

Attachment A - Report CD 23-009
Development Application Overview

600 Norfolk St N, Simcoe

Application File Numbers: OPNPL2022313 & ZNPL2022314

Applicant: 600 Norfolk St N LP

Agent: Elder Plans Inc.

Statutory Public Hearing

Date: February 7th, 2022

Site Context



Characteristics:

Area: 0.25 Hectares

Frontage: 28.80 m

Historical Use: Commercial

Topography: Relatively Flat

Vegetation: Peripheral Trees

Surrounding Land:

North: Residential & Industrial

East: Residential

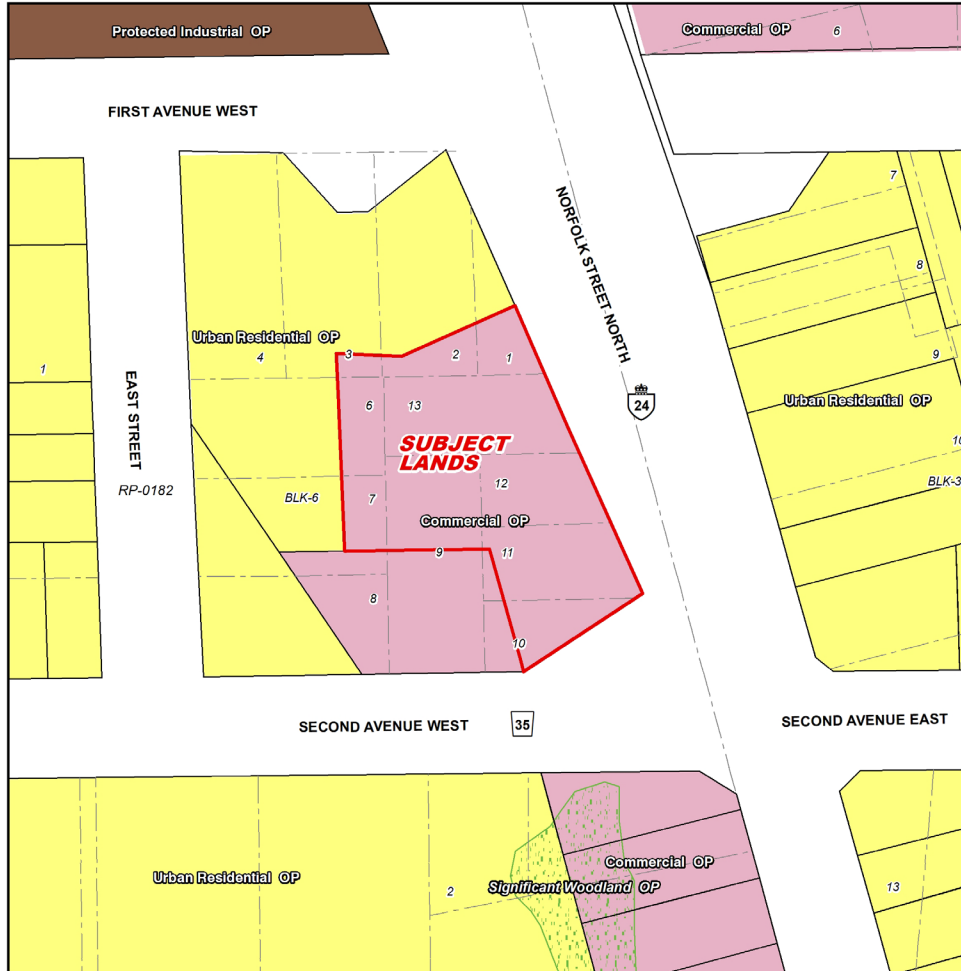
South: Commercial

West: Residential

Site Context

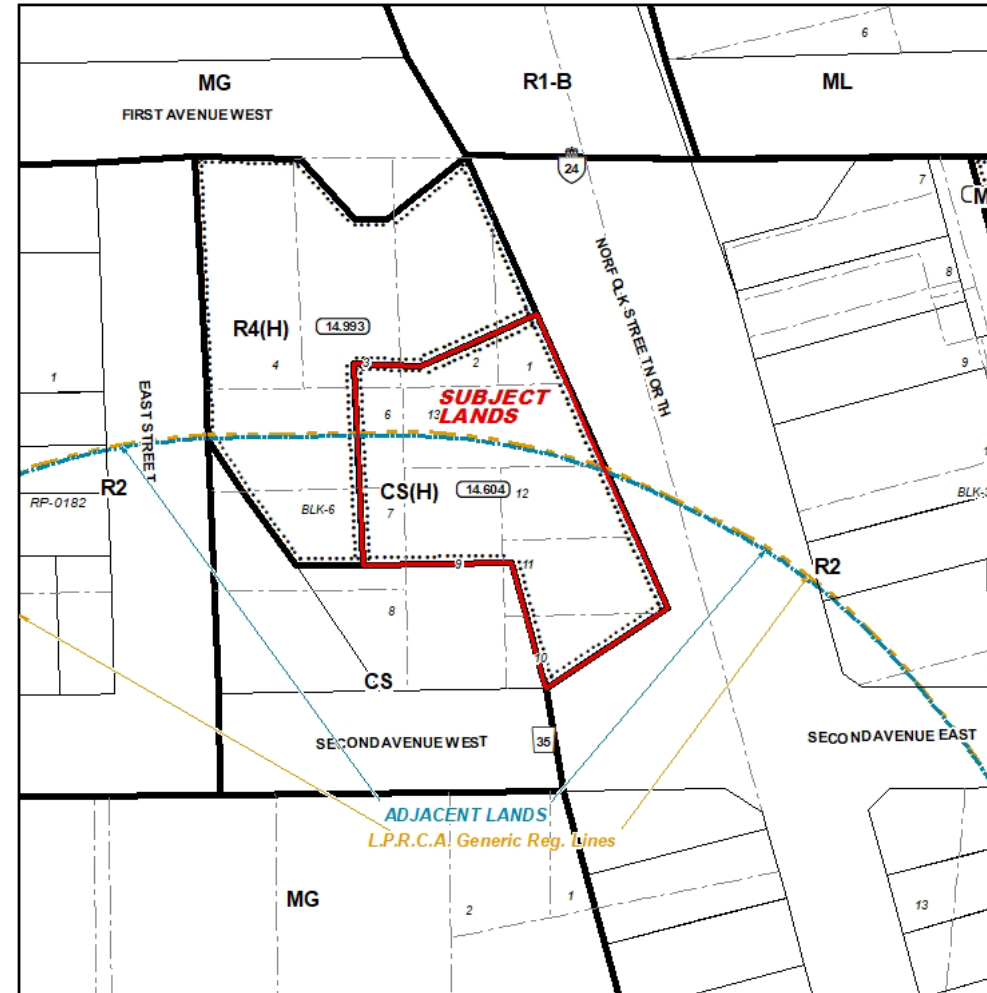
MAP B
PROPOSED OFFICIAL PLAN AMENDMENT MAP
Urban Area of SIMCOE

