



vallee

*Consulting Engineers,
Architects & Planners*

December 22, 2025

Norfolk County
Community Development Division
12 Gilbertson Drive,
Simcoe ON, N3Y 3N3

Attention: Alisha Cull BES, MCIP, RPP, Ec.D. | Manager of Planning Services

Reference: A-D Thompson Road Developments Inc.

**Zoning By-law Amendment and Redline Subdivision
Thompson Subdivision
Our File 17-089**

Please accept this package as our formal submission for a **Zoning By-law Amendment and Redline Subdivision** for **Thompson Subdivision** on behalf of A-D Thompson Road Developments Inc.. Included as part of our complete application package are the following documents:

- | | |
|---|---|
| 1. Signed Zoning By-law Application Form; | Douglas Vallee Limited, dated December 4 th , 2025 |
| 2. Signed Draft Plan Subdivision Redline Application Form; | 5. Traffic and Parking Analysis prepared by RC Spencer Associates Inc., dated November, 2025. |
| 3. Planning Justification Report prepared by G. Douglas Vallee Limited, December 9 th , 2025 | 6. Revised Draft Plan prepared by G. Douglas Vallee Limited, dated February 26 th , 2025 |
| 4. Functional Servicing and Stormwater Management Report prepared by G. | |

On March 12, 2025, the Ontario Land Tribunal (Case No. OLT-24-000893) approved a Zoning By-law Amendment and Draft Plan of Subdivision for the lands at 220 Thompson Road West, permitting 102 residential units, including 30 single-detached and 72 semi-detached dwellings. An Agreed Statement of Facts – Noise was jointly signed by engineering experts for the County and the applicant, confirming that all noise related issues were resolved. The current submission proposes a Zoning By-law Amendment and redline revision to increase overall residential density and introduce a greater mix of housing types, consistent with market demand and provincial policy. There are no changes to the road pattern, thus the agreed statement of facts and related separation distances are maintained.

Should you have any questions, please do not hesitate to contact us.

Best regards,

James Canzano, BA Spec Hons
Planner

G. DOUGLAS VALLEE LIMITED

2 Talbot Street North, Simcoe Ontario, N3Y 3W4

Phone: 519.426.6270x1009 | www.gdvallee.ca

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Development Application for Zoning By-law Amendment

Complete Application

The application must be completed by the owner or authorized agent. If the application is being submitted by an agent, the owner's written authorization is required. If the lands subject to this application are owned by more than one owner, the authorization of all owners is required. Submission of this application constitutes consent for authorized municipal staff to inspect the subject lands.

It is the responsibility of the applicant to research and evaluate the site and the proposal to ensure that the development will conform to the interests of the health, safety and welfare of future residents. Sufficient studies for the completion of the application should be carried out prior to submission and should be reflected in the application form.

Online Application Process

All applications must be submitted online via the County's CityView Portal. The portal can be accessed here: [Welcome - CityView Portal](#). The applicant will submit the materials required as part of a complete application. Once the County confirms receipt of a complete submission, the applicant will be contacted and provided further directions for payment options.

Pre-Consultation Meeting:

Pre-Consultation is highly recommended for Zoning By-law Amendment applications. The purpose of a Pre-Consultation meeting is to provide the applicant with an opportunity to present the proposed development, discuss potential issues, and for the Norfolk County and external agencies to identify the application requirements. The requirements, as detailed in the Pre-Consultation meeting comments, are valid for one year after the meeting date.

User Fees:

The planning application fee will be determined when the application can be deemed complete according to Norfolk County Community Planning user fees: [User Fees | Norfolk County](#)

Additional agency plan review fees may apply. Please see below for more information and forward fees directly to the applicable agency, as required:

Grand River Conservation Authority

[Plan Review fees | Grand River Conservation Authority](#)

Long Point Region Conservation Authority

[Planning Fees - Long Point Region Conservation Authority](#)



Cash, debit, credit or cheque payable to Norfolk County in the amount set out in the User Fees By-Law that will be accepted and deposited once the application has been deemed complete.

Development Application Process

Norfolk County staff will circulate the complete application to adjacent landowners, public agencies, and internal departments. Planning Act decision timeframes will apply in accordance with the provisions of Section 34 of the Planning Act. Norfolk County collects personal information submitted through this form under the authority of the Municipal Freedom of Information and Protection Act. Norfolk County will use this information for the purposes indicated by this form. Questions about collecting personal information can be directed to Norfolk GIS Services at NorfolkGIS@norfolkcounty.ca.

Additional studies required for a complete application along with peer reviews may be required and shall be provided at the applicant's sole expense. In these cases, Norfolk County staff will select the company to complete the peer review.

Norfolk County will refund the original fee if applicants withdraw their applications before circulation. If Norfolk County must recirculate your drawings, there will be an additional fee. If Norfolk County must do more than three reviews of engineering drawings due to revisions by the owner or failure to revise engineering drawings as requested, Norfolk County will charge an additional fee.

Contact Us

For additional information or assistance completing this application, please contact a Planner at 519-426-5870 or planning@norfolkcounty.ca.

Notification Sign Requirements

For public notification, Norfolk County will provide you with a sign to indicate the intent and purpose of the development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands.
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level and not on a tree.
3. Notify the Planner when the sign is in place.
4. Maintain the sign until the development application is finalized and, after that, remove it.



For Office Use Only:

File Number _____
Related File Number _____
Pre-consultation Meeting _____
Application Submitted _____
Complete Application _____

Public Notice Sign _____
Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____

Check the type of planning application(s) you are submitting.

- Zoning By-Law Amendment – Regular
- Zoning By-Law Amendment - Major
- Zoning By-Law Amendment - Minor
- Temporary Use By-law

Property Assessment Roll Number: _____

A. Applicant Information

Note: It is the responsibility of the owner to notify the Planner of any changes in ownership or authorized applicant within 30 days of such a change

Name of Owner _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Authorized Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____



Email _____

Name of Authorized Agent _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Unless otherwise directed, Norfolk County will forward all correspondence and notices regarding this application to both owner and agent noted above.

- Owner
- Agent
- Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Municipal Civic Address: _____

Land acquisition date (if known): _____

Present Official Plan Designation(s): Urban Residential

Present Zoning: _____

2. Is there a site-specific provision on the subject lands?

Yes No If yes, please specify the corresponding number:

3. Present use of the subject lands:

4. Please describe **all existing** buildings or structures on the subject lands and whether they will be retained, demolished or removed.

5. If an addition to an existing building is being proposed, please explain the proposed use.

6. Please describe **all proposed** buildings or structures/additions on the subject lands.

Please see Planning Justification Report prepared by G. Douglas Vallee Limited

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being of cultural heritage value or interest?

Yes No

If yes, identify and provide details:

8. If known, the length of time the existing uses have continued on the subject lands:

9. Existing use of abutting properties:

10. Are there any easements or restrictive covenants affecting the subject lands?

Yes No

If yes, describe the easement or restrictive covenant and its effect:



C. Purpose of Development Application

Note: Please complete all that apply.

1. Please describe the proposed development on the subject lands:

2. Please explain why it is not possible to comply with the provisions of the Zoning By-law :

3. Have the subject land or lands within 120 metres ever been and/or currently are the subject of a Planning Act application:

- Plan of Subdivision Yes No
- Official Plan Amendment Yes No
- Zoning Bylaw, or Zoning Order Amendment Yes No
- Site Plan Yes No
- Consent/Minor Variance Yes No

If yes, indicate the application file number and the status of the application _____

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands?

- Yes No Unknown

If yes, specify the uses (for example: gas station or petroleum storage):

North: Norfolk Disposal. East: car wash, concrete supplier, food product supplier.

2. Is there reason to believe the subject lands may have been contaminated by former



uses on the site or adjacent sites?

Yes No Unknown

3. Provide the information you used to determine the answers to the above questions:

4. If you answered yes to any of the above questions in Section D, a previous land use inventory showing all known former uses of the subject lands, and/or when applicable, the adjacent lands, is required.

Is the land use inventory of former land uses attached? Yes No

E. Provincial Planning Statement

1. Is the requested amendment consistent with the Provincial Planning Statement issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

Yes No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the Provincial Planning Statement?

Yes No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection?

Yes No

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C, Intake Protection Zone (IP-Z), Issue Contributing Area (ICA), please attach relevant information and approved mitigation measures from the Risk Management Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard

On the subject lands or within 500 meters – distance _____

Significant Woodland

On the subject lands or within 500 meters – distance _____

Municipal Landfill

On the subject lands or within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

On the subject lands or within 500 meters – distance _____

Provincially significant wetland or other environmental feature

On the subject lands or within 500 meters – distance _____

Floodplain

On the subject lands or within 500 meters – distance _____

Rehabilitated mine site

On the subject lands or within 500 meters – distance _____

Non-operating mine site within one kilometre

On the subject lands or within 500 meters – distance _____

Active mine site within one kilometre

On the subject lands or within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

On the subject lands or within 500 meters – distance _____

Active railway line

On the subject lands or within 500 meters – distance _____

Seasonal wetness of lands

On the subject lands or within 500 meters – distance _____

Erosion

On the subject lands or within 500 meters – distance _____

Abandoned gas wells

On the subject lands or within 500 meters – distance _____



F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

Municipal piped water

Individual wells

Communal wells

Other (describe below):

Storm Drain

Storm sewers

Open ditches

Other (describe below):

Sewage Treatment

Municipal sewers

Communal system

Septic tank and tile bed in good working order

Other (describe below):

Existing or proposed access to subject lands

Municipal road

Provincial highway

Unopened road

Name of road/street: _____

Other (describe below):

2. Does the application require development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent produced per day as a result of the development being completed?

Yes No

If yes, provide (i) Servicing Options Report and (ii) hydrogeological report with submission.

G. Other Information

1. Does the application involve a local business?

Yes No If yes, how many people are employed on the subject lands?

-
2. Indicate below or on a separate attachment, the applicant's proposed strategy for consulting with the public on the request for a zoning by-law amendment.

-
-
3. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.
-
-
-

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with [Ontario Regulation 545/06](#).

A sketch showing, in metric units:

- a) the boundaries and dimensions of the subject land;
- b) the location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
- c) the approximate location of all natural and artificial features (*for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells and septic tanks*) that,
 - i. are located on the subject land and on land that is adjacent to it, and
 - ii. in the applicant's opinion, may affect the application;
- d) the current uses of land that is adjacent to the subject land;
- e) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- f) if access to the subject land will be by water only, the location of the parking and docking facilities to be used; and
- g) the location and nature of any easement affecting the subject land



The following additional plans, studies and reports, including but not limited to, **may** be required as part of a complete application submission:

- On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- Cut and Fill Plan
- Erosion and Sediment Control Plan
- Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- Plan and Profile Drawings
- Site Servicing Plan
- Storm water Management Plan
- Street Sign and Traffic Plan
- Street Tree Planting Plan
- Tree Preservation Plan
- Archaeological Assessment
- Environmental Impact Study
- Functional Servicing Report
- Agricultural Impact Assessment
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Calculations
- Noise or Vibration Study
- Record of Site Condition
- Stormwater Management Report
- Traffic Impact Study

The approval of the proposed development might be subject to additional federal or provincial legislation, municipal by-laws or other agency approvals.

J. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required, it is their solicitor's responsibility on behalf of the owner, to disclose the registration of all transfer(s) of land and/or easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.



Owner/Applicant Signature

Dec 22, 2025

Date

M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Michael Aucoin am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize _____ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



Owner

Dec 22, 2025

Date

Owner

Date



M. Declaration

I, MICHAEL AUCCIN of AD THOMPSON RD INC.

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Simcoe

Owner/Authorized Applicant Signature

In Norfolk County

This 22nd day of December

A.D., 2025

JAMES JOHN CIARALLO-CANZANO,
a Commissioner, etc., Province of Ontario,
for G. Douglas Vallee Limited.
Expires February 26, 2028.

Development Application for Draft Plan of Subdivision / Vacant Plan of Condominium

Complete Application

The application must be completed by the owner or authorized agent. Where the application is being submitted by an agent, the owner's written authorization is required. If the lands subject to this application are owned by more than one owner, the authorization of all owners is required. Submission of this application constitutes consent for authorized municipal staff to inspect the subject lands.

It is the responsibility of the applicant to research and evaluate the site and the proposal to ensure that the development will protect and preserve the health, safety and welfare of future residents. Sufficient studies for the completion of the application should be carried out prior to submission and should be reflected in the application form.

The requested information in this application form must be provided by the applicant and will be used to process the application pursuant to the requirements of Section 51 of the Planning Act, Ontario [Regulation 544/06](#), and the Condominium Act.

A pre-submission meeting may be requested by staff or arranged at the request of the applicant. A pre-submission review is not required prior to submission of this application but can be provided upon request.

Online Application Process

All applications must be submitted online via the County's CityView Portal. The portal can be accessed here: [Welcome - CityView Portal](#). The applicant will submit the materials required as part of a complete application. Once the County confirms receipt of a complete submission, the applicant will be contacted and provided further direction for payment options.

Pre-Consultation Meeting:

Pre-consultation is highly recommended for Draft Plan of Subdivision or Vacant Plan of Condominium applications. The purpose of a pre-consultation meeting is to provide the applicant with an opportunity to present the proposed development, discuss opportunities and constraints, and for the County and Agency staff to identify the submission requirements. The requirements, as detailed in the pre-consultation meeting notes, are valid for one year after the meeting date.

If the application for draft plan of subdivision/condominium is being submitted in conjunction with an application for a Zoning By-law Amendment and/or application for an Official Plan Amendment, all applications must be completed and submitted together.



User Fees:

The planning application fee will be determined when the application can be deemed complete according to Norfolk County Community Planning user fees: [User Fees | Norfolk County](#)
Cash, debit, credit or cheque payable to Norfolk County in the amount set out in the user fees By-Law that will be accepted and deposited once the application has been deemed complete.

An additional agency plan review fee may apply. Please see below for more information and forward fees directly to the applicable agency, as required:

Grand River Conservation Authority

[Plan Review fees | Grand River Conservation Authority](#)

Long Point Region Conservation Authority

[Planning Fees - Long Point Region Conservation Authority](#)

Development Application Process

Additional studies required for a complete application shall be at the applicant's sole expense. Peer reviews may be necessary to review particular studies at the applicant's expense. In these cases, Norfolk County staff will select the company to complete the peer review.

The County will refund the original fee if applicants withdraw their applications before circulation. If your drawings are recirculated, there will be an additional fee. If more than three reviews of engineering drawings are requested due to revisions by the owner or failure to revise engineering drawings as requested, the County will charge an additional fee.

Contact Us

For additional information or assistance completing this application, please contact a Planner at 519-426-5870 or planning@norfolkcounty.ca.

The information submitted on this form is collected under the authority of the Freedom of Information and Protection of Privacy Act (FIPPA) and Municipal Freedom of Information and Protection of Privacy Act (MFIPPA) for Norfolk County employees to use for the purpose of preparing and registering a development agreement.

Questions about the collection of personal information through this form may be directed to the Agreement and Development Coordinator or Information and Privacy Coordinator, Corporation of Norfolk County, 50 Colborne Street South, Simcoe ON



For Office Use Only:

File Number	_____	Public Notice Sign	_____
Related File Number	_____	Application Fee	_____
Pre-Consultation Meeting	_____	Conservation Authority Fee	_____
Application Submitted	_____	Well & Septic Info Provided	_____
Complete Application	_____	Planner	_____

Check the type of planning application(s) you are submitting.

