



vallee

*Consulting Engineers,
Architects & Planners*

October 11, 2022

Norfolk County
Planning Department
185 Robinson Street – Suite 200
Simcoe, ON N3Y 5L6

Attention: Tricia Givens, M.Sc.(PI), MCIP, RPP

**Reference: Zoning Bylaw Amendment
210 Argyle Street, Simcoe
Our Project #20-103**

Dear Tricia,

Enclosed you will find the necessary documents for a Zoning Bylaw Amendment application for the property located at 210 Argyle Street in Simcoe, including:

- Signed Development Application Form, dated August 23, 2022;
- A cheque payable to Norfolk County in the amount of \$5,632.00 (Zoning Amendment – Major);
- Planning Justification Report, G. Douglas Vallee Limited;
 - Appendix A – Provincial Policy Compliance Review;
 - Appendix B – Norfolk County Official Plan Compliance Review;
 - Appendix C – Proposed Site Plan
- A PDF copy of the site plan has been included separately for circulation purposes;
- Traffic Impact Statement, RC Spencer Associates Inc., dated August 2022;
- Scoped Environmental Impact Study, GeoProcess Research Associates, dated September 29, 2022.
- Functional Servicing Report, G. Douglas Vallee Limited, dated September 7, 2022.

If you require further information, please do not hesitate to contact me at 519-426-6270.

Yours truly,

Scott Puillandre, CD, MSc
Planner
G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

Planning Department Development Application Form

Complete Application

A complete development application consists of the following:

1. A properly completed and signed application form (signature must be original in planners file);
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from the registered owner of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the user fees By-Law.

The above information is required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Pre-Submission Consultation “Pre-consultation”:

A pre-consultation meeting with staff is required for all applications; however, minor applications may be exempted depending on the nature of the proposal, with approval from the Director of Planning or delegate. The purpose of a pre-consultation meeting is to provide the applicant with an opportunity to present the proposed application, discuss potential issues, and for the County and Agency staff to identify the required information and materials to be submitted with the application in order for it to be considered complete. The applicant has the opportunity to make revisions to the application prior to submission, without the additional costs of recirculation fees. It may be necessary to seek the assistance of independent professional help (for example, a planning consultant or engineer) for complex applications. If a pre-consultation meeting has been held to discuss your development, please **include a copy of the Pre-consultation minutes with your application** as part of the submission package. It should be noted that **pre-consultation minutes are valid for one year after the meeting date.**

Development Application Process

Once an application has been deemed complete by a planner, it will be circulated to public agencies and County departments for review and comments. Notice of the application is also provided to adjacent land owners. The comments received assist the planner with the review and recommendation/approval of your application. The time involved in processing an application varies depending upon its complexity and its

acceptability to the other agencies and is subject to statutory *Planning Act* decision timeframes.

An additional fee will be required if a review by the Long Point Region Conservation Authority or by the Grand River Conservation Authority is deemed necessary by planning staff and/or by the Authority. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. It should also be noted that in some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. If your drawings are required to be recirculated there will be an additional fee. Also, please note that if your engineering drawings require more than three reviews due to revisions by the owner or failure to revise your engineering drawings as requested, an additional fee will be charged. No refund is available after the public meeting and/or after approval of application.

Notification Sign Requirements

For the purpose of public notification and in order for staff to locate your lands for appropriate applications (zoning, subdivision, condominium or official plan) you will be given a sign to indicate the intent and purpose of your 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, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 or 519-875-4485 extension 1842 or planning@norfolkcounty.ca. Please submit the completed application and fees to the attention of the Planning Department at 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6.

For Office Use Only:

File Number	<u>ZNPL2022325</u>	Public Notice Sign	_____
Related File Number	_____	Application Fee	_____
Pre-consultation Meeting	_____	Conservation Authority Fee	_____
Application Submitted	<u>Oct 12</u>	Well & Septic Info Provided	_____
Complete Application	<u>Nov 10</u>	Planner	<u>Mohammad Alam</u>

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

- ☐ Official Plan Amendment
- ☒ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Please summarize the desired end result of this application (for example: a special zoning provision on the subject lands to include additional use(s), changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

Property Assessment Roll Number: _____

A. Applicant Information

Name of Owner

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Applicant

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

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 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: _____

Present Official Plan Designation(s): _____

Present Zoning: _____

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☐ No If yes, please specify corresponding number:

3. Present use of the subject lands:

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☐

If yes, identify and provide details of the building:

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 explain what you propose to do on the subject lands/premises which makes this development application necessary:

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☐ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☐ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?
☐ Yes ☐ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

6. Description of land intended to be severed in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

7. Description of proposed right-of-way/easement:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed use: _____

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

9. Site Information**Zoning****Proposed**

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____
Landscaped open space	_____	_____
Entrance access width	_____	_____
Exit access width	_____	_____
Size of fencing or screening	_____	_____
Type of fencing	_____	_____

10. Building Size

Number of storeys	_____	_____
Building height	_____	_____
Total ground floor area	_____	_____
Total gross floor area	_____	_____
Total useable floor area	_____	_____

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	_____	_____
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	_____
Number of off street loading facilities	_____	_____

12. Residential (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m2
Single Detached	_____	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool):

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

Seating Capacity (for assembly halls or similar): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

15. Describe Recreational or Other Use(s) (if applicable)

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):

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 use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements 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 policy statement subsection 2.1.7? ☐ 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 please attach relevant information and approved mitigation measures from the Risk Manager 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 (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ 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 (class 1, 2 or 3) 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

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|---|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|---|---|
| <input type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street: _____

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. 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 (number of paper copies as directed by the planner) and an **electronic version (PDF) of the properly named site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

In addition, 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
- ☐ Environmental Impact Study

- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

Your development approval might also be dependent on Ministry of Environment and Climate Change, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. Transfers, Easements and Postponement of Interest

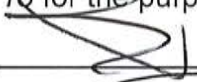
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

June 9, 2022

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 Henry Boer 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.



