

# PROPOSAL FOR URBAN BOUNDARY EXPANSION

**John D. Vallee, President**



**vallee**

*Consulting Engineers,  
Architects & Planners*

On behalf of  
Mark & Kristen Ghesquiere  
&  
Silvestri Investments Inc.

# GHESQUIERE & SILVESTRI

104 acre parcel

South of Harvest Glen  
South of Holy Trinity

West of Norfolk St. (Hwy 24)





**vallee**

*Consulting Engineers,  
Architects & Planners*

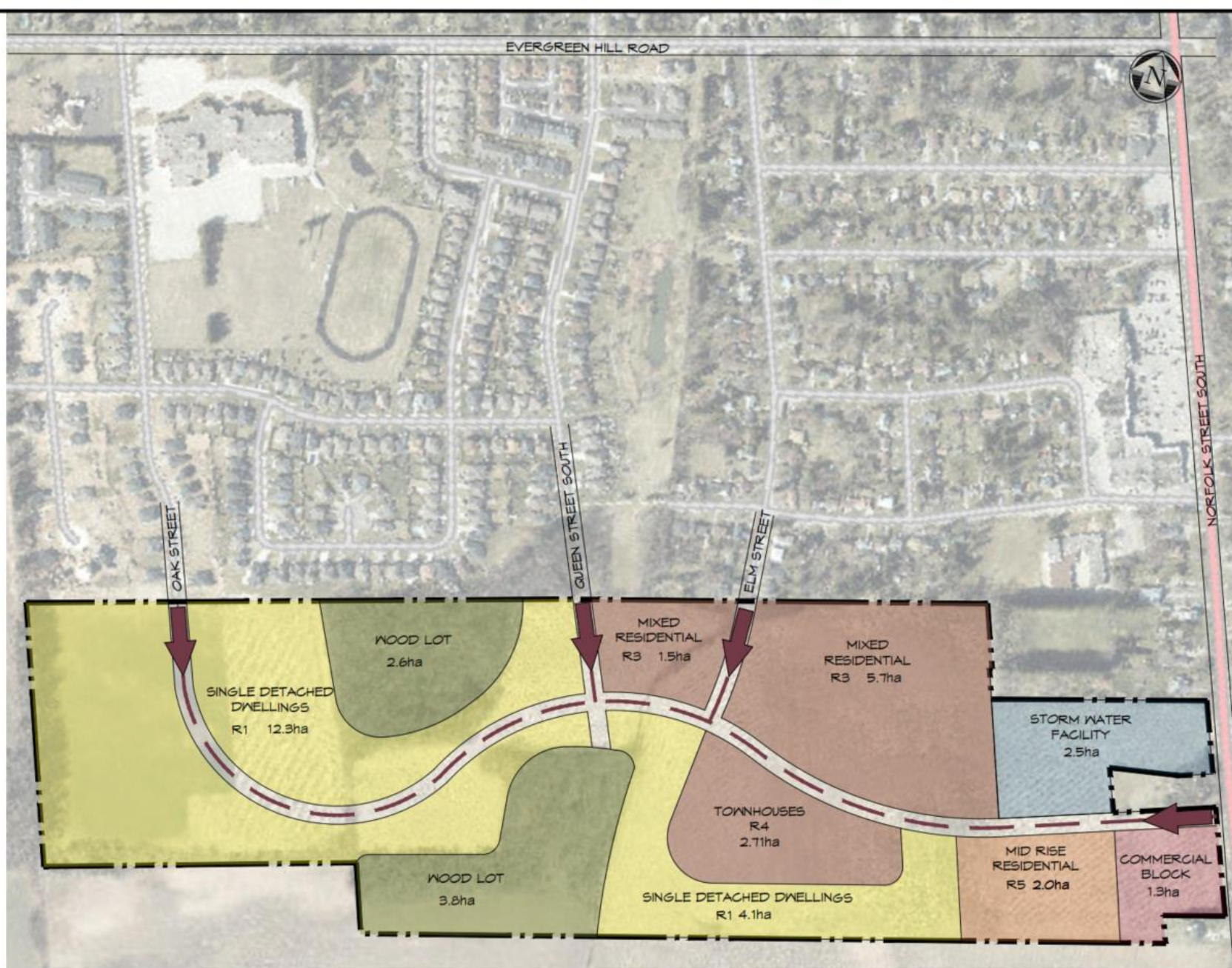



LAND USE	AREA & DENSITY	UNITS
PROTECTED WOOD LOT	6.4ha	0
STORM WATER FACILITY	2.5ha	0
COMMERCIAL	1.3ha	0
LOW DENSITY RESIDENTIAL (R1)	16.4ha @12uph	200
MEDIUM DENSITY RESIDENTIAL (R3&R4)	10.0ha @22uph	220
HIGH DENSITY RESIDENTIAL (R5)	2.0ha @50uph	100