- Draft Plan of Subdivision Redline
- Vacant Plan of Condominium
- Condominium Exemption

Please describe the proposed development

Property Assessment Roll Number: _____

A. Applicant Information

Note: It is the responsibility of the owner to notify the Planner of any changes in ownership or authorized applicant within 30 days of such a change

Registered Owner(s)

Company Name: _____ Phone number: _____

Contact Name: _____ E-mail: _____

Address: _____ Date property was acquired: _____

Municipality/Postal Code: _____

Authorized Applicant (if different than registered owner)

Company Name: _____ Municipality/Postal Code: _____

Contact Name: _____ Phone number: _____

Address: _____ E-mail: _____

Authorized Agent

Company Name: _____ Address: _____

Contact Name: _____ Municipality/Postal Code: _____



Phone number: _____ E-mail: _____

Name of Surveyor

Company Name: _____ Municipality/Postal Code: _____

Contact Name: _____ Phone number: _____

Address: _____ E-mail: _____

Name of Solicitor

Company Name: _____ Municipality/Postal code: _____

Contact Name: _____ Phone number: _____

Address: _____ E-mail: _____

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and agent noted above.

Owner

Applicant

Agent

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Description

1. Legal description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Municipal address:

Not assigned

Present Official Designation(s):

Present zoning:

Date of acquisition of the subject property (if known): _____

2. Is the property encumbered by any easements (existing or proposed)? If so, please describe:

3. Please complete the description of proposed uses:

Proposed Land Uses	Number of Residential Units	Number of Lots/ Blocks	Area in Hectares	Density Proposed (Units Per Hectare)	Parking Provided
Single Detached Dwellings					
Semi-Detached Dwellings					
Townhouse Dwellings (street, stacked, group)					
Apartments Residential					
Additional Residential Units					
Other residential (Specify)					
Commercial					
Office					
Industrial					
Institutional					
Open Space (i.e. parks)					
Agricultural					
Roads					
Other (specify)					
TOTAL					

4. Additional information for Vacant Plan of Condominium applications only:

i. Describe the condominium details:

ii. Has the site plan been approved? Yes No

Site plan file number: _____

iii. Has a site plan agreement been registered? Yes No

- iv. Has a building permit been issued? Yes No
- v. Is the proposed development under construction? Yes No
- vi. Is this a conversion of an existing building containing rental residential units?
 Yes No
If yes, indicate the number of units to be converted: _____
- vii. Does the development include affordable housing units? Yes No
If yes, indicate the number of units to be converted: _____

C. Existing Land Uses for the Site and Surrounding Area

- 1. Describe the existing use and if known the length of time the existing uses have continued on the subject lands:

- 2. Are any existing buildings on the subject lands designated under the Ontario Heritage Act as being of significant heritage value or interest?

Yes No

If yes, identify and provide details of the building:

- 3. Indicate land use of abutting properties

- 4. Is the proposal part of a phased development? If so, provide the name of the phased development and associated file number of the previous phases:

- 5. Has the subject property ever been or currently is the subject of a Planning Act application?

- Plan of Subdivision Yes No
- Official Plan Amendment Yes No
- Zoning Bylaw, or Zoning Order Amendment Yes No



- Site Plan Yes No
- Consent/Minor Variance Yes No

If yes, please indicate the application file number and the status of the application _____

6. Is the subject property covered by a Minister’s zoning order?
 Yes No

If yes, indicate the Ontario Regulation Number: _____

7. Is the water, sewage, or road works associated with the proposed development subject to the provisions of the Environmental Assessment Act?
 Yes No

8. Related Planning Applications – List all existing and proposed development applications affecting lands within 120 metres of the subject property:

Type of Planning Act application	File No.	Address
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

D. Previous Use of Lands:

1. Has there been industrial or commercial use on the subject lands or adjacent lands?
 Yes No Unknown

If yes, specify the uses (for example: gas station or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?
 Yes No Unknown

Provide the information you used to determine the answers to the above questions:

3. If you answered yes to any of the above questions in Section D, a land uses inventory listing all known former land uses of the subject lands, and/or when applicable, the adjacent lands, is required.

Is the land use inventory of former land uses attached? Yes No

E. Provincial Policy

1. Complete the following Environmental Features, Infrastructure and Development Context table as required:

Environmental Features, Infrastructure and Development Context	On-site	Within 500 metres
Class I Industrial Use ¹	<input type="checkbox"/>	<input type="checkbox"/>
Class II Industrial Use ¹	<input type="checkbox"/>	<input type="checkbox"/>
Class 3 Industrial Use ¹	<input type="checkbox"/>	<input type="checkbox"/>
Landfill site	<input type="checkbox"/>	<input type="checkbox"/>
Sewage treatment plant and waste stabilization plant	<input type="checkbox"/>	<input type="checkbox"/>
Significant wetlands	<input type="checkbox"/>	<input type="checkbox"/>
Significant habitat of endangered and threatened species	<input type="checkbox"/>	<input type="checkbox"/>
Significant fish habitat, valley lands, areas of natural and scientific interest, wildlife habitat	<input type="checkbox"/>	<input type="checkbox"/>
Sensitive groundwater recharge areas, headwaters and aquifers	<input type="checkbox"/>	<input type="checkbox"/>
Erosion hazards	<input type="checkbox"/>	<input type="checkbox"/>
Floodplains	<input type="checkbox"/>	<input type="checkbox"/>
Active railway line	<input type="checkbox"/>	<input type="checkbox"/>
Existing and/or planned controlled access highways or freeways	<input type="checkbox"/>	<input type="checkbox"/>
High voltage electric transmission line	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural operations	<input type="checkbox"/>	<input type="checkbox"/>
Mineral aggregate resource area	<input type="checkbox"/>	<input type="checkbox"/>
Mineral aggregate operations	<input type="checkbox"/>	<input type="checkbox"/>
Existing pits and quarries	<input type="checkbox"/>	<input type="checkbox"/>
Significant archaeological resources	<input type="checkbox"/>	<input type="checkbox"/>
Hazardous sites ²	<input type="checkbox"/>	<input type="checkbox"/>
Source water protection (Wellhead Protection Area (WHPA) A, B or C; Issue Contributing Area; Intake Protection Zone)	<input type="checkbox"/>	<input type="checkbox"/>

¹ Class 1, 2,3 Industrial Use – Refer to [D-6-1 Industrial Categorization Criteria](#) of the Ministry of the Environment Conservation and Parks

² Hazardous sites - means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards.

2. For each feature or development circumstance of potential concern identified in Section E.1. explain how regard was had to the Provincial Planning Statement.

3. It is owner’s responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the Provincial Planning Statement?

Yes No

If no, please explain: _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- Municipal piped water
- Individual wells
- Communal wells
- Other (describe below):

Storm Drain

- Storm sewers
- Open ditches
- Other (describe below):

Sewage Treatment

- Municipal sewers
- Communal system

Existing or proposed access to subject lands

- Municipal road
- Provincial highway



Septic tank and tile bed in good working order

Unopened road

Other (describe below):

Name of road/street: _____

Other (describe below):

2. Is the property located within a designated municipal drain boundary?

G. Other Information

1. Does the application involve a local business? Yes No

If yes, how many jobs are provided on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

The following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- Zoning Deficiency Form
- On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- Architectural Plan
- Buildings Elevation Plan
- Cut and Fill Plan
- Erosion and Sediment Control Plan
- Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- Landscape Plan
- Photometric (Lighting) Plan

- Plan and Profile Drawings
- Site Servicing Plan
- Storm water Management Plan
- Street Sign and Traffic Plan
- Street Tree Planting Plan
- Tree Preservation Plan
- Archaeological Assessment
- Heritage Impact Assessment
- Environmental Impact Study
- Agricultural Impact Assessment
- Functional Servicing Report
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Noise or Vibration Study
- Record of Site Condition
- Stormwater Management Report
- Traffic Impact Study – please contact the Planner to verify the scope required

All other requirements as per the pre-consultation meeting will apply. All final plans must include the owner's signature as well as the engineer's signature and seal. The statement of acknowledgement must be signed in this regard.

"I confirm that the required drawings have been completed and submitted as specified in the general requirements along with the requirements outlined in the Pre-consultation notes. I understand that the application may not be deemed complete until planning staff are satisfied with the content and format of the required drawings."



Authorized Applicant/Agent Signature

Dec 22, 2025

Date



H. Development Agreements

A development agreement will be required as part of the subdivision and condominium applications. You should contact the Agreement Administrator for further details of the requirements, including but not limited to insurance coverage, professional liability for the engineer(s), additional fees and performance securities.

I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required, it is their solicitor's responsibility on behalf of the owner to disclose the registration of all transfer(s) of land and/or easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

J. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purpose of making inspections associated with this application, during normal and reasonable working hours.

K. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.


Owner/ Authorized Applicant Signature

Dec 22, 2025
Date

L. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We MICHAEL AUCOIN am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize G. Douglas Vallee Limited to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

[Signature]
Owner

Dec 22, 2025
Date

Owner

Date

M. Declaration

I, MICHAEL AUCOIN of AD THOMPSON RD INC.

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Simcoe

[Signature]
Owner/Authorized Applicant Signature

In Norfolk County

This 22 day of December

A.D., 2025

[Signature]
A Commissioner, etc.



Zoning By-law Amendment and Redline Subdivision

Thompson Subdivision, Waterford
A-D Thompson Road Developments Inc.

Planning Justification Report

December 9, 2025



vallee

*Consulting Engineers,
Architects & Planners*

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 Appendix A – Site Plan

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Introduction

G. Douglas Vallee Limited, on behalf of A-D Thompson Road Developments Inc., is submitting an application to amend the Norfolk County Zoning By-law and to redline the Ontario Land Tribunal (OLT)–approved draft plan of subdivision for the lands municipally known as 220 Thompson Road West, in the Urban Area of Waterford. The proposed amendments seek to increase the overall residential density and introduce a greater mix of housing types, consistent with current market demand and provincial policy direction.

The original draft plan of subdivision, approved by the OLT on March 12, 2025, permitted the development of 102 residential units, including 30 single-detached dwellings and 72 semi-detached dwellings, along with a public road network, stormwater management facility, parkland block, and a servicing block over a total area of 7.855 hectares.

The proposed revisions include the following:

- Replace the 30 single-detached dwellings with 58 semi-detached dwelling units;
- Replace the 72 semi-detached dwelling units with 89 street townhouse units;
- Introduce a special provision to the Urban Residential Type 2 (R2) Zone to reduce the minimum lot frontage for semi-detached dwellings from 8.5 metres to 7.5 metres;
- Rezone the lands previously designated for semi-detached dwellings from R2 to Urban Residential Type 4 (R4) Zone, to permit street townhouse development;
- Apply a special provision to both the R2 and R4 Zones to reduce the minimum exterior side yard setback from 6.0 metres to 3.0 metres, consistent with a provision previously approved by County staff.

Planning History:

On March 12, 2025, the Ontario Land Tribunal (Case No. OLT-24-000893) approved a Zoning By-law Amendment and Draft Plan of Subdivision for the subject lands at 220 Thompson Road West, permitting the development of 102 residential units, including 30 single-detached and 72 semi-detached dwellings. As part of the hearing, Lafarge Canada Inc., which operates an industrial facility to the north and east of the subject property, was granted party status and participated in a comprehensive settlement process. A minimum 70-metre open space buffer was incorporated along Thompson Road West and Blueline Road to address compatibility concerns, with Lafarge acknowledging this buffer as sufficient separation between residential and industrial uses.

A detailed Agreed Statement of Facts – Noise was jointly signed by engineering experts for the County and the applicant, confirming that all noise-related issues were resolved. Draft Plan Conditions required specific mitigation measures for residential lots near industrial interfaces, including:

- Construction of acoustic barrier fencing for side or rear yards of Lots 1 and 30 facing Thompson Road or Blueline Road, meeting D-6 Guidelines;
- Central air conditioning provisions for dwellings on these lots;
- Triple-pane windows facing the industrial roads;
- Inclusion of Noise Warning Clauses (Type C and E) in agreements of purchase and sale and registration on title for affected lots.

Development Review Summary:

- Implements Section 2 of the Planning Act.
- Is consistent with the intent of the Provincial Policy.
- Implements the Goals and Objectives of the Norfolk County Official Plan.
- Traffic generation does not negatively impact the existing road network.
- Provides additional forms of housing encouraged by the Norfolk County Official Plan.
- Has no impact on surrounding land uses and complies with D6 Guidelines for compatibility.
- Controls stormwater to County standards.
- Can be serviced with municipal water and wastewater.
- Represents good planning.

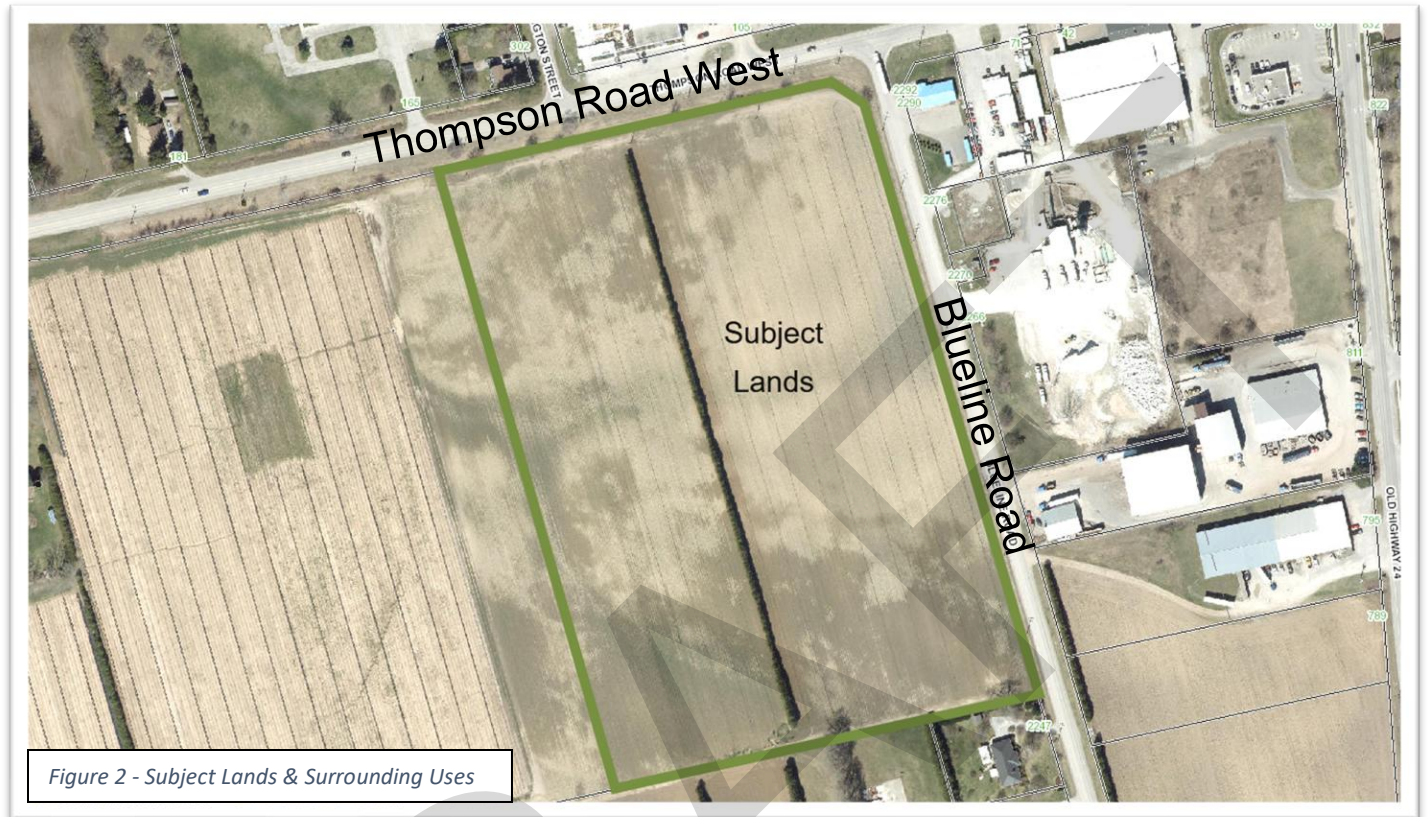
Description:

The subject lands are approximately 7.855 hectares in size and are located at the southwest corner of Thompson Road West and Blueline Road in the Urban Area of Waterford, Norfolk County. The property is generally flat, vacant, and currently accessed via an existing farm entrance. The lands are partially bounded by municipal roads and benefit from proximity to existing services, including piped municipal water and sanitary infrastructure.

