



Working together with our community

Public Hearings Committee – July 05, 2022

Subject: Application OPNPL2022119 is proposing to amend the Official Plan by changing the designation of the subject lands from 'Commercial' to 'Urban Residential' and by removing the existing site-specific policy - 'Queensway Corridor Special Policy Area.' An associated Zoning By-law Amendment application ZNPL2022120 is proposing to change the zoning for a portion of the subject lands from 'Service Commercial (CS) Zone' to 'Urban Residential Type 6 (R6) Zone' to allow three apartment buildings within the range of 6-8 storeys containing approximately 300-390 rental units.

Report Number: CD 22-064
Division: Community Development
Department: Planning
Purpose: For Public Meeting

Recommendation(s):

THAT staff Report CD 22-064 for development application(s) OPNPL2022119 and ZNPL2022120 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.

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 May 25th, 2022.

Discussion:

The applicant is proposing three 6 to 8-storey residential apartments containing

approximately 300 to 390 rental units. The entire development results in an approximate density of 50 to 62 units per hectare. Access are proposed from Queesway East and McIntosh Drive. Other amenities within the development include a one-storey amenity building, a dog park, multi-purpose courts and outdoor amenity spaces.

An overview summary of the development application(s) that have been submitted for the subject property at 157 Queesway East, 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. Draft Official Plan and Zoning By-law amendments are included as Attachments C and D.

Strategic Plan Linkage:

This report aligns with the 2019-2022 Council Strategic Priority "Foster Vibrant, Creative Communities" and "Create an Optimal Place for Business".

Explanation: Development that results from applications under consideration can help contribute to the rental housing market of Simcoe with appropriate growth and density.

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 Proposed Official Plan Amendment
Attachment D Proposed Zoning Bylaw Amendment

Approval:

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

Prepared By:
Mohammad Alam, MPL, MUD, MCIP, RPP
Principal Planner
Community Development Division

Attachment A – Report CD 22-064

DEVELOPMENT APPLICATION OVERVIEW

APPLICATION FILE NUMBERS: OPNPL2022119 & ZNPL2022120

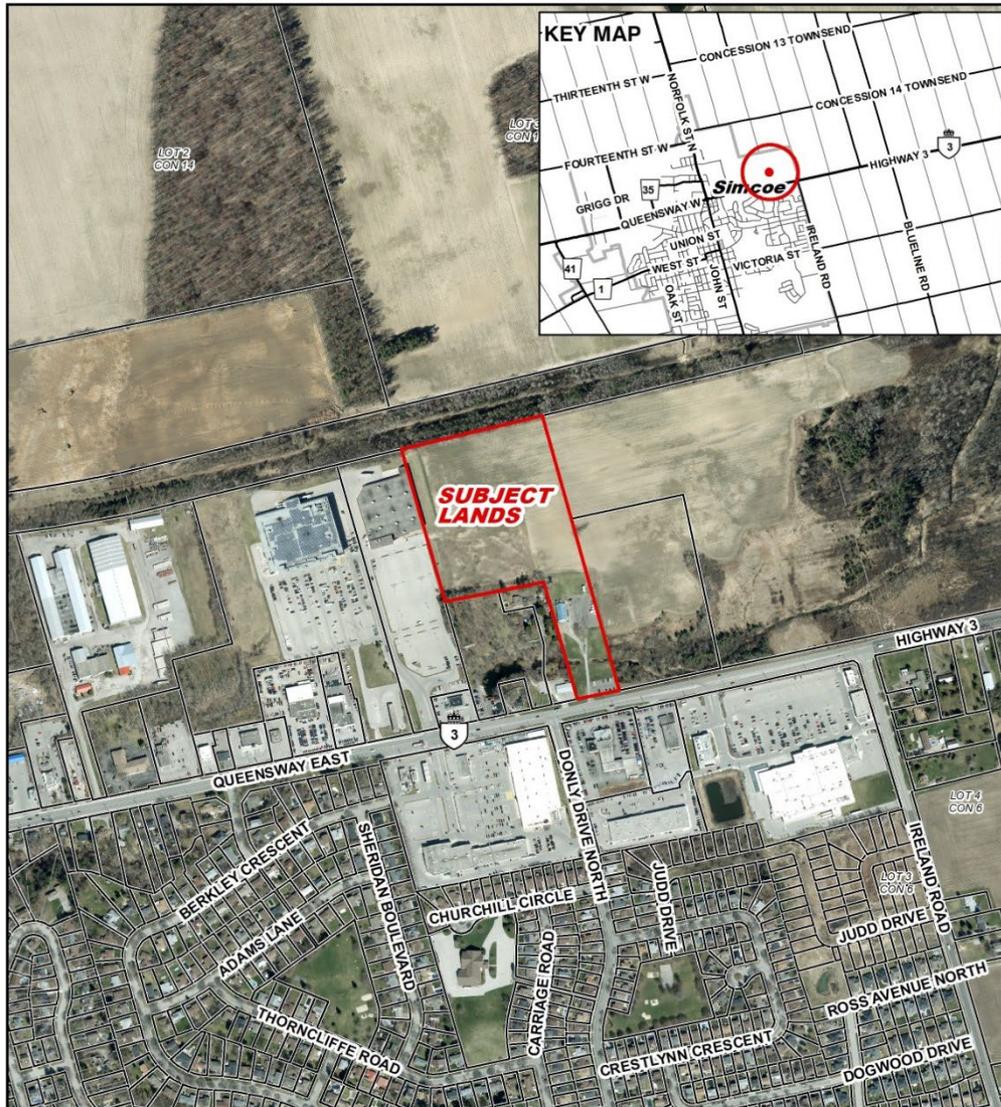
LOCATION: 157 QUEENSWAY EAST, SIMCOE, NORFOLK COUNTY

