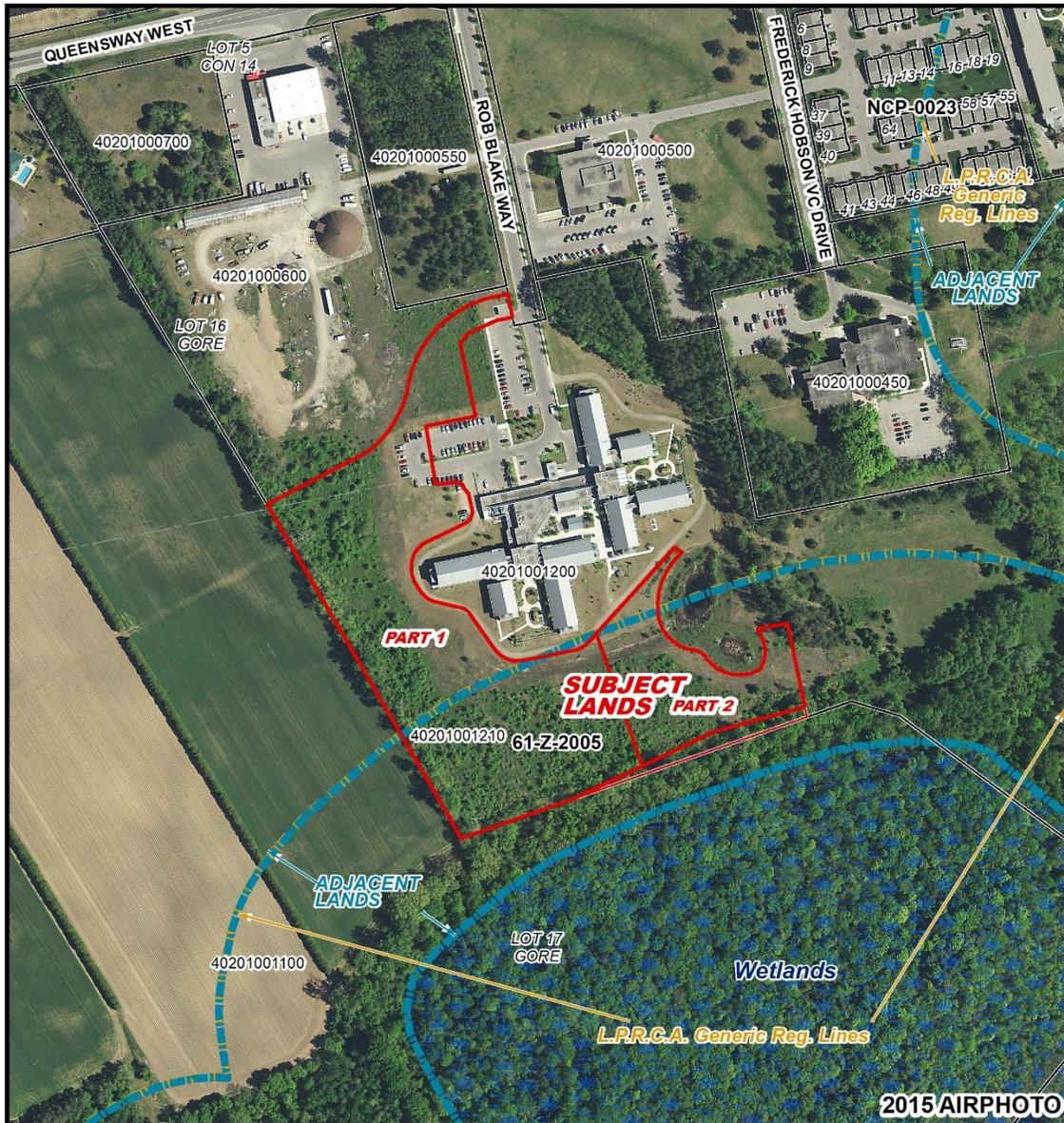
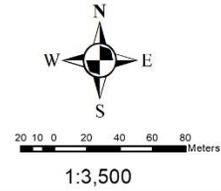
Geographic Township of WOODHOUSE



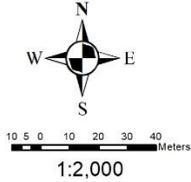
MAP 3

File Number: ZNPL2021031 & 28CDPL2021033

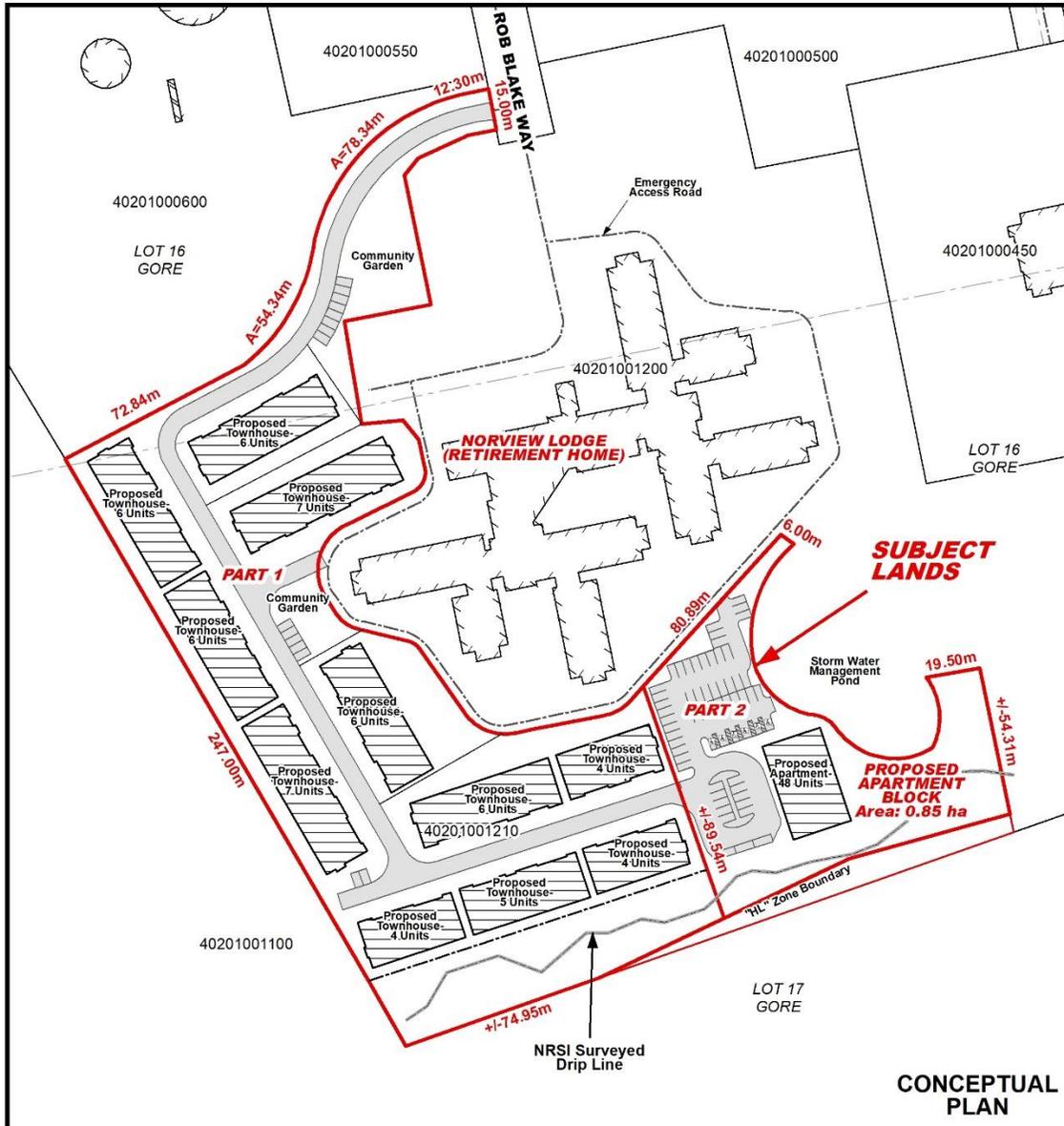
Geographic Township of WOODHOUSE



MAP 4
File Number: ZNPL2021031 & 28CDPL2021033
Geographic Township of WOODHOUSE



A north arrow is located in the top right corner of the map frame, with 'N' at the top, 'S' at the bottom, 'E' to the right, and 'W' to the left. Below the north arrow is a scale bar marked from 0 to 40 meters in increments of 10. The text '1:2,000' is printed below the scale bar.