OPNPL2022313
ZNPL2022314



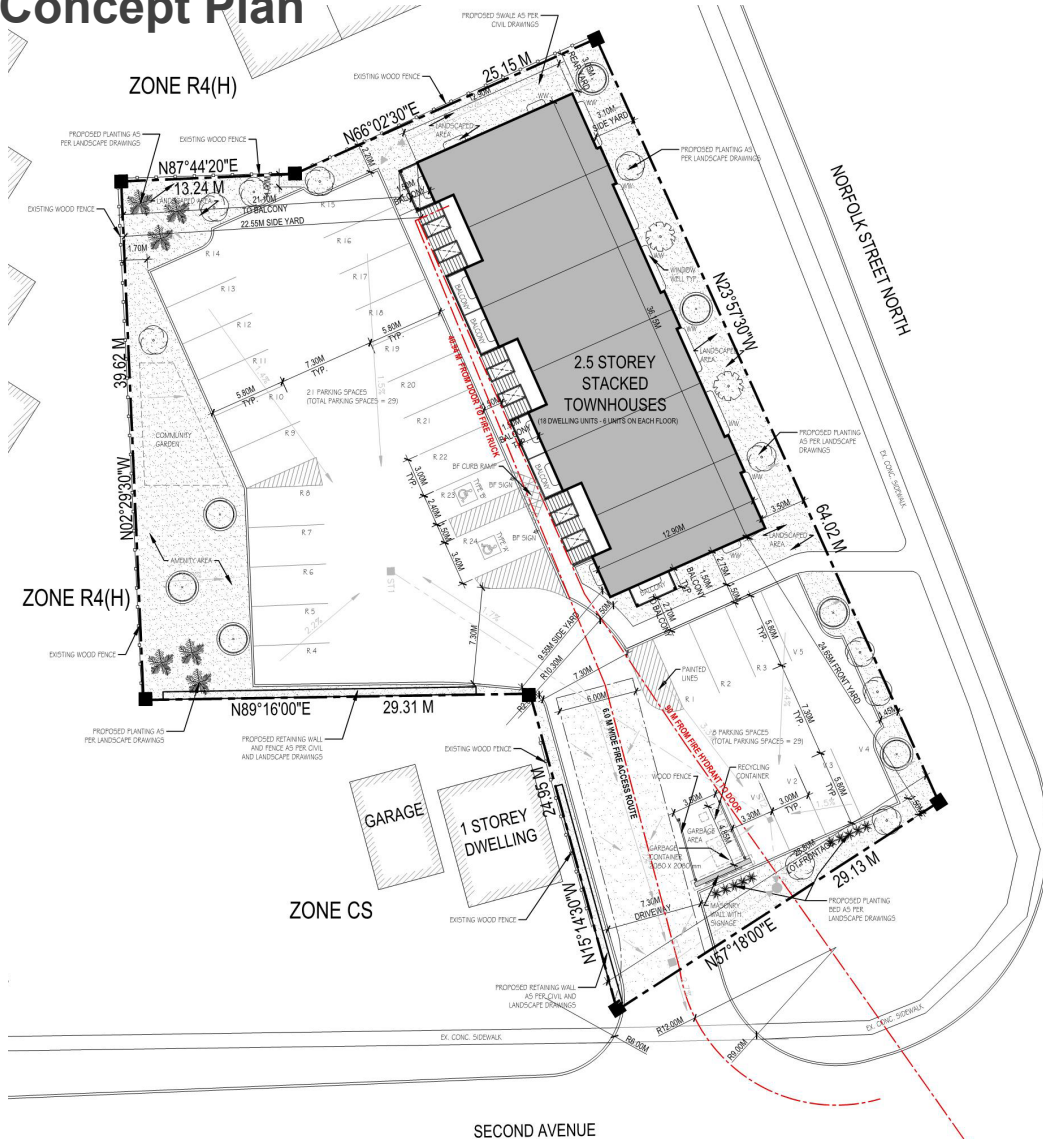
MAP C
PROPOSED ZONING BY-LAW AMENDMENT MAP
Urban Area of SIMCOE

OPNPL2022313
ZNPL2022314



Development Proposal

Concept Plan



Proposed Subdivision:

- 18-unit Stacked Towns
- 2.5 Storeys
- 24 Residential Parking
- 5 Visitor Parking

OP Amendment:

From: Commercial
To: Urban Residential

Zoning Amendment:

From: Service Commercial (CS)
To: Urban Residential Type 4 (R4)

Special Provision:

- Reduced Frontage: 28.8 (30 m required)
- Reduced Parking: 29 (42 required)
- Reduced Rear Yard: 3.05 m (7.5 m required)
- Reduced Landscape Area: 27.8% (50% required)

Preliminary Review

Technical Reports

1. **Planning Justification Report** by Elder Plans Inc. dated September 2022
2. **Traffic Impact Statement** by J.H. Cohoon Engineering Ltd. dated September 2022
3. **Functional Servicing Report** by J.H. Cohoon Engineering Ltd. dated August 2022

Technical Comments

- An enhanced level of treatment of storm run-off is recommended by LPRCA;
- The site will be under a site plan control;
- A holding will remain in place for a site plan agreement;

Public Input

- No Public comments received yet.

Preliminary Considerations



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



Parking: A parking assessment will be required for the reduction of parking spaces.



Transportation: No physical improvements are recommended by the traffic report for the proposed development; Bike-rack and pedestrian connectivity is proposed.



Housing: A total of 18 stacked-townhouse units will contribute to Norfolk County intensification policy for local housing needs;



Building Height: No increase of building height requested;



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

Next Steps & Recommendation

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

Public Hearing Committee Report Recommendation:

THAT staff Report CD 23-009 for development application OPNPL2022313 & ZNPL2022314 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.



The Corporation of Norfolk County

By-Law 3-OP-2023

Being a By-Law to adopt Amendment Number 155 to the Norfolk County Official Plan in respect of lands described as Part Lots 2 to 4, 6, 7, and 9 to 13, Plan 182, Urban Area of Simcoe, Norfolk County in the Name of 1000206338 Ontario Inc., Sentry Property Group Inc.