Owner

June 9, 2022

Date

Owner

Date

N. Declaration

I, Henry Boer of Simcoe

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:

NIAGARA REGION



Owner/Applicant Signature

In THE CITY OF NIAGARA FALLS

This 23rd day of August

A.D., 20 22



A Commissioner, etc.

ELDON FRASER DARBYSON,
a Commissioner, etc., Province of Ontario,
for G. Douglas Vallee Limited.
Expires March 28, 2025.



vallee

*Consulting Engineers,
Architects & Planners*

County of Norfolk
Robinson Administration Building
185 Robinson Street, Suite 200
Simcoe, ON N3Y 5L6

Attention: Tricia Givens – Manager of Planning

**Reference: Planning Justification Report – Argyle Street Condominiums
G. Douglas Vallee Limited on behalf of Henry Boer (Boer Homes)
210 Argyle Street, Simcoe, Roll# 40100904600**

Introduction

G. Douglas Vallee Limited has been retained by Mr. Henry Boer (Boer Homes) to make application for a Zoning Bylaw Amendment at 210 Argyle Street in Simcoe to permit a 6-unit condominium development. It is proposed to change the zoning of the subject lands in order to permit multiple dwellings on the property to allow residents to take advantage of the outdoor amenities in the area. Depicted on Appendix C, the proposed development will feature 3 semi-detached dwellings which will provide age and price friendly housing options within walking distance to Simcoe's downtown area.

The purpose of this Planning Justification report is to provide planning support and information to Norfolk County Staff and Council to consider when reviewing the Zoning By-law amendments to permit a multi-unit residential development on the subject property.

Due to the potential water capacity issues in Simcoe, a holding provision under section 1.4.4 of the zoning bylaw may be considered if required to restrict any development until such time as this issue has been resolved. Recognizing the need for the holding provision, this Zoning Bylaw amendment can proceed through development approvals while the water capacity issue is being resolved.

The Application

A pre-consultation meeting for this development was held on June 16, 2021 in order for Norfolk County and other agencies to comment on the proposed development. The purpose of this planning justification report is to provide planning support and a high-level overview of the requirements identified during the pre-consultation meeting to Norfolk County staff and Council when considering the applications for Zoning Bylaw amendment on the subject lands. The proposed amendments are seeking the following:

- Zoning Bylaw Amendment: Required to permit the following
 - The construction of three semi-detached dwellings on one lot;
 - Apply the definition of "LOT" to the entire condominium block;
 - Deem the condominium road as a private road NOT an open improved street.

This application:

- Is complementary of surrounding land uses;
- Is consistent with the Provincial Policy Statement 2020;
- Is consistent with the Norfolk County Official Plan;
- Maintains the general intent and purpose of the Norfolk County Zoning Bylaw; and
- Represents good planning.

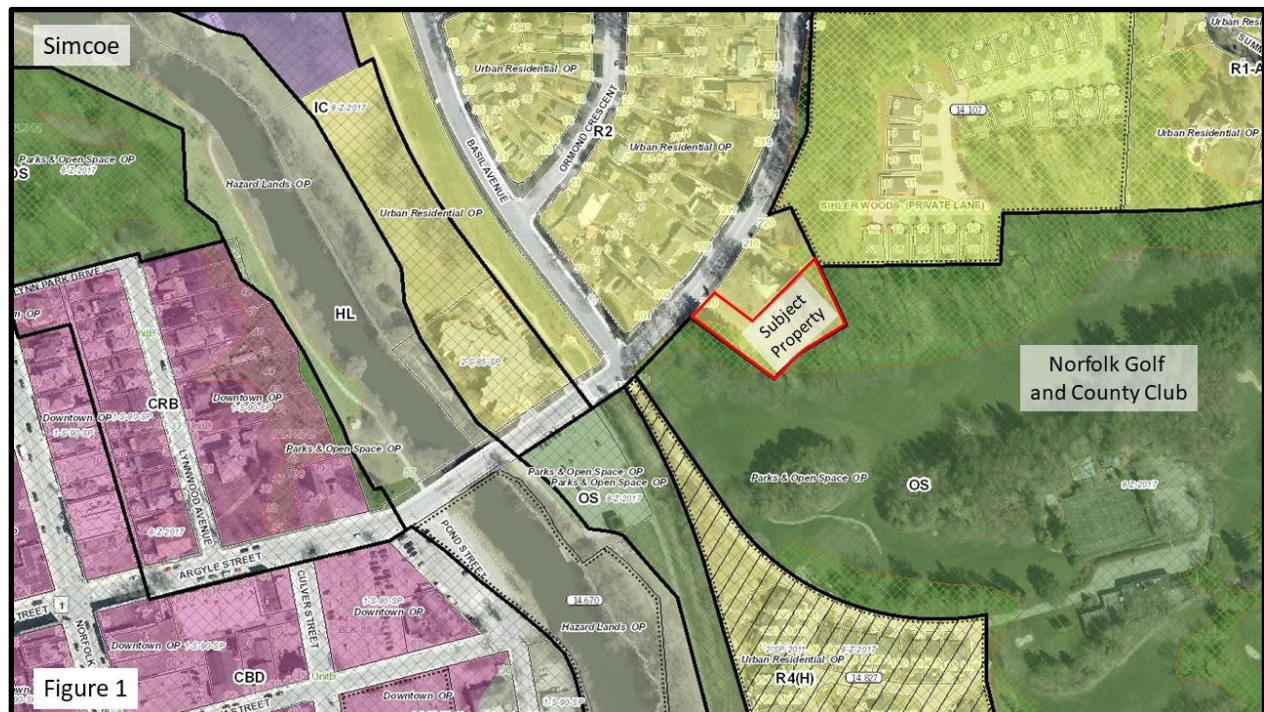
Supporting documents have been provided, including:

- Appendix A – Provincial Policy Compliance Chart;
- Appendix B – Official Plan Compliance Chart;
- Appendix C – Proposed Site Plan.