28CD2021033/ ZNPL2021031 Appendix A: Circulation Comments

Development Engineering: Development Engineering has reviewed application ZNPL2021031 and have the following comments;

General Comments:

1. All plans, reports and studies identified are to be submitted at the time of site plan application.
2. Water / wastewater allocation will not be issued as part of the zoning by-law amendment. Applicant is to confirm capacities at the time of site plan application, at the time registration of agreement\approval allocation will be provided for the development, if available.
3. Full Development Engineering comments will be provided at time of Site Plan submission.
4. Preliminary modelling has been completed for Sanitary and Water to determine if conveyance capacity is available. Currently the modelling suggest that water mains outside of the proposed site plan, in the county right of way will need to be upsized to accommodate the current proposal.
5. As per the Pre Consultation minutes a full Storm Water Management report was required at the Zoning stage stamped by an Engineer. As mentioned in the pre consultation minutes "Any upgrades to the existing SWM Facility must include an amended MECP ECA at the owner's expense". Confirmation from the engineering consultant is required to ensure the existing storm water management pond is designed to accommodate the proposed developments Stormwater run-off.
6. Any recommendations/upgrades from the Traffic Impact Study required to facilitate this development will be the responsibility of the developer.
7. Additional meetings may be required to resolve Engineering issues.
8. Norfolk County understands that currently the applicant has a legal right to the fire lane which surrounds the neighboring property. Development Engineering is now requesting that the applicant release this easement as a condition now that the has legal frontage on Rob Blake Way.
9. As per Norfolk County By-law 2013-65, only one domestic water service pipe shall be installed per condominium Corporation. Therefore the development will not be permitted a connect into Norview's private domestic water supply.

10. We request that the private servicing be kept within the development property, if they cannot then additional registered easements may become necessary for both the Water main and Sanitary Sewer Infrastructure located on Street "C".

11. A storm sewer agreement between Norfolk County and the Developer will be required if storm water is to be discharged to the existing Stormwater management facility on the neighboring property.

Long Point Region Conservation Authority (LPRCA): No comments received at this time.

Zoning: Reviewed – Comments are as follows:

- Zoning table did not include parking calculations, must provide parking in zoning table to confirm it is met.
- Rear decks must be 1.2m away from interior lot lines.
- Rear decks must be 3.0m away from rear lot lines.
- Accessible parking spaces must be labelled.
- Ensure parking spaces in garage are minimum 3.3m wide and 5.8m in length with no interrupted space like stairs, or landings.

Building: Reviewed – Comments are as follows:

- A completed Building Permit Application Form
- Schedule 1: Designer Information
- Energy Efficiency Design Summary
- Application MUST be signed by owner of the property/authorized agent
- Two (2) copies or editable PDF's of a dimensioned plot plan/survey
- Two (2) copies or editable PDF's of dimensioned construction drawings
- BCIN from a qualified designer
- Roof truss layout (where required)
- Engineered floor system layout (where required)
- Engineered beam details (i.e. Parallam, Micro-lam) (where required)
- Engineered fire wall details (where required) € Heat loss calculations
- Ventilation duct design
- Water and sewer connection permit (where required)
- Zoning review approval
- Approved lot grading certificate
- Conservation authority construction permit (where required)
- Other applicable law (where required)
- Payment of ALL applicable fees € Payment of development charges
- **Private or Street or otherwise to comply with O.B.C. 9.10.20.3.**

Fire: Reviewed – Comments are as follows:

- The Fire Department has no concerns with this proposal.

Financial Services: Reviewed - Comments are as follows:

This application would have a positive impact on assessment growth and tax revenues. The amount of growth is dependent on the assessment of the properties by the Municipal Property Assessment Corporation (MPAC). Norfolk County would also receive Development Charges as per the most recent Development Charges By-law. This would be offset by increased costs as a result of Norfolk County assuming the subdivision infrastructure, amenities and operating costs. Accounting Services will work with Planning staff to administer the required security deposits of the potential development.

Geographic Information Systems (GIS): Reviewed – Comments are as follows:

- Please contact Norfolk GIS for new civic addresses when building.

Agreement Coordinator: Reviewed – Comments are as follows:

I am excited to be working with you during the agreement stage of your development until the final release of your performance securities. I recommend that the Holding (H) provision on your land zoning remain in place until a development agreement has been executed and registered on title.

The Owner will be required, at its expense, to obtain and keep in force, insurance coverage until the securities have been released at the completion of your project. Your surveyor, engineer and architect will also be required to provide insurance for professional liability.

Recommended conditions will be prepared as part of the planning report. You will need to clear these draft plan conditions prior to registration of an agreement. If it is determined appropriate, a condition of the development of land, will be the requirement for a cash-in-lieu parkland payment. This payment is determined from a land appraisal (preconstruction) prepared for the Owner at its expense.

If there are any charges or mortgage holders on your property they will be required to postpone their interest on the property to the County's development agreement.

Paramedic Services: No comments received.

Forestry: No comments received.

Health and Social Services: No comments received.

Tourism and Economic Development: No comments received.

Final

Planning Justification Report Rob Blake Way, Simcoe



Prepared for Warren D. Sinclair Construction Ltd.
by IBI Group
December 18, 2020

Document Control Page

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1 Introduction

On behalf of our client, Warren D. Sinclair Construction Ltd., please accept this Planning Justification Report (“Report”) and supporting material regarding the proposed development of the property adjacent to Rob Blake Way and legally identified as Part Lots 16 and 17, Concession Gore, Geographic Township of Woodhouse, designated as Parts 1 and 2, Plan 37R-9515 and Parts 1 and 2, Plan 37R-10116, together with an easement over Part 4 on Plan 37R-9515 as in NR602508, County of Norfolk. The property does not currently have an assigned municipal address and for the purposes of the report will be referred to as ‘the site’, ‘subject property’ and/or ‘subject lands’.

Our client is proposing to develop the site as a Vacant Land Condominium containing 61 townhouse units, and a 5-storey, 48-unit apartment as shown on the proposed Site Plan in **Appendix A**. In order to advance the proposed development, our client is proposing a Zoning By-law Amendment, Vacant Land Condominium and Site Plan Application (to be submitted at a later date) to permit the proposed development on the subject lands.

The purpose of this Report is to provide planning justification for the proposed development by analyzing the land use planning framework applicable to the subject property, including Provincial legislation, plans and policy, and the Norfolk County Official Plan.

Based on our analysis of the site and applicable planning policies, it is our opinion that the proposed development has regard for the “Matters of Provincial Interest” set out by the Planning Act, is consistent with the Provincial Policy Statement, and conforms to the policies outlined in the Norfolk County Official Plan. The proposed development makes efficient use of vacant land and contributes to the Town of Simcoe’s housing stock through medium-density development. Based on the foregoing, it is our opinion that the proposed development represents good planning and is appropriate for the subject lands and surrounding area.

2 Site Location and Context

2.1 Municipal Address and Legal Description

The subject lands are comprised of two parcels and currently do not have a municipally address, however, the lands are located adjacent to Rob Blake Way.

The subject lands are legally identified as Part Lots 16 and 17, Concession Gore, Geographic Township of Woodhouse, designated as Parts 1 and 2, Plan 37R-9515 and Parts 1 and 2, Plan 37R-10116, together with an easement over Part 4 on Plan 37R-9515 as in NR602508, County of Norfolk.

2.2 Site Description and History

The subject lands have a total area of approximately 3.845 hectares (38,450 square metres). As shown in Figure 1, the subject lands are currently vacant and contain trees and natural vegetation predominantly along the southern and western portion of the property.

The subject lands largely surround the property municipally addressed as 44 Rob Blake Way, which contains a retirement home known as the ‘Northview Lodge’. To the south, the property is adjacent to a wooded area containing a Provincially Significant Wetland and classified as a Significant Woodland. Actively farmed agricultural lands are located to the west of the subject

lands. Institutional uses including Service Ontario, a courthouse, Ontario Provincial Police Detachment for Norfolk County, as well as a Public Works Yard are located to the north and east.

The subject lands have previously been subject to planning processes for a similar proposal involving a two-phased, 101-unit townhouse development. In 2005, Norfolk County passed Zoning By-law 61-Z-2005 which successfully amended the zoning of the subject lands from Community Institutional (CI) to Urban Residential Type 4 Zone (R4) – Holding (H). This allowed for the development of townhouse dwelling units on the subject lands.