The lands are designated Urban Residential and Open Space in the Norfolk County Official Plan and were previously zoned Urban Residential Type 2 (R2) and Open Space (OS) through Ontario Land Tribunal approval in 2025. The site features strong connectivity potential to the surrounding road network and is framed by a combination of residential, agricultural, and industrial uses, including legacy Class II industrial operations to the east and north. A 70-metre buffer and stormwater management block have been established along the site's industrial interface to mitigate potential land use conflicts.

Surrounding uses include:

- **North:** Thompson Road West and industrial lands (Lafarge and Norfolk Disposal), with low-density residential beyond
- **South:** Agricultural lands and undeveloped rural area
- **East:** Blueline Road and industrial lands (Norfolk Disposal and Lafarge)
- **West:** Agricultural lands, with lands designated for future employment use



Planning Applications:

There are 2 planning applications required to facilitate the proposed development.

1. Zoning By-law Amendment (See details below)
To facilitate the proposed draft plan subdivision redline.
 - Introduce a special provision to the Urban Residential Type 2 (R2) Zone to reduce the minimum lot frontage for semi-detached dwellings to 7.5 metres and lot area to 220m².
 - Rezone the lands previously designated for semi-detached dwellings from R2 to Urban Residential Type 4 (R4) Zone, to permit street townhouse development;
 - Apply a special provision to both the R2 and R4 Zones to reduce the minimum exterior side yard setback from 6.0 metres to 3.0 metres, consistent with a provision previously approved by County staff.
2. Redline Revision
 - Replace the 30 single-detached dwellings with 58 semi-detached dwelling units;
 - Replace the 72 semi-detached dwelling units with 89 street townhouse units;

Proposed Zoning By-law Amendment:

Part 1:

- To rezone the portion of lands currently zoned Urban Residential Type 2 (R2) Zone to Urban Residential Type 4 (R4) Zone.
- To add special provisions to the Street Townhouses for exterior side yard.

Special Provisions

5.4.2 Provisions

5.4.2d) i) Exterior Side Yard: 6 metres to 3 metres

Part 2:

- To recognize the existing approved R2 Zone provisions for the exterior side yard setback of 3 metres.
- To add a special provisions to the Semi-detached Dwellings for lot area, and lot frontage.

Special Provisions

5.2.2 Provisions

5.2.2a) i) interior lot: 255 sqm to 220 sqm

5.2.2b) i) interior lot: 8.5 metres to 7.5 metres

5.2.2d) exterior side yard: 6 metres to 3 metres

Comment: The proposed zoning by-law provisions are designed to implement the redline draft plan of subdivision included as Appendix A. The plan demonstrates that the proposed dwelling units will comply with these provisions. Details of the proposed provisions are discussed further in this report.

List of Appendices

Several appendices for part of this report which include:

Appendix A – Redline Plan

Appendix B – Norfolk Official Plan Review

Planning Review:

The proposed Zoning By-law amendment was prepared considering several planning documents including the *Planning Act*, Provincial Planning Statement 2024, Norfolk County Official Plan, and the Norfolk County Zoning By-law 1-ZA-2014.

Planning Act

Section 2	Lists matters of provincial interest to have regard to.
Section 3	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	Allows amendments to the Zoning By-law.
Section 51	Allows the application for draft plan of subdivision.

Provincial Interest

Section 2 of the *Planning Act* establishes matters of provincial interest. The Minister, the council of a municipality, a local board, a planning board, and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest. These matters are reviewed in Appendix B.

It is noted that these provincial interests are from the highest level of policy being the *Planning Act*; however, the intent of the owner’s application meets these interests and are demonstrated in this report.

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* allows for the consideration of amendments to the Zoning By-law.

Provincial Planning Statement (2024)

The subject land is identified as being within an Urban Settlement Area, according to the Provincial Planning Statement, 2024 (PPS). The PPS is Ontario's key policy framework for guiding land use planning to promote efficient, sustainable, and equitable growth. It aims to encourage compact development, optimize the use of land and infrastructure, and create complete, inclusive communities with diverse housing, transportation, and employment options. The PPS also seeks to protect natural resources, mitigate environmental impacts, and ensure public health and safety. Additionally, it supports economic growth by safeguarding employment lands and promoting land use compatibility to prevent conflicts. Ultimately, the PPS balances Ontario's growth needs with long-term environmental, social, and economic sustainability.

Building Homes, Sustainable Strong and Competitive Communities

Planning for People and Homes (Sections 2.1 and 2.2)

- **Housing Options:** The development will provide additional residential units, contributing to housing attainability, especially for fixed-income individuals. The design will add to the diversity of housing options and densities in the area as per provincial goals for mixed-use communities.
- **Infrastructure Capacity:** The area has sufficient infrastructure, including water and sewage, which supports the development of the proposed residential units. This aligns with the provincial requirement for municipalities to maintain a supply of serviced land.

- **Transit and Active Transportation:** The development is near public transit (600 meters to a bus stop) and is in close proximity to existing sidewalks, supporting active transportation.

Settlement Area and Land Use Compatibility (Section 2.3)

- **Infill and Intensification:** The development proposes residential intensification to an approved draft plan of subdivision. The proposed land use is compatible with existing surrounding uses, including nearby industrial, commercial, and residential lands.
- **Industrial Proximity:** Buffers and Draft Plan Conditions have been approved by the OLT which will continue to apply to this application. No changes to the road pattern or reduction of draft approved buffers are proposed to ensure compliance with the previous OLT approval.

Employment Areas and Transition (Section 2.8)

- **Compatibility with Employment Uses:** The area includes a mix of residential, commercial, and industrial uses. The Land Use Compatibility analysis prepared by CCS Engineering, peer reviewed by Sonair, then agreed upon through the OLT hearing remains in effect to ensure compatibility.

Energy Conservation, Air Quality and Climate Change (Section 2.9)

- **Sustainability:** The development incorporates compact design and is transit-supportive being in close proximity to a bus stop, helping reduce greenhouse gas emissions. Local sidewalks and proximity to essential services will reduce reliance on private vehicles and encourage active transportation.

Land Use Compatibility (Section 3.5)

- **Sensitive Land Uses:** The policies focus on balancing industrial and sensitive land uses, avoiding negative impacts, and protecting long-term industrial operations. The Land Use Compatibility analysis prepared by CCS Engineering, peer reviewed by Sonair, then agreed upon through the OLT hearing remains in effect to ensure compatibility.

Infrastructure, Sewage, and Stormwater Management (Section 3.6)

- **Efficient Use of Municipal Services:** The development will connect to existing municipal sewage and water systems, optimizing their use. The functional servicing report (FSR) prepared by G. Douglas Vallee Limited demonstrates that the development can be sustained by local services. The water system meets both pressure and fire flow requirements. Previous studies indicated sanitary capacity issues, but County has since updated flow assumptions. The report requests confirmation from Norfolk County on available capacity.
- **Stormwater Management:** The site design incorporates green infrastructure and minimizes stormwater runoff, aligning with best practices for sustainable stormwater management. The FSR indicates that there is sufficient downstream capacity for stormwater.

Public Spaces and Active Communities (Section 3.9)

- **Recreation and Open Spaces:** The development is well-situated in proximity to existing public recreational amenities in Waterford, which collectively support active and healthy lifestyles. While no new municipal facilities are proposed within the subdivision, the draft plan incorporates internal sidewalks and a prominent linear park block, ensuring convenient pedestrian connections and access to open space.

PPS Conclusion

The proposed Zoning By-law Amendment and Draft Plan of Subdivision Redline is consistent with the Provincial Planning Statement (2024). It supports compact, mixed-use intensification within a serviced Urban Settlement Area and contributes to a broader range of housing options for the Waterford area.

The project makes efficient use of existing infrastructure and provides walkable access to nearby commercial, institutional, and recreational amenities. Transit is available within a short walk, supporting a transit-supportive form of development. A Land Use Compatibility Study and peer review completed as part of the original draft plan of subdivision and zoning by-law amendment has confirmed that there are no anticipated impacts from nearby employment lands to which conditions of draft plan approval will ensure compliance.

Servicing will be confirmed through the County's modeling process, and stormwater will be managed through a stormwater management pond facility designed to meet municipal and provincial requirements. These features support efficient intensification of the site within a fully serviced urban area.

Overall, the proposal aligns with provincial and municipal goals for intensification, land use compatibility, and sustainable infrastructure planning. In this instance, the proposed zoning by-law amendment and redline are consistent with the Provincial Planning Statement.

Norfolk County Official Plan

Policy Review:

The subject property is designated Urban Residential in accordance with Schedule "B-18" of the Norfolk County Official Plan. The proposed development consists of a redline revision and zoning by-law amendment to permit a range of low- and medium-density housing forms, including semi-detached and townhouse dwellings. These residential uses are permitted within the Urban Residential designation, and the proposal aligns with Norfolk County's growth management objectives for compact development, housing diversity, and infrastructure efficiency. A detailed analysis is found in Appendix B. The following sections of the Official Plan are applicable to the proposed subdivision and are reviewed below:

- | | |
|--|--|
| a) Section 2.2 – Goals and Objectives | f) Section 6.5.4 – Waterford Urban Area |
| b) Section 5.3 – Housing | g) Section 7.7 – Urban Residential Designation |
| c) Section 5.3.1 – Residential Intensification | h) Section 7.12 – Protected Industrial |
| d) Section 5.4 – Community Design | i) Section 8.0 – Networks and Infrastructure |
| e) Section 6.4 – Urban Areas | j) Section 8.9 – Water and Wastewater Services |

The Official Plan of Norfolk County encourages the majority of development to occur within designated Urban Areas, including Waterford. The subject lands are located within the Waterford Urban Area and are designated Urban Residential on Schedule "B-18" of the Official Plan. The proposed subdivision supports this policy direction by providing compact, appropriately scaled residential growth on full municipal services.

Section 2.2 of the Official Plan outlines six strategic "Goals and Objectives" that guide long-term land use planning in the County. The proposed development supports the following goals:

Strong and Diversified Economy

The subdivision contributes to a strong and diversified economy by increasing residential density and broadening housing options in Waterford. This growth strengthens the labour force, supports commercial viability in the Urban Area, and indirectly contributes to tourism and small business development. The site maintains land use compatibility with nearby employment lands through approved buffers and mitigation measures.

Protecting and Enhancing the Natural Environment

The development utilizes full municipal services and includes a stormwater management block to protect groundwater and surface water quality. There are no significant natural features, hazard lands, or contamination risks on site. The plan avoids impacts to ecological systems and reinforces the County's environmental protection goals.

Maintaining and Enhancing the Rural and Small-Town Character

While the subject lands are located within the Waterford Urban Area, they are physically separated from existing neighbourhoods and adjacent to industrial and agricultural lands. The proposed subdivision introduces a more compact development pattern than typical in Waterford, consisting of semi-detached and townhouse dwellings. Landscape buffering, a stormwater management block, and site layout features help to mitigate edge conditions and ensure an orderly interface with the surrounding context. These elements establish a new residential form that remains compatible with the area's planned urban structure.

Maintaining a High Quality of Life

A diverse range of housing types supports housing attainability, accessibility, and resident choice. The plan includes sidewalks, a park block, and trail connectivity, promoting active transportation and livability. The site is well connected to schools, recreation, and essential services in Waterford.

Upgrading and Expanding Infrastructure

The proposed subdivision will be serviced by existing municipal water, sanitary sewer, and stormwater systems within the Waterford Urban Area. Updated servicing modelling will be completed to confirm that these systems have sufficient capacity to accommodate the revised development. The subdivision design includes a dedicated stormwater management block and internal public roadways with sidewalks to support safe vehicular and pedestrian circulation. Standard utility and telecommunications infrastructure will be extended throughout the site to ensure full servicing.

A Well Governed, Well Planned and Sustainable County

The proposed subdivision reflects good planning principles by directing growth to a designated Urban Area, making use of existing infrastructure, and supporting Norfolk County's objectives for compact, efficient development. The planning process includes submission of required technical studies, public consultation, and review by County staff and relevant agencies. The project supports financial sustainability by maximizing the use of existing infrastructure and contributing to the municipal tax base and development charges. Its design incorporates policy-aligned housing forms and a layout that integrates with the surrounding road network, parkland, and servicing infrastructure.

The proposed subdivision is consistent with Norfolk County's long-term vision and supports the Goals and Objectives of the Official Plan by directing compact, serviced residential growth to an Urban Area. It promotes housing diversity through a mix of semi-detached and townhouse forms, contributes to infrastructure efficiency, and supports sustainable development within the County's planned urban structure. The development addresses edge conditions through appropriate buffering and establishes a new residential neighbourhood that complements Waterford's role as a designated growth area.

Housing and Residential Intensification

The proposed subdivision supports Norfolk County's housing and growth management objectives by introducing a mix of semi-detached and townhouse dwellings within the Waterford Urban Area. These housing forms promote compact, ground-oriented residential development that contributes to affordability, ownership diversity, and efficient use of serviced lands. The subdivision design provides a range of unit types that respond to evolving demographic needs and planning goals for complete communities.

The proposal aligns with Section 5.3.1 of the Norfolk County Official Plan, which identifies intensification and redevelopment as key strategies for accommodating residential growth within designated Urban Areas. While the subject lands are located outside the Built-Up Area, the Official Plan establishes a minimum gross residential density target of 15 units per hectare for new development on full municipal services. The revised subdivision includes 147 residential units over a gross site area of 7.855 hectares, resulting in a gross residential density of approximately 19 units per hectare, which meets and exceeds the County's minimum target.

Compatibility with surrounding land uses has been addressed through the thoughtful arrangement of housing forms, buffering, and open space. Townhouse units are located toward the interior of the site, with lower-density semi-detached dwellings framing the site edges. Landscaped buffers and a stormwater management block help transition the development toward nearby industrial lands. These measures ensure the subdivision integrates appropriately with the area's broader land use context and supports Norfolk County's long-term objectives for intensification, housing variety, and complete community design.

Community Design and Land Use Compatibility

Section 5.4 of the Norfolk County Official Plan outlines the County's commitment to high-quality, safe, and attractive design in new residential areas. The proposed subdivision supports these objectives by introducing a walkable, compact neighbourhood form, organized around an internal public street network with sidewalks and a range of ground-oriented housing types.

The plan incorporates semi-detached dwellings along the perimeter of the site and townhouse blocks toward the interior. This arrangement reduces massing at the edges and supports compatibility with adjacent agricultural and industrial lands. A stormwater management block is located at the north end of the site, adjacent to Thompson Road West, while a park block fronts Blueline Road along the eastern boundary, providing public open space, visual relief, and interface with the surrounding street network.

Community design features include landscaped buffers, sidewalks on one side of internal roads, and public road connections that promote walkability and circulation. These elements contribute to a connected and human-scaled neighbourhood structure. The subdivision layout also establishes a clear block pattern that supports safety, accessibility, and efficient movement for pedestrians, cyclists, and vehicles.

Final design details, including landscaping, lighting, and fencing, will be refined through the subdivision and engineering approval processes. Overall, the development contributes to Norfolk's urban design goals by establishing a well-integrated, modern residential neighbourhood with appropriate land use transitions and a strong public realm.

Urban Areas

Section 6.4 of the Norfolk County Official Plan outlines the planned structure and role of Urban Areas as the primary focus for growth and development. These areas are intended to accommodate a full range of land uses in a compact, well-serviced, and financially sustainable manner. Waterford is identified as one of Norfolk's six Urban Areas and a focal point for accommodating new residential growth.

The subject lands are located within the Waterford Urban Area and are designated Urban Residential. The proposed subdivision supports the Official Plan's intensification objectives by introducing compact, ground-oriented housing forms on full municipal services. The development represents a logical extension of the urban area, contributes to housing supply, and supports the viability of existing infrastructure and community amenities in Waterford.