Site Description

The subject lands are centrally located in the town of Simcoe, adjoining the Norfolk Golf and Country Club. The property is a vacant residential lot approximately 3077m² in area on the south side of Argyle Street – See Figure 1 below. The surrounding land uses are residential immediately to the north and open space/recreational to the south adjoining the golf course. An existing single detached dwelling is located on the adjacent property at 216 Argyle Street.

The subject lands are designated Urban Residential in accordance with Schedule B-15 of the Norfolk County Official Plan with the southerly portions of the property identified in the Significant Woodlands overlay on Schedule C-4. The property is zoned Urban Residential Type Two (R2) in accordance with Schedule A-26 of the Norfolk County Zoning Bylaw.

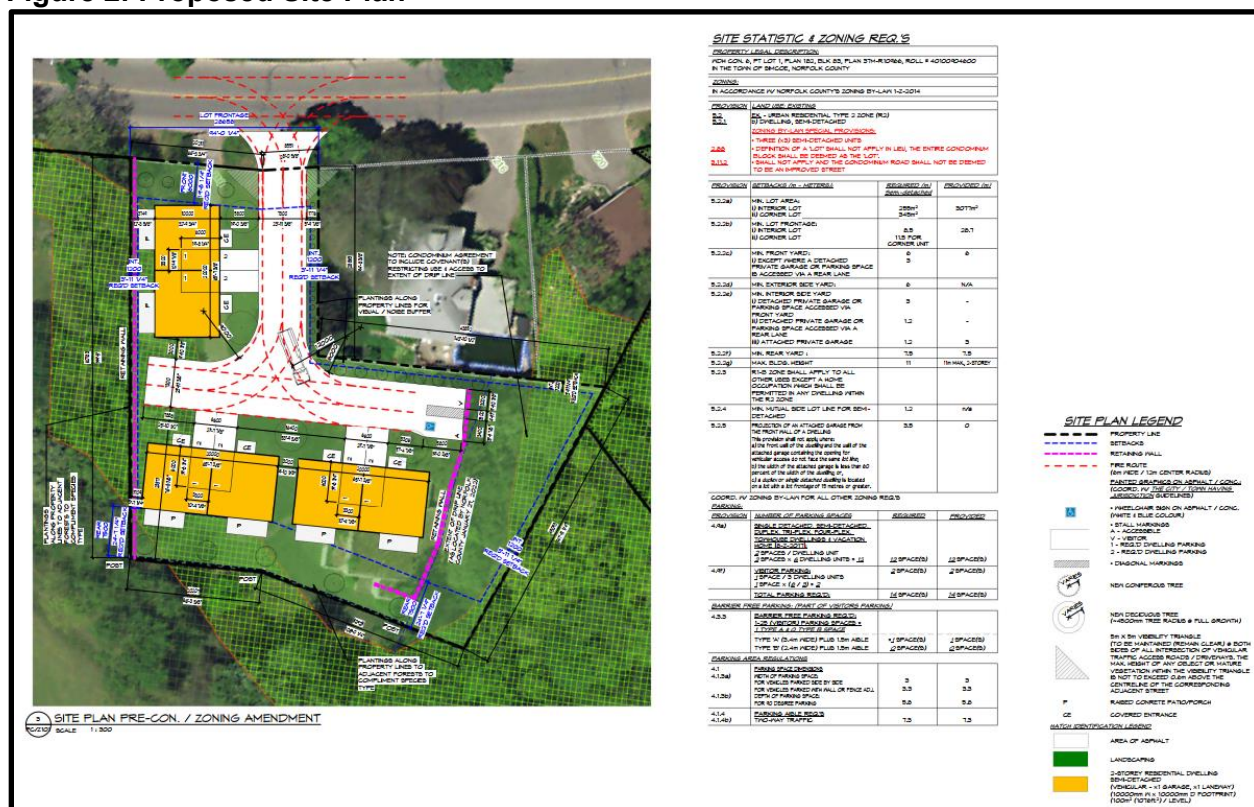


Supporting studies have been prepared and submitted with these applications, including:

- Traffic Impact Study prepared by RC Spencer Associates Inc, dated August, 2022;
- Environmental Impact Study (EIS) prepared by GeoProcess Research Associates, dated September, 2022;
- Functional Servicing Report prepared by G. Douglas Vallee Limited dated September 2022.

As shown in Figure 2 below, the proposed development provides an innovative site design which implements a number of creative features to achieve efficient land use and attractive built form. The location of the subject lands will allow residents to take advantage of a number of recreation opportunities, including the Norfolk Golf & County Club as well as local parks and trails while protecting the significant woodlands along the eastern edge of the property.

Figure 2: Proposed Site Plan



Planning Analysis

The proposed Zoning Bylaw Amendment application was prepared in light of several planning documents including the Planning Act, the Provincial Policy Statement, the Norfolk County Official Plan and Norfolk County Zoning Bylaw.

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 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 the table below:

Matter	Comment	Complies
(a) the protection of ecological systems, including natural areas, features and functions;	An Environmental Impact Study has been completed for this development. The site has been designed to avoid the significant woodlands and recommendation from that report will be incorporated into the condominium agreement to protect this natural area and its function.	✓
(b) the protection of the agricultural resources of the Province;	The proposes development is located in an established urban area. There are no impacts on agricultural resources.	✓
(c) the conservation and management of natural resources and the mineral resource base;	The proposes development is located in an established urban area.	✓
(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	The proposes development is located on a lot with previous residential development and disturbed earth. The application has been reviewed by the municipality and an archaeological assessment is not required as part of the application.	✓
(e) the supply, efficient use and conservation of energy and water;	As new construction, energy efficient dwellings will be built as required under the Ontario Building Code.	✓
(f) the adequate provision and efficient use of communication, transportation, sewage and	The development will utilize existing municipal infrastructure in the area.	✓

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners



Professional Engineers
Ontario

Authorized by the Association of Professional Engineers of Ontario
to offer professional engineering services