In addition to the Zoning By-law Amendment, a Draft Site Plan Agreement was established in 2010 for the 101-unit townhouse development, however, the agreement was never finalized. Despite the proposed development never materializing, it is understood that Town and County Officials were supportive of this proposal as expressed by the decision of Council on the Zoning By-Law Amendment application



Figure 1: Location of the Subject Property

2.3 Neighbourhood Context

The subject property is generally located on the northwestern corner of the Town of Simcoe and within the periphery of the Town's urban area boundary. The location of the subject property is shown on Figure 1.

The surrounding area can be described as a mixed use area a mix of residential, institutional, commercial, agricultural and natural heritage uses. The closest residential use is located to the north-east, on the property known as 510 Queensway West at the corner of Frederick Hobson VC Drive and Queensway West. This property is a condominium comprised of 64 townhouse units and common amenity areas.

The subject lands are located to the south of Queensway East (Provincial Highway 3) which provides a linkage to Town's core area. It is estimated that the subject lands are within a 5 to

10-minute drive of the downtown, providing future residents access to a broad range of uses like retail, commercial, restaurant and institutional. The Norfolk General Hospital is also located to the south-east of the subject lands.

The subject property is located within walking distance of the Ride Norfolk, S4 Bus Stop in front of 44 Rob Blake Way. This bus route provides an alternative method of transportation to the Town's core area to the east.

The following table highlights the land uses within close proximity of the subject property. This table is to be read in conjunction with the Neighbourhood Context Map, in Figure 2.

No.	Description
1	Northview Lodge
2	Courthouse and Service Ontario
3	Ontario Provincial Police Detachment for Norfolk County
4	Public Works Yard
5	Active Agricultural Lands
6	Provincially Significant Wetland
7	Significant Woodland
8	Townhouse, Condominium Dwellings
9	Cedarwood Village Retirement Home
10	Turkstra Lumber (building material store)
11	CrossFit Aduro (Gym)
12	Queensway Therapy
13	Proctor Marine (Boat dealership)
14	Simcoe Natural Foods
15	Habitat for Humanity
16	Simcoe Honda
17	Jiffy Lube
18	Colonel Stalker Park
19	Cedar Street Community Church
20	Simcoe Physiotherapy Centre
21	Kinsman Splash Park
22	Norfolk General Hospital
23	Simcoe Recreational Centre
24	Simcoe Downtown Core



Figure 2: Neighbourhood Context Map

3 Proposed Development

3.1 Overview of Development Concept

The applicant is proposing the comprehensive development of the site as a sustainably developed community. The proposed development consists of mixed housing types, which includes 61 townhouse units in the form of street townhouses, and a 5-storey 48-unit apartment as shown in Figure 3 and **Appendix A**. Therefore, a total of 109 dwelling units are being proposed on the subject lands. The townhouse development is contemplated as a ‘net zero’ development, achieving a high standard of environmental sustainability. The apartment development is anticipated to achieve a similar standard of environmental sustainability.

Each townhouse will have a dedicated garage parking space in addition to an additional parking space provided in the form of a driveway. As shown on the proposed Site Plan, many of the units have two car garages and double wide driveways. In addition to this, 15 visitor parking stalls are proposed for the townhouse portion of the site.

Additionally, 58 parking spaces are being proposed for the apartment block as shown on the proposed site plan, thus achieving a parking rate of 1.21 parking spaces per apartment unit.

The proposed development is being advanced as a Vacant Land Condominium Plan. The purpose of the Vacant Land Condominium is to create the individual townhouse units and to create the proposed apartment block (the apartment block will be a block within the VLC). Common elements will include shared drive aisles, visitor parking spaces, sidewalks, amenity spaces, as well as off-street parking spaces for residents living in the proposed apartment.

Given the unique shape of the subject lands, the proposed development will surround the adjacent retirement home from the north-west to the south. Additionally, the proposed

townhouses and apartment are significantly setback from the retirement home, thus reducing the shadowing and overlook onto the adjacent residences.

Two amenity spaces are also incorporated into the proposed development to provide recreational space for future residents. One space is located towards the northern entrance, while the second space is located towards the west. It is anticipated that these amenity spaces will be programmed as community gardens, which will be determined through the future site plan application.

Overall, the development proposal provides an excellent opportunity to create more housing options in the Town of Simcoe. Furthermore, the proposal aims to achieve medium density residential development, thus making efficient use of the vacant and underutilized land.



Figure 3: Proposed Site Plan

3.2 Required Planning Approvals

As previously detailed, the applicant is proposing a Vacant Land Condominium and Zoning By-Law Amendment to accommodate the proposed development. Following functional acceptance of the application by County staff, the applicant will submit a detailed Site Plan application. A description of the proposed development applications is provided as follows:

3.2.1 Zoning By-law Amendment

The proposed development requires relief from the existing R4 zone and to replace the in-effect site-specific zoning applicable to the site. The Amendment to the Zoning By-law proposes the re-zoning of Block 62 on the proposed Vacant Land Condominium Plan to R6 to allow for the development of an 'Apartment Dwelling' on the subject parcel and site-specific relief from the R4 zoning regulations applicable to the remainder of the development detailed in the following chart.

Regulations	Required (per unit)	Proposed
Minimum lot area: i) attached garage ii) corner lot	i) 156 square metres ii) 264 square metres	i) 260 sq. m ii) no corner lot proposed
Minimum lot frontage: i) interior lot ii) corner lot	i) 6.5 metres ii) 11 metres	i) 8 m ii) >12m
Minimum front yard: i) attached garage	i) 6 metres	i) 6 m
Minimum exterior side yard: i) with a 6 metre front yard	i) 6 metres	Unit 7 – 3.1 m Unit 26 – 4.1 m Unit 54 – 4.2 m Unit 61 – 5.1 m
Minimum interior side yard	1.2 metres	Min 1.5 m proposed
Minimum rear yard: i) attached garage	i) 7.5 metres	i) Min. 6 m proposed
Minimum separation between townhouse dwellings:	2 metres	Min 3 m proposed
Maximum building height:	11 metres	2 storeys (< 11 m)
Maximum Units in a Townhouse Dwelling:	No more than eight (8) dwelling units shall be located in a townhouse dwelling.	A maximum of 7 dwelling units per block are being proposed.
Parking Spaces (including Visitor):	2.34 parking spaces per dwelling unit	Townhouses - 2.25 parking spaces per dwelling unit
Landscape Area:	A minimum of 50 percent of the front yard shall be maintained as landscape area. In the case of a corner lot, a minimum of 50 percent of each of the front yard and exterior side yard shall be	Units 2, 4, 8, 9, 11, 15, 16, 20, 22, 24, 28, 31, 32, 33, 37, 41, 45, 46, 51, 52, 56, 58, and 60 – 35% Units 1, 7, 13, 25, 29, 34, 38, 39, 54, and 55 – 45%

	maintained as landscape area.	
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Given that apartment dwellings are not permitted in the R4 zone, the following table uses the R6 regulations that pertain to the proposed 'Apartment Dwellings' on Block 62 in which our client is seeking relief from:

Regulation	Requirement	Proposed
Minimum lot frontage:	30 metres	0 m. No frontage on municipal street.
Minimum front yard:	3 metres	NA
Minimum exterior side yard:	3 metres	3.9 m
Minimum interior side yard:	5 metres	33.5 metres
Minimum rear yard:	9 metres	23.1 m
Maximum building height:	eight (8) storeys	6 storeys
Maximum Floor Area Ratio: iii) six (6) storey building	0.86	0.52
Step Back of Upper Floors:	The exterior wall of each floor of a building facing a street and located above four (4) storeys shall be stepped back 2 metres from the exterior wall of the 4th storey and each floor above six (6) storeys shall be setback an additional 2 metres from the exterior wall facing a street.	NA – does not face municipal street.
Parking Spaces (including Visitor):	1.83 parking spaces per dwelling unit	1.21 parking spaces per dwelling unit

3.2.2 Site Plan

In support of the proposed Zoning By-Law Amendment and Vacant Land Condominium a Conceptual Site Plan has been prepared and submitted as part of the complete applications. Following staff review of the complete applications and functional acceptance on the layout of the proposed development a formal Site Plan application will be advanced to be processed concurrently with the proposed Zoning By-Law Amendment and Vacant Land Condominium applications.

4 Land Use Planning Framework

The use and development of the subject property is guided by a land use planning framework comprised of the Planning Act, Provincial Policy Statement, Norfolk County Official Plan, and Norfolk County Zoning By-Law. This section of the Report discusses the proposed development in relation to the applicable land use planning framework.

4.1 Planning Act

The Planning Act, R.S.O. 1990 sets out the legislative framework for land use planning in Ontario, and provides the authority for the Minister of Municipal Affairs and Housing to issue policy statements and plans to guide land use planning and development in the province. The Act also sets out the legislative framework for local land use planning tools and plans, including Official Plans, Zoning By-Laws and Site Plan Approvals.