The proposed development is consistent with the policies and intent of Section 6.4.2 of the Official Plan, which encourages:

- Directing growth to designated Urban Areas;
- Promoting compact, efficient land use patterns;
- Providing a mix of housing forms to respond to community needs; and
- Optimizing the use of infrastructure and public services.

By introducing a well-designed residential neighbourhood on a greenfield parcel that was previously used for agriculture, the subdivision supports the planned structure and long-term function of the Waterford Urban Area. While a lower-density draft plan was previously approved through the Ontario Land Tribunal, the current redline revision introduces a more compact form of development that better aligns with Norfolk County's intensification policies and optimizes the use of available infrastructure and land.

Waterford Urban Area

The Waterford Urban Area is one of Norfolk County's six primary settlement areas and is identified in the Official Plan as a location with capacity to accommodate compact residential development and intensification. Section 6.5.4 of the Plan provides direction for land use within the Waterford Urban Area, encouraging complete communities that make efficient use of land and infrastructure, and provide diverse housing options within a walkable, well-connected urban structure.

The subject lands are located at the southwest edge of Waterford, fronting Thompson Road West and Blueline Road. The lands were previously used for agriculture and are designated Urban Residential. The proposed subdivision introduces a mix of 60 semi-detached units and 87 street townhouse units, resulting in a total of 147 dwelling units. This layout supports compact growth, adds housing variety, and integrates appropriately with the surrounding context through the use of landscaped buffers, stormwater management, and open space blocks.

The policies of Section 6.5.4 encourage:

- Compact residential development on full municipal services;
- A range of housing types and densities to support evolving community needs;
- Efficient use of land and infrastructure within designated Urban Areas;
- Appropriate transitions to adjacent land uses, including non-residential areas.

The proposed subdivision supports these objectives by:

- Introducing a walkable neighbourhood structure with a mix of ground-oriented housing forms;
- Placing higher-density townhouses toward the site's interior and lower-density semi-detached dwellings along the perimeter;
- Incorporating stormwater and park blocks that buffer adjacent industrial and agricultural lands;
- Utilizing full municipal services and supporting the efficient extension of infrastructure.

The proposed Zoning By-law Amendment and redline revision support the long-term vision for the Waterford Urban Area by advancing a complete, well-integrated residential neighbourhood that aligns with Norfolk County's growth management, housing, and urban design policies.

Residential Designation Policies (Section 7.7 and 7.7.2)

The subject lands are designated Urban Residential in the Norfolk County Official Plan. Section 7.7 of the Plan identifies Urban Residential Areas as intended to accommodate a broad range of low- and medium-density housing forms, and to support the creation of complete communities with a mix of unit types, community amenities, and efficient infrastructure. The proposed development conforms with this designation by introducing semi-detached and townhouse dwellings within a planned, serviced neighbourhood structure.

The subdivision includes a total of 147 residential units across a gross area of 7.855 hectares, resulting in a gross residential density of approximately 19 units per hectare. This meets the minimum density target established in Section 5.3.1 and falls within the range supported by Section 7.7.2 for designated Urban Residential Areas on full municipal services.

The development is well located for residential use, with direct access to Thompson Road West and Blueline Road, and proximity to parks, schools, and existing infrastructure. The subdivision layout incorporates a mix of housing types and utilizes stormwater and open space blocks to buffer adjacent industrial and agricultural lands. This design approach supports compatibility, housing diversity, and appropriate transitions between land uses.

No Official Plan Amendment is required to permit residential use. The proposal is consistent with the policies of the Urban Residential Designation by supporting compact form, housing choice, efficient land use, and compatibility with the surrounding area.

Protected Industrial Designation Policies (Section 7.12 - Compatibility Consideration)

Section 7.12 of the Norfolk County Official Plan provides direction for ensuring compatibility between sensitive land uses and adjacent Protected Industrial lands. In the case of the subject property, designated Urban Residential, compatibility considerations apply due to the proximity of Protected Industrial lands to the east (across Blueline Road) and north (across Thompson Road West).

The principle of land use compatibility was established through the previously approved draft plan, which was supported by technical review and endorsed by the Ontario Land Tribunal. The current redline revision maintains that compatibility by preserving the subdivision's original layout along its edges, incorporating landscape buffers, road separations, and open space blocks at interface points with industrial lands.

The design includes semi-detached dwellings near the periphery of the site and townhouse blocks located internally, away from areas of potential land use conflict. Stormwater and park blocks along the road frontage also contribute to visual and spatial buffering.

The proposed redline revision maintains the compatibility framework accepted through the original approval process and aligns with the intent of Section 7.12 by ensuring that employment lands can continue to operate without constraint, while introducing sensitive residential uses in a well-buffered, planned manner.

Networks and Infrastructure

Section 8.0 of the Norfolk County Official Plan outlines policies related to infrastructure networks and public services. These policies emphasize the importance of coordinated, efficient, and sustainable infrastructure systems to support current and future development. The Plan includes direction for water and wastewater servicing, stormwater management, transportation, and utility networks, and promotes intensification that makes use of existing systems while minimizing the need for costly expansions.

The proposed subdivision is intended to be fully serviced by municipal infrastructure, including:

- Municipal water and sanitary sewer connections, and
- A dedicated surface stormwater management block, designed to manage both runoff quality and quantity in accordance with County engineering standards.

A Functional Servicing Report and Stormwater Management Report have been submitted in support of the redline revision. While servicing strategies have been developed based on available system data, updated municipal water modelling is required to confirm that sufficient capacity exists to accommodate the proposed density. This review will be completed as part of the detailed engineering process.

A Traffic Impact Study has been completed and confirms that the surrounding road network, including Thompson Road West and Blueline Road, has the capacity to accommodate traffic generated by the development. The subdivision layout supports safe vehicular access, internal circulation, and connectivity, in accordance with County design standards.

These servicing strategies are consistent with Section 8.9.1, which directs that new development in Urban Areas proceed only where full municipal services are available or can be confirmed through technical review. The subdivision also supports transportation and accessibility objectives through the inclusion of sidewalks on one side of each internal road, providing a safe and connected pedestrian environment.

The development supports key infrastructure goals of Section 8.0 by:

- Utilizing existing infrastructure efficiently;
- Supporting compact residential growth within the Urban Area;
- Enhancing walkability and pedestrian connectivity; and
- Incorporating stormwater practices that align with local and County-wide servicing policies.

Overall, the proposed development represents a coordinated, cost-effective form of intensification that aligns with Norfolk County's long-term infrastructure planning and growth management objectives.

Water and Wastewater Services

Section 8.9 of the Norfolk County Official Plan provides policy direction for the provision, allocation, and phasing of municipal water and wastewater services. It requires that new development in Urban Areas occur on full municipal services and prioritizes efficient use of infrastructure over costly or premature expansion. The goal is to optimize existing capacity, reduce environmental risks, and ensure infrastructure is aligned with sustainable growth.

The subject lands are located within the fully serviced Waterford Urban Area and are intended to connect to the existing municipal water and sanitary sewer networks. A Functional Servicing Report has been submitted with the application, and further municipal water modelling is required to confirm that sufficient capacity exists to support the proposed 147 residential units. Final approval will be determined through the County's engineering review process.

The project supports the objectives of Section 8.9.1 (Services in Urban Areas) by:

- Utilizing existing infrastructure within an established service boundary;
- Avoiding the use of private services, reducing environmental risk;
- Encouraging compact development that reduces per-unit servicing costs;
- Contributing to coordinated, phased growth in accordance with Urban Area policies.

Stormwater will be managed on-site through a dedicated wet pond stormwater management block, consistent with the Stormwater Management Report submitted in support of the application. This strategy aligns with Section 8.9.4, which environmentally responsible stormwater designs that minimize downstream impacts and integrate with the surrounding land use.

The proposed subdivision supports the County's servicing policies and contributes to long-term goals for sustainable, efficient, and coordinated infrastructure development within the Waterford Urban Area.

Official Plan Summary:

The proposed development has been evaluated against the relevant policies of the Norfolk County Official Plan. The subject lands are located within the Waterford Urban Area and are designated Urban Residential. The proposed Zoning By-law Amendment and redline revision support a compact, ground-oriented residential subdivision consisting of 60 semi-detached dwellings and 87 street townhouse units, for a total of 147 units.

The proposal aligns with the County's growth management goals and fulfills several key Official Plan objectives by:

- Supporting residential intensification within a designated Urban Area on full municipal services;
- Providing compact and diverse housing forms to respond to evolving community needs in Waterford;

- Promoting the efficient use of infrastructure, reducing land consumption and service costs;
- Maintaining appropriate land use transitions to adjacent industrial, agricultural, and institutional uses;
- Integrating stormwater management, open space, and connectivity features within a complete neighbourhood structure.

The development reflects Norfolk County's long-term vision for well-designed, complete communities and conforms with the Urban Residential Designation and supporting growth management and infrastructure policies in the Official Plan. The redline revision maintains compatibility with the surrounding land uses while achieving a more compact and efficient subdivision design.

Overall, the proposed development represents a desirable and appropriate form of residential growth, is consistent with the County's planning framework, and contributes positively to the continued evolution of the Waterford Urban Area..

Norfolk County Zoning By-law

The subject lands are currently zoned Urban Residential Type 2 (R2) under Norfolk County Zoning By-law 1-Z-2014. A Zoning By-law Amendment is required to support the revised draft plan of subdivision and permit the proposed mix of semi-detached and street townhouse dwellings. The amendment introduces a site-specific zoning framework that reflects the updated lot fabric and housing forms.

Part 1: Street Townhouses – R4 Zone

A portion of the lands currently zoned R2 will be rezoned **to Urban Residential Type 4 (R4) to permit street townhouse dwellings. The following site-specific provision is requested:**

- **Minimum exterior side yard setback:** 6.0 m to 3.0 m

Part 2: Semi-Detached Dwellings – R2 Zone

The remainder of the lands will retain the **R2 zoning** to permit semi-detached dwellings. The following **site-specific provisions** are requested:

- **Minimum lot area – interior lot:** 255 m² to 220 m²
- **Minimum lot frontage – interior lot:** 8.5 m to 7.5 m
- **Minimum exterior side yard setback:** 6.0 m to 3.0 m

The proposed zoning by-law provisions are required to implement the redline draft plan of subdivision included as Appendix A. The changes reflect the intended subdivision layout, provide flexibility for compact housing forms, and ensure conformity with Norfolk County's Official Plan.

The requested adjustment to lot area for the semi-detached dwellings is considered modest and appropriate for the following reasons:

- **Compact Growth:** The reduction from 255 m² to 220 m² represents a minor change (~13%) that supports the PPS 2024 and Norfolk County Official Plan direction for more compact residential development within Urban Areas.
- **Functionality Maintained:** Even at 220 m², each lot can accommodate a semi-detached dwelling with on-site parking, private amenity space, and landscaping, ensuring that functionality and livability are not compromised.
- **Attainability:** Smaller lots contribute to broader housing attainability by reducing land and construction costs, supporting a wider range of households while maintaining quality design.
- **Consistency with County Practice:** Norfolk County has accepted similar reductions for semi-detached dwellings in other recent subdivision approvals, establishing this as an appropriate and accepted standard for compact residential development.
- **Compatibility:** The reduced lot sizes are located within the subdivision fabric and do not affect external transitions to adjacent land uses, ensuring that edge conditions remain buffered and compatible.

The requested adjustments to frontage, and exterior side yard setbacks are considered modest and appropriate for the following reasons:

- **Efficient land use:** Reducing lot area and frontage allows for a more compact form of development, which supports intensification policy in the PPS 2024 and Section 5.3.1 of the Norfolk OP while avoiding unnecessary land consumption.
- **Compatibility:** The proposed standards continue to ensure adequate separation between dwellings, sufficient amenity space, and compatibility with the surrounding residential and non-residential context.
- **Safety and Functionality:** A reduced side yard setback of 3.0 m has been previously accepted by County staff and continues to provide appropriate space for landscaping, utilities, and safe sightlines at road intersections.
- **Market Responsiveness:** Adjustments provide flexibility to accommodate semi-detached and townhouse units that better reflect current housing demand and support attainability for a wider range of households in Waterford.
- **Policy Alignment:** The provisions are consistent with site-specific zoning amendments that Norfolk County has approved for other recent subdivision developments in Urban Areas. In particular, reductions to lot frontage and exterior side yard setbacks have been previously accepted by staff and Council as appropriate measures to facilitate compact residential design while maintaining compatibility and functionality.

Overall, the proposed site-specific zoning standards are balanced, reflecting the County's objectives for efficient, sustainable land use while maintaining compatibility, safety, and design quality within the Waterford Urban Area.

Supporting Studies

Several studies have been conducted to determine the feasibility of the proposed development. This section of the report summarizes the studies, which conclude general support for the zoning by-law amendment application.

Functional Servicing Report

This report discusses Sanitary Capacity, Water Servicing, Fire Protection, and Stormwater Management. Generally, the report demonstrates that the development is achievable, assuming that the required modelling, detailed designs, and recommendations are completed and approved. The report indicates no major engineering constraints that would render the project unfeasible. By addressing the identified actions, the project is well-positioned for approval and successful implementation.

Traffic Impact Brief

A Traffic Impact Study was prepared by RC Spencer Associates Inc. (November 2025) which supports the proposed residential development. The analysis concluded that the proposed 147-unit subdivision can be accommodated within the existing road network without adversely impacting traffic operations. All key intersections, including the site accesses at Thompson Road West and Blueline Road, are expected to continue operating at acceptable levels of service through the 2030 horizon year. No geometric or traffic control improvements are required, and sight line assessments confirm that safe egress can be achieved at both access locations.

Land Use Compatibility Study

The Ontario Land Tribunal approved the draft plan of subdivision and associated conditions based on the compatibility analysis prepared by CCS Engineering and reviewed by Sonair, the County's peer reviewer. That work established that the subdivision was compatible with adjacent land uses, provided the required conditions of draft plan approval were implemented. As the redline revision only modifies unit type and density within the existing lot pattern with no physical changes that would affect compatibility-related conditions, CCS Engineering has confirmed that an updated compatibility study is not required.

Conclusion

The proposed Zoning By-law Amendment facilitates the development of a residential subdivision at 220 Thompson Road West in the Urban Area of Waterford. The redline revision supports Norfolk County's strategic objectives for growth management and housing by introducing a compact neighbourhood that provides a mix of semi-detached and townhouse dwellings. This proposal aligns with the Provincial Policy Statement (2024) by directing growth to a designated Urban Area on full municipal services, optimizing land and infrastructure use, and supporting attainable housing options.

The development conforms to the Norfolk County Official Plan by focusing growth in a designated settlement area and advancing policies for compact residential development, housing diversity, infrastructure efficiency, and compatibility with surrounding land uses. Compatibility with adjacent Protected Industrial lands was established through the Ontario Land Tribunal approval of the original draft plan, and the current revision maintains those conditions without alteration. Supporting studies confirm that servicing, stormwater, and transportation networks can accommodate the proposed development, subject to detailed municipal review.

The requested Zoning By-law Amendment introduces appropriate Urban Residential Type 2 (R2) and Urban Residential Type 4 (R4) zones, with modest site-specific provisions for lot area, frontage, and exterior side yards.

These refinements are consistent with Norfolk County’s planning practice and represent a balanced approach to achieving compact design while maintaining functionality, safety, and neighbourhood quality.

Overall, the proposal represents residential development that is compatible with, and complementary to, the existing community fabric of Waterford. It supports the County’s long-term planning vision, responds to local housing needs, and reflects good planning and the public interest.

Accordingly, it is recommended that the proposed Zoning By-law Amendment be approved.