Ontario Association
of Architects

water services and waste management systems;		
(g) the minimization of waste;	This policy is not applicable in this instance.	
(h) the orderly development of safe and healthy communities; (h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;	This development is taking place within an area of established and new residential development. This application would result in the redevelopment of used vacant land within the urban area. This development will provide access to a sidewalk network along Argyle Street to help provide access to services in the downtown area.	✓
(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;	This policy is mainly a requirement of the municipality. However, applicable agencies will be circulated to ensure adequate provision of these requirements.	✓
(j) the adequate provision of a full range of housing, including affordable housing;	This application will result in an increase of housing options to local residents. Semi-detached dwellings are encouraged in Norfolk County and generally sell at a more attainable price point than a single detached dwelling.	✓
(k) the adequate provision of employment opportunities;	This policy is not applicable in this instance.	
(l) the protection of the financial and economic well-being of the Province and its municipalities;	This development would provide increased tax revenue to the local and provincial governments.	✓
(m) the co-ordination of planning activities of public bodies;	The applications will be circulated to all applicable public bodies and agencies for comments as determined by Norfolk County.	✓
(n) the resolution of planning conflicts involving public and private interests;	This will be achieved through the planning approvals process.	✓
(o) the protection of public health and safety;	The subject lands are not located within an area of natural hazard and will provide safe and available housing options within Norfolk County.	✓
(p) the appropriate location of growth and development;	The subject lands are located within an urban area with access to existing municipal services.	✓
(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	This development is located within 100m of the Trans Canada Trail as shown on Schedule I-2 of the Official Plan. The development is also located within 200m of a RideNorfolk transit stop (S7).	✓

(r) the promotion of built form that, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;	These lands are located among existing residential lands uses. This development would result in the redevelopment of an underutilized parcel of industrial lands for residential purposes.	✓
(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.	This development will encourage active transportation, the use of public transit and be constructed to meet Ontario Building Code standards to help reduce greenhouse gases.	✓

Provincial Policy Statement (PPS)

The subject lands are within a Settlement Area (Simcoe) as defined by the Provincial Policy Statement, 2020 (PPS). The PPS provides policy direction for appropriate land use planning and development patterns to achieve healthy, liveable, and resilient communities through efficient development that will protect resources of provincial interest, public health and safety, the quality of the natural and built environment, and will facilitate economic growth.

Under Section 1.1 of the PPS, planning authorities are required to accommodate an appropriate affordable and market-based range and mix of residential types. The proposed application provides residents with a compact form or housing at variable price points in Norfolk County.

Section 1.4 directs planning authorities to provide for an appropriate range and mix of housing types and densities. The proposed development provides increased housing options at a higher density, within walking distance of outdoor recreation facilities and the downtown shopping area. This development will serve the well-being of current and future residents within a municipally serviced urban area.

The PPS encourages intensification and redevelopment within established settlement areas which shall be the focus of growth and development within the province. This application seeks to utilize an existing lot of record within the Simcoe urban area. The subject lands will have access to full municipal services including water and wastewater.

A decision by Council to approve the Zoning By-law amendment will be consistent with PPS, 2020. Full details describing the applicable Provincial policies and how the application is consistent with the PPS are included in Appendix A.

Norfolk County Official Plan

The subject property is designated Urban Residential in accordance with Schedule "B-15" of the Norfolk County Official Plan. Full details describing the applicable County policies and how the application is consistent with the Official Plan are included in Appendix B.

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners



Professional Engineers
Ontario

Authorized by the Association of Professional Engineers of Ontario
to offer professional engineering services



Ontario Association
of Architects

Several sections of the Official Plan are applicable when considering a zoning bylaw amendment. Generally, the policies of the official plan direct and encourage the greatest amount of development to take place within the six urban areas within Norfolk County. The land is currently within the Urban Area of Simcoe and designated for residential development.

On a high level, details of the Official Plan policies are captured by the overarching Goals and Objectives. Section 2.2 of the Official Plan set out six “Goals and Objectives” to which the following five are applicable to the proposed residential development:

- Protecting and Enhancing the Natural Environment;
- Maintaining and Enhancing the Rural and Small-Town Character;
- Maintaining a High Quality of Life;
- Upgrading and Expanding Infrastructure; and
- A Well Governed, Well Planned and Sustainable County.

The proposed zoning by-law amendment achieves the ‘Goals and Objectives’ of the Official Plan as demonstrated in Appendix B.

A small portion of the property is identified within the Significant Woodlot. An Environmental Impact Study (EIS) completed by GeoProcess has been completed to ensure there will be no negative impacts on the significant woodlands or its ecological function. The site has been designed to respect the ‘dripline’ requirement and recommendations from the EIS will be implemented during the site plan approval process.

The proposed development consisting of three semi-detached dwellings provides a compact form of additional housing choices and character to the existing mix of residential and commercial development in the area. This will result in an efficient use of land by providing a variety of housing forms and level of affordability. The lands are subject to site plan control to ensure County development standards are achieved.

The subject lands are vacant and underutilized. The lands are approximately 3077m² and would constitute a large and inefficient estate style lot. The subject lands are located less than 100m from the Trans Canada Trail system as shown on Schedule I-2 “Active Transportation” of the Official Plan. The County Official Plan supports the development of vacant and underutilized lands that are compact and efficiently used and lends support to the location of the development being within close proximity to active transportation and potential active transportation networks as identified on Schedule “I”. This property is also ideally situated within walking distance of social services (financial institutions, medial offices, etc.) and local businesses located in the downtown area of Simcoe.

Norfolk County’s existing infrastructure capacity will be reviewed by Norfolk County’s consultant (RV Anderson Associates) in consideration of the connections proposed to service this development and in light of a Functional Servicing Report prepared by G. Douglas Vallee Limited. The proposed infrastructure will be designed and constructed in accordance with Norfolk County’s requirements, and will be subject to Norfolk County’s approval through the site plan process.

Summary of Official Plan review

The proposed Zoning Bylaw amendment meets the policies of the Official Plan. The EIS completed by GeoProcess will ensure there are no negative impacts on the natural heritage feature or its ecological function. The development concept represents an appropriate land use considering the size of the property, proximity to existing residential and commercial uses, availability of servicing, and the mitigation of impacts on the woodlands as demonstrated by the EIS.