APPLICANT: SKYDEV QUEENSWAY SIMCOE LIMITED PARTNERSHIP

AGENT: MHBC PLANNING, URBAN DESIGN & LANDSCAPE ARCHITECTURE

STATUTORY PUBLIC HEARING

DATE: JULY 5TH, 2022



Legend

Subject Lands

2020 Air Photo

5/12/2022



60 30 0 60 120 180 240 Meters

Site Context

Characteristics:

- 6.0 Hectares of Land;
- Currently occupied by a commercial building;
- Mostly vacant;
- Access from Queensway East and adjacent commercial facilities.

Surrounding Land Use:

- **North:** a 60 m wide naturalized former railway corridor; Industrial lands;
- **East:** Designated for Commercial Development;
- **South:** Queensway East; Commercial development to further south;
- **West:** Mostly Shopping Centre Commercial.

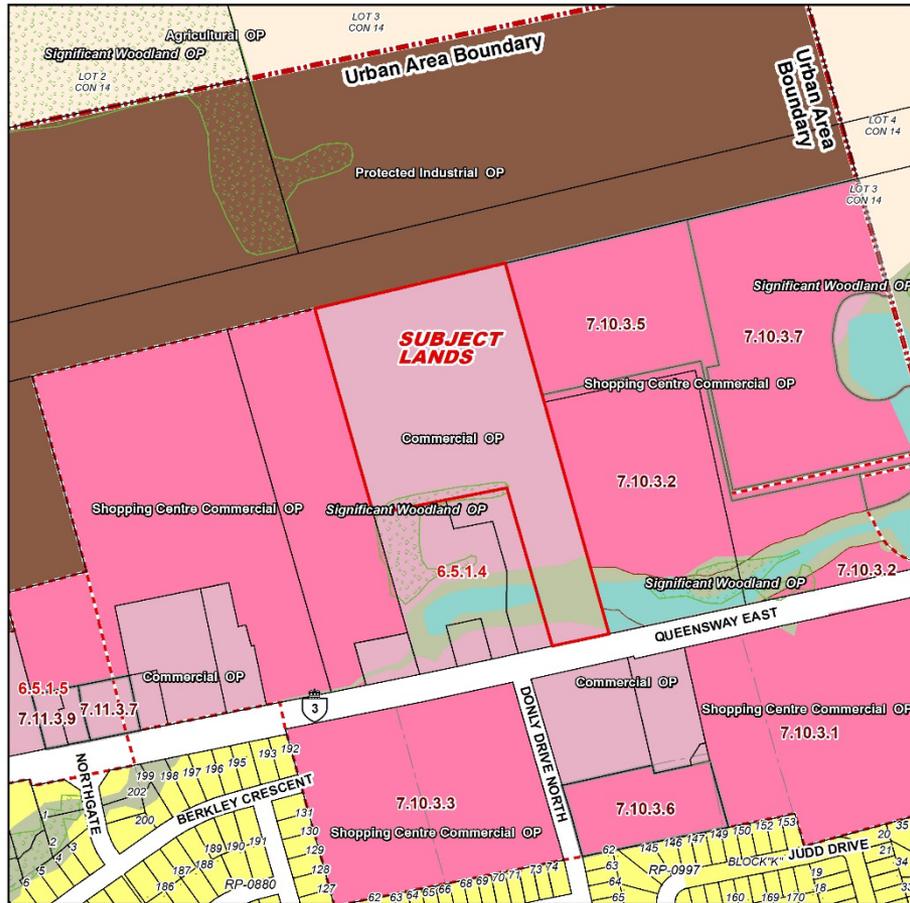
Site Context

MAP B
PROPOSED OFFICIAL PLAN AMENDMENT MAP
 Urban Area of SIMCOE

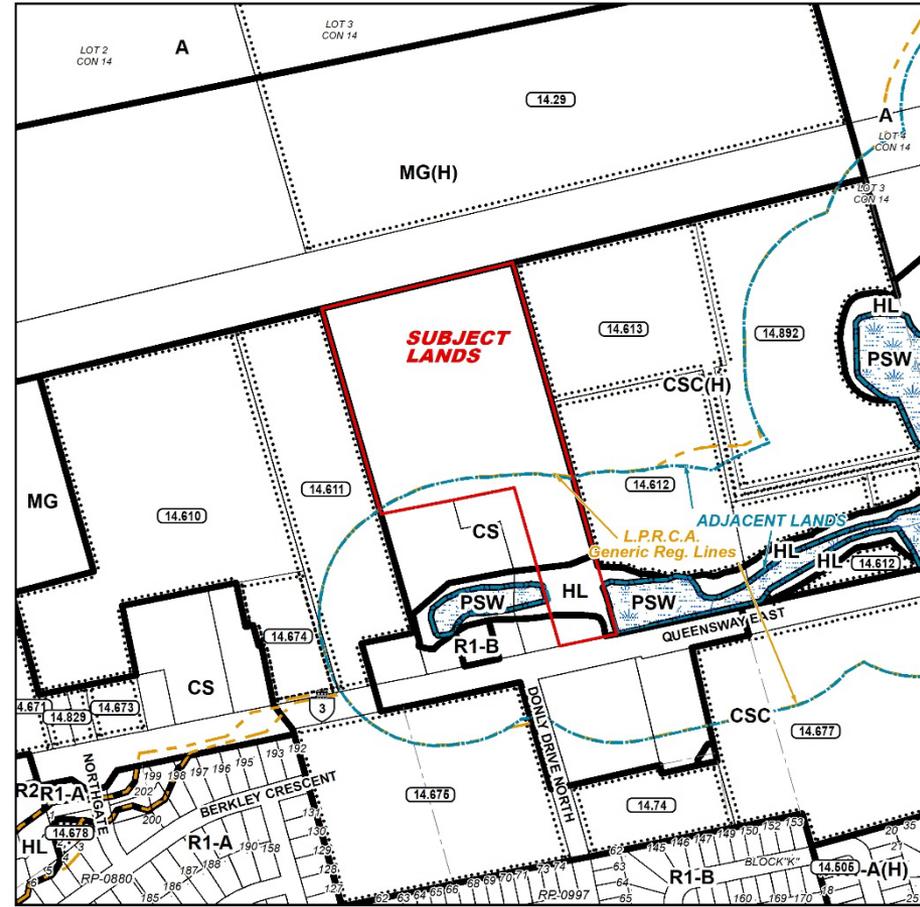
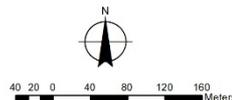
OPNPL2022119
 ZNPL2022120

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

OPNPL2022119
 ZNPL2022120



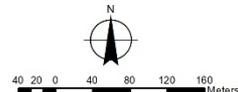
5/12/2022
**From: Commercial with
 Special Policy Area 6.5.1.4
 To: Urban Residential**



ZONING BY-LAW 1-Z-2014

(H) - Holding
 A - Agricultural Zone
 CS - Service Commercial Zone
 CSC - Shopping Centre Commercial Zone
 MG - General Industrial Zone
 HL - Hazard Land Zone
 PSW - Provincially Significant Wetland Zone
 R1-A - Residential R1-A Zone
 R1-B - Residential R1-B Zone
 R2 - Residential R2 Zone