Report prepared by:

Eldon Darbyson, BES, MCIP, RPP

G. DOUGLAS VALLEE LIMITED

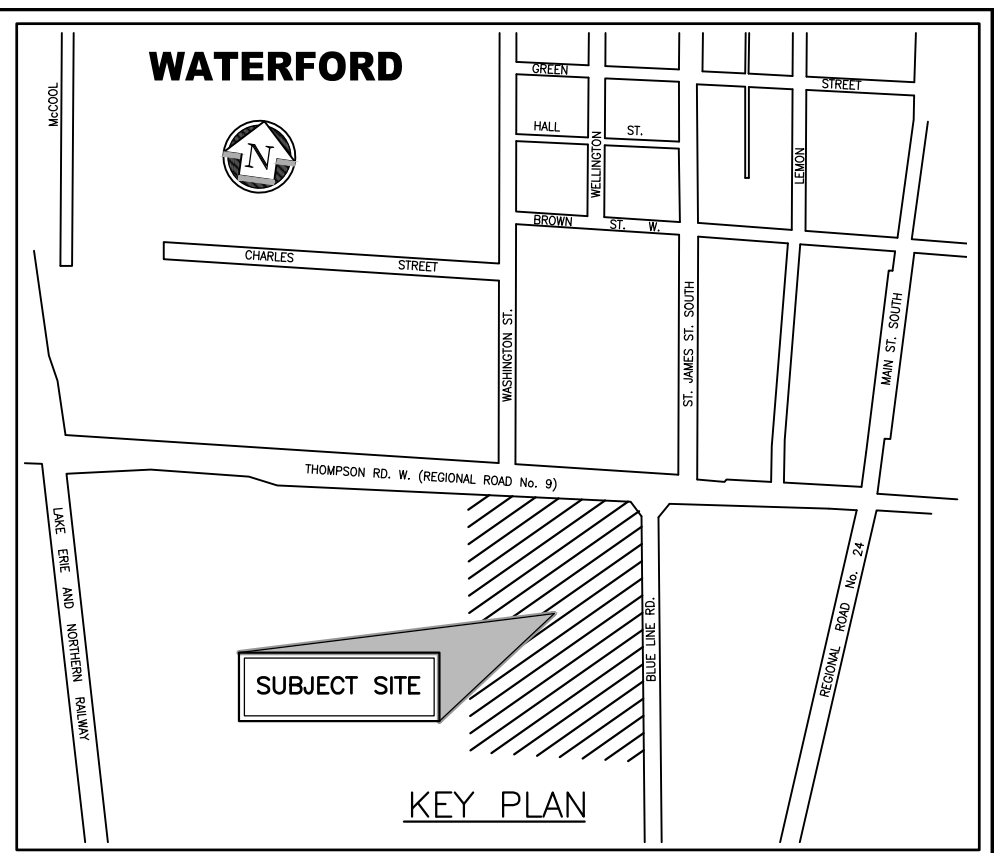
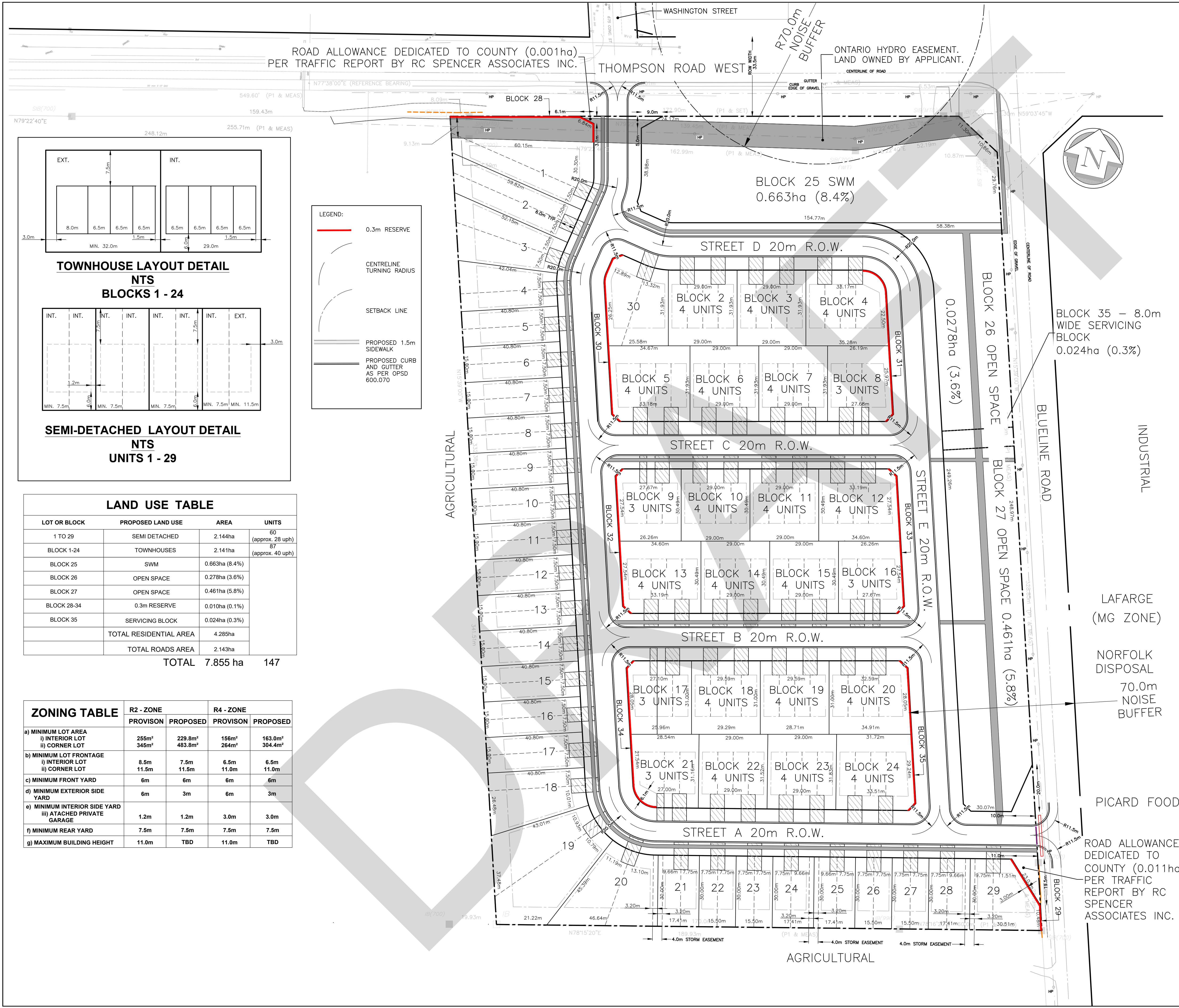
Consulting Engineers, Architects & Planners

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Appendices

DRAFT



DRAFT PLAN OF SUBDIVISION
OF PART OF
LOT 6, CONCESSION 9
TOWNSHIP OF TOWNSEND
WATERFORD
IN
NORFOLK COUNTY

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
DATED: _____
RC DIXON - ONTARIO LAND SURVEYOR

OWNER'S CONSENT
I HEREBY CONSENT TO THE FILING OF THIS PLAN IN DRAFT FORM FOR APPROVAL.
DATED: _____
OWNER: _____
OWNER: _____
OWNER: _____

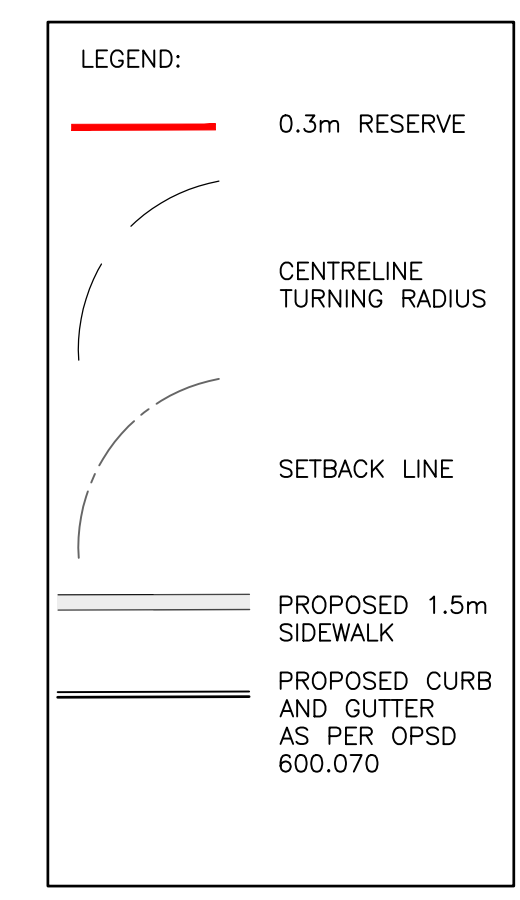
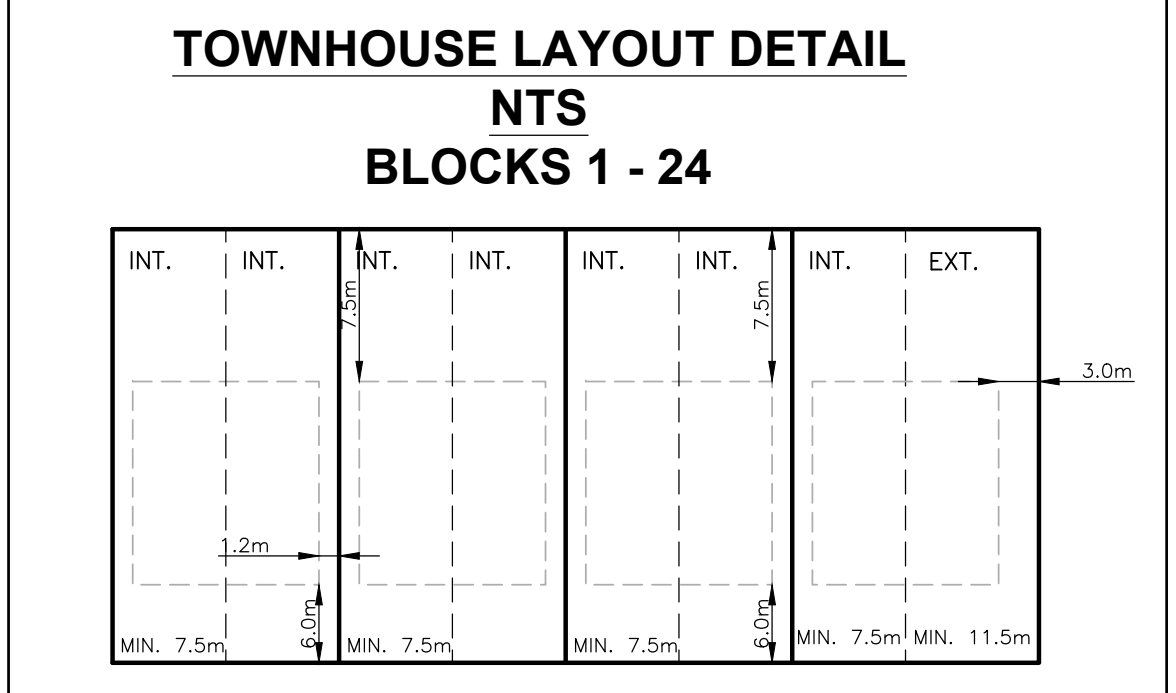
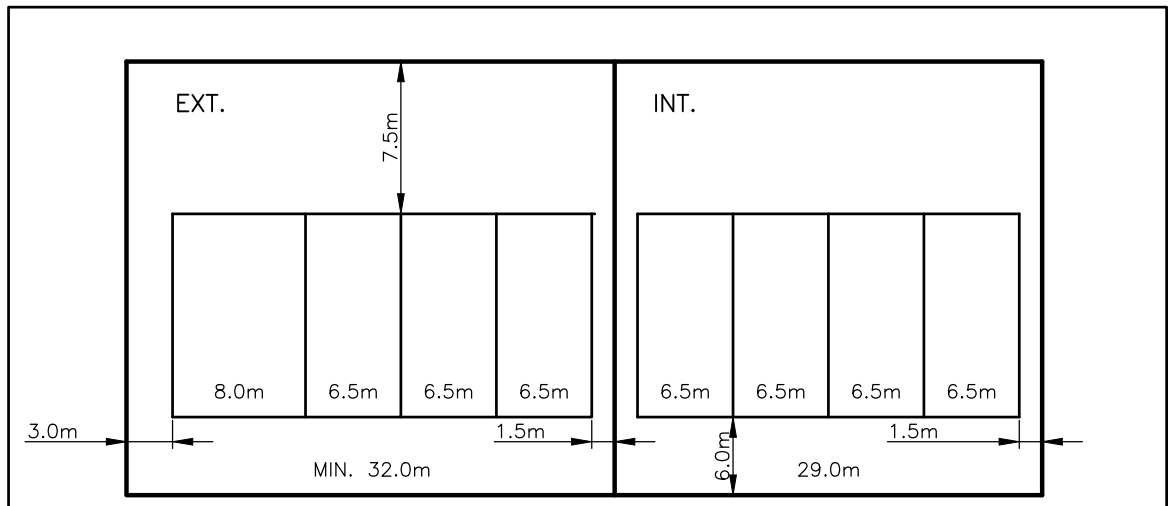
- SECTION 51 (17) PLANNING ACT, R.S.O. 1990**
- THE BOUNDARIES OF THE LAND PROPOSED TO BE SUBDIVIDED, CERTIFIED BY AN ONTARIO LAND SURVEYOR; SHOWN ON DRAWING
 - THE LOCATIONS, WIDTHS AND NAMES OF THE PROPOSED HIGHWAYS WITHIN THE PROPOSED SUBDIVISION AND OF EXISTING HIGHWAYS ON WHICH THE PROPOSED SUBDIVISION ADJUTS; SHOWN ON DRAWING
 - ON A SMALL KEY PLAN, ON A SCALE OF NOT LESS THAN ONE CENTIMETRE TO 100 METRES, ALL OF THE LAND ADJACENT TO THE PROPOSED SUBDIVISION THAT IS OWNED BY THE APPLICANT OR IN WHICH THE APPLICANT HAS INTEREST, EVERY SUBDIVISION ADJACENT TO THE PROPOSED SUBDIVISION AND THE RELATIONSHIP OF THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED TO THE BOUNDARIES OF THE TOWNSHIP LOT OR OTHER ORIGINAL GRANT OF WHICH THE LAND FORMS THE WHOLE OR PART; SHOWN ON DRAWING
 - THE PURPOSE FOR WHICH THE PROPOSED LOTS ARE TO BE USED; SEE LAND USE TABLE.
 - THE EXISTING USES OF ALL ADJOINING LANDS; SHOWN ON DRAWING
 - THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS; SHOWN ON DRAWING
 - IF ANY AFFORDABLE HOUSING UNITS ARE BEING PROPOSED, THE SHAPE AND DIMENSIONS OF EACH PROPOSED AFFORDABLE HOUSING UNIT AND THE APPROXIMATE LOCATION OF EACH PROPOSED AFFORDABLE HOUSING UNIT IN RELATION TO OTHER PROPOSED RESIDENTIAL UNITS.
 - NATURAL AND ARTIFICIAL FEATURES SUCH AS BUILDINGS OR OTHER STRUCTURES OR INSTALLATIONS, RAILWAYS, HIGHWAYS, WATERCOURSES, DRAINAGE DITCHES, WETLANDS AND WOODED AREAS WITHIN OR ADJACENT TO THE LAND PROPOSED TO BE SUBDIVIDED; SHOWN ON DRAWING
 - THE AVAILABILITY AND NATURE OF DOMESTIC WATER SUPPLIES; A MUNICIPAL WATER SUPPLY WILL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY.
 - THE NATURE AND POROSITY OF THE SOIL; SOIL NATURE - SAND ; SOIL POROSITY - HIGH
 - EXISTING CONTOURS OR ELEVATIONS AS MAY BE REQUIRED TO DETERMINE THE GRADE OF THE HIGHWAYS AND THE DRAINAGE OF THE LAND PROPOSED TO BE SUBDIVIDED; SHOWN ON DRAWING
 - THE MUNICIPAL SERVICES AVAILABLE OR TO BE AVAILABLE TO THE LAND PROPOSED TO BE SUBDIVIDED; MUNICIPAL SERVICES INCLUDING WATER SUPPLY, SANITARY SEWERS, STORM SEWERS, CURB AND GUTTER, PAVED ROADS, STREET LIGHTING AND SIDEWALKS WILL BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY.
 - THE NATURE AND EXTENT OF ANY RESTRICTIONS AFFECTING THE LAND PROPOSED TO BE SUBDIVIDED, INCLUDING RESTRICTIVE COVENANTS OR EASEMENTS; NO RESTRICTIVE COVENANTS IN EXCESS OF THE EXISTING ZONING AND BUILDING BY-LAWS ARE PROPOSED. SEE LAND USE TABLE.