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 155 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 25th day of January 2023.

Mayor

County Clerk

Amendment Number 155 to the Norfolk County Official Plan

Part A: Preamble to the Amendment

The purpose of amendment number 155 to the Norfolk County Official Plan is to re-designate the subject lands from 'Commercial' to 'Urban Residential'.

Location of the Lands Affected

As shown on the attached 'Schedule "A"', the subject lands are located on Part Lots 2 to 4, 6, 7, and 9 to 13, Plan 182, Urban Area of Simcoe, Norfolk County.

Basis of the Amendment

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

Part B: The Amendment

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

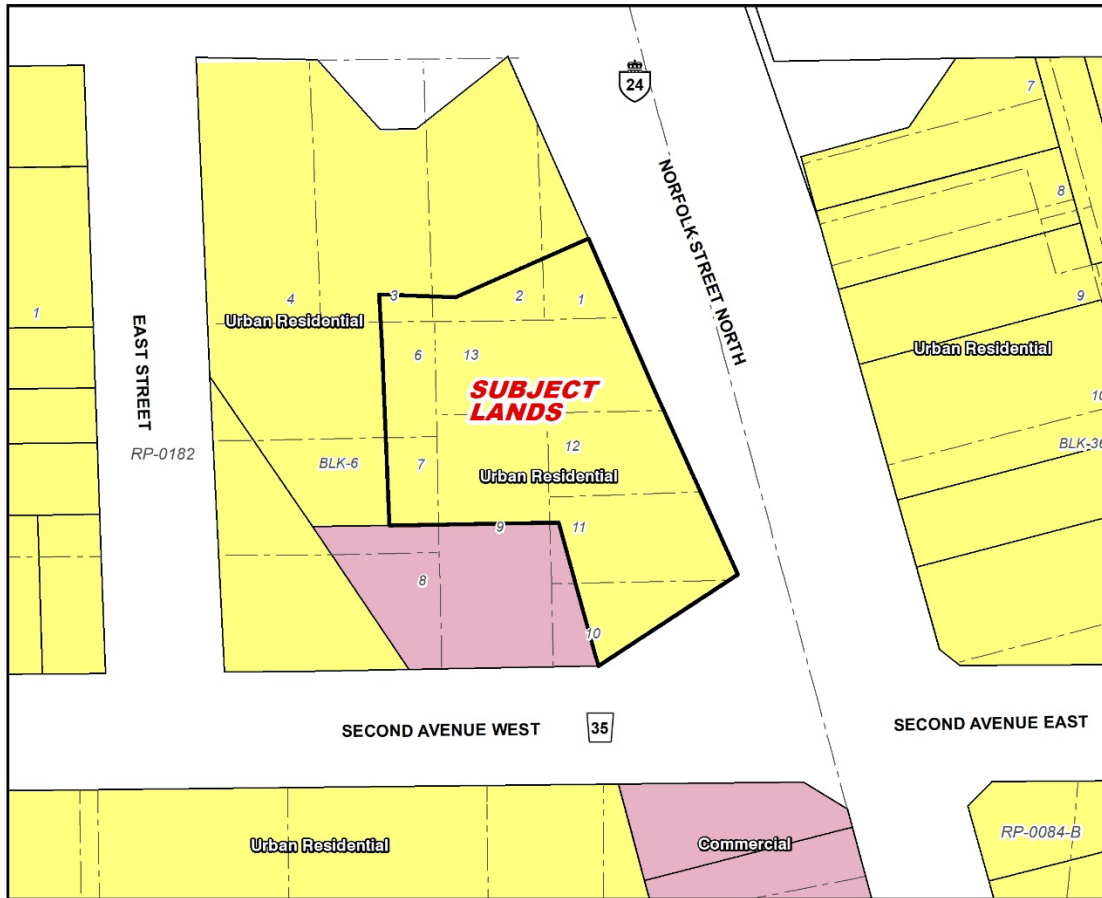
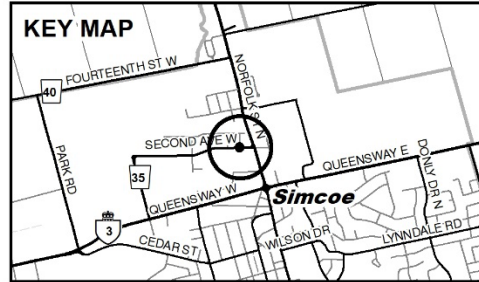
Map Schedule Amendment

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as the subject lands on 'Schedule "A"' attached to and a part of this amendment from 'Commercial' designation to 'Urban Residential' designation.