4.1.1 Matters of Provincial Interest

Section 2 of the Planning Act outlines various “Matters of Provincial interest”, which decision-makers must have regard to in carrying out their duties under the Act. These Matters are summarized and addressed in the following table:

Provincial Interest	Demonstration of Regard
a) The protection of ecological systems, including natural areas, features, and functions;	<ul style="list-style-type: none"> An Environmental Impact Study (EIS) was conducted by NRS Inc. to determine the appropriate setbacks and mitigation measures to minimize environmental impact to the Provincially Significant Wetland and the Significant Woodlands to the south of the subject lands. This EIS will be submitted following functional review of the concept plan for review by the County, Province and Conservation Authority.
b) The protection of agricultural resources of the Province;	<ul style="list-style-type: none"> Not applicable. The subject property is located within the existing built boundary of the Town of Simcoe and designated and zoned for residential purposes.
c) The conservation and management of natural resources and the mineral resource base;	<ul style="list-style-type: none"> No mineral resources are anticipated to be impacted by the proposed development.
d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	<ul style="list-style-type: none"> Following the Pre-Submission Consultation Meeting with County staff it was determined that a Stage 1 and 2 Archeological Assessment had previously been conducted on the subject lands, which has been included within the submission. No further study is warranted.
e) The supply, efficient use, and conservation of energy and water;	<ul style="list-style-type: none"> The proposed development will connect to the existing municipal servicing network. Please see the Functional Servicing Report and Stormwater Management Brief enclosed for information related to this Matter of Provincial Interest.
f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	<ul style="list-style-type: none"> The proposed development will connect to the existing municipal servicing network. Please see the Functional Servicing Report and Stormwater Management Brief enclosed for information related to this Matter of Provincial Interest.
g) The minimization of waste;	<ul style="list-style-type: none"> The proposed development is contemplated as a ‘net zero’ development which will achieve a high standard of

Provincial Interest	Demonstration of Regard
	environmental sustainability and reduce the creation of waste.
h) The orderly development of safe and healthy communities;	<ul style="list-style-type: none"> The proposed development promotes the intensification and efficient use of vacant lands located within the Simcoe Urban Area. The proposed development aims to support the orderly and safe development of the subject property.
h.1) The accessibility for persons with disabilities to all facilities, services, and matters to which this Act applies;	<ul style="list-style-type: none"> The proposed development will conform to the requirements of the OBC and the AODA to ensure that accessibility for persons with disabilities is provided.
i) The adequate provision and distribution of educational, health, social, cultural, and recreational facilities;	<ul style="list-style-type: none"> Not applicable, as the proposed development is a residential use.
j) The adequate provision of a full range of housing, including affordable housing;	<ul style="list-style-type: none"> The proposed development will add a mix of housing types to the County's housing stock, including 61 townhouse units and 48 apartment dwellings for a total of 109 dwelling units. This mix of housing options will support the creation of a more diverse housing stock for the community which may be more affordable than conventional detached dwellings.
k) The adequate provision of employment opportunities;	<ul style="list-style-type: none"> Not applicable, as the proposed development is a residential use.
l) The protection of the financial and economic well-being of the Province and its municipalities;	<ul style="list-style-type: none"> The proposed development is a residential use; therefore, it is not anticipated that it will directly impact the financial and economic well-being of the Province and its municipalities.
m) The co-ordination of planning activities of public bodies;	<ul style="list-style-type: none"> The proposed development implements and considers the applicable Provincial and local planning framework.
n) The resolution of planning conflicts involving public and private interests;	<ul style="list-style-type: none"> The proposed development will contribute to the housing stock in the County and was been designed to consider the surrounding uses and natural heritage features around the subject lands.
o) The protection of public health and safety;	<ul style="list-style-type: none"> The proposed development will promote the protection of public health and safety by conforming to the requirements of the OBC and the AODA.
p) The appropriate location of growth and development;	<ul style="list-style-type: none"> The proposed development is located within the Urban Area of the Town of Simcoe, making efficient use of vacant land in the urban boundary.

Provincial Interest	Demonstration of Regard
<p>q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;</p>	<ul style="list-style-type: none"> The proposed development is located within walking distance of the Ride Norfolk, S4 Bus Stop in front of 44 Rob Blake Way. While the proposed development is predominantly auto-oriented, the proposed parking reduction may incentivize the use of active transportation to an extent.
<p>r) The promotion of built form that,</p> <p>i) is well-designed,</p> <p>ii) encourages a sense of place, and</p> <p>iii) provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.</p>	<ul style="list-style-type: none"> The proposed development has been designed to acknowledge and compliment the neighbourhood which predominantly consists of institutional, agricultural and natural heritage land uses. The proposed development aims to achieve a high standard of architectural and urban design to create a unique sense of place.
<p>s) The mitigation of greenhouse gas emissions and adaptation to a changing climate.</p>	<ul style="list-style-type: none"> The proposed development supports climate change adaptation by providing a medium-density built form and will make efficient use of vacant lands. The proposed parking reduction may minimize greenhouse gas emissions from cars. The development is being proposed as 'net zero' achieving a high standard of environmental sustainability.

Based on the information presented in the table above, it is our opinion that the proposed development has regard for the 'Matters of Provincial Interest' set out by the Planning Act.

4.2 Provincial Policy Statement, 2020

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy framework for efficient land use and development patterns that support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth, as follows:

Policy No.	Policy	Discussion of Consistency
1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns		
1.1.1	Healthy, liveable and safe communities are sustained by: <ul style="list-style-type: none"> a) promoting efficient development and land use patterns which sustain the financial well being of the 	<ul style="list-style-type: none"> a) The proposed development represents context appropriate development as the proposal is located within

	<p>Province and municipalities over the long term;</p> <ul style="list-style-type: none"> 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; c) avoiding development and land use patterns which may cause environmental or public health and safety concerns; d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs; f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society; g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs; h) promoting development and land use patterns that conserve biodiversity; and 	<p>the Simcoe Urban Area and proposes medium-density residential development.</p> <ul style="list-style-type: none"> b) The development incorporates a mix of housing options, which include street townhouses and an apartment for a total of 109 dwelling units. c) It is not anticipated that the proposed development will cause an environmental or public health and safety concern. The proposed development will conform to the requirements of the OBC and the AODA. d) The proposed development will not prevent the efficient expansion of settlement areas. e) The proposed development will promote intensification within the Simcoe Urban Area through a medium-density residential development. <p>While the proposed development is more auto-oriented given the location of the subject lands, a reduction in parking is being proposed for the apartment block reflective of the anticipated needs of the future residents. The subject lands are also located within walking / cycling distance of the Ride Norfolk, S4 bus stop.</p> <ul style="list-style-type: none"> f) The proposed development will conform to the requirements of the OBC and the AODA. g) See the Functional Servicing Report enclosed for information regarding how the necessary infrastructure
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	<p>i) preparing for the regional and local impacts of a changing climate.</p>	<p>will be available to support the proposed development.</p> <p>h) An EIS has been prepared with regard to the proposed development which will be submitted following functional review of the proposed concept. This has included establishment of development buffers to protect the adjacent PSW and woodlot.</p> <p>i) The proposed development will conform to the standards of the OBC, and is being proposed as a 'net zero' community which will support climate change adaptation and result in a high degree of environmental sustainability.</p>
<p>1.1.3 Settlement Areas</p>		
1.1.3.1	<p>Settlement areas shall be the focus of growth and development.</p>	<ul style="list-style-type: none"> The proposed development is located within the Simcoe Urban Area.
1.1.3.2	<p>Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</p> <ul style="list-style-type: none"> 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; c) minimize negative impacts to air quality and climate change, and promote energy efficiency; d) prepare for the impacts of a changing climate; e) support active transportation; f) are transit-supportive, where transit is planned, exists or may be developed; and g) are freight-supportive. 	<ul style="list-style-type: none"> a) The proposed development aims to achieve intensification and efficient use of vacant lands within the Simcoe Urban Area. b) It is anticipated that the proposed development will make use of existing municipal services. See the Functional Servicing Report enclosed for information regarding how c) The proposed development is proposed as a net zero community which will help minimize impacts to air quality, energy consumption and climate effects. The proposed development will conform to the standards of the OBC.