DATE	REVISION
DEC 06/23	0.3m RESERVES ADDED AND BLOCKS LABELED

THOMPSON SUBDIVISION DRAFT PLAN

TOWN OF WATERFORD

DRAWN BY: TJC	DESIGNED BY: ED	CHECKED BY: ED	SCALE: 1:750
G. DOUGLAS VALLEE LIMITED 2 TALBOT STREET NORTH SIMCOE, ONTARIO N3Y 3W4 (519) 426-6270			DATE: FEB 26, 2025 DRAWING NO.: 17-089-DP



LAND USE TABLE

LOT OR BLOCK	PROPOSED LAND USE	AREA	UNITS
1 TO 29	SEMI DETACHED	2.144ha	60 (approx. 28 uph)
BLOCK 1-24	TOWNHOUSES	2.141ha	37 (approx. 40 uph)
BLOCK 25	SWM	0.663ha (8.4%)	
BLOCK 26	OPEN SPACE	0.278ha (3.6%)	
BLOCK 27	OPEN SPACE	0.461ha (5.8%)	
BLOCK 28-34	0.3m RESERVE	0.010ha (0.1%)	
BLOCK 35	SERVICING BLOCK	0.024ha (0.3%)	
TOTAL RESIDENTIAL AREA		4.285ha	
TOTAL ROADS AREA		2.143ha	
TOTAL		7.855 ha	147

ZONING TABLE

	R2 - ZONE		R4 - ZONE	
	PROVISION	PROPOSED	PROVISION	PROPOSED
a) MINIMUM LOT AREA				
i) INTERIOR LOT	255m ²	229.8m ²	156m ²	163.0m ²
ii) CORNER LOT	345m ²	483.8m ²	264m ²	304.4m ²
b) MINIMUM LOT FRONTAGE				
i) INTERIOR LOT	8.5m	7.5m	6.5m	6.5m
ii) CORNER LOT	11.5m	11.5m	11.0m	11.0m
c) MINIMUM FRONT YARD	6m	6m	6m	6m
d) MINIMUM EXTERIOR SIDE YARD	6m	3m	6m	3m
e) MINIMUM INTERIOR SIDE YARD				
iii) ATTACHED PRIVATE GARAGE	1.2m	1.2m	3.0m	3.0m
f) MINIMUM REAR YARD	7.5m	7.5m	7.5m	7.5m
g) MAXIMUM BUILDING HEIGHT	11.0m	TBD	11.0m	TBD

Norfolk County Official Plan – Policy Analysis Table

This appendix demonstrates how the proposed application is consistent with applicable policies of the Norfolk County Official Plan.

Section	Policy	Comments	
Section 2.2 Goals & Objectives			
2.2	Goals and Objectives	This section of the Official Plan sets out six “Goals and Objectives” to which the following four are applicable to the proposed residential development:	
2.2.1	Strong and Diversified Economy	The subdivision supports a diversified economy by increasing residential density and housing choice, which strengthens the labour force and population base in Waterford. This growth enhances commercial viability, indirectly supports tourism and service sectors, and aligns with small business diversification objectives. The OLT-approved buffers and noise mitigation measures ensure compatibility with nearby industrial and agricultural operations. The site is outside aggregate and petroleum resource areas; therefore, no conflict arises with long-term resource use.	✓
2.2.2	Protecting and Enhancing the Natural Environment	The development is on designated Urban Residential lands with full municipal servicing and an integrated SWM facility, ensuring protection of surface and groundwater quality. No PSWs, coastal wetlands, or significant species habitat are present on site. OLT-approved noise mitigation measures and buffers address compatibility with adjacent industrial operations. The proposal aligns with the County’s environmental protection goals and avoids hazard lands or contamination risks.	✓
2.2.3	Maintaining and Enhancing the Rural and Small Town Character	The subdivision is within the Waterford Urban Area but located on the western edge, somewhat removed from the established residential neighbourhoods. While Waterford’s small-town character is predominantly low-density residential, the subject lands provide an opportunity for a compact, efficient form of growth through a mix of semi-detached and townhouse dwellings. This diversifies housing options without undermining the established low-density core. The proposal contributes to community design through integrated parkland and SWM facilities, with OLT-approved noise buffers ensuring compatibility with adjacent industrial uses.	✓
2.2.4	Maintaining a High Quality of Life	The subdivision provides a range of housing types to support affordability and choice, consistent with high-quality community objectives. It is	✓

Appendix B to Planning Justification Report – Official Plan Policy Analysis
Thompson Subdivision

		located within the Waterford Urban Area, with access to schools, recreation, and services, and includes parkland and SWM facilities. The design promotes safe and attractive streets with sidewalks and connectivity. Accessibility standards will apply through building approvals. Policies related to lakeshore access are not applicable to this site.	
2.2.5	Upgrading and Expanding Infrastructure	The subdivision will be fully serviced with municipal water, wastewater, and engineered SWM facilities. Public health and safety are addressed through design and OLT-approved noise mitigation. The plan includes a public road network with sidewalks to support active transportation and safe access to Thompson Road West. Standard utility and telecommunications services will be extended to the site.	✓
2.2.6	A Well Governed, Well Planned and Sustainable County	The subdivision has been reviewed through public and Tribunal processes, ensuring transparency and collaboration. It directs compact growth to designated Urban lands with full municipal servicing. OLT-approved buffering addresses land use compatibility. The development supports long-term financial sustainability through development charges and tax base contributions.	✓
Section	Policy	Comments	
Section 5.3 Housing			
5.3	<p>The provision of housing is an essential part of planning in Norfolk County. It is desirable to have close cooperation between all levels of government and the private sector in order to provide for sufficient and affordable housing, and a stable residential housing market.</p> <p>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.</p>		
b)	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.	The Zoning By-law Amendment maintains compatibility with adjacent industrial uses through OLT-approved noise mitigation measures, setbacks, and buffers. These conditions ensure the subdivision is compatible with surrounding employment land uses.	✓

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c)	The provision of housing that is affordable and accessible to low and moderate income households shall be a priority. The County shall encourage the provision of affordable housing through:		
	i) supporting increased residential densities in appropriate locations and a full range of housing types, adequate land supply, redevelopment and residential intensification, where practical;	The amendment supports increased residential density and introduces a broader range of housing types in an appropriate Urban Area location with full municipal servicing. The redline revision and rezoning represent efficient intensification of an approved subdivision while maintaining compatibility through OLT-imposed conditions.	✓
	ii) the timely provision of infrastructure in the Urban Areas;	Municipal services already exist in the Waterford Urban Area, and the subdivision will be fully serviced with water, wastewater, and stormwater infrastructure.	✓
	iii) supporting the reduction of housing costs by streamlining the development approvals process;	The application builds on the existing OLT approval through a redline revision and zoning amendment, streamlining the approval process and supporting the reduction of housing costs.	✓
	iv) negotiating agreements with the public and private sectors to address the provision of affordably priced housing through the draft plan of subdivision and condominium approval process;	The increase in density through the proposed application works towards providing a more attainable housing product.	✓
	v) considering innovative and alternative residential development standards that facilitate affordable housing and more compact development form	The proposed amendment proposes reduced lot frontage and side yard standards to enable a compact built form. These innovative standards support affordability and efficient land use while maintaining compatibility through OLT-approved conditions.	✓
d)	The County may adopt a Municipal Housing Facilities By-law to develop affordable housing as a “community facility” under the Municipal Act. In an effort to facilitate affordable housing the County may: i) enter into capital facility agreements and/or partnerships with both private and non-profit organizations for affordable housing; and ii) use available grants and loans, including tax-equivalent grants or loans to encourage the construction of affordable housing.		

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Thompson Subdivision

e)	The County shall encourage innovative and appropriate housing development that exhibits design and adaptability characteristics, and may represent nontraditional additions to the County's housing stock.	Not applicable.	
g)	The County shall encourage that housing be considered when opportunities for redevelopment become available. This includes the redevelopment of existing single-use and underutilized areas with full municipal services, such as shopping plazas, business and employment sites and older commercial and residential areas, especially where the land is in close proximity to human services. Special attention shall be given to the design of buildings, the landscaping treatment and features of the site to ensure that the proposed redevelopment is physically compatible with the adjacent uses.	Not applicable. The lands are not be redeveloped, but intensified.	
l)	The County shall ensure that residential and/or commercial infill development in areas of cultural heritage value or interest is sympathetic to the existing building fabric and streetscape.	Not applicable.	

Section	Policy	Comments	
Section 5.3.1 Residential Intensification			
5.3.1	The intensification of urban residential development reduces the need to use vacant designated land on the periphery of the Urban Areas. It also reduces the need for urban expansions encroaching into the Agricultural Area. 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.		
b)	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.	The proposed application supports the County's intensification target by increasing density within the Waterford Urban Area on full municipal services.	✓

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Thompson Subdivision

d)	On lands designated Urban Residential and located outside of the Built-Up areas of ... Waterford..., 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 subject lands are designated Urban Residential and outside the built-up area of Waterford. The proposed redline plan achieves a density above the 15 units per hectare minimum and excludes hazard or natural heritage features from the developable area.	
f)	The County shall consider applications for infill development, intensification and redevelopment of sites and buildings through intensification based on the following criteria:		
	i. the development proposal is within an Urban Area, and is appropriately located in the context of the residential intensification study;	The lands are within the urban area. We are not aware of an intensification study.	✓
	ii. the existing water and sanitary sewer services can accommodate the additional development;	The subdivision will be fully serviced by existing municipal water and wastewater infrastructure, which can accommodate the proposed increase in density.	✓
	iii. the road network can accommodate the traffic generated;	The subdivision connects to Thompson Road West and internal public streets. The road network can accommodate the traffic generated by the revised unit count.	✓
	iv. the proposed development is compatible with the existing development and physical character of the adjacent properties and surrounding neighbourhood; and	The proposed semis and townhouses are compatible in scale with surrounding residential uses. OLT-approved buffers and noise mitigation address compatibility with adjacent industrial operations.	✓
	v. the proposed development is consistent with the policies of the appropriate Land Use Designation associated with the land.	The lands are designated Urban Residential in the Norfolk Official Plan. The proposed use and density are consistent with the designation's policies.	✓
g)	The County shall monitor intensification activity and, through the development approvals and building permitting process, ensure that such proposals can be satisfactorily integrated with the physical characteristics of residential and commercial areas and proper health and safety standards are maintained. Land use compatibility and urban design assessments may be required as a component of the planning rationale report accompanying development applications, as	The proposal has been reviewed through the development approvals process, including a Planning Justification Report and OLT decision. Compatibility and health and safety standards are addressed through required buffers, noise mitigation, and subdivision design, ensuring the development can be satisfactorily integrated with its surroundings.	✓

Appendix B to Planning Justification Report – Official Plan Policy Analysis
Thompson Subdivision

	outlined under Section 9.6.1 (Official Plan Amendments) of this Plan.	
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Section	Policy	Comments	
Section 5.4 Community Design			
5.4	Safe and attractive neighbourhoods contribute to the overall community health of the County. Excellence in community design is essential to creating a physical environment where people have the appropriate places to interact, live, work, recreate and learn. The following policies relate to the physical design of communities, including new applications within the County for development, such as plans of subdivision, infill development proposals, and site plans. The following shall be the policy of the County:		
a)	Through implementation of this Plan, the County shall seek to maintain and improve the physical design characteristics of the Urban Areas in the context of new and existing development and stress a generally high quality of settlement design throughout the County.	The proposed subdivision maintains and improves the physical design of the Waterford Urban Area through compact residential development with integrated parkland, SWM facilities, and street connections.	✓
b)	Through the review of development applications, including plans of subdivision, site plans and other development proposals, the County:		
	i. shall ensure that new development is designed in keeping with the traditional character of the Urban Areas, in a manner that both preserves the traditional image of the Urban Areas and enhances the sense of place within the County while maintaining the community image of existing settlement areas;	The proposed subdivision introduces a higher-density neighbourhood than traditional Waterford developments. However, the lands are physically removed from established low-density areas, allowing the community to function as its own neighbourhood while remaining compatible with the broader Urban Area.	✓
	ii. shall promote efficient and cost-effective development design patterns that minimize land consumption;	The subdivision promotes efficient land use by replacing singles with semis and townhouses, increasing density while minimizing land consumption.	✓
	iii. shall promote the improvement of the physical character, appearance and safety of streetscapes, civic spaces, and parks;	The subdivision includes sidewalks, street connections, parkland dedication, and buffers, contributing to attractive and safe streetscapes.	✓

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	iv. shall encourage tree retention and tree replacement;	There are no trees on the subject lands. Municipal policy requires the planting of trees on each dwelling unit lot.	✓
	v. shall ensure that design is sympathetic to the heritage character of an area, including the area's cultural heritage resources;	The adjacent neighbourhood is not of cultural heritage significance.	✓
	vi. shall strongly encourage design that considers and, wherever possible, continues existing and traditional street patterns and neighbourhood structure; and	The adjacent neighbourhood is not of cultural heritage significance; therefore, no impacts on cultural heritage resources arise.	✓
	vii. may require, at the County's sole discretion, that proponents submit design guidelines with development applications, establishing how the policies of this Section have been considered and addressed. Such guidelines may also be required to address related issues of residential streetscaping, landscaping, setbacks, sidewalks, signage, garage placement, and architectural treatment.	Design guidelines are not required to support this application. The detailed design process will consider elements related to landscaping, sidewalks, parks, trails etc.	✓
e)	Adequate measures shall be taken to ensure that the permitted uses have no adverse effects on adjacent land uses. Adequate buffering shall be provided between any uses where land use conflicts might be expected, and such buffering may include provisions for grass strips and appropriate planting of trees and shrubs, berms or fence screening, and other means as appropriate. Modifications to building orientation may also be appropriate buffering measures, but not in replacement of appropriate plantings.	OLT-approved buffers, acoustic fencing, and subdivision design ensure compatibility with adjacent industrial uses, preventing adverse effects on surrounding lands. These are captured in the existing draft plan conditions.	✓
f)	Development design that establishes reverse lotting on Provincial Highways and County Roads will not be permitted. Development design that requires features such as noise attenuation or privacy fencing will be discouraged. Wherever possible, new development will be oriented toward streets or parks.	Reverse lotting is not proposed.	✓
g)	The County shall require compatibly scaled and designed infill developments within areas designated as Downtown, which enhance the traditional character and economic viability of such centres.	Not applicable.	✓

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Thompson Subdivision

h)	A high quality of architecture and site design for institutional uses such as schools, places of worship, libraries and other public service buildings is encouraged.	Not applicable.	✓
i)	Streetscaping that reflects the intended character of settlement areas is encouraged. In particular, traditional streetscaping in the Downtown Designations of the Urban Areas will be encouraged.	Not applicable.	✓
j)	A high quality of park and open space design is strongly encouraged. The land for parkland dedication shall be carefully selected to facilitate their use as a central focal point for new or existing neighbourhoods.	Cash in lieu of parkland will be required. In addition, a park has been provided.	✓
k)	Public art in the County shall generally be encouraged to incorporate themes supporting and promoting local history, civic pride, businesses and technology. The provision of public art in the Downtown Designations shall be encouraged. The County may consider granting increases in height or density for a particular development proposal in exchange for the provision of public art, in accordance with Section 37 of the Planning Act.	Not applicable.	✓
l)	The County may require the provision of certain pedestrian, cycling and trail linkages through the development approvals process.	Sidewalk network with park linkages have been previously approved and continue through the amended application.	✓
m)	The County, in consultation with a development proponent(s) and the Norfolk Heritage Committee, shall define a style of street furnishing that should include shared and accessible bicycle racks, garbage receptacles, benches and street lamps to be used in a new development.	Not applicable.	✓
n)	The County may undertake the preparation of urban design guidelines to achieve the policies of this Section for all or parts of the County.	Not applicable.	✓
o)	The County shall encourage development design considering the principles of Crime Prevention Through Environmental Design (CPTED). Specifically, the County shall encourage proponents of new development to use	The draft plan was previously re-designed to address CPTED. No changes to the layout create new challenges with CPTED.	✓