5/12/2022
**From: CS
 To: R6**

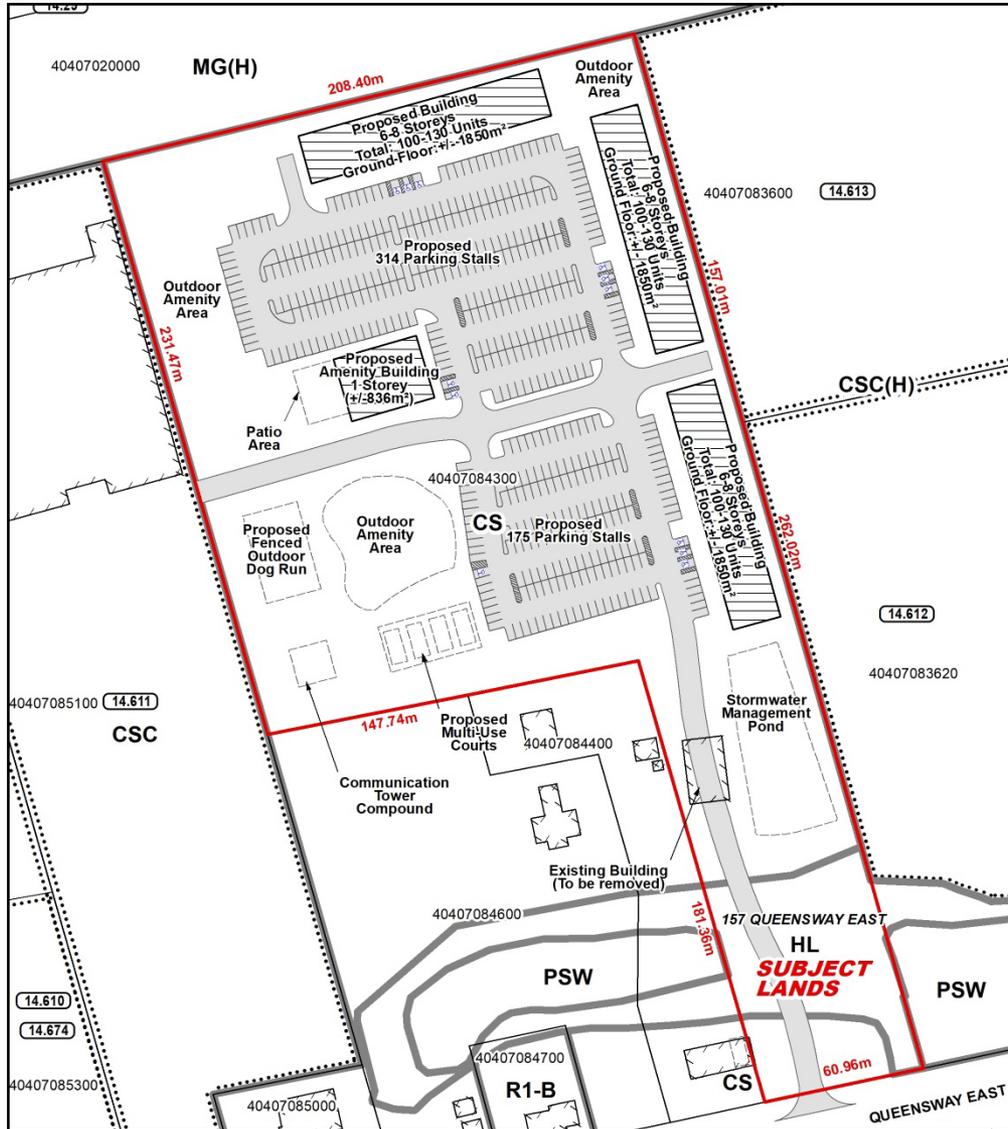


Development Proposal

- Three 6-8 Storey Apartment Buildings
- Rental Units: 300-390
- Density: 50-62 UPH
- Residential & Visitor Parking Rate: 1.25 spaces/unit
- **Other Amenities:**
 - 1 Storey Indoor Amenities
 - Dog-run Fenced Area
 - Outdoor Open Space
 - Multi-purpose Courts

Proposed Amendment

- **Official Plan:**
 - Removal of existing Site Specific Policy - 'Queensway Corridor Special Policy Area'
 - Designation from 'Commercial' to 'Urban Residential'
- **Zoning:**
 - From 'Service Commercial (CS) Zone' to 'Urban Residential Type 6 (R6) Zone'



Legend

Subject Lands

5/12/2022



PRELIMINARY REVIEW

Technical Reports

- Planning Justification Report, prepared by MHBC Planning, dated March 2022;
- Functional Servicing and Stormwater Management Report, prepared by KWA, dated March 24, 2022; and
- Traffic Impact and Parking Study, prepared by Paradigm dated March 2022.

Consultation Comments to Date

Technical

- Internal roadways to be built as fire access routes and provide adequate turning radius for fire apparatus;
- Development Charges would apply to this development;
- This development will drive an increased assessment value for the subject lands;
- Housing appreciates the addition of various dwelling types, in particular those that are affordable and accessible

Public

- No Public comments has been received so far.

PRELIMINARY CONSIDERATIONS



Park/Trails: 5% parkland dedication or Cash-in-Lieu of parkland dedication will be required;



Parking: A reduced parking rate is requested; the proposed parking rate for a combination of residential and visitor parking space is 1.25 space/unit;



Hazard Lands: A small portion of the subject lands are zoned Hazard lands and adjacent to a Provincially Significant Wetlands (PSW). No developments are proposed within or adjacent to these lands;



Transportation: The Traffic Study provides a 5 year traffic volume projection and recommended only a left turn lane on Queensway East at the site access;

PRELIMINARY CONSIDERATIONS



Housing: A total of 300-390 apartment units will contribute to the local rental housing market and will provide various range of housing units;



Building Height: 6-8 storeys; Current requirement in Service Commercial zone is 11 metres;