	TRANSPORTATION & SERVICE CONNECTION
	PRIMARY TRANSPORTATION LINK

- Natural extension of Harvest Glenn
- 4 Road connections
- HT School & Daycare
- West Lynn School
- Church & Daycare
- 6 acre park
- Fairgrounds
- Rec Centre
- Norfolk General
- Commercial Plaza

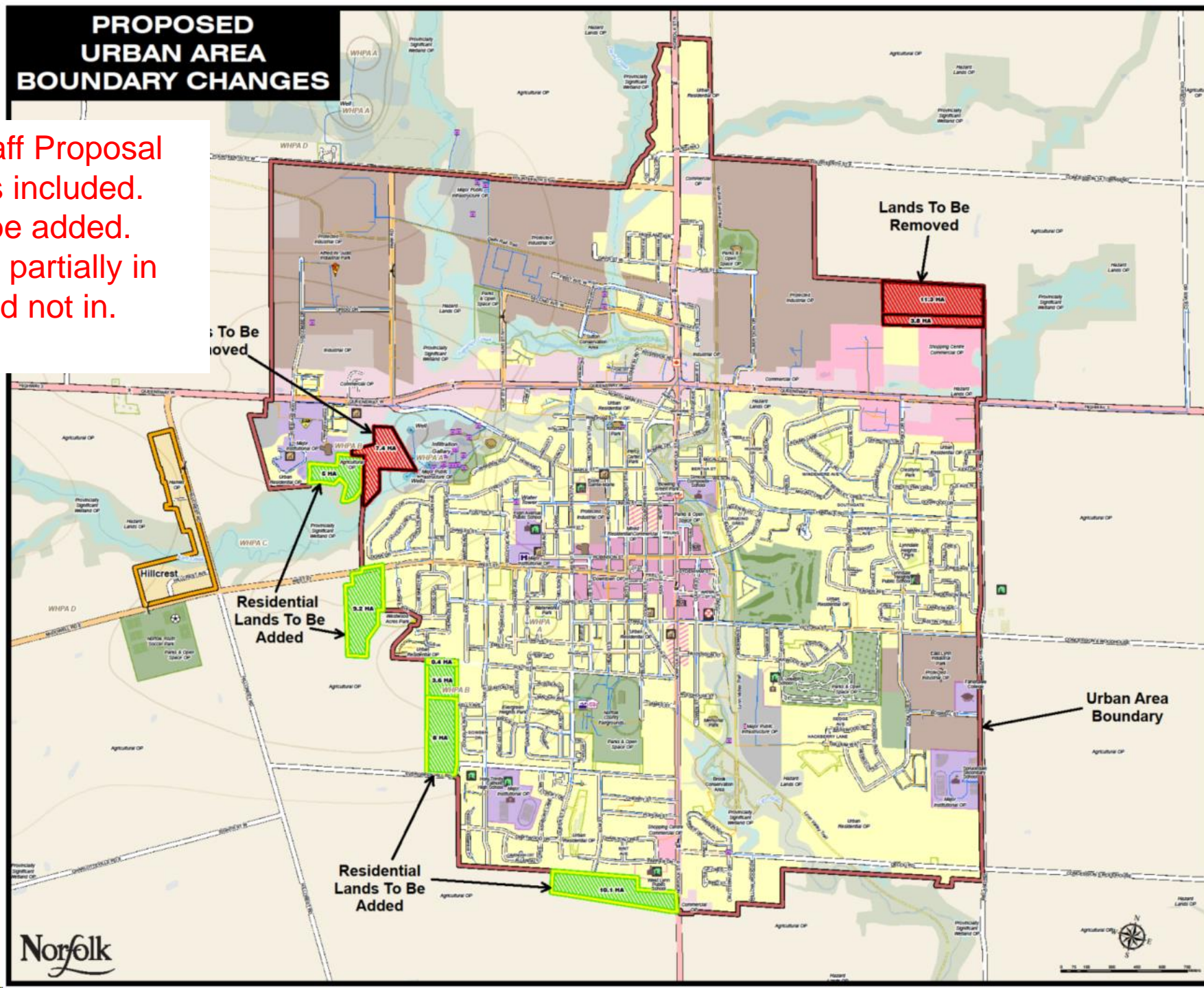


 <p><b>G. DOUGLAS VALLEE LIMITED</b> 2 TALBOT STREET NORTH SIMCOE, ONTARIO N3Y 3W4 (519) 426-6270</p>	Project Title	SOUTHERN TRAILS	Stamp	<p><b>PRELIMINARY</b> NOT TO BE USED FOR CONSTRUCTION</p>	<table border="1"> <thead> <tr> <th>REV. No.</th> <th>DATE</th> <th>REVISION</th> <th>REV. No.</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV. No.	DATE	REVISION	REV. No.	DATE	REVISION																									Designed by : ---	Drawn By : NBN	Project No. 22-073