		<p>d) The proposed development is contemplated as a net zero development which will represent a high degree of environmental sustainability. The proposed development will conform to or exceed the standards of the OBC.</p> <p>e) The proposed parking reduction prevents the oversupply of parking and may encourage active forms of transportation to and from the site</p> <p>f) The proposed development is located within walking / cycling distance of the Ride Norfolk, S4 bus stop.</p> <p>g) Not applicable to the proposed development.</p>
1.4 Housing		
1.4.1	<p>To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:</p> <p>a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and</p> <p>b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.</p>	<ul style="list-style-type: none"> • The proposed development is consistent with the housing policies outlined in the PPS, as the mix of townhouses and apartment would provide for a broader range of housing options in the Norfolk County. • The proposed development promotes medium density residential uses, thus achieving a compact form relative to lower density residential uses.
1.6.6 Sewage, Water and Stormwater		
1.6.6.2	<p>Municipal sewage services and municipal water services are the preferred form of</p>	<ul style="list-style-type: none"> • The proposed development aims to make efficient use of existing

	servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.	<p>municipal services within the Town of Simcoe Urban Boundary.</p> <ul style="list-style-type: none"> Please see the Functional Servicing Report enclosed regarding the requirements listed in this policy.
1.6.6.7	<p>Planning for stormwater management shall:</p> <ol style="list-style-type: none"> be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term; minimize, or, where possible, prevent increases in contaminant loads; minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure; mitigate risks to human health, safety, property and the environment; maximize the extent and function of vegetative and pervious surfaces; and promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development. 	<ul style="list-style-type: none"> Please see the Stormwater Management Brief enclosed in the Functional Servicing Report regarding the requirements listed in this policy.
2.1 Nature Heritage		
2.1.1	Natural features and areas shall be protected for the long term.	<ul style="list-style-type: none"> An Environmental Impact Study (EIS) has been conducted by NRS Inc. to determine the appropriate setbacks and mitigation measures to minimize environmental impact to the Provincially Significant Wetland and the Significant Woodlands to the south of the subject lands. This EIS will be finalized and submitted following functional review of the concept plan.

2.1.2	The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.	<ul style="list-style-type: none"> • Appropriate setbacks to the PSW and woodlot have been taken into account in the proposed concept plan
2.1.4	Development and site alteration shall not be permitted in: <ul style="list-style-type: none"> a) significant wetlands in Ecoregions 5E, 6E and 7E1; 	<ul style="list-style-type: none"> • The existing Significant Wetlands south of the subject lands will be preserved and the development will be adequately buffered in accordance with the recommendations of the NRSI.
2.1.5	Development and site alteration shall not be permitted in: <ul style="list-style-type: none"> b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River); unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.	<ul style="list-style-type: none"> • To the extent possible, the existing Significant Woodlands adjacent to the subject lands will be protected and the development will be appropriately setback from the woodland to provide an appropriate buffer in accordance with the recommendations of the NRSI/

4.3 Norfolk County Official Plan, 2018

The Norfolk County Official Plan sets out policies related to the long-term growth and direction of development in Norfolk County. The Norfolk County Official Plan determines areas for growth and development, sets out population and employment forecasts and density targets, establishes an Urban Boundary, and sets out policies to protect the County’s natural heritage, agricultural, and mineral aggregate resources.

4.3.1 Simcoe Urban Area

The subject lands are located within the ‘Simcoe Urban Area’, as identified in Schedule ‘A’ of the Norfolk County Official Plan (Figure 4). It is understood that Urban Areas like the Town of Simcoe are considered a focal point for growth and that lands within the urban boundaries should be sufficient to accommodate development for a 20-year period to 2036. The Official Plan states that a full range of housing types are to be incorporated within the Urban Areas and mentions that, “development of vacant land within the Urban Area boundary on the edge of the existing built-up portions of the Urban Areas shall include efficient provision of water supply, sanitary sewers, roads, parks, schools, and other public, community and municipal services.”

The proposed development conforms to the general policies outlined in the Official Plan related to the Simcoe Urban Area, as it aims to provide a range of housing options within the existing boundary. More specifically, the proposed development makes efficient use of vacant lands that

are otherwise considered underutilized within the urban area. The proposed development will also connect to existing municipal services within the urban area.

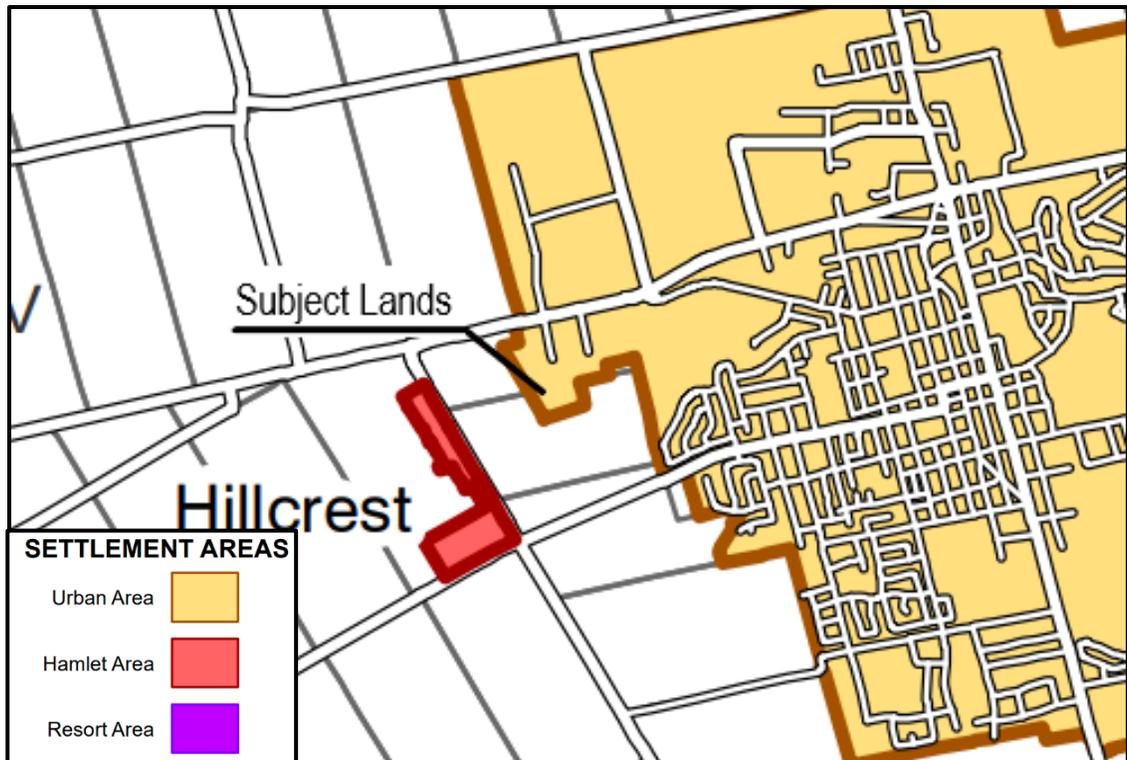


Figure 4: Norfolk County Official Plan – Schedule 'A'

4.3.2 Housing and Targeted Growth

In terms of the policy direction related to housing in the County, Section 5.3 b) of the Official Plan states, “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.” Additionally, Table 5 of the Official Plan projects that the Simcoe Settlement Area will reach a population of 17,210 residents and a housing supply of 7,600 by 2036.

Given that the proposed development includes a mix of housing types, such as townhouses and an apartment, this will contribute to the range of housing types encouraged in the Official Plan. Furthermore, the proposed development will provide 109 dwelling units to the County’s housing stock, thus contributing to the population and housing supply projections, as well as the targeted percentage of multi-residential and townhouse dwellings. It is our opinion that the proposed development respects the housing policies outlined in the Official Plan.

4.3.3 Urban Residential

The subject lands are designated 'Urban Residential' in Schedule 'B-15' (Land Use) of the Official Plan (Figure 4). According to Section 7.7, it is understood that the intent of this designation is 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.” The development proposal includes a mix of townhouses and an apartment building, all of which will provide greater variety in housing forms within the area. Additionally, the site will include amenity spaces, thus creating an attractive and vibrant neighbourhood that supports the desired purpose of this lands use designation.

This designation permits a broad range of medium and high-density residential uses, including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, walk-up apartments and similar medium profile residential buildings, as well as high density residential uses in development forms greater than those previously described. The proposed development includes both townhouses and apartment, both of which are permitted in the ‘Urban Residential’ land use designation.

In terms of the density requirements, medium density uses like townhouses shall have a net density between 15 and 30 units per hectare. Given that the subject lands are approximately 3.845 hectares in size and include 61 townhouse units, this represents a net density of 15 units per hectare and conforms to the Official Plan. It is also understood that the Norfolk County Official Plan does not include a specific net density requirement for higher density uses such as apartments.