Job/Employment: The removal of commercial uses will result a loss of potential future service commercial employment; Staff will review any opportunities to incorporate a commercial component to the development;



Servicing: Allocation of water and sanitary services will not be confirmed or committed until a development agreement is processed and executed.

NEXT STEPS AND RECOMMENDATION

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

Public Hearing Committee Report Recommendation:

*THAT staff Report CD 22-064 for development application(s)
OPNPL2022119 and ZNPL2022120 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 - Planning Considerations and Applicable Policies

Planning Act

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

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

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

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

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

Section 1.1.3.1 related to Settlement Areas states that Settlement areas shall be the focus of growth and development. It further states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

Section 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;

- directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
- establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Planning Comments: The proposed development will contribute existing local transit routes. The addition of 300 rental units will contribute to the County's overall rental housing demand.

Conformity with the Official Plan

The proposed development is within the designated area of 'Commercial' in Norfolk County Official Plan. Section 7.11 – Commercial Designation and its land use policies apply to this development.

Section 7.1.1 e) related to permitted use states that Residential uses shall be permitted, provided that the uses do not negatively impact the planned function of the Commercial areas subject to the following provisions:

- in a building of commercial character, residential uses shall only be permitted above the ground floor; and
- in a building of residential character, either single detached or multiple dwelling, residential and/or commercial uses shall be permitted, provided the residential character of the building is maintained.

The proposed 6-8 storeys rental housing with 300-390 mix of units would be a significant change to what is permitted in 'commercial' designated lands and therefore, an Official Plan amendment is suggested.