	REV. No.	DATE	REVISION	REV. No.	DATE	REVISION																																
Drawing Title	CONCEPT PLAN	Checked by : ---	Date Started : ---	Drawing Scale : HORIZ: 1:2000	Drawing No. 01																																	

# PROPOSED URBAN AREA BOUNDARY CHANGES

February 8 Staff Proposal

- 6 properties included.
- 36.3 ha to be added.
- Ghesquiere partially in
- Ireland Road not in.



# SIMCOE

## Legend

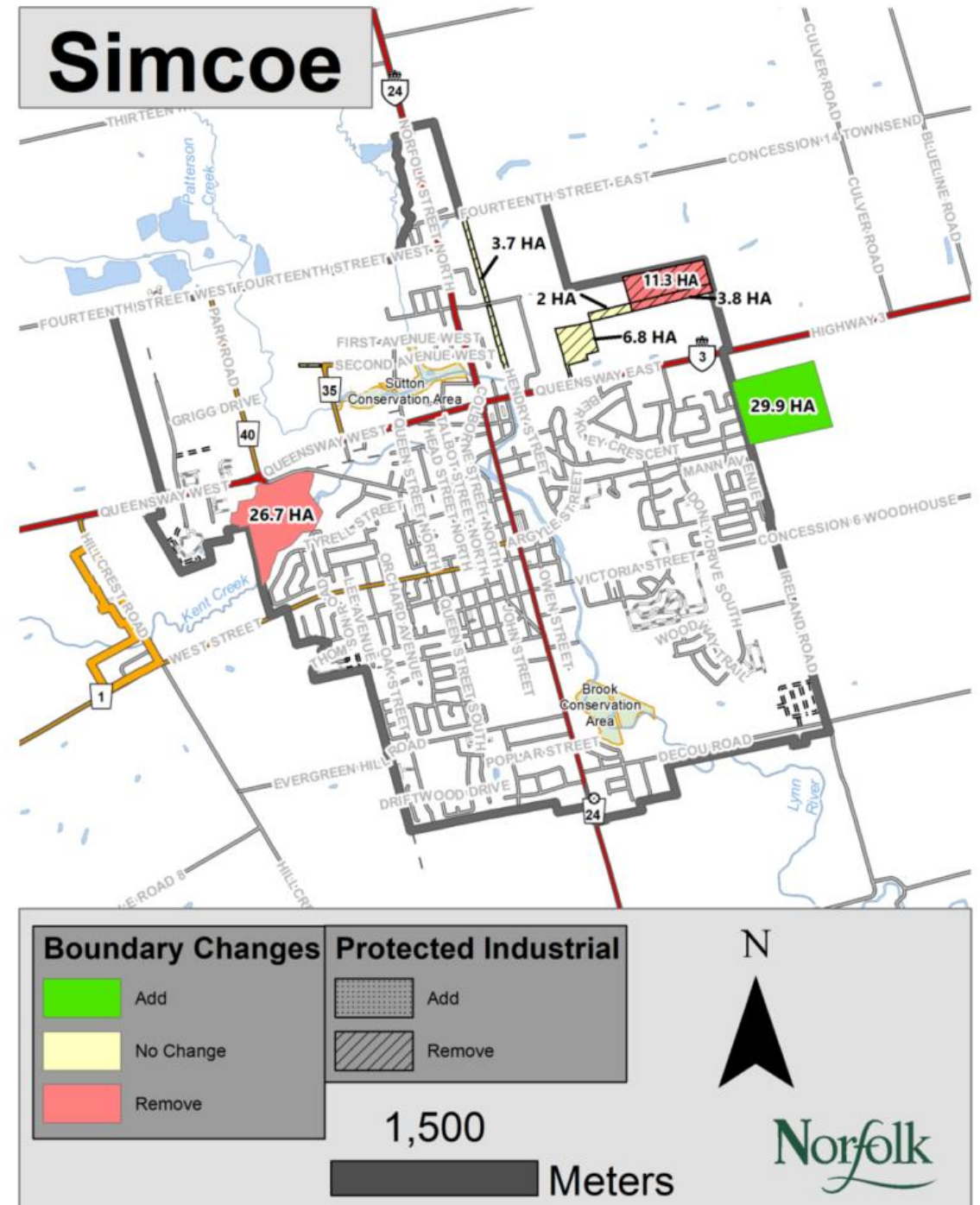
Proposed Urban Area Boundary Changes	
	Employment Lands to be Added (Total of 0 HA)
	Residential Lands to be Added (Total of 36.3 HA)
	Lands to be Removed (Total of 22.5 HA)