The site is also subject to Site Specific Policy 7.7.3.10 which states that, “frontage on an open public road shall not be required.” The proposed development recognizes this Site Specific Policy, as the proposed development will not have frontage on an open public road.

Based on the information above, it is our opinion that the proposed development conforms to the Norfolk County Official Plan.

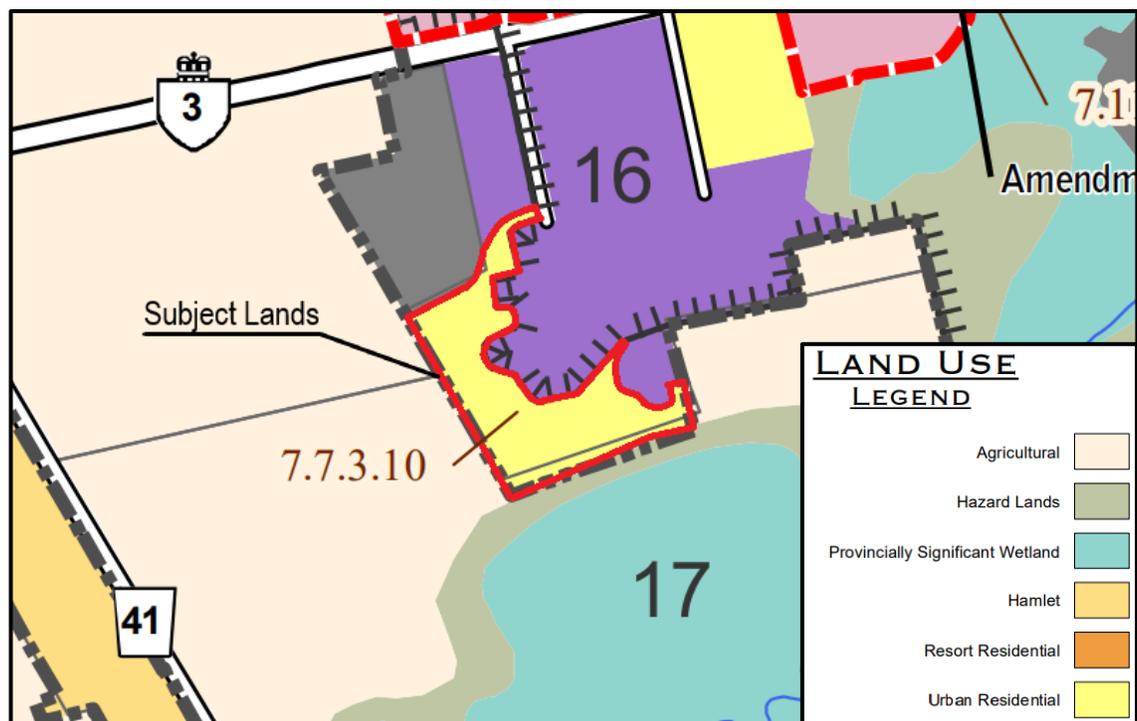


Figure 5: Norfolk County Official Plan - Schedule B-15

4.3.4 Natural Heritage

The subject property is located within the ‘Adjacent Lands’ overlay according to Schedule ‘C-4’ (Natural Heritage) of the Official Plan (Figure 6). More specifically, the lands are adjacent to a

Provincially Significant Wetland and Significant Woodland which means an Environmental Impact Study must be conducted before altering lands that are either designated or adjacent to these natural heritage systems.

As discussed earlier in this Report, an EIS has conducted by NRS Inc. which will be finalized following functional review of the proposed concept. NRSI has made recommendations with regards to maintaining appropriate setbacks from the adjacent wetland and woodland, which are shown on the proposed site plan and vacant land condominium plans. These setbacks/buffers will help ensure that any negative impacts to the natural features and their ecological or hydrologic functions would be prevented.

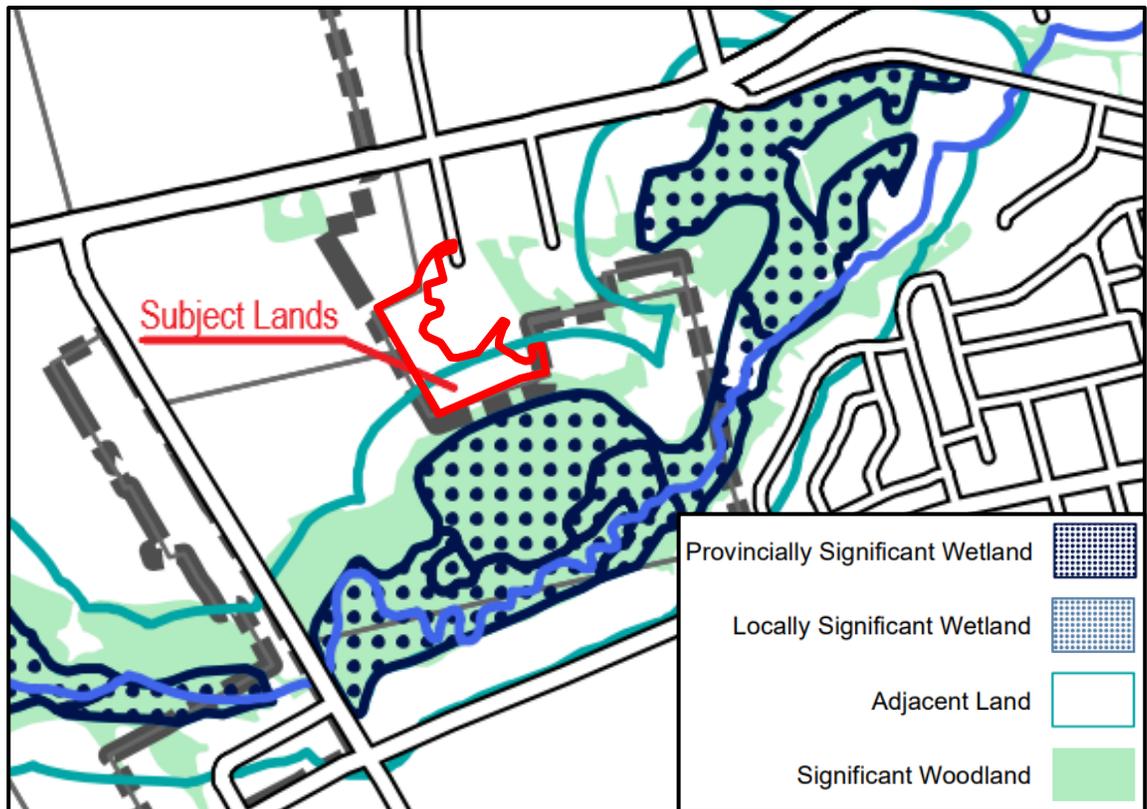


Figure 6: Norfolk County Official Plan – Schedule 'C-4'

4.3.5 Source Water Protection

The entire subject property is located within the Wellhead Protection Area identified as 'WHPA B', while the southern portion of the property is also located within the 'WHPA E' zone, as per Schedule D-4 of the Official Plan (Figure 7). The subject property is also assigned to a Vulnerability Score of 10, which is the highest vulnerable area / score.

It is understood that the purpose of the Well Head Protection Areas and Vulnerability Scores are to manage land uses and activities within these areas to protect the quality and quantity of water that flows into the County's wells. Based on the Official Plan, the 'WHPA-B' zone represents a 2-year travel time for water to enter the well, whereas the 'WHPA-E' zone represents a 2-hour travel time for surface water to enter a well that is under the direct influence of surface water.

The northern portion of the subject property is also located within the 'Issue Contributing Area (Nitrate)' according to Schedule D-4 of the OP. It is understood that this area represents an

existing or trending concentration of nitrate in proximity of a municipal well that would result in the deterioration of the quality of water for use as a source of drinking water.

In order to address concerns of negatively impacting the quality and quantity of water that flows into the County's wells, a Stormwater Management Brief and Environmental Impact Study have been conducted in accordance with municipal standards.