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Thompson Subdivision

	appropriate lighting to deter crime and to situate buildings on lots to maximize natural surveillance.		
p)	To promote environmental sustainable development, the County shall encourage the design of sustainable neighbourhoods in keeping with Leadership in Energy and Environmental Design – Neighbourhood Development (LEED ND) design principles in accordance with the policies under Section 11.8.2.1 Sustainable Neighbourhood Design of the Lakeshore Special Policy Area Secondary Plan.	Noted.	✓
q)	The County shall review site plans and drawings submitted in accordance with Section 41 of the Planning Act and Section 9.6.5 (Site Plan Control of this Plan) regarding accessibility for persons with disabilities including but not limited to areas of accessible parking, exterior paths of travel, lighting, ramps, entrances and street furniture.	The development is subject to site plan control.	✓
Section	Policy	Comments	
Section 6.4 Urban Areas			
6.4	The six Urban Areas within the County have historically functioned as the focal points for growth and development activity, as well as public and private sector investment. This role will continue in the future. The Urban Areas will accommodate the greatest amount of the targeted growth throughout the planning period, and will be the focus of residential, commercial, employment, government, institutional, office, entertainment, cultural, and health and social service activities. The following shall be the policy of the County:		
b)	It is the policy of this Plan that the Urban Areas will incorporate the following:		
	i. a full range of housing types, including affordable and special needs housing;	The proposed application adds semi-detached and townhouse units to the Urban Area, expanding the range of housing options available.	✓
	ii. business opportunities at appropriate locations to provide a wide range of employment and services to residents, businesses and visitors;	Not directly applicable. The proposal is residential; however, additional population will support local business opportunities in Waterford.	✓
	iii. full municipal services, as feasible and appropriate, and an appropriate level of transportation infrastructure;	The subdivision will be fully serviced with municipal water, wastewater, stormwater, and transportation infrastructure.	✓
c)	The County shall ensure through its planning activities that each Urban Area develops with efficient land use patterns that minimize the extension of municipal services and	The proposal supports this policy by increasing density through redline revision and	✓

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	infrastructure and will sustain the community and financial well-being of the County over the long-term.	intensification, making efficient use of existing services and infrastructure.	
e)	Boundaries of the Urban Areas are established on Schedules “B” and “G” to this Plan. Within these boundaries there is sufficient land to accommodate projected growth and development for the 20-year planning horizon to 2036.	The subject lands are within the Urban Area boundary identified in the Official Plan and are intended to accommodate growth within the planning horizon.	✓
h)	Intensification, infill and redevelopment of designated and underutilized sites, and areas in transition in the Urban Areas will be encouraged. The intensification, infill and redevelopment of designated and underutilized sites that are contaminated, or suspected of contamination, shall be subject to the policies of Section 5.7 (Potentially Contaminated Sites). The County shall target 25 percent of its growth in the Urban Areas to be accommodated through infill, intensification and redevelopment.	The proposed application contributes to the County’s target by increasing density within the Waterford Urban Area, supporting intensification objectives.	✓

Section	Policy	Comments	
Section 6.5.4 Waterford Urban Area			
6.5.4	The County will support and promote the continued development of Waterford as an important urban community and agricultural support centre in the County. The following shall be the policy of the County:		
a)	Waterford is the closest Urban Area to Highway No. 403. The County shall encourage employment growth and development in the Urban Area.	The development introduces additional housing types within Waterford. The increased population base will support employment opportunities and economic activity.	✓
b)	Many of the historic residences in the Waterford Urban Area are of cultural heritage value or interest. The County will encourage the maintenance, rehabilitation, and adaptive reuse of the historic residences.	Not applicable.	
c)	Trail linkage opportunities exist in the Waterford Urban Area due to the presence of abandoned rail corridors and other linear open space features. The County will encourage the development of trails integrating Waterford with other areas of the County.	The park trail and sidewalks lend support to an active community.	✓

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Section	Policy	Comments	
Section 7.7 Urban Residential Designation			
7.7	<p>The Urban Residential Designation applies to the Urban Areas of the County. The Urban Areas are expected to continue to accommodate attractive neighbourhoods which will provide for a variety of residential forms as well as neighbourhood facilities such as elementary schools, parks, places of worship and convenience commercial uses integral to and supportive of a residential environment.</p> <p>A variety of housing types are needed to meet the needs of a diverse population. Opportunities to provide housing for individuals or groups with special needs including the elderly and those with special physical, social or economic needs within the County will be encouraged.</p>		
7.7.1	Subject to the other policies of this Plan, the following policies shall apply in determining uses permitted on land designated Urban Residential on Schedule “B”.		
a)	The predominant use of land shall be a variety of urban dwelling types, including single detached dwellings, semi-detached dwellings, duplex dwellings and similar low-profile residential buildings not exceeding 2 dwelling units per lot.	The proposed development includes semi-detached dwellings, which are a permitted low-profile form consistent with the Urban Residential designation.	✓
b)	Medium density residential uses shall be permitted 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, subject to the policies of Section 7.7.2 (b) (Urban Residential Designation – Land Use Policies).	The proposal includes street townhouse dwellings, which are a permitted medium density form within the Urban Residential designation, consistent with Section 7.7.2 b).	
7.7.2	Land Use Policies		
a)	Single, semi-detached and duplex housing forms shall generally have an average net density of 15 units per hectare (uph), save and except for land designated Urban Residential in the Courtland Urban Area, where private servicing limitations shall determine the density of development.	The proposed density of the redline plan exceeds the minimum 15 units per hectare requirement, achieving conformity with the density policies for the Urban Residential designation.	✓
b)	Triplex, fourplex, townhouses, and other medium density housing forms, shall generally have a net density of between 15 and 30 uph, save and except for in the Courtland Urban Area where private servicing limitations shall determine the density of development. New medium density residential development and other uses that are similar in terms of profile, shall meet the following criteria:		

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i)	the density, height and character of the development shall have regard to adjacent uses;	Higher density is mitigated by the site's separation from traditional neighbourhoods and by 0.739 ha of additional open space/buffer blocks, maintaining an appropriate transition in character. The County has also requested 5% cash in lieu of parkland dedication.	✓
ii)	the height and massing of the buildings at the edge of the medium density residential development shall have regard to the height and massing of the buildings in any adjacent low density residential area and may be subject to additional setbacks, or landscaping to provide an appropriate buffer;	The revised draft plan locates semi-detached dwellings along the periphery, creating a compatible edge condition with surrounding lands, while the higher-density townhouse blocks are placed internally. This arrangement, combined with 0.739 ha of buffer/open space blocks, ensures appropriate transitions and minimizes adverse impacts on adjacent properties.	✓
iii)	the development will be encouraged to have direct access to an arterial or collector road, where possible and appropriate;	The plan connects to Thompson Road West (arterial/collector context) via internal public streets, satisfying access objectives.	✓
iv)	the watermains and sanitary sewers shall be capable of accommodating the development, or the proponent shall commit to extending services at no cost to the County, save and except for in the Courtland Urban Area, where private septic systems shall be permitted;	The subdivision will connect to existing municipal water and wastewater systems with sufficient capacity, consistent with OP servicing policy.	✓
v)	the development is adequately serviced by parks and school facilities;	The draft plan provides a park block and integrates sidewalks/trail connections; added open space (0.739 ha) from buffering further supports recreational access and neighbourhood function.	✓
vi)	in developments incorporating walk-up apartments, block townhouse dwellings and medium-profile residential buildings, on-site recreational facilities or amenities such as playground equipment may be required;	Sidewalks, the park block, and the expanded open space system provide on-site amenity and recreation opportunities consistent with this criterion.	✓
vii)	the development shall be designed and landscaped, and buffering shall be provided to ensure that the visual impact of the development on adjacent uses is minimized;	The subdivision includes landscaped open space blocks totaling 0.739 ha and OLT-approved buffers and fencing, along the residential / industrial interface. These measures minimize visual and functional impacts on adjacent uses.	✓
viii)	except for a triplex dwelling, fourplex dwelling or other similar small-scale developments, a report on the	The subdivision connects to Thompson Road West and is supported by an internal public road network.	✓

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	adequacy of the road network to accommodate the expected traffic flows, and the adequacy of water and sewer services may be required from the proponent and approved by the County; and	Transportation review confirmed that the road system can accommodate the proposed unit count.	
ix)	triplexes, fourplexes, freehold street townhouses or other similar smallscale developments, may be subject to site plan control, in accordance with the policies of Section 9.6.5 (Site Plan Control) of this Plan.	It is our understanding that townhouses, in draft plans of subdivision are not subject to site plan control. Furthermore, the Planning Act exempts buildings with 10 units or less from site plan control.	✓

Section	Policy	Comments	
Section 7.12 Protected Industrial Designation (Lands not designated Protected Industrial – policies reviewed)			
7.12	Protected Industrial areas are characterized by their high visual profile and accessibility and are generally comprised of industrial, employment, accessory commercial and related uses. Protected Industrial areas are located along Provincial Highways, and County arterial and collector roads. Generally, these areas are expected to accommodate a wide range of industrial uses requiring high visibility and good accessibility. High quality design will be essential in these areas and some restrictions on uses will be applied to ensure attractive streetscapes.		
7.12.1	Permitted Uses Subject to the other policies of this Plan, the following policies shall apply in determining uses permitted on land designated Protected Industrial on Schedule “B”.		
	a) The predominant use of land shall be a wide range of employment and industrial uses, subject to the policies of this Section, including the following: <ul style="list-style-type: none"> i) manufacturing including processing, assembling, repairing; ii) warehousing, distribution, storage facilities; i) trucking and transportation terminals; ii) pharmaceutical facilities; iii) research and development facilities, including data processing establishments; iv) trade schools; v) automobile service/repair stations, automobile and truck rental operations, automobile depots, auto and truck repair/body shops; vi) municipal works yards; 	Noted.	✓

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	<ul style="list-style-type: none"> vii) recycling operations; viii) public uses and public and private utilities; ix) ancillary offices and limited retail sales of products manufactured, processed or assembled on the premises; and x) crematoriums. 		
	b) Office uses shall be permitted subject to the policies of Section 6.4.1(b) (Downtown Areas) of this Plan.	Noted.	✓
	<p>c) The following ancillary uses may be permitted without an amendment to this Plan:</p> <ul style="list-style-type: none"> i) commercial uses, provided that the use is associated with and clearly ancillary to the main Protected Industrial use; and ii) uses accessory to any of the permitted uses in the Protected Industrial Designation are permitted. 	Noted.	✓
7.12.2	<p>Land Use Policies The following policies apply to land designated Protected Industrial.</p>		
	a) Industrial uses located adjacent to a Provincial Highway or arterial road shall generally be limited to self-contained uses that produce and/or store a product where there is a low probability of significant emissions. Access to a Provincial Highway shall require approval from the Province and the County. Access to the arterial road shall require approval from the County.	Any future redevelopment or development of nearby lands are subject to achieving this policy.	✓
	b) Open storage shall be screened such that it is not visible from a Provincial Highway or arterial road.	Noted.	✓
	c) Those uses that create or potentially create extreme environmental stress as a result of air and/or noise emissions, and/or the generation and/or handling of solid or liquid wastes will only be considered based on the submission of an impact assessment satisfactory to the County. The applicant shall demonstrate the feasibility of the proposal and confirm the compatibility of the proposed use prior to receiving the required planning approvals.	Any future redevelopment or development of nearby lands are subject to achieving this policy.	

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	<p>d) A separation distance, determined in consultation with the Ministry of the Environment and Climate Change and the relevant guideline related to land use compatibility, shall be established between an industrial use and any sensitive land use. This separation distance shall be enforced through a site specific amendment to the Zoning By-law and site plan control through the use of a minimum building setback applied to any industrial use building adjacent to an established or approved sensitive land use.</p>	<p>Any future redevelopment or development of nearby lands are subject to achieving this policy. This policy serves to protect the existing nearby sensitive land uses that are closer to existing industrial uses. The existing approved draft plan has maintained the minimum separation distances approved by the OLT. (LaFarge and Norfolk Waste Disposal)</p>	<p>✓</p>
	<p>e) In locating any sensitive land use in the vicinity of any established or approved industrial use, the County shall establish appropriate separation distances in consultation with the Ministry of the Environment and Climate Change and the relevant guideline related to land use compatibility.</p>	<p>The same 70 metre separation distance approved through the original draft plan, along with conditions for compatibility will be carried forward to the proposed redline draft plan and zoning by-law amendment.</p>	<p>✓</p>
	<p>f) Deviation from the established separation distances shall require detailed supporting studies of the potential impacts on the sensitive land use by the Industrial use, and vice-versa, and any recommended mitigation measures.</p>	<p>Previous studies were completed and peer reviewed to establish compatibility. No changes to the layout of the street pattern and separation distances to nearby industry are proposed.</p>	<p>✓</p>
	<p>g) Separation distances between sensitive land uses and Protected Industrial uses, or for Protected Industrial uses abutting Provincial Highways or arterial roads shall be required to provide a higher standard of amenity in terms landscaping building materials and outdoor storage which shall be implemented through the Zoning By-law, as a condition of draft plan approval and/or through site plan control and may include measures such as: i) building orientation, design and setbacks; ii) landscaping and screening; iii) access controls; iv) road improvements and widenings; v) restrictions on the range of permitted uses; and vi) restrictions on outside storage.</p>	<p>Noted.</p>	<p>✓</p>