Official Plan Land Use	
	Agricultural
	Hazard Lands
	Provincially Significant Wetland
	Hamlet
	Resort Residential
	Urban Residential
	Mixed Residential/Commercial
	Downtown
	Shopping Centre/Commercial
	Commercial
	Protected Industrial
	Industrial
	Major Public Infrastructure
	Major Institutional
	Parks & Open Space
	Urban Waterfront

DRAFT

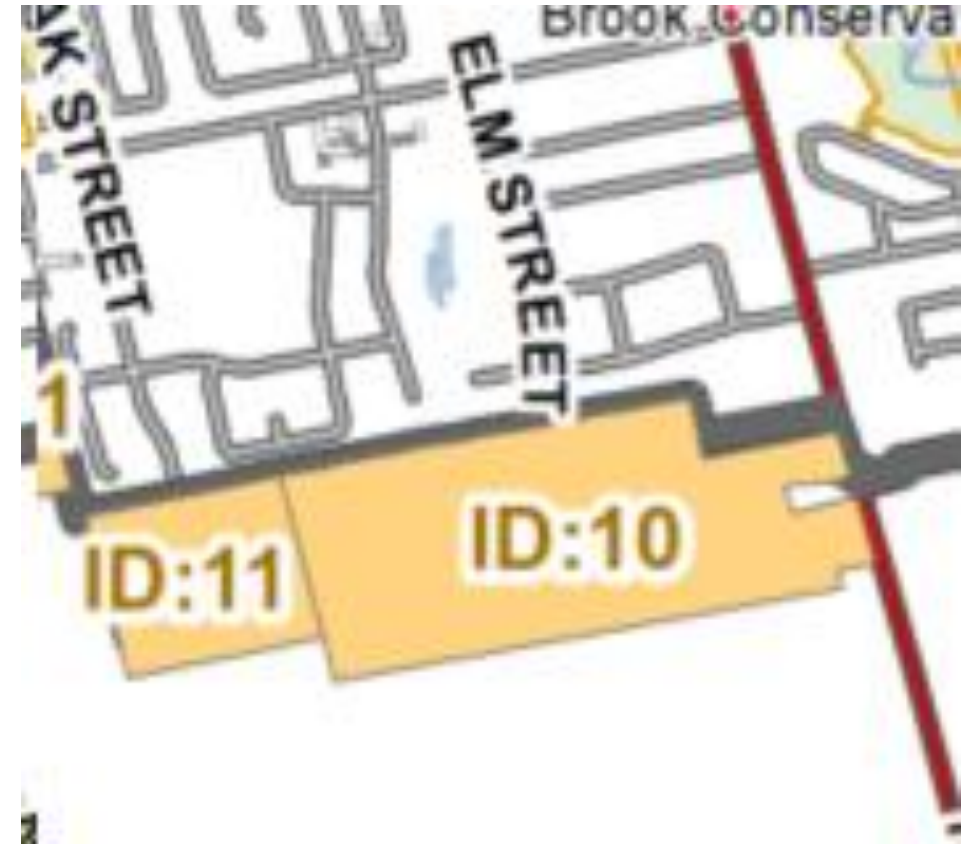
# April 2024 Staff Proposal

- None of the 6 from February are in.
- 29.9 ha on Ireland Road are in (not included in February).
- 41.8 ha are being removed.
- Net LOSS of 11.9 ha from urban boundary.
- Grow Norfolk > Shrink Simcoe
- All the eggs in 1 basket
- Why this radical change.
- **Ghesquiere / Silvestri combined and corrected score is the best.**



# Norfolk Scoring Challenge

- Submission was based on 1 comprehensive plan.
- Norfolk staff have evaluated as 2 parcels
- Scoring reduced when separated.
- Score improves significantly when considered as 1 comprehensive package.



<b>Category</b>	<b>Ghesquiere ID=10</b>	<b>Silvestri ID=11</b>	<b>G&amp;S Combined / Corrected</b>	<b>Ireland Road</b>
<b>Walkability</b>	3	4	4 <small>From ID:11</small>	1
<b>Connectivity</b>	3	1	3 <small>From ID:8 - Arterial Road</small>	3
<b>Lear</b>	6	2	6 <small>From ID=10</small>	4
<b>Water</b>	4	4	8 <small>4 connections: Loop existing dead ends</small>	6
<b>Wastewater</b>	4	4	6 <small>4 connections</small>	4
<b>Storm</b>	2	2	4 <small>2 existing legal outlets</small>	4
<b>EMS</b>	2	1	2 <small>From ID:10</small>	2

Category	Ghesquiere ID=10	Silvestri ID=11	G&S Combined / Corrected	Ireland Road
<u>Child Care</u>	3	3	3	2
<b>Medical</b>	0	0	4 Hynscht @ Whitehorse 1.6 km to West St Clinic: 9 Doctors 1.8 km from NGH:	4
<b>Commercial</b>	4	1	4 From ID:10	4
<b>County Facilities</b>	3	2	3 From ID:10	1
<b>Institutional</b>	2	1	2 From ID:10	2
<b>Parks</b>	2	3	3 From ID:11 Harvest Glen 6 acre park	3
<u>Nat.Heritage</u>	2	2	2	4
<b>Total</b>	<b>40</b>	<b>30</b>	<b>54</b>	<b>44</b>
<b>Rank</b>	<b>5</b>	<b>T: 14</b>	<b>1</b>	



## **STORM WATER**

- **2 legal outlets – infrastructure in place**

## **WATER MAINS**

- **4 Connections – complete looping**
- **RVA modeling complete – minor design adjustments**