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
To: Urban Residential

Official Plan Designations

Urban Residential

Commercial

Urban Area Boundary



1:1,000





The Corporation of Norfolk County

By-Law 4-Z-2023

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Part Lots 2 to 4, 6, 7, and 9 to 13, Plan 182, Urban Area of Simcoe, municipally known as 600 Norfolk St. N., Simcoe.

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

AND WHEREAS this By-Law conforms to the Norfolk County Official Plan.

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

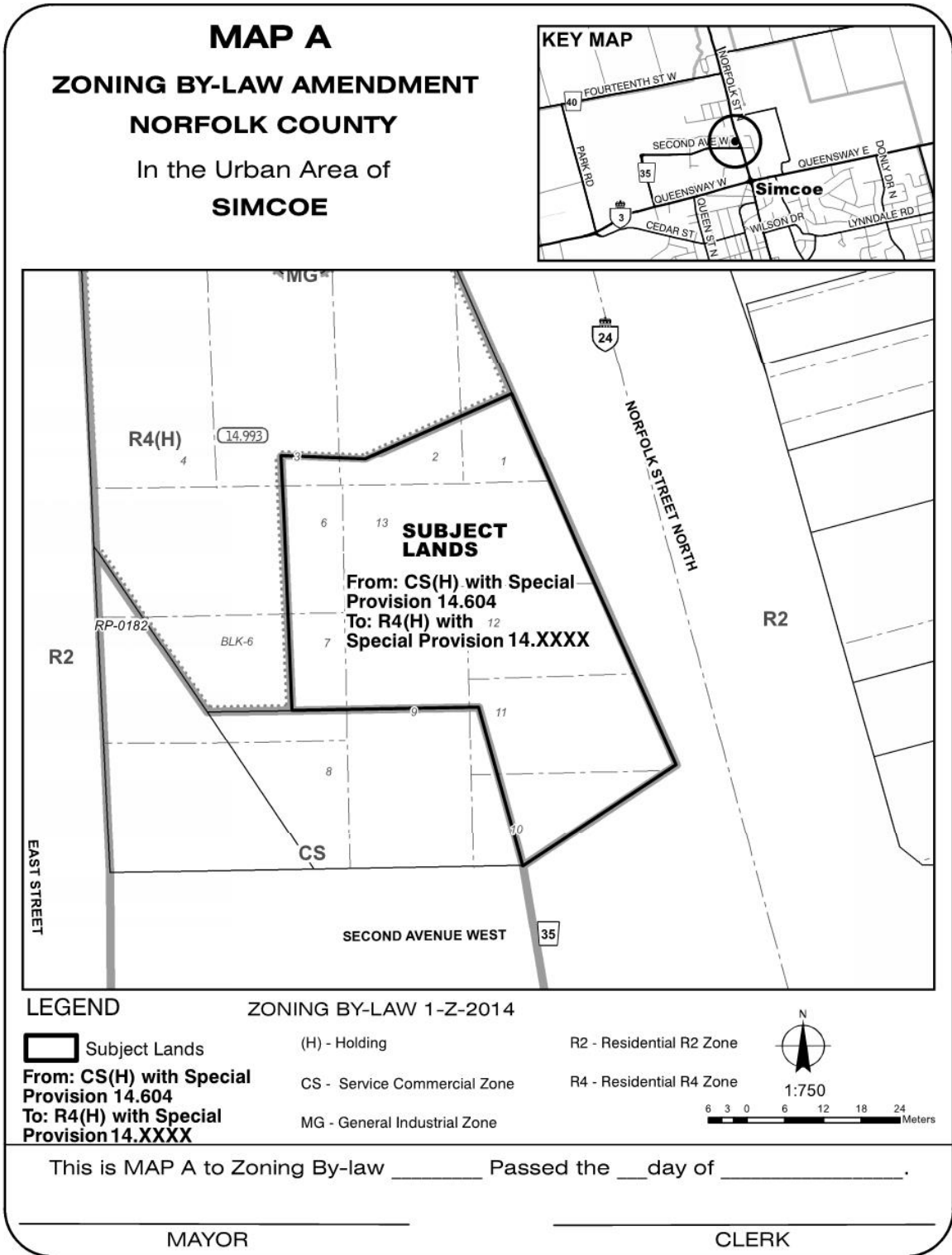
1. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified on Map A (attached to and forming part of this By-Law) from Service Commercial Zone (CS) with a Holding (H) and a Special Provision 14.604 to Urban Residential Type 4 Zone (R4) with a Holding (H) and a Special Provision 14.XXXX;
2. 14.XXXX In lieu of the corresponding provisions in the Urban Residential Type 4 Zone (R4), the following shall apply:
 - a) minimum *lot frontage*:
 - i. *corner lot* – 28.80 metres;
 - b) minimum *rear yard* – 3.00 metres;
 - c) number of *parking spaces*:
 - i. total *parking spaces* – 29;
 - ii. residential *parking spaces* – 24;
 - iii. visitor *parking spaces* – 5;
 - iv. barrier-free *parking spaces* – 2;
 - d) maximum units in a *townhouse dwelling*: 18;
 - e) minimum landscape area: 27.8% at front yard.