The subject lands are also under '**Secondary Centre Special Policy Areas**' which includes Queensway East. Section 6.5.1.4 states that the planned function of this Secondary Centre is to be a retail shopping node primarily for the provision of food, drugs, hardware, convenience and general merchandise, personal and financial services, and a limited range of other uses. Secondary Centres are not intended to offer the same full range of commercial activities as the Downtown Area.

The development and upgrading of the Secondary Centres shall be undertaken in an orderly and controlled manner, which does not prejudice the planned function of the Downtown Area, and is in accordance with the policies of the Official Plan.

Planning Comments: The proposed development will be further reviewed to analyze the impact of changing the 'commercial' designation to the planned functions of the Simcoe urban area.

Section 5.3 related to Housing states that The County shall ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change. All forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs shall be encouraged. The County shall target that 15 percent of all new housing built in Norfolk County be multi-residential dwellings and 15 percent be semi-detached and townhouse dwellings.

Planning Comments: *The proposed 300-390-units rental housing development will contribute to the County's 15% target for multi-residential developments.*

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

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

Planning Comments: The proposal will be further reviewed through the lens of the above-mentioned intensification policies.

Section 7.7.2 (c) related to high density residential development policies state that apartment buildings and other forms of multiple housing of higher density shall be carefully located with certain policy criteria. Staff reviewed the high density residential development policies and analyzed the following policy criteria:

High Density Residential Development Policies (Section 7.7.2 c)
i) the density, height and character of the development shall be compatible with adjacent uses;
ii) the ability of the site to accommodate necessary facilities and amenities, such as garbage storage, parking and landscaped areas;
iii) the height, form and density of the proposed development is such that no undue adverse impacts in terms of overshadowing, increased traffic or loss of amenity area are created for surrounding residential uses;
iii) the relationship of the site to nearby lower density residential uses, in view of the desire to provide a gradual transition in height and density wherever possible;
iv) the degree to which the site has access to significant open space amenities such as valleylands or major parks;
v) municipal watermains and sanitary sewers shall be required and shall be capable of accommodating the development, or the proponent shall commit to extending services at no cost to the County;
vi) the proximity of the site to arterial or collector roads, and/or pedestrian accessibility to a Downtown Area or, in the case of the Simcoe Urban Area, a Secondary Centre, or other locations of supporting services and facilities;
vii) the adequacy of local services including schools and other community services. It is recognized that accessibility to such facilities, including health care services, may be particularly important to residents with special needs; and
x) the use shall be subject to site plan control, in accordance with the policies of Section 9.6.5 (Site Plan Control) of this Plan.

Planning Comments: The proposed development will be tested with the above mentioned evaluation criteria for high density development.

Section 9.6.2.1 related to provision for increased height and density of any development states that The County may pass a site-specific Zoning By-law amendment to authorize increases in the height and density of development above what is permitted in the Zoning By-law, in return for the following:

- i) the provision of affordable or rental housing;
- ii) The preservation of built heritage or cultural heritage landscape features;
- iii) The enhancement of Natural Heritage Features;
- iv) Parkland greater than that required by this Plan;
- v) The provision of community centres, day care facilities or other public service facility; and/or
- vi) Public art.

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

Existing Zoning: Neighbourhood Commercial (CN) Zone.

Uses permitted in the “Neighbourhood Commercial (CN) Zone” as outlined in the Zoning By-law 1-Z-2014, include:

- a) ambulance service
- b) animal hospital, provided the entire operation is carried on within an enclosed building
- c) any non-residential use permitted in the Neighbourhood Institutional Zone (IN), subject to the provisions of that Zone
- d) auction centre
- e) automobile gas station
- f) automobile service and repair station
- g) automobile washing establishment
- h) automotive parts shop
- i) bar or night club
- j) clinic or doctors’ offices
- k) commercial greenhouse, tree and plant nursery
- l) community centre
- m) contractor shop
- n) contractor supply and service shop
- o) convenience store
- p) day care nursery
- q) dry cleaning distribution station
- r) dry cleaning establishment
- s) dwelling, apartment
- t) equipment rental establishment
- u) farm implement sales and service establishment
- v) financial institution
- w) fire hall
- x) florist shop

- y) fruit and vegetable outlet
- z) funeral home
- aa) garden supply centre
- bb) home occupation
- cc) hotel
- dd) laundromat
- ee) lumber yard and building supply establishment
- ff) manufacturing and retail sale of monuments
- gg) merchandise service shop
- hh) miniature golf, golf driving range and baseball pitch
- ii) outdoor storage accessory to permitted uses
- jj) parking lot or structure
- kk) personal service shop
- ll) place of assembly
- mm) place of sports and recreation
- nn) place of worship
- oo) police station
- pp) private club
- qq) restaurant
- rr) restaurant, fast-food
- ss) restaurant, take-out
- tt) sheet metal, plumbing, heating, electrical or woodworking shop or any similar activity
- uu) swimming pool sales and service establishment
- vv) training and rehabilitation centre
- ww) vehicle sales or rental establishment
- xx) video store
- yy) wholesale outlets.

Proposed Zoning: Urban Residential Type 6 (R6) Zone.