## **SANITARY**

- **4 Connections**
- **RVA modeling complete – minor design adjustments**

**Site could not be more ideal from an Engineering / Servicing perspective.**










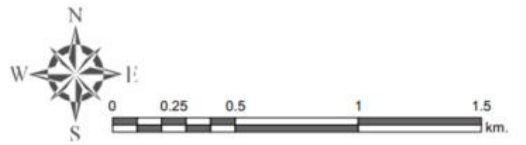
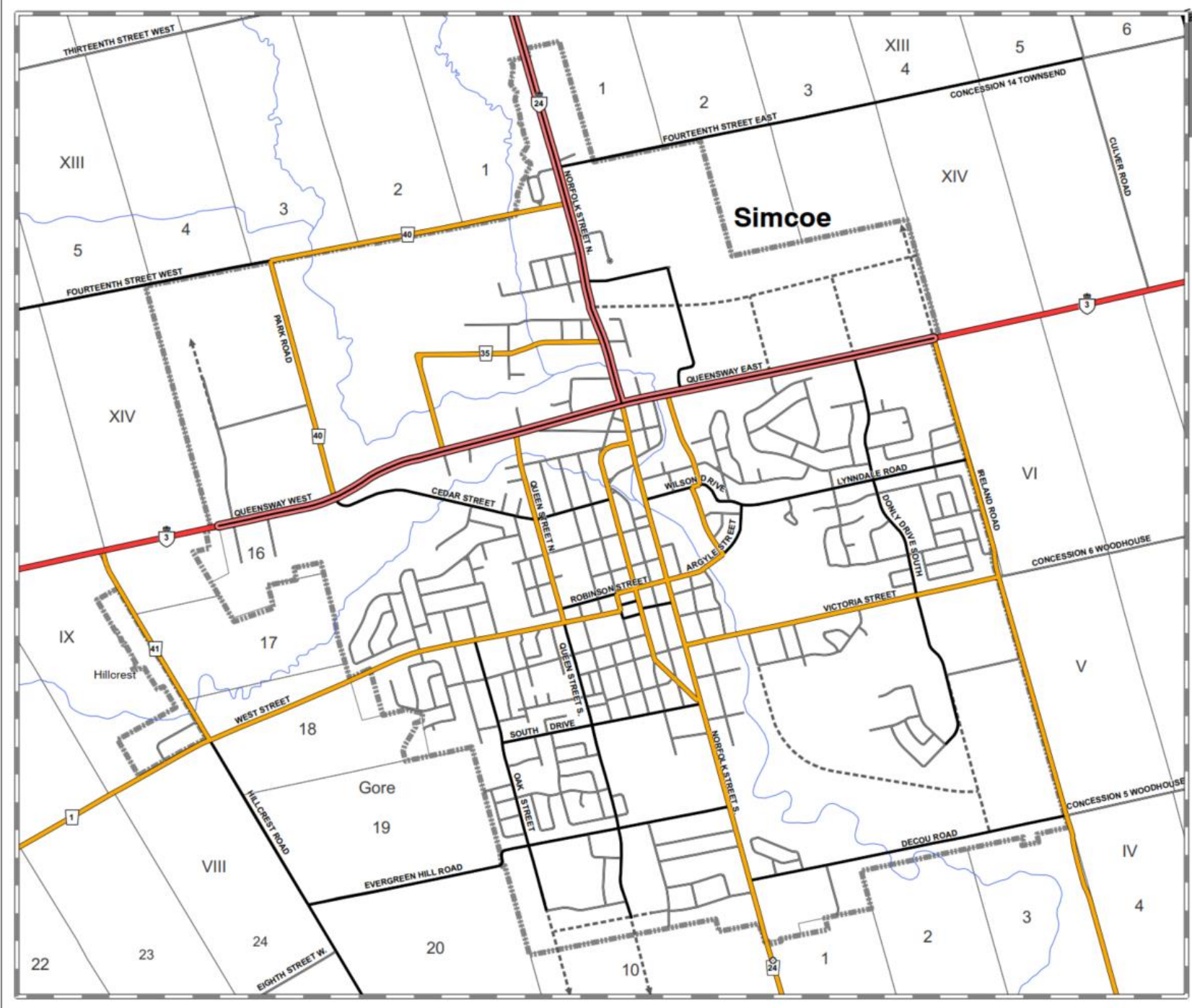
**vallee**