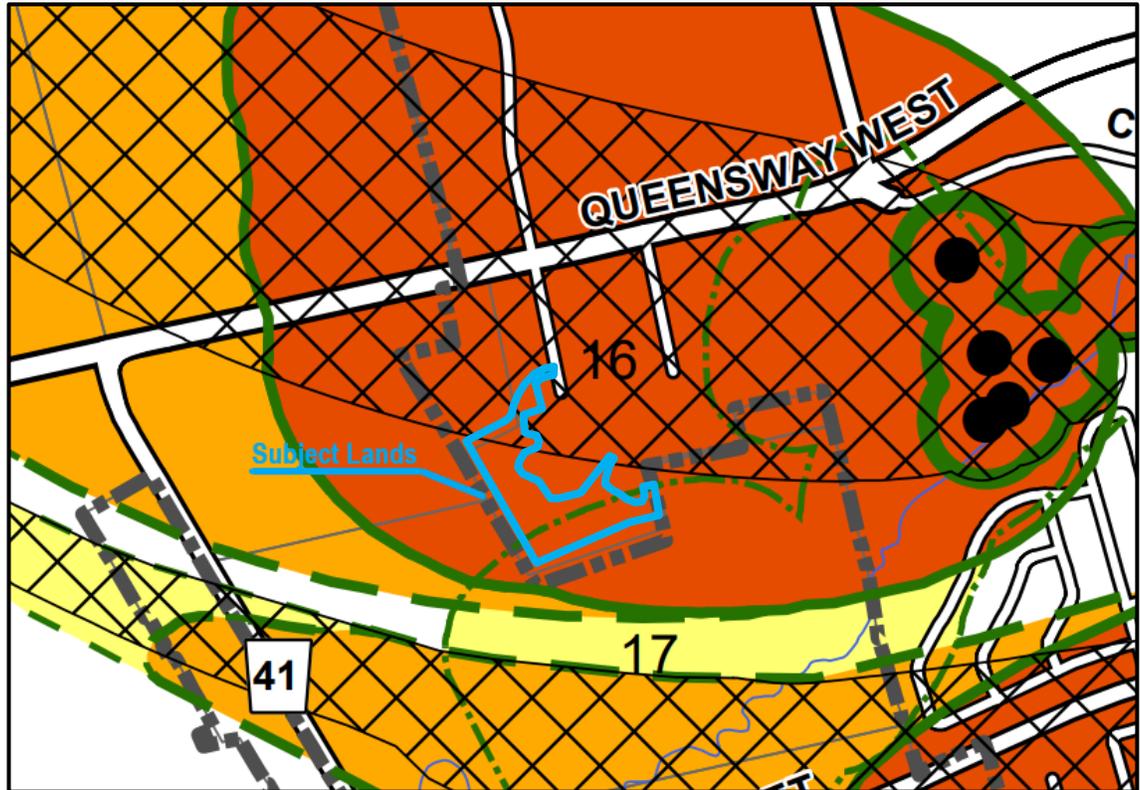


Figure 7: Norfolk County Official Plan - Schedule D-4

4.4 Norfolk County Zoning By-law, 2014

The subject property is currently zoned R4 and subject to Special Provision 14.617 according to Schedule A-25 of the Norfolk County Zoning By-law (Figure 6). The following subsections describe the zoning regulations that pertain to the subject property and proposed development.

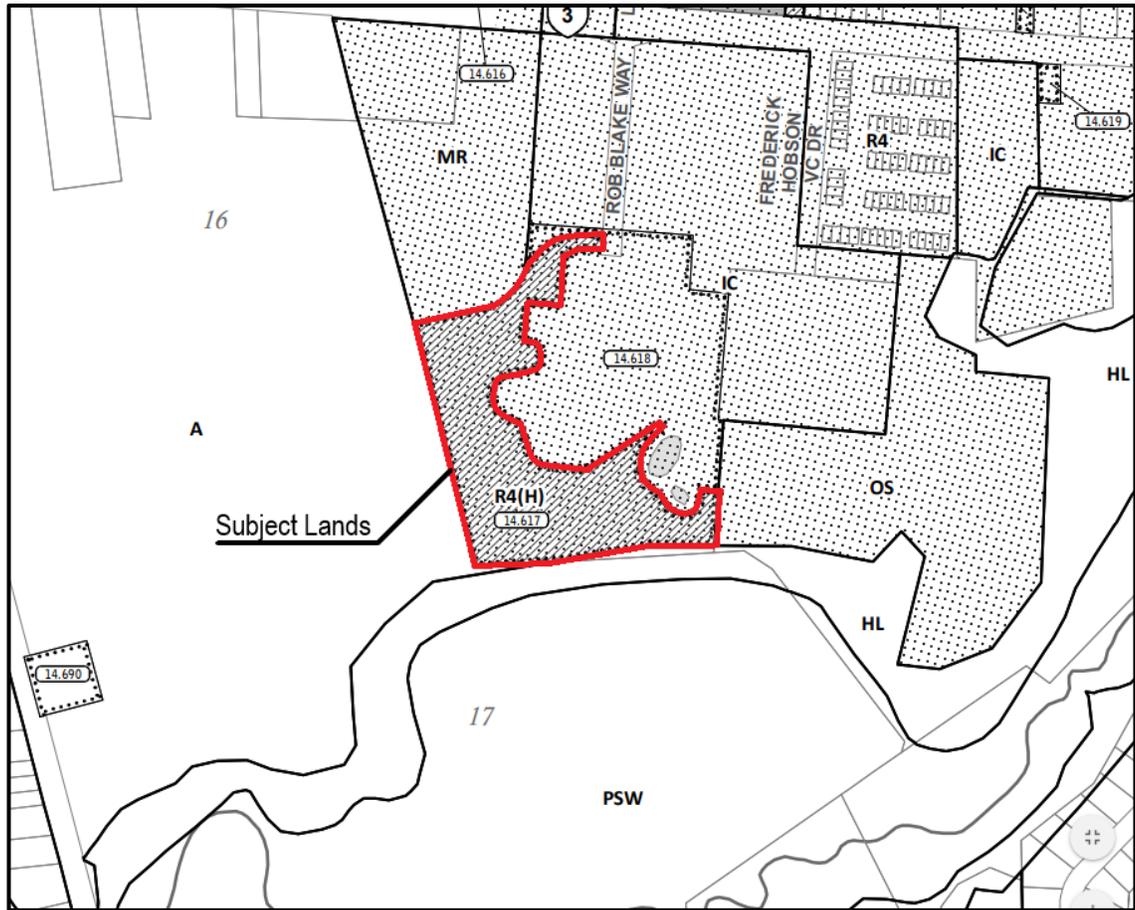


Figure 8: Norfolk County Zoning By-law – Schedule A-25

4.4.1 Urban Residential Type 4 Zone (R4)

As outlined in Section 5.4.1 of the Zoning By-law, permitted uses within the R4 zone include group townhouse, stacked townhouse, street townhouse, semi-detached, duplex, tri-plex and four-plex dwellings, home occupation, and accessory residential dwelling unit.

The proposed development includes street townhouse dwellings which are currently permitted within the R4 zone. However, the proposed development includes an apartment dwelling which is currently not permitted within the R4 zone.

Therefore, the proposed development does not conform to the permitted uses outlined in the Zoning By-law. In order to address this non-conformity, a Special Provision by way of a Zoning By-law Amendment will be required to permit apartment dwellings on the subject property.

The following table summarizes the regulations applicable to street townhouses in the R4 Zone and identifies whether the proposed development conforms:

Regulations	Required (per unit)	Proposed
Minimum lot area: i) attached garage ii) corner lot	i) 156 square metres ii) 264 square metres	i) 260 sq. m ii) no corner lot proposed
Minimum lot frontage: i) interior lot	i) 6.5 metres	i) 8 m

ii) corner lot	ii) 11 metres	ii) >12m
Minimum front yard: i) attached garage	i) 6 metres	ii) 6 m
Minimum exterior side yard: i) with a 6 metre front yard	i) 6 metres	Unit 7 – 3.1 m Unit 26 – 4.1 m Unit 54 – 4.2 m Unit 61 – 5.1 m
Minimum interior side yard	1.2 metres	Min 1.5 m proposed
Minimum rear yard: i) attached garage	i) 7.5 metres	i) Min. 6 m proposed
Minimum separation between townhouse dwellings:	2 metres	Min 3 m proposed
Maximum building height:	11 metres	2 storeys (< 11 m)
Maximum Units in a Townhouse Dwelling:	No more than eight (8) dwelling units shall be located in a townhouse dwelling.	A maximum of 7 dwelling units per block are being proposed.
Parking Spaces (including Visitor):	2.34 parking spaces per dwelling unit	Townhouses - 2.25 parking spaces per dwelling unit
Landscape Area:	A minimum of 50 percent of the front yard shall be maintained as landscape area. In the case of a corner lot, a minimum of 50 percent of each of the front yard and exterior side yard shall be maintained as landscape area.	Units 2, 4, 8, 9, 11, 15, 16, 20, 22, 24, 28, 31, 32, 33, 37, 41, 45, 46, 51, 52, 56, 58, and 60 – 35% Units 1, 7, 13, 25, 29, 34, 38, 39, 54, and 55 – 45%

Based on the table above, the proposed townhouse specifications would require an Amendment to the Zoning By-law by way of a Special Provision.