Uses permitted in the “Urban Residential Type 5 (R5) Zone” as outlined in the Zoning By-law 1-Z-2014, include:

- a. dwelling, apartment
- b. home occupation
- c. retirement home

Although the current zoning allows a mixed use development, the proposed development intends to eliminate the commercial component to offer an exclusive rental housing that is supported by onsite amenities and other service related facilities.

In addition to the permitted use in R6 zone, the proposal includes the following special provisions:

- 1. Additional Permitted Use:
 - a. Amenity Building

- b. Accessory solar collection installations
 - c. Beehive honey production
 - d. Outdoor recreational uses
2. Reduction in the rear yard setback from 9 m to 4.48m.; and
 3. Reduction in the required parking to 1.25 spaces per unit.

A parking reduction for the development is proposed at a rate of 1.25 spaces per dwelling unit, inclusive of visitor parking. The proposed parking is a reduction from the following zoning requirements:

- a. Required Residential Parking: 1.5 space/unit; and
- b. Required Visitor Parking: 1 parking space for every 3 units.



The Corporation of Norfolk County

By-Law XX-OP-2022

Being a By-law to Adopt Amendment Number XXX to the Norfolk County Official Plan in respect of the lands described as Part of Lot 3, Concession 14, in the Town of Simcoe (formerly in the Geographic Township of Townsend) and in the County of Norfolk (municipally known as 157 Queensway East).

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 XXX 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 XXth of XXX, 2021.

Mayor

County Clerk

Amendment Number 136 to the Norfolk County Official Plan

Part A: Preamble to the Amendment

The purpose of amendment number XXX to the Norfolk County Official Plan is to re-designate the subject lands from Commercial Designation to Urban Residential Designation permitting residential uses and convenience commercial uses integral to and supportive of a residential environment, and to remove the existing Special Policy Area 6.5.1.4 'Secondary Centre Special Policy Areas'.

Location of the Lands Affected

The lands affected by this Amendment are municipally known as 157 Queensway East, and legally described as Part of Lot 3, Concession 14, in the Town of Simcoe (formerly in the Geographic Township of Townsend) and in the County of Norfolk.

Basis of the Amendment

The basis for permitting this Amendment is to accommodate the development of multiple residential dwellings in conformity with overall Provincial and County policy planning direction.

Part B: The Amendment

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

Map Schedule Amendment

THAT Schedule "B-15", Land Use, in the Norfolk County Official Plan be amended to remove the lands shown on 'Schedule "A"', attached to and forming a part of this amendment, from the Commercial designation and be redesignated Urban Residential Designation, and that Site Specific Policy 7.7.3.XX be applied to the entire site.

THAT Schedule "B-15", Land Use, in the Norfolk County Official Plan be amended to remove the lands shown on 'Schedule "A"', attached to and forming a part of this amendment, from 'Secondary Centre Special Policy Areas'.

Text Amendment

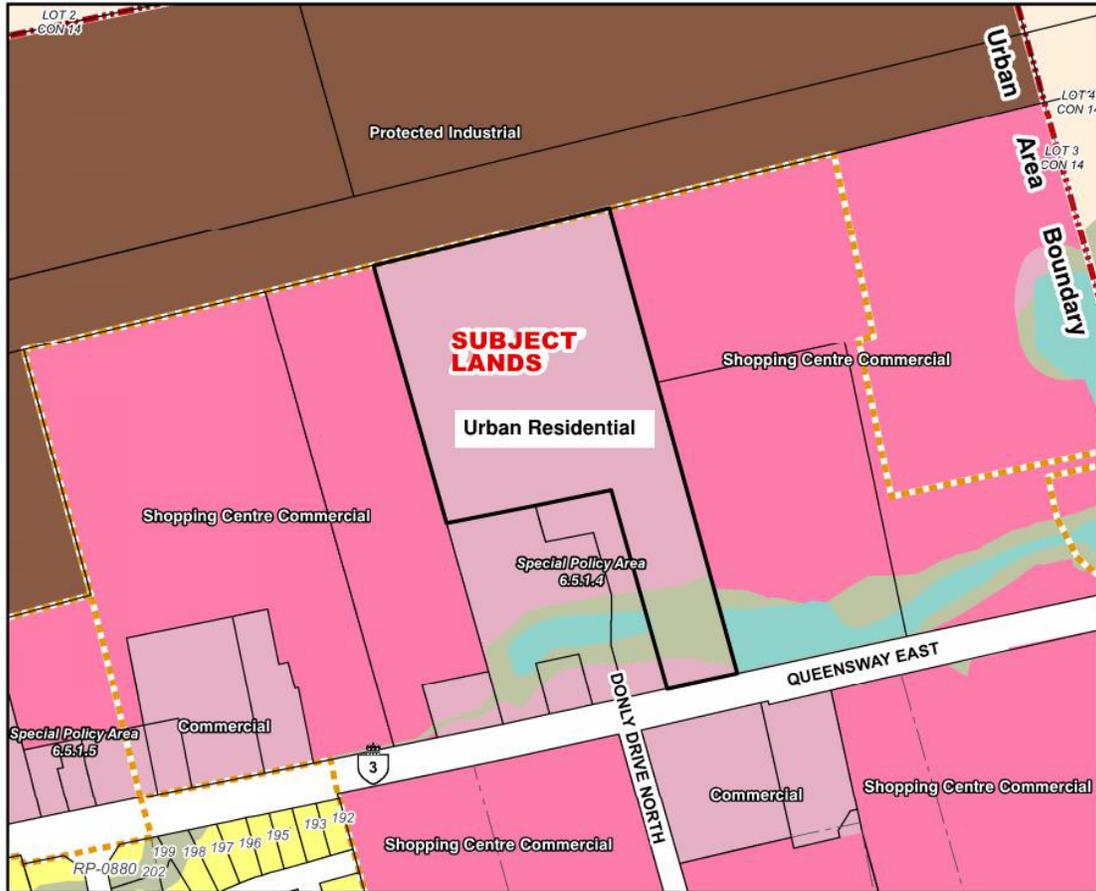
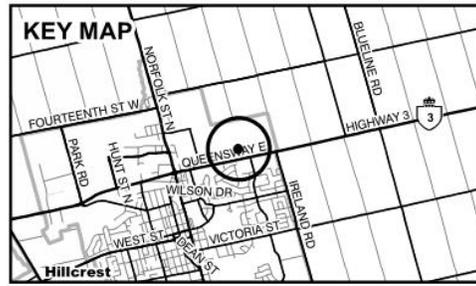
THAT on land designated Urban Residential – Site Specific Policy Area 7.7.3.XX on Schedule “B” to this Plan, in addition to the uses permitted, the following uses shall also be permitted: amenity buildings, accessory solar collection, bee hive honey production, outdoor recreational amenities, and a leasing office.