Accordingly, the proposed application meets the intent and purpose of the Official Plan and represents good planning.

Zoning By-law 1-Z-2014

The lands are currently zoned Residential R2. This zone permits a semi-detached dwelling, however, does not permit multiple dwellings on the same lot. As such, it is proposed to amend the zoning to include a site-specific provision to permit multiple dwellings on a single lot with some additional minor modifications.

The proposed development will comply with the R2 zone provisions with minor requests for modification. Table 1 and Table 2 below provide an outline of the required provisions and parking assessment.

Table 1: Site Specific Zoning Provisions for 210 Argyle Street

Section	Required	Provided
2.88	"LOT" shall mean a parcel of land which can be legally conveyed. Where two (2) adjoining lots are in common ownership and a main building straddles the lots, the two (2) lots are deemed to be one (1) lot for the purposes of establishing interior side yards.	In lieu of Section 2.88 the definition of a LOT shall not apply to the individual condominium units. The LOT shall be defined as the parcel of land consisting of the entire condominium block.
3.11.2	For the purposes of this Subsection, a private condominium road servicing a condominium development shall be deemed to be an open, constructed and year-round improved street.	In lieu of Section 3.11.2, the private condominium road shall not be deemed an improved street.
3.26	Where this By-Law allows a dwelling to be located on a lot, not more than one (1) dwelling shall be permitted, except within Urban Residential Zones, Hamlet Zone (RH) and Agricultural Zone (A) in which an accessory residential dwelling unit is permitted. [7-Z-2020]	In lieu of Section 3.26, a maximum of three semi-detached dwellings with six dwelling units shall be permitted.
All other provisions of R2 zone shall apply.		

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners



Professional Engineers
Ontario

Authorized by the Association of Professional Engineers of Ontario
to offer professional engineering services



Ontario Association
of Architects

Table 2: Parking Assessment for 210 Argyle Street

Section	Minimum Requirement	Required
4.9 a) single detached, semi-detached, duplex, tri-plex, four-plex, townhouse dwellings and vacation home [8-Z-2017]	2 parking spaces for each dwelling unit 6 units	12
4.9 f) All apartment dwellings; and duplex dwellings, tri-plex dwellings, four-plex dwellings, townhouse dwellings or single detached or semi-detached dwellings as part of a condominium development or when they abut a private road [27-Z-2020].	1 visitor space for every 3 dwelling units $6 / 3 = 2$	2
4.3.3 Minimum Number and Type of Accessible Parking Spaces Number of Parking Spaces: 1 – 25 Type A Accessible Space (Van): 1 Type B Accessible Space: 0	1 to be included as part of the total required visitor parking	1
Total Parking Required.		14
Total Parking Provided	6 units x 2 spaces 2 x visitor spaces	14

Traffic

A Traffic Impact Study was completed RC Spencer Associates Inc. dated August 2022. Trip generation to the proposed development is extremely low. RC Spencer determined that the development will result in no observable impact to traffic operations on Argyle Street. It was concluded that all-directional access to and from the proposed site access is acceptable and poses no undue hazard to traffic operations at this location.

Based on the results of RC Spencer's technical work, it is their professional opinion that the development, as proposed, will not adversely impact area traffic operations

Services

A Functional Servicing Report (FSR) completed by G. Douglas Vallee Limited was prepared in support of the Zoning Bylaw Amendment. The report demonstrates a conceptual functional servicing for sanitary, stormwater and water. A more detailed report will be submitted for review and approval to Norfolk County during the site plan approval stage. Given the potential water capacity issues at the Simcoe water treatment facility, a holding provision under section 1.4.4 of the zoning bylaw may be considered to restrict any development on the subject lands until this issue is resolved. A high-level review of the report is provided below.

Water

The existing 200mm watermain on Argyle Street shall serve as the water supply for the proposed semi-detached units. An analysis of the hydraulic modelling will be conducted by the County consultants to determine the water servicing capacity and constraints on the existing water system to ensure adequate system flows and pressure for the aforementioned domestic and fire demands. The domestic maximum day demand and peak hourly demand were found to be 17.21 m³/day (0.20 L/s) and 1.28 m³/hour (0.35 L/s), respectively. The required fire flow demand for

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners



Professional Engineers
Ontario

Authorized by the Association of Professional Engineers of Ontario
to offer professional engineering services



Ontario Association
of Architects

the proposed development was found to be 83.3 L/s, which is within the estimated range of available fire flow (83 L/s to 159 L/s).

Sanitary

The proposed semi-detached units will be serviced by a sanitary sewer that connects to the existing 250mm sanitary sewer along Argyle Street. A peak sanitary design flow of approximately 0.48 L/s is anticipated from the proposed development. An analysis of the existing sanitary sewer network on Argyle Street indicates that there is sufficient capacity to support the sanitary flows from the proposed development. However, modelling from the Norfolk County's consultant is recommended to determine the impact of the proposed additional sanitary flows further downstream.

Storm Water

Overland flow (major storm events) storm sewers (minor storm events) will convey stormwater to the proposed SWM storage facility, ultimately releasing to the existing municipal 525mm diameter storm sewer along Argyle Street via a storm sewer. Peak flows associated with the post-development site are controlled to less than or equal to the pre-development peak flows under all storm events. Quality control will be analyzed during the detailed design stage.

Conclusion

The proposed Zoning Bylaw Amendment implements the policies of the PPS and Norfolk County Official Plan as demonstrated in Appendix A and B respectively. The proposed three semi-detached dwellings will provide much need additional housing options to the residents of Norfolk County. The unique location of the development will encourage residents to take advantage of the recreation opportunities in the area including the golf course and access to the county trail system. The dwellings are located within walking distance of shops and services in Simcoe's downtown area which will provide greater economic opportunity to the local businesses.

While water capacity issues in Simcoe remain a potential concern, the implementation of a holding provision will restrict any development on the subject lands until those issue this application can proceed through the development approvals process, while the water capacity issue is being resolved.