Given that apartment dwellings are not permitted in the R4 zone, the following table uses the R6 regulations that pertain to the apartment dwellings in which our client is seeking relief from:

Regulation	Requirement	Proposed
Minimum lot frontage:	30 metres	0 m. No frontage on municipal street (accessed via condominium street)

Minimum front yard:	3 metres	NA
Minimum exterior side yard:	3 metres	3.9 m
Minimum interior side yard:	5 metres	33.5 metres
Minimum rear yard:	9 metres	23.1 m
Maximum building height:	eight (8) storeys	6 storeys
Maximum Floor Area Ratio: iii) six (6) storey building	0.86	0.52
Step Back of Upper Floors:	The exterior wall of each floor of a building facing a street and located above four (4) storeys shall be stepped back 2 metres from the exterior wall of the 4th storey and each floor above six (6) storeys shall be setback an additional 2 metres from the exterior wall facing a street.	NA – does not face municipal street.
Parking Spaces (including Visitor):	1.83 parking spaces per dwelling unit	1.21 parking spaces per dwelling unit

Based on the table above, the proposed apartment specifications would require an Amendment to the Zoning By-law by way of a Special Provision.

4.4.2 Special Provision 14.617

As mentioned earlier in this Report, the lands are subject to Special Provision 14.617 which outlines a number of zoning regulations as follows:

14.617 In addition to the uses permitted in the R4 Zone, a private club and accessory recreational facilities shall also be permitted.

In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) Subsection 5.4.2 (b), (d), (e) and (g) do not apply to development on the lands identified by this Subsection;
- b) development on lands identified by this Subsection shall maintain a 7.5 meter setback from the south and west property boundaries of the subject lands;
- c) all remaining setbacks shall be deemed to be interior side yards and shall maintain a 6.0 metre setback;
- d) notwithstanding Subsections 4.3.1 and 4.3.2, twenty six (26) visitor parking spaces and six (6) barrier-free parking spaces will be required.

Given that this special regulation was tailored to an earlier development concept, the applicant is proposing that this site specific regulation be repealed and replaced with a new regulation tailored to the site plan concept currently being advanced. Holding Provision (H)

It is acknowledged that the lands are subject to a Holding Provision (H), which will remain until site plan approval is granted for the proposed development. As the applicant intends to advance a Site Plan application concurrent with the Zoning By-Law Amendment processing, it is

requested that Council remove the holding application at the same time the other planning applications are considered for approval.

4.4.3 Parking

Section 4 of the Norfolk County Zoning By-law sets out the parking requirements for new development within the County. It is understood that townhouse dwellings require 2 parking spaces per dwelling unit, as well as 1 visitor space for every 3 dwelling units. According to this parking rate, the 61 proposed townhouse dwellings would require 122 parking spaces and 21 visitor parking spaces (2.34 total parking rate). The proposed townhouses currently propose parking spaces at a rate of 2.25 spaces per dwelling unit for a total of 122 parking spaces and 16 visitor parking spaces.

In terms of the parking requirements for apartment dwellings, it is understood that 1.5 parking spaces per dwelling unit, as well as 1 visitor parking spaces for every 3 dwelling units is required. Based on this parking rate, the proposed 48-unit apartment would require 72 parking spaces and 16 visitor parking spaces (1.83 total parking rate). However, the proposed apartment currently proposes parking spaces at a rate of 1.21 spaces per dwelling unit for a total of 58 parking spaces. Within the 58 total parking spaces, 3 Type A and 3 Type B Accessible Parking Spaces are provided. Additionally, the apartment block includes 3 loading spaces.

To summarize, the townhouse dwellings proposes a parking rate of 2.25, whereas the Zoning By-law requires 2.34 spaces per dwelling unit. The apartment proposes a parking rate of 1.21, whereas the Zoning By-law requires 1.83 spaces per dwelling unit. As such, a Parking Study was prepared which justifies the proposed respective townhouse and apartment parking rates of 2.25 and 1.21. See the Parking Justification enclosed for the rationale of this reduction.

4.5 Long Point Region Conservation Authority (LPRCA)

The southern portion of the subject property is regulated by the Long Point Region Conservation Authority, as shown in Figure 9 below. Given that the subject lands are adjacent to a Provincially Significant Wetland and Significant Woodland, it is understood that a permit may be required from the LPRCA through the development review process to permit development within the regulated area.

As mentioned throughout this Report, an EIS has been undertaken with regards to the concept which will be finalized and submitted following a functional review of the concept by municipal staff. NRSI has made recommendations that have been incorporated into the development concept to determine the appropriate setbacks and mitigation measures to minimize the environmental impact to the Provincially Significant Wetland and the Significant Woodland.



Figure 9: LPRCA Mapping of the Subject Lands

5 Planning Justification

The following section of this Report provides planning justification in support of the proposed Zoning By-law Amendment to permit the proposed development on the subject lands in the Town of Simcoe, Norfolk County.

5.1 Alignment with Overarching Planning Framework

As discussed earlier in this report, it is our opinion that the proposed development demonstrates regard for the “Matters of Provincial Interest” set out by the Planning Act and is consistent with the PPS. It is also our opinion that the proposed development conforms to the applicable policies of Norfolk County Official Plan as identified in Section 4 of this Report.

5.2 Located within the Urban Area

The proposed development is located within the Simcoe Urban Area identified by the Norfolk County Official Plan. It is understood that growth and development within the County should be focussed within existing urban areas, such as the Town of Simcoe. It is also understood that a range of residential uses are encouraged within the Urban Area, as identified in the Official Plan.

Given that the proposed development aims to intensify vacant lands that are currently underutilized in the urban boundary, it is our opinion that the proposed development is supported by the planning policies outlined in the Official Plan. It is also anticipated that the proposed

development will make efficient of existing services, as it will connect to the municipal services within the urban boundary.

5.3 Provides a Mix of Housing Options and Densities

It is understood that the County supports a range of housing options and densities in order to meet future housing demand and demographic change. Additionally, the Official states that 15% of all new housing built in Norfolk County be multiresidential dwellings and 15 percent be semi-detached and townhouse dwellings.

The proposed development includes 61 townhouse units in the form of street townhouses, as well as 48 apartment units on the subject lands. The proposed development encourages the intensification of vacant lands in the form of medium-density residential uses and offers a more compact built form relative to lower density uses in the County. Overall, the residential uses being proposed will contribute to the targeted townhouse dwelling and multiresidential dwellings outlined by the County.

5.4 Efficient Use of Infrastructure and Municipal Services

It is understood that Norfolk County encourages the use of existing municipal services with the goal of limiting the expansion of its current infrastructure. As demonstrated in the enclosed Functional Servicing Report, the proposed development will connect to existing municipal services as the subject lands are located within the urban area.

The subject lands are also located within walking / cycling distance of the Ride Norfolk, S4 bus stop which may incentivize future residents to make use of existing transit services.

5.5 Environmental Sustainability

As previously discussed, the proposed development (both the townhouses and apartments) are planned to be developed as 'net zero' representing a high standard of environmental stewardship and sustainability. This will support the achievement of municipal and provincial objectives related to sustainable development and the mitigation of climate change impacts.

6 Conclusions and Recommendations

On behalf of our client, Warren D. Sinclair Construction Ltd., we trust this Planning Justification Report provides you with an understanding of the proposed development and land use planning rationale in support of the same. Based on our analysis provided throughout this Report, it is our opinion that the proposed development has regard for the "Matters of Provincial Interest" set out by the Planning Act, is consistent with the Provincial Policy Statement, and conforms to the policies outlined in the Norfolk County Official Plan.

It is, therefore, our recommendation that Norfolk County:

- Together with the completed application forms and fees, deem the Zoning By-law Amendment and Vacant Land Condominium applications 'complete' and process the application in accordance with the municipal process;
- Undertake a functional review of the proposed development and schedule at its earliest convenience, a meeting with the applicant and its consulting team to discuss the proposed development and where revisions/modifications may be warranted.

- Schedule a Public Meeting to obtain comments from neighbouring residents, applicable commenting agencies and Council; and
- That County staff circulate the application materials, including this Report, to the Norfolk County Council, technical review agencies, and the community as appropriate.

Sincerely,

IBI GROUP



Dave Galbraith
Senior Planner