THAT on land designated Hazard Land – Site Specific Policy Area 7.7.3.XX on Schedule “B” to this Plan, any and all above ground and underground features to support the development of the residential lands including, but not limited to, access driveways, parking areas, pedestrian & bicycle, site servicing, communications, lighting, storm water management ponds, entry features, signage, and landscaping shall be permitted.

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



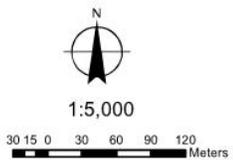
LEGEND

Subject Lands

**From: Commercial with
Special Policy Area 6.5.1.4
To: Urban Residential**

Official Plan Designations

- | | |
|----------------------------------|----------------------|
| Agricultural | Commercial |
| Hazard Lands | Protected Industrial |
| Provincially Significant Wetland | Urban Area Boundary |
| Urban Residential | Special Policy Area |
| Shopping Centre Commercial | |





The Corporation of Norfolk County

By-Law __-Z-2022

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Part of Lot 3, Concession 14, in the Town of Simcoe (formerly in the Geographic Township of Townsend), Norfolk County in the Name of SKYDEV GP (III) INC.

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 the subject lands identified on Map A (attached to and forming part of this By-Law) from Service Commercial (CS) to Urban Residential Type 6 (R6) with a Special Provision 14.XXXX and a Holding (H);
2. That Subsection 14 Special Provisions is hereby further amended by adding 14.XXXX with the following site specific provisions:
 - i) In addition to the uses *permitted* in the R6 Zone, the following uses shall also be *permitted*:
 - a. Amenity Building
 - b. Accessory solar collection installations
 - c. Beehive honey production
 - d. Outdoor recreational uses
 - ii) Notwithstanding the definitions in Section 2.0 of this By-law, the following definition will apply:

“Amenity Building” shall mean a building accessory to the permitted residential uses on the property, and may include a gymnasium, yoga studio, social room, kitchen, office, washrooms, recreation rooms, reading rooms, outdoor patio, meeting rooms, and storage rooms.

- iii) Notwithstanding the provisions of Section 5.6.3 of this By-law, step backs of upper floors are not required.
 - iv) That for the purposes of calculating Floor Area Ratio the entire lot area including the lands zoned Hazard Land (HL) may be used in the calculation of the lot area;
 - v) That the lands subject to this Special Provision shall be regarded as one lot for the purposes of meeting zoning regulations and shall continue to remain regarded as one lot if subject to any future consent or plan of condominium;
 - vi) Notwithstanding Section 3.5 of this By-law, the provisions of Section 3.5 shall not apply to the subject lands;
 - vii) Notwithstanding the provisions of Section 3.10 (d) of this By-law, in the R6 zone, balconies may project into any required setback, a distance of not more than 1.5 metres provided they are no closer than 3 metres from any lot line;
 - viii) Notwithstanding the provisions of Section 4.2.4 (c) of this By-law, in the R6 zone, the location of a parking lot or parking space is permitted between a dwelling and the street line;
 - ix) Notwithstanding the provisions of Section 4.9 (b), 4.9 (f) and Section 5.6.2. (e) of this By-law, the following regulations shall apply to the lands in the R6 zone:
 - a. The minimum required residential parking shall be 1.25 spaces per dwelling unit, inclusive of visitor parking, and no additional parking is required for the Amenity Building.
 - b. The minimum rear yard shall be 4.0 metres.
 - x) Notwithstanding the provisions of Section 5.6.3 of this By-law, step backs of upper floors are not required.
 - xi) Notwithstanding the provisions of Section 11.1 of this By-law, storm water management infrastructure including private driveway access and site services shall be permitted in the lands zoned Hazard Land (HL).
3. That the holding (H) provision of this By-Law shall be removed upon the execution of a site plan agreement and only when the water and sewer capacity is allocated to the satisfaction of Norfolk County.
4. That the effective date of this By-Law shall be the date of passage thereof.