The analysis of this application is supportive. Accordingly, it is our opinion that the application:

- Is complementary of surrounding land uses;
- Is consistent with the Provincial Policy Statement 2020;
- Is consistent with the Norfolk County Official Plan;
- Maintains the general intent and purpose of the Norfolk County Zoning Bylaw; and
- Represents good planning.

As such it is requested that Staff and Council consider a favourable recommendation and decision to amend the Norfolk County Zoning By-law to permit three semi-detached dwellings subject to site specific provisions.

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners



**Professional Engineers
Ontario**

Authorized by the Association of Professional Engineers of Ontario
to offer professional engineering services



**Ontario Association
of Architects**

Report prepared by:



Scott Puillandre, CD, MSc
Planner
G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

Report reviewed by:



Eldon Darbyson, BES, MCIP, RPP
Director of Planning
G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

H:\Projects\2020\20-103 Argyle Ave Condo Investigation\Agency\Zoning\2022.08.18 Planning Justification Report (20-103).docx

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners



Professional Engineers
Ontario

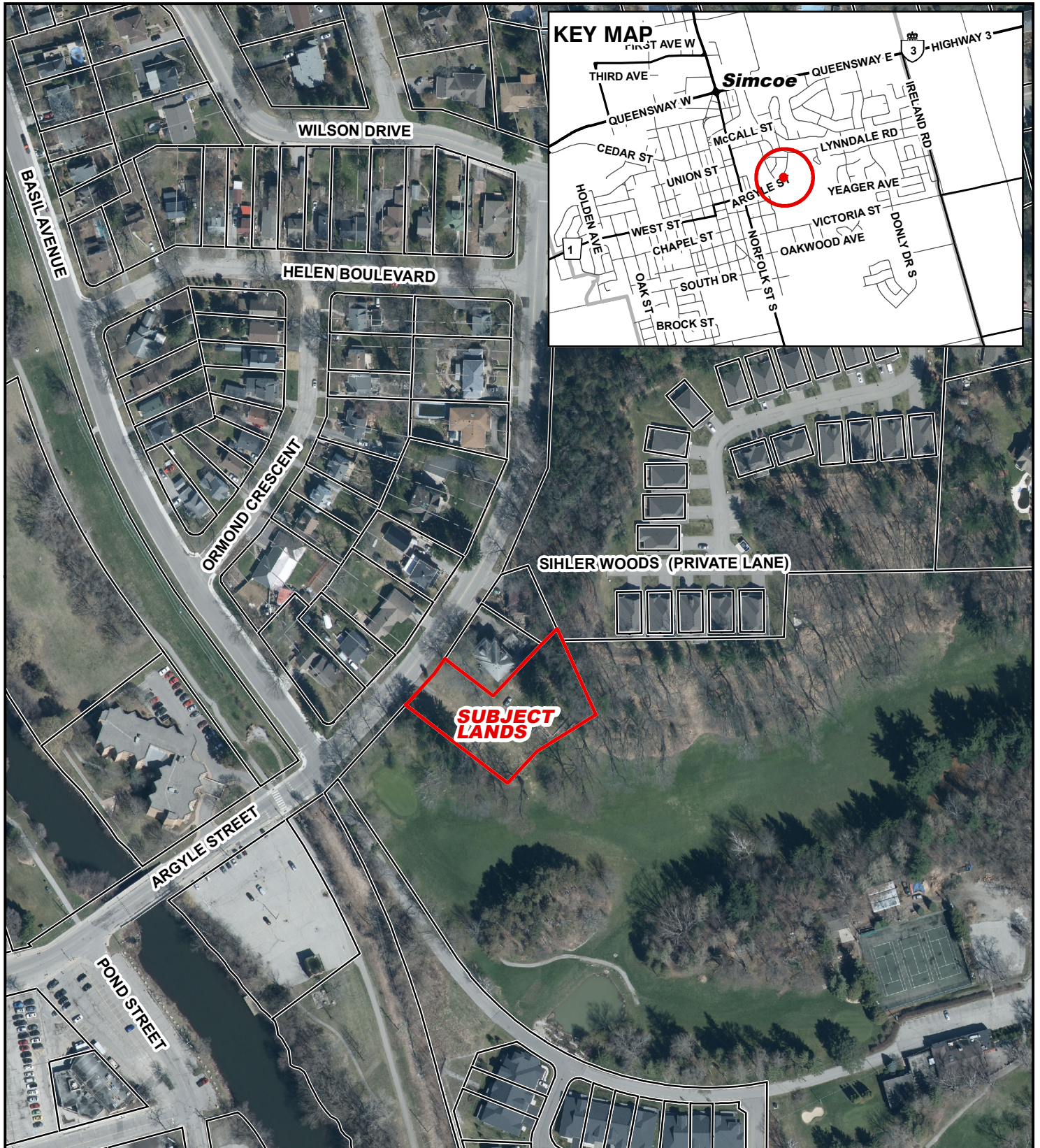
*Authorized by the Association of Professional Engineers of Ontario
to offer professional engineering services*