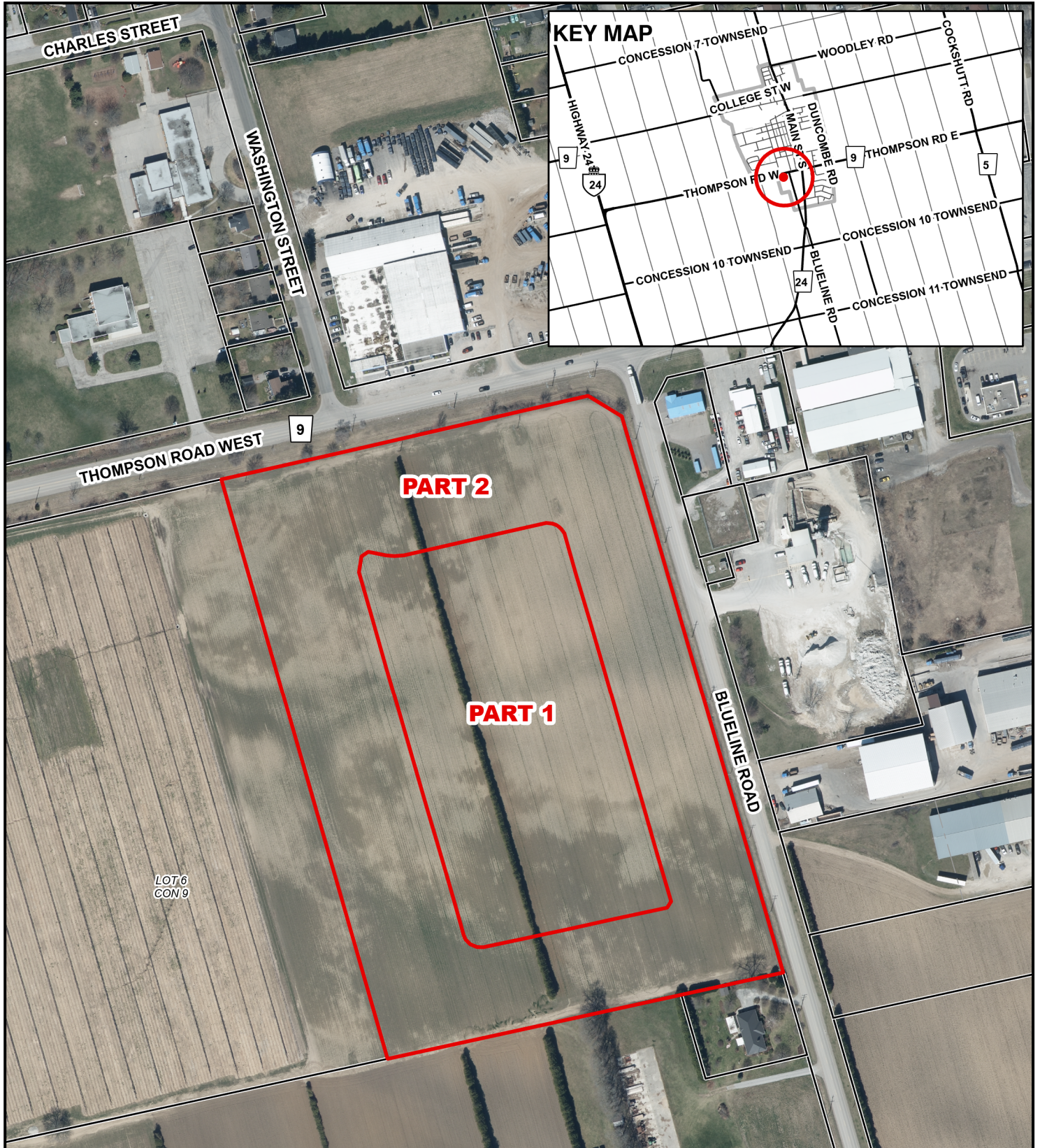
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	<p>h) Adequate off-street parking and loading facilities shall be provided for all permitted uses for employees and visitors. Vehicle access shall be oriented such that industry-related traffic will be discouraged from using local roads where other options are available. Loading facilities and service areas shall be located to avoid conflict between pedestrian circulation, service vehicles and movement along the public rights-of-way.</p>	<p>Noted.</p>	<p>✓</p>
	<p>i) The provision of appropriate and adequate landscaping and/or other forms of buffering shall be provided to: i) enhance all parking lots, and outdoor loading, storage and service areas; and ii) provide separation between the use and any adjacent use, where appropriate.</p>	<p>Noted.</p>	<p>✓</p>
	<p>j) Industrial uses shall be developed in such a manner to ensure protection and screening of outdoor storage areas from all adjacent roads.</p>	<p>Noted.</p>	<p>✓</p>


DRAFT

MAP A
CONTEXT MAP
Geographic Township of TOWNSEND

ZNPL2025393
28TPL2025392

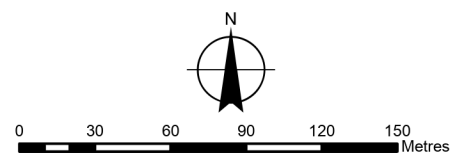


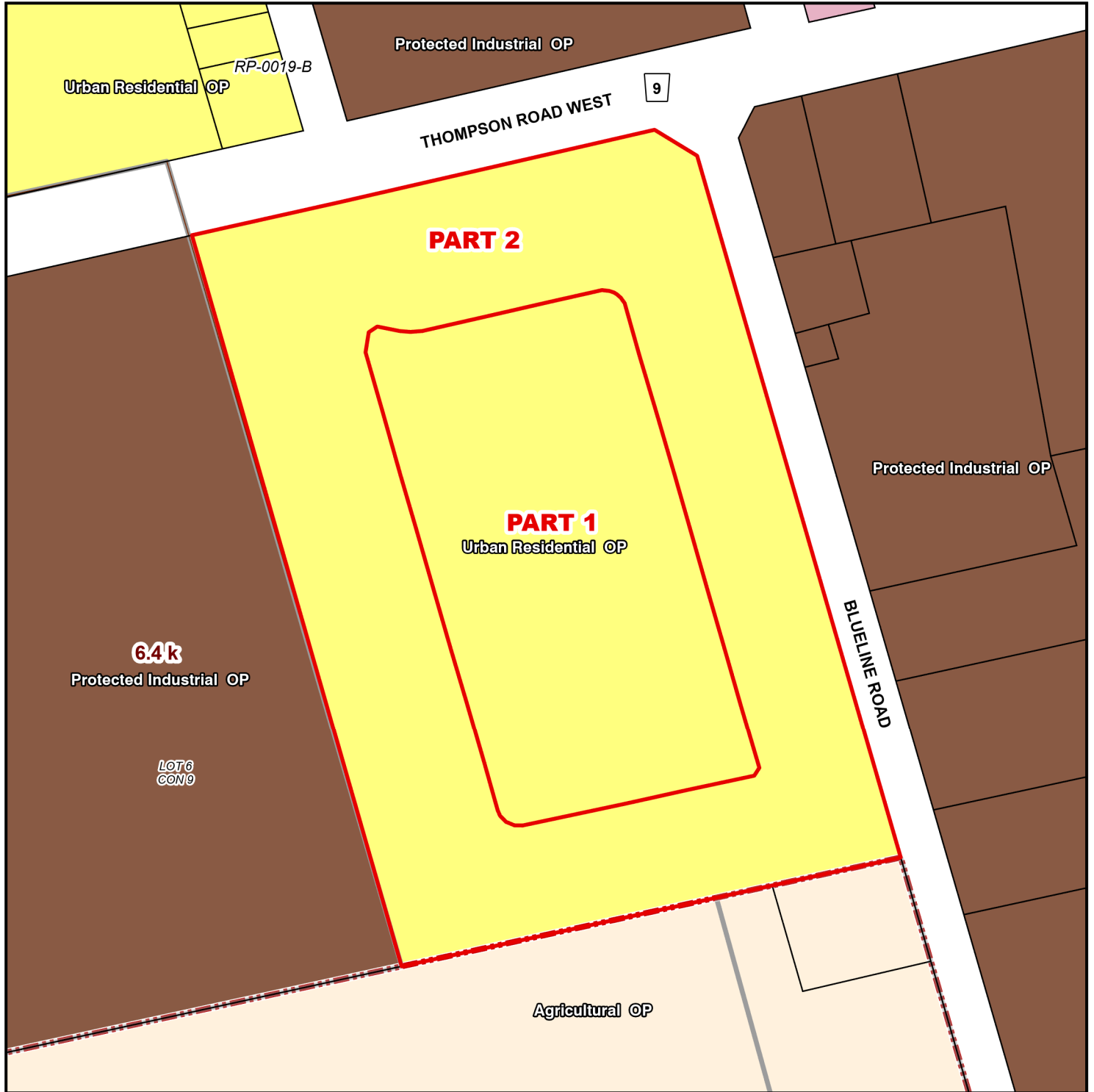
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 Subject Lands

3/18/2026

2020 Air Photo





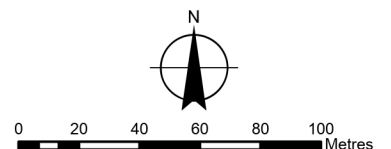
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Subject Lands

Official Plan Designations

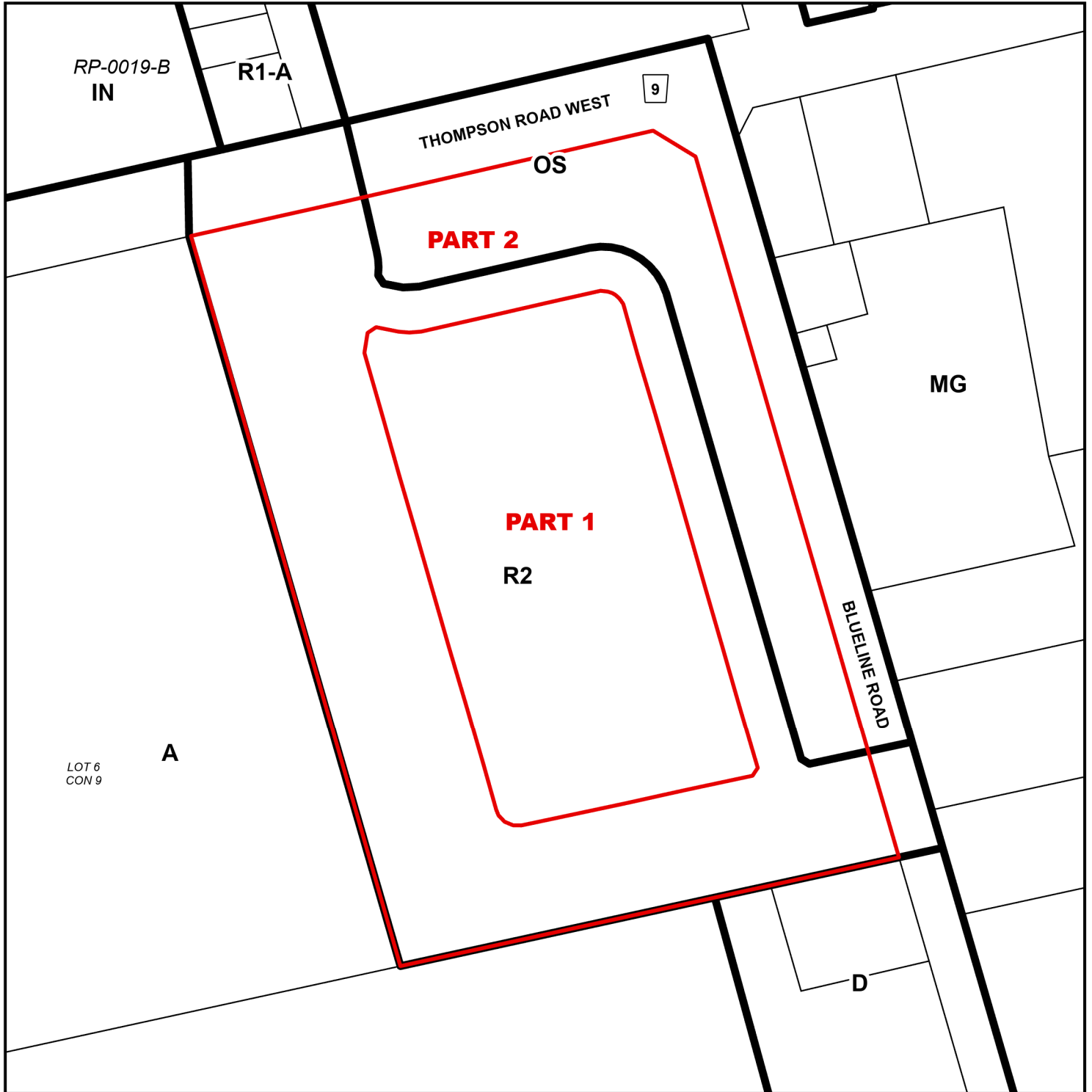
- | | |
|-------------------|----------------------|
| Agricultural | Protected Industrial |
| Urban Residential | Urban Area Boundary |
| Commercial | |

3/18/2026



MAP C
PROPOSED ZONING BY-LAW AMENDMENT MAP
Geographic Township of TOWNSEND

ZNPL2025393
28TPL2025392



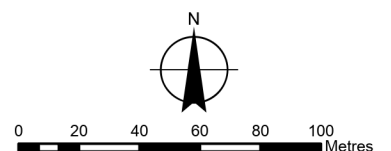
LEGEND

 Subject Lands

ZONING BY-LAW 1-Z-2014

3/18/2026

- (H) - Holding
- A - Agricultural Zone
- CS - Service Commercial Zone
- D - Development Zone
- MG - General Industrial Zone
- IN - Neighbourhood Institutional Zone
- R1-A - Residential R1-A Zone



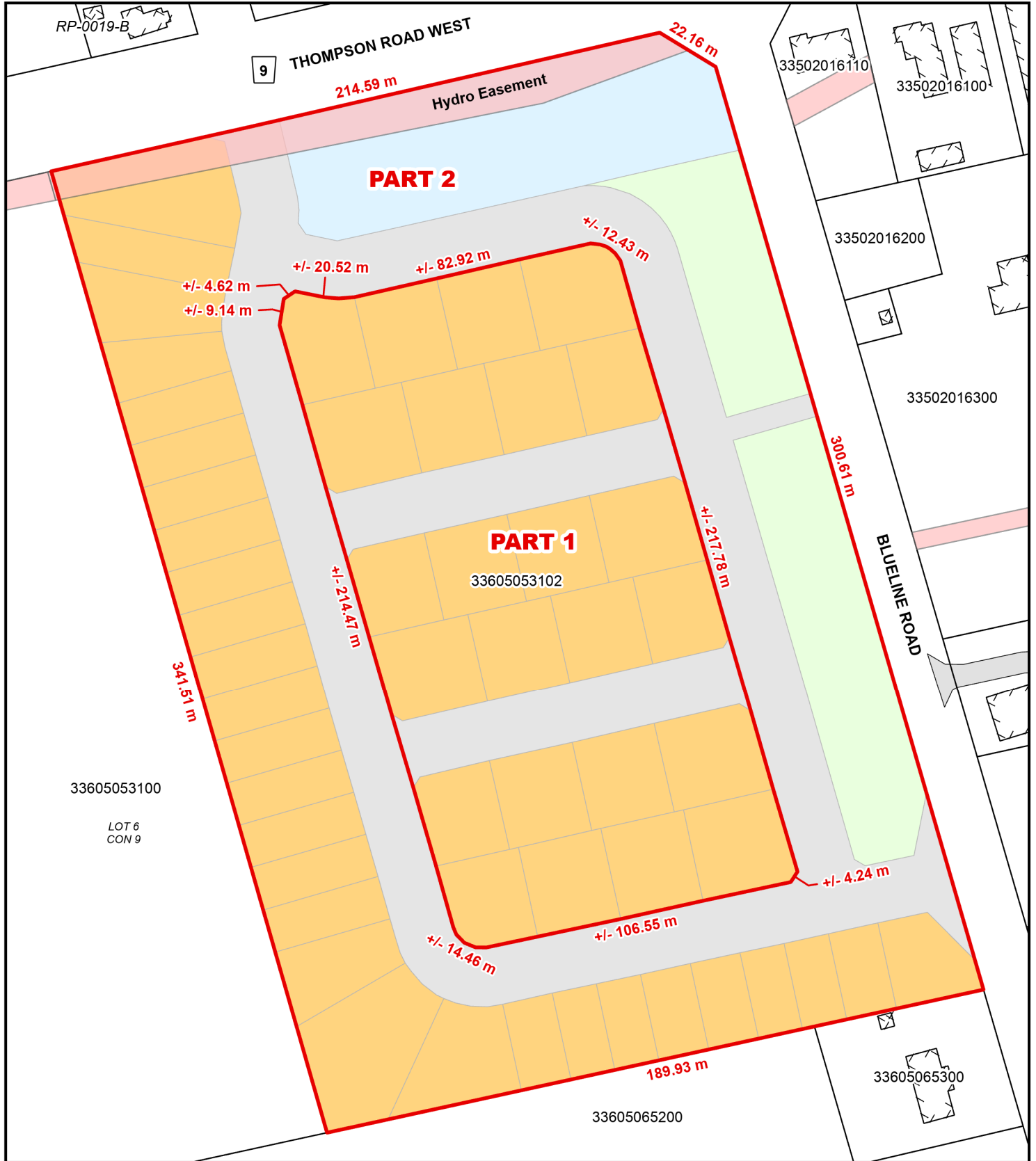
MAP D

CONCEPTUAL PLAN

Geographic Township of TOWNSEND

ZNPL2025393

28TPL2025392



Legend

- Subject Lands
- Proposed Lot
- Multi Family Dwellings
- Storm Water Pond
- Easements
- Single Family Dwelling
- Park
- Other