3. That the holding (H) provision of this By-Law shall be removed upon the registration of a site plan agreement to the satisfaction of the General Manager, Community Development (or designate), and confirmation by the General Manager of Environmental & Infrastructure Services (or designate) that sufficient water and sewer capacity is available and allocated.
4. That this By-Law shall become effective upon final approval of the related Amendment number 155 to the Norfolk County Official Plan.

ENACTED AND PASSED this 21st day of February, 2023.

Mayor

County Clerk



**Explanation of the Purpose and Effect of
By-Law 4-Z-2023**

This By-Law affects a parcel of land described as Part Lots 2 to 4, 6, 7, and 9 to 13, Plan 182, Urban Area of Simcoe, Norfolk County, 600 Norfolk St. N., Simcoe.

The purpose of this By-Law is to change the zoning on the subject lands from Service Commercial Zone (CS) with a Holding (H) and a Special Provision 14.604 to Urban Residential Type 4 Zone (R4) with a Holding (H) and a Special Provision 14.XXXX. The change would have the effect of allowing an 18-unit stacked townhouse building with a total of 29 parking spaces.

A holding "(H)" provision is being placed on the zoning on the subject lands to ensure the registration of a site plan agreement to the satisfaction of the General Manager, Community Development (or designate), and confirmation by the General Manager of Environmental & Infrastructure Services (or designate) that sufficient water and sewer capacity is available and allocated.

Attachment D

Technical Comments

Canada Post – Reviewed

If this is 1 building with a common entry of 3 or more units then the developer will need to install a mail panel inside the lobby for mail delivery.

If this building has their own individual entrances then it will be Community mailboxes for mail delivery and I will work with the developer on a site location for the Community mailboxes (2 modules) for the 18 units.

Long Point Region Conservation Authority – Reviewed

Long Point Region Conservation Authority (LPRCA) staff have had an opportunity to review the application OPNPL2022313/ ZNPL2022314 and can provide the following comments based on LPRCA's various plan review responsibilities for Norfolk County's consideration.

It is staff's understanding that the submitted application will facilitate the development of an 18-unit stacked townhouse building.

Delegated Responsibility from the Ministry of Natural Resources and Forestry, Section 3.1 of the Provincial Policy Statement, 2020

The subject property is not subject to natural hazards and staff can advise the application is consistent with section 3.1 of the Provincial Policy Statement, 2020. LPRCA has no objection to the concept of this application.

Ontario Regulation 178/06

As the subject property is adjacent to a Provincially Significant Wetland, a portion of the subject property is regulated under Ontario Regulation 178/06. A permit is required from this office prior to any development within the regulated area.

Development is defined as:

- the construction, reconstruction, erection or placing of a building or structure of any kind,
- any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,
- site grading, or

- the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere (Conservation Authorities Act, R.S.O. 1990, c. 27, s. 28 (25)).

Stormwater Management

LPRCA will review the final stormwater management design using the 2003 MECP Stormwater Management Planning and Design Manual, MTO Drainage Manual, LID Stormwater Management Manual, the sustainable technologies STEP website <https://sustainabletechnologies.ca/>, and the Municipal SWM guidelines.

Based on the site and receiving watercourse, an enhanced level of treatment as per the 2003 MECP Stormwater Management Planning and Design Manual is required for the proposed development.