Ontario Association
of Architects

MAP A
CONTEXT MAP
 Urban Area of SIMCOE

ZNPL2022325

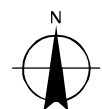


Legend

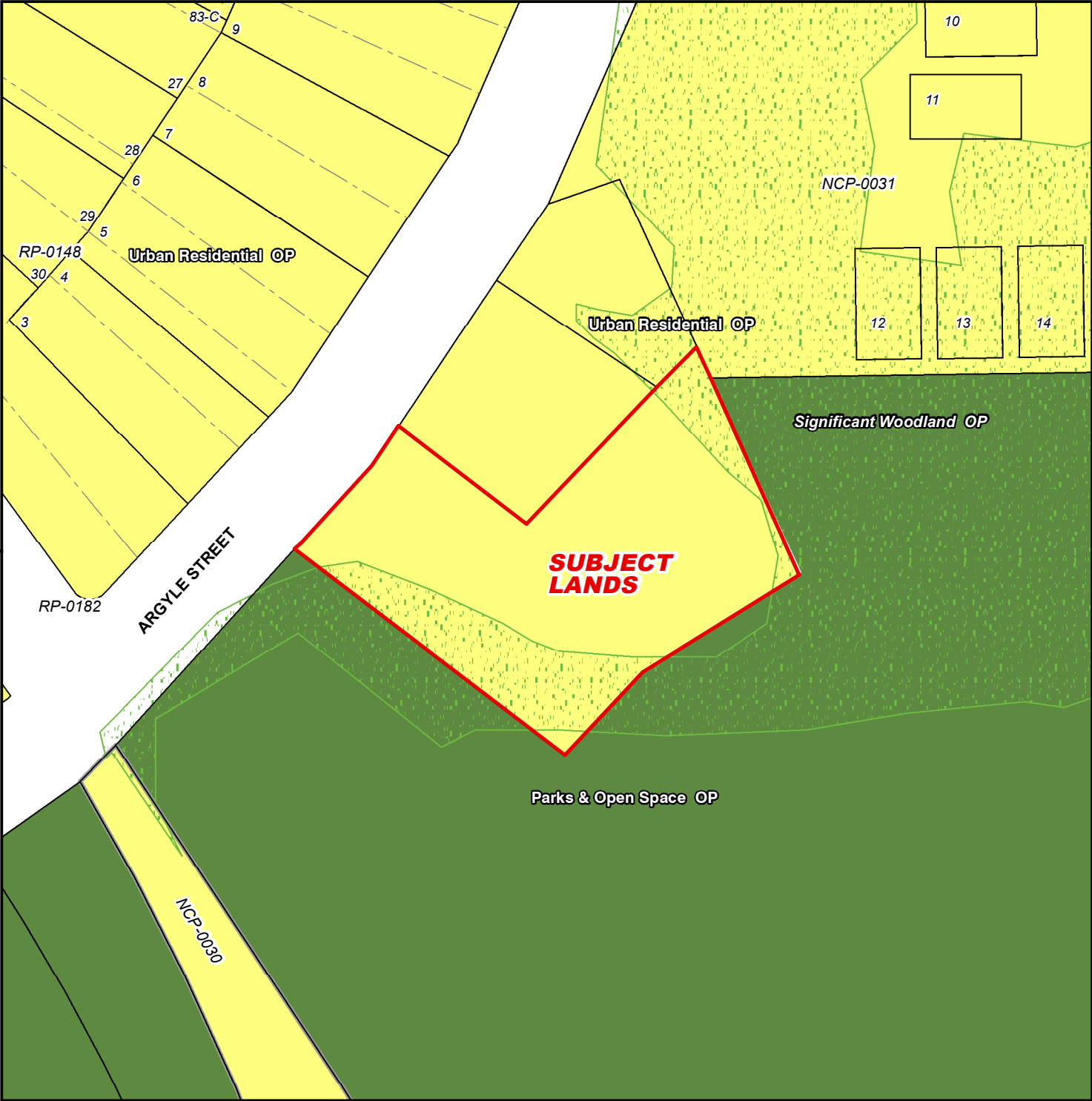
 Subject Lands

2020 Air Photo


11/15/2022



20 10 0 20 40 60 80 Meters



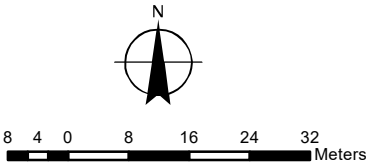
Legend

 Subject Lands

Official Plan Designations

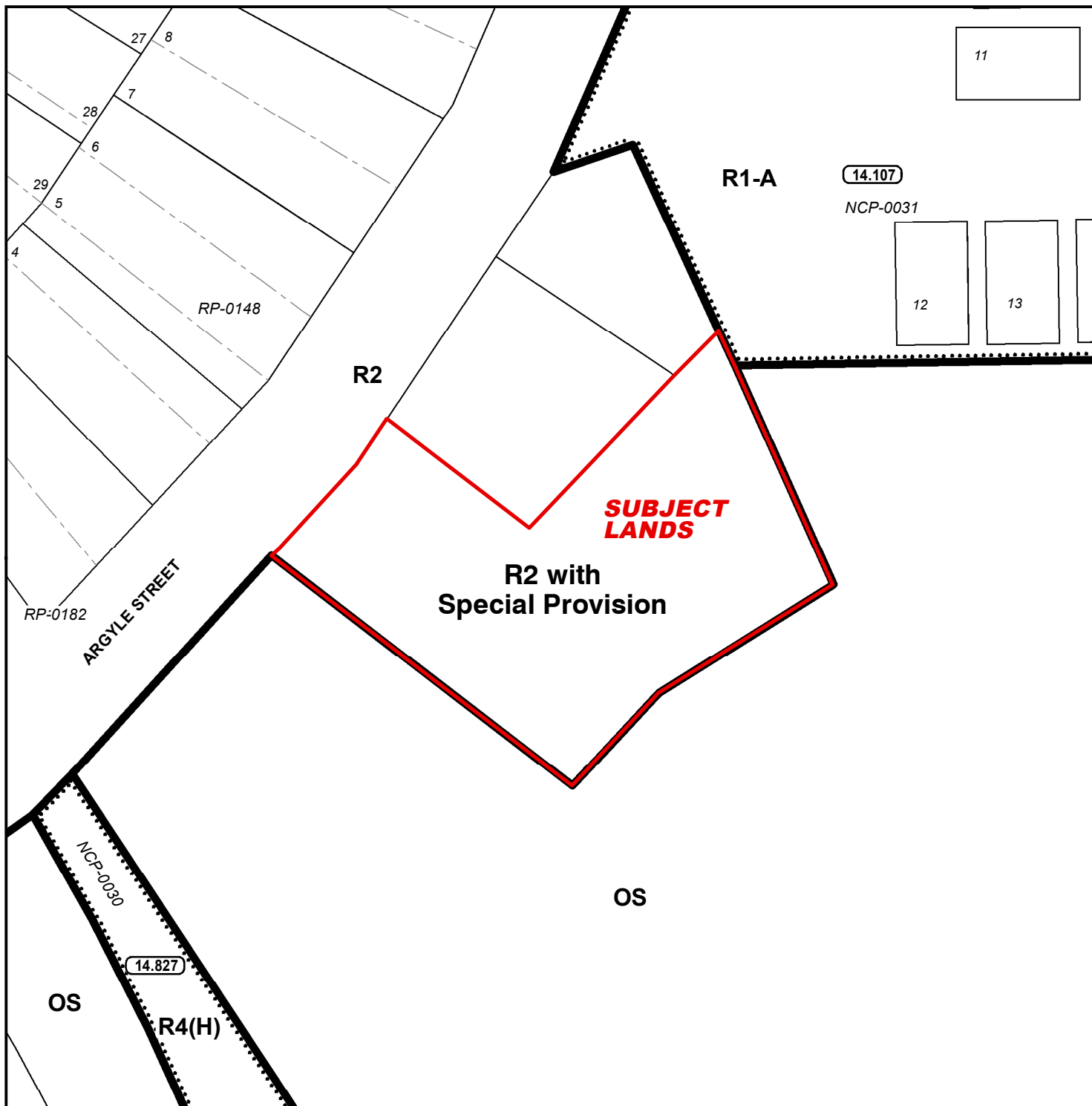
-  Urban Residential
-  Parks & Open Space
-  Urban Area Boundary
-  Significant Woodland