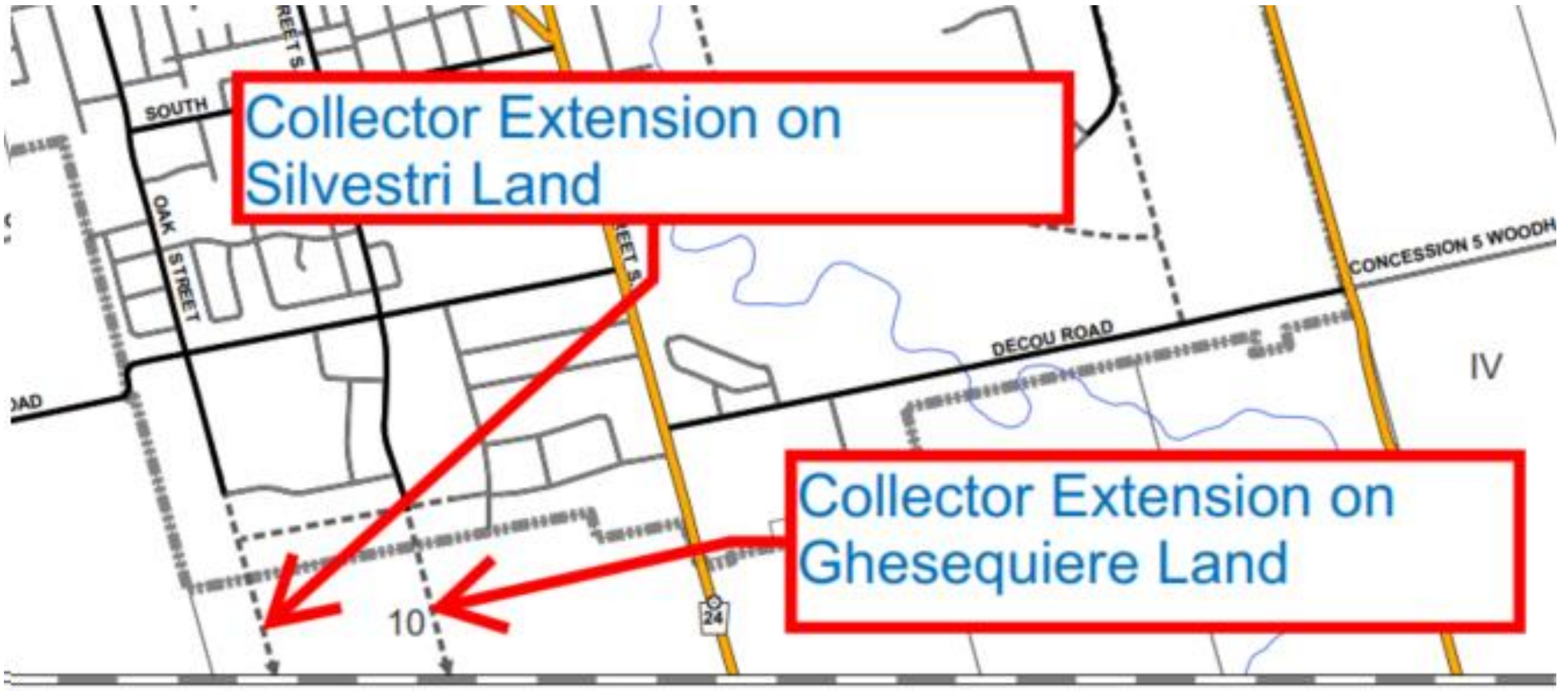
*Consulting Engineers,  
Architects & Planners*

# Norfolk County OFFICIAL PLAN Schedule "E-2"

## TRANSPORTATION LEGEND

- Provincial Highway 
- Connecting Link 
- Arterial Road 
- Collector Road 
- Local Road 
- Potential Road 
- Railway 





This is the ONLY location in the NCOP where future roads are anticipated OUTSIDE of the current urban area. Norfolk County has planned this expansion for decades. Harvest Glen Subdivision was required to build infrastructure to accommodate this expansion – now that same developer wants to use it.

# Norfolk County Schedule E

- Map for each urban area including Simcoe
- Shows Oak Street and Queen Street Collector Roads.
- Both Collectors to be extended to Ghesquiere & Silvestri.
- UNIQUE
  - ONLY location in the NCOP where future roads are indicated beyond the current urban boundary.
- Clearly strong vision for future expansion to Ghesquiere & Silvestri.
- Holy Trinity High School located here in anticipation of that southerly urban boundary expansion.
- Norfolk required Silvestri to incurred significant additional cost to install these services to the property line.....now the same developer wants to use those services.

## DOCUMENTS PROVIDED TO NORFOLK

1. Planning Justification Report
2. Concept layout
3. Servicing Approach
4. Servicing analysis
5. RVA / Norfolk County sanitary sewer modeling
6. RVA / Norfolk County watermain modeling.
7. Scoring evaluation matrix

None of these reports were provided to Council in your agenda package.

## SUMMARY

- Only property in NCOP specially designated for expansion.
- Must be scored as 1 proposal
- Scores very well – meets all objectives
- Planned expansion of existing Harvest Glen subdivision
- Anticipated by NCOP
- A+ for servicing: water, sanitary, storm water

## REQUEST

Include the entire Ghesquiere & Silvestri proposal within urban boundary.

ID: 10 and ID:11 in the staff report.

Council can add this AND the piece on Ireland Road.

It does not need to be one or the other.

Think big.

Go with Both!



**vallee**

*Consulting Engineers,  
Architects & Planners*



THANK YOU!

QUESTIONS & ANSWERS



**vallee**

*Consulting Engineers,  
Architects & Planners*