

Elder Plans Inc.

32 Miller Cres.
Simcoe, ON N3Y 4R1

May 7, 2024

Transmitted via email

Norfolk County Mayor and Councillors
50 Colborne Street
Simcoe, Ontario N3Y 4H3

Dear Mayor and Councillors:

SUBJECT: Official Plan amendment - expanding the Waterford Urban Area Boundary

As Council proceeds with the long anticipated Official Plan amendment arising from the comprehensive review for the Growth Strategy, on behalf of my client, David Bradshaw, I wanted to make you aware of his interests in a small expansion to the Waterford Urban Area Boundary. At the Public Meeting held on April 16, it appeared that Council was not aware of his specific request and the reasons for it. This letter is to provide Council with that background and also to thank you for directing staff to include this small parcel of Agriculturally designated but Urban Residential (R1) zoned land in the amended Waterford Urban Boundary.

David Bradshaw owns a 1.076 ha parcel of land on the south side of Mechanic Street on the west of the urban boundary (roll number 33605004400). As can be seen in the attached map, these lands are designated Urban Residential, Agriculture and Hazard Land in the Official Plan. The area designated Agriculture is approximately 0.35 ha. In the Zoning By-law the land parcel is zoned Urban Residential (R1) and Hazard Land (HL). With the size of this parcel, slope of the land and surrounding residential uses, this parcel is not suitable for agricultural uses.

In the last Official Plan review and the development of the Norfolk County Zoning By-law 1-Z-2014, I am aware that efforts were made to match Official Plan designations with the existing Zoning. The Ministry of Municipal Affairs approved those changes. I suggest, this parcel was overlooked and this situation should be addressed. Including the 0.35 ha of Agriculturally designated land in the Waterford Urban Area would be a logical extension to the urban area. The owner would like to develop the lands with three single detached dwellings which would be similar to existing development and take advantage of views of the Waterford Ponds. No development would occur in the Hazard lands. Mechanic Street could accommodate the minor additional traffic. Full municipal sewer and water services can be provided. Developing these lands is in the public interest and represents good planning for the reasons outlined above.