11/15/2022



PROPOSED ZONING BY-LAW AMENDMENT MAP

Urban Area of SIMCOE



LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

11/15/2022

(H) - Holding

OS - Open Space Zone

R1-A - Residential R1-A Zone

R2 - Residential R2 Zone

R4 - Residential R4 Zone

FROM: R2

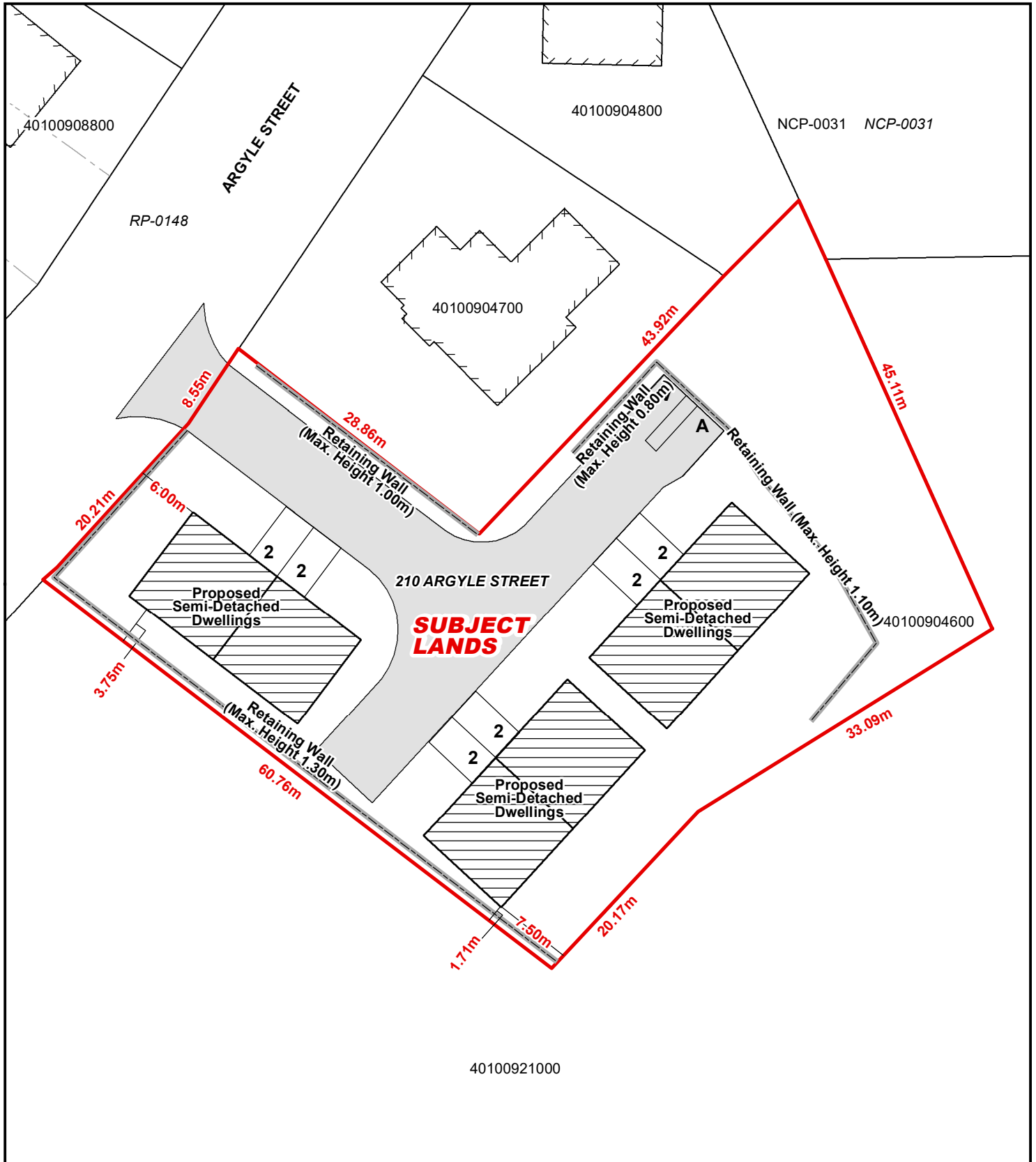
TO: R2 with Special Provision



7 3.5 0 7 14 21 28 Meters

CONCEPTUAL PLAN

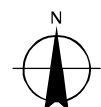
Urban Area of SIMCOE



Legend

Subject Lands

11/15/2022



4 2 0 4 8 12 16 Meters