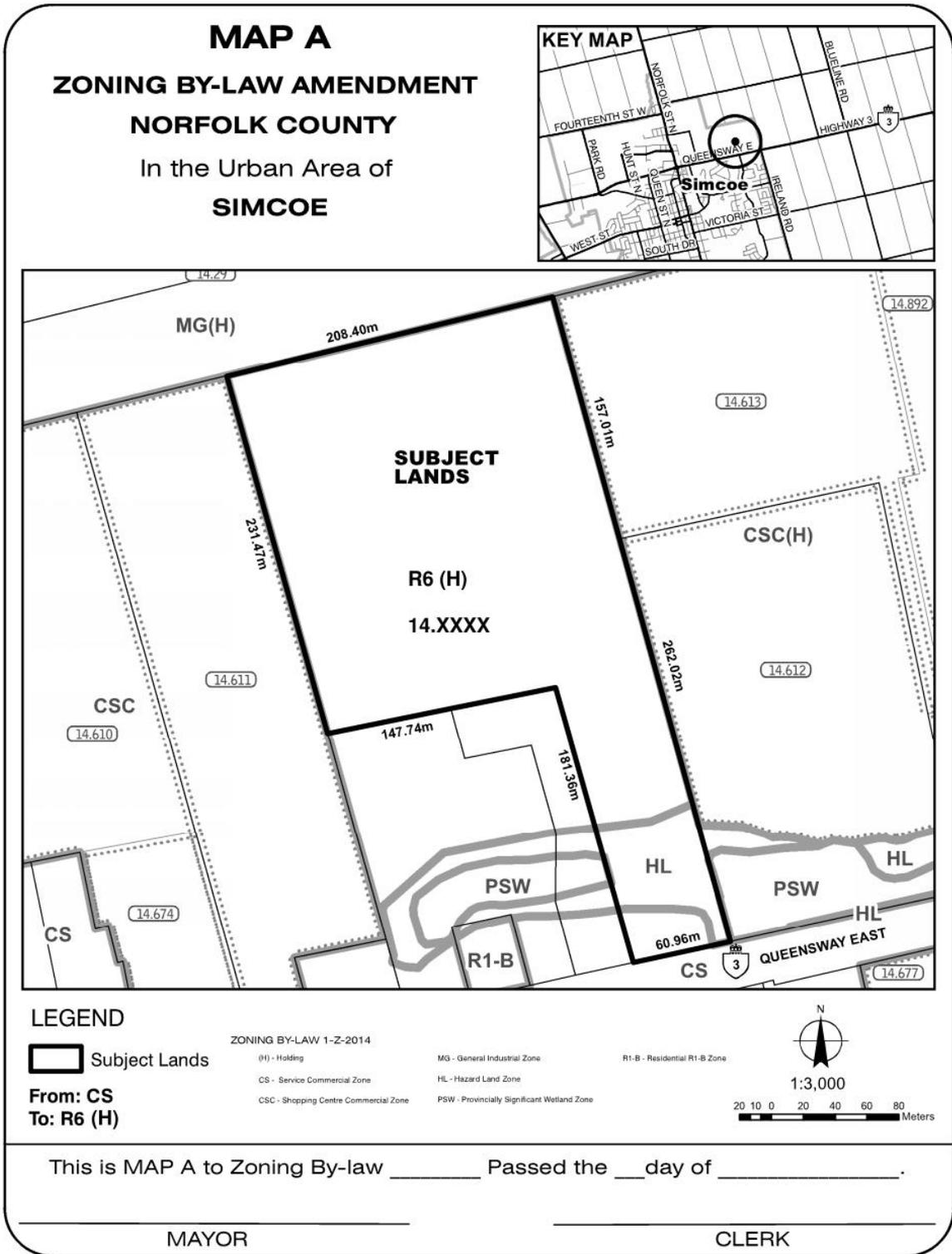
5. **ENACTED AND PASSED** this **XX**st day of **XXXX**, 2021.

Mayor

County Clerk

DRAFT

County Clerk



**Explanation of the Purpose and Effect of
By-Law __-Z-2022**

This By-Law affects a parcel of land described as Part of Lot 3, Concession 14, in the Town of Simcoe (formerly in the Geographic Township of Townsend), Norfolk County.

The purpose of this By-Law is to change the zoning on the subject lands from Service Commercial *Zone* (CS) with a Special Provision to Urban Residential Type 6 *Zone* (R6) with a Special Provision and a Holding (H). The new zoning would allow for residential uses such as an apartment building. The zoning would allow for up to a three 6-8 storeys residential building, with reduced on-site parking, and confirmation of rear setback.

A Holding “(H)” provision is being placed on the zoning on the subject lands to ensure the appropriate development agreement is executed and registered on title. As well the holding will remain until the servicing capacities are confirmed and allocated by the General Manager of Environment and Infrastructure Services or anyone designated by Norfolk County.