

April 16, 2024

El-Ahmed Family
429 Ireland Road
Simcoe, Ontario
Email: [REDACTED]

Subject: Proposal for Inclusion of Land in Urban Boundaries – 429 Ireland Road (Lot 4 Concession 6 Woodhouse)

Dear Mayor and Council of Norfolk County,

I am writing to propose the inclusion of Lot 4 Concession 6 Woodhouse, or a portion of the lands, within the urban boundaries of the Town of Simcoe. I believe that this proposal aligns with the County's long-term vision for growth and responsible land use, while ensuring the County's long-term financial sustainability is maintained.

Proposal Highlights:

- **Flexible to the needs of the County with respect to any urban boundary expansion and/or realignment (i.e. segmenting 10 out of the 28 total hectares)**
- **Out of the proposed boundary expansions in the Simcoe area, this property performed the best (Rank = 1) based on the metrics outlined under the individual assessment.**
- **Adjacent to a main commercial area, a large residential area and has easy/efficient access to the required services.**
- **Property has long been considered as a logical and financially responsible option for any urban boundary expansion and/or realignment.**

Background Information about the Property:

The property is located at the south corner of Queensway (Highway #3) and the east corner of Ireland Road. The size of the property is 69 acres (~28 hectares), but the proposed amount to be included within the urban boundary is flexible to the needs of the County with respect to any urban boundary growth and/or realignment. Options such as segmenting 25 acres (~10 hectares) would be reasonable given the potential urban boundary expansions and/or realignments that may be considered.

The property is currently zoned agricultural, but is directly adjacent to a main commercial area, a large residential area and has easy/efficient access to the required services, which will mitigate the financial risk to the County from development and the associated infrastructure costs.

- Adjacent to Walmart and other commercial outlets.
- Along the western side, are large and densely populated areas, that have shown strong development growth over the past two decades.
- Water/wastewater and natural gas services are located at the corner of the property (Appendix I).

Historically, the County and/or the Town of Simcoe officials have shown interest in expanding east of Ireland Road. The following are some excerpts from articles that we have retained over the years:

- In 1996, Simcoe Mayor, Rick Kowalsky said it might be time to talk with the City of Nanticoke about annexing the eastern side of Ireland Road. “It’s an excellent site to create estate lots,” he said, “and one of the most efficient places to service” (Appendix II).
- In 1998, Simcoe Counsellor, John Kinnear, suggested the expansion to the east of Ireland Road and in the same article there is reference to the former Simcoe Mayor, Jim Earl and former Nanticoke Mayor, Harry Scott, discussing the possibility of Simcoe expanding eastward back in ~1983 (Appendix III).

As part of Norfolk County’s Official Plan (2005), Council had strongly supported the inclusion of the property into the urban boundaries, given the property’s location, historical fragmentation, low cost of servicing, and strong potential for development. A map of the boundary expansion was included in the draft Official Plan (Appendix IV). At that time, the Ministry of Municipal Affairs & Housing elected to veto the amendment to the Norfolk Country Official Plan and after lengthy deliberations with the Ministry of Municipal Affairs & Housing, Norfolk County decided not to appeal the decision to the OMB, for reasons that we are not aware of.

Justification for Inclusion in Urban Boundaries

As noted above the property has long been considered as a logical and financially responsible option for any urban boundary expansion and/or realignment. Current and previous planning staff of Norfolk County have also confirmed the property’s attributes for sustainable development:

- In a report to Council in 2006 (PED 06-04) the previous Manager, Community Planning, Jim McIntosh, stated that “when there is a need to expand the urban boundary this location may be seen by Council of the day as a priority area due its proximity to the Queensway and highway connections”.
- As a part of the current comprehensive review process and out of the proposed boundary expansions in the Simcoe area, this property performed the best (Rank = 1) based on the metrics outlined under the individual assessment.
 - No other property within the Simcoe area scored higher in the metrics to service the property (i.e. water/wastewater).

Given the growth pressures across Ontario and the need for affordable housing, the County will need to help address these issues, while remaining financially sustainable. As the costs of infrastructure continue to go up, developing land that is efficient to service will need to be a priority.

Conclusion

In conclusion, the inclusion of Lot 4 Concession 6 Woodhouse, or a portion thereof, within the urban boundaries of Simcoe aligns with the County's strategic goals for sustainable growth, economic prosperity, and community development. I am confident that this proposal will bring significant benefits to County and its residents, and I urge you to consider it favorably.

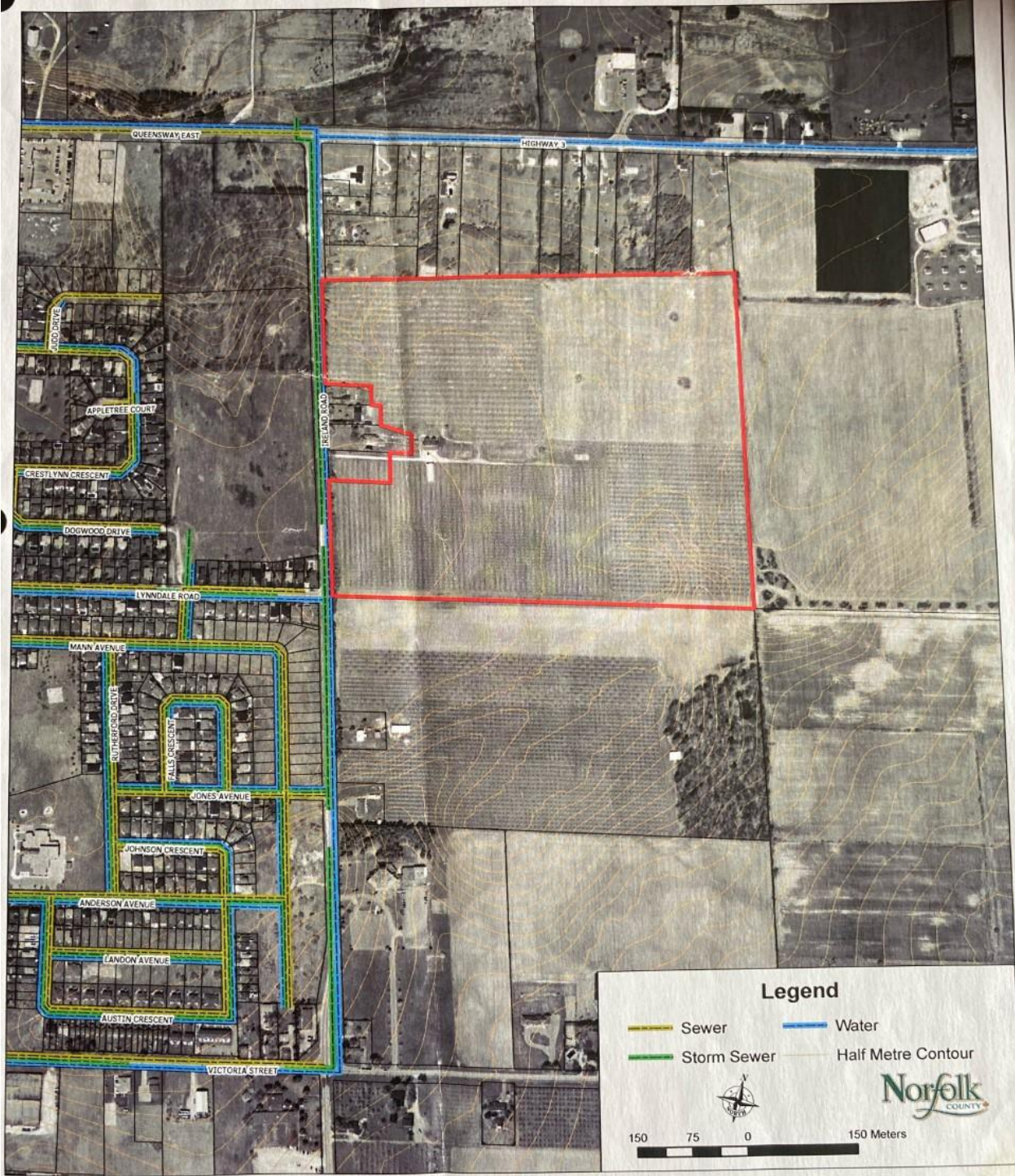
Thank you for considering this proposal. I am available to provide any additional information or clarification as needed.

Sincerely,

Ibrahim El-Ahmed

Appendix I

SIMCOE - MAP C



Appendix II

Ireland Road to be annexed?

Simcoe Mayor Rick Kowalsky says it might be time to talk with the City of Nanticoke about annexing the eastern side of Ireland Road.

"It's an excellent site to create estate lots," he said, "and one of the most efficient places to service. It has no relation to the City of Nanticoke anyway, but it's very important to the development of Simcoe, so it's something we have to look at."

Nanticoke Mayor Rita Kalmbach is willing to talk.

"I know we're in such close proximity to their built up areas and they're pretty tight geographically, so I don't have a problem with holding discussions on it," she said. "I hope it doesn't become a political battle, but goes along with what the residents want."

Times Reformer

May 21, 1996

Appendix III

FOLK

TUESDAY, MAY 5, 1998

Simcoe renews expansion talk

Poor state of Woolen Mill Road primary factor

Monte Sonnenberg
Times-Reformer

SIMCOE — Ongoing deterioration of the Brook Woolen Mill Road has renewed talk of a boundary adjustment between Simcoe and the City of Nanticoke.

Last night, Simcoe's administration committee expressed interest in absorbing two concessions between Ireland Road and the Blueline Road.

The parcel is bordered by Highway 3 to the north and Decou Road to the south. Between the two is the Woolen Mill Road, which turns into Victoria Street west of Ireland Road. Coun. John Kinnear says it is in unacceptable condition.

"It's a strategic road for both the Town of Simcoe and the City of Nanticoke," he said. "It's a point of exit for the town but it is also a point of entry for the city."

This is the second time Kinnear has suggested expanding the town eastward. During the last term of council, he suggested a similar adjustment, one extending south to the St. John's Road. Council didn't act then, but last night CAO John McColl was directed to prepare a report on the procedure involved.

Told of the committee's decision, Nanticoke Mayor Rita Kalmbach said she's keeping an open mind.

Kalmbach agrees with Kinnear that people living on the east side of Ireland Road are oriented toward Simcoe and consider themselves Simconians. She added however that boundary adjustments are complicated, noting that property taxes in the affected area would increase under Kinnear's plan.

"I've had people in the Town of Simcoe tell me they're moving to the City of Nanticoke because Simcoe has too many amenities and that they pay too many taxes for their upkeep," she said. "But I'm not one of those who's into protecting turf for its own sake. If it's beneficial for all concerned, I say go for it."

Kalmbach regrets the suggestion that the city is neglecting its roads, as does Nanticoke public works director Bill Powell. Last night, Powell said the Woolen Mill Road is in the city's five-year capital budget, sharing top priority with the Radical Road west of Port Dover. Estimated cost of both projects is in the range of \$750,000.

Powell said repairs to collector and arterial roads in Nanticoke have suffered in recent years because of a major rebuild of the Blueline Road north of Highway 3. Started at the turn of the decade, the project is nearly complete.

Fifteen years ago, former Simcoe Mayor Jim Earl and former Nanticoke Mayor Harry Scott discussed the possibility of Simcoe expanding eastward. Last night, Coun. Earl said these negotiations "hit a stumbling block" when they reached regional council.



"I'm not one of those who's into protecting turf for its own sake. If it's beneficial for all concerned, I say go for it"

— Nanticoke Mayor
Rita Kalmbach

Appendix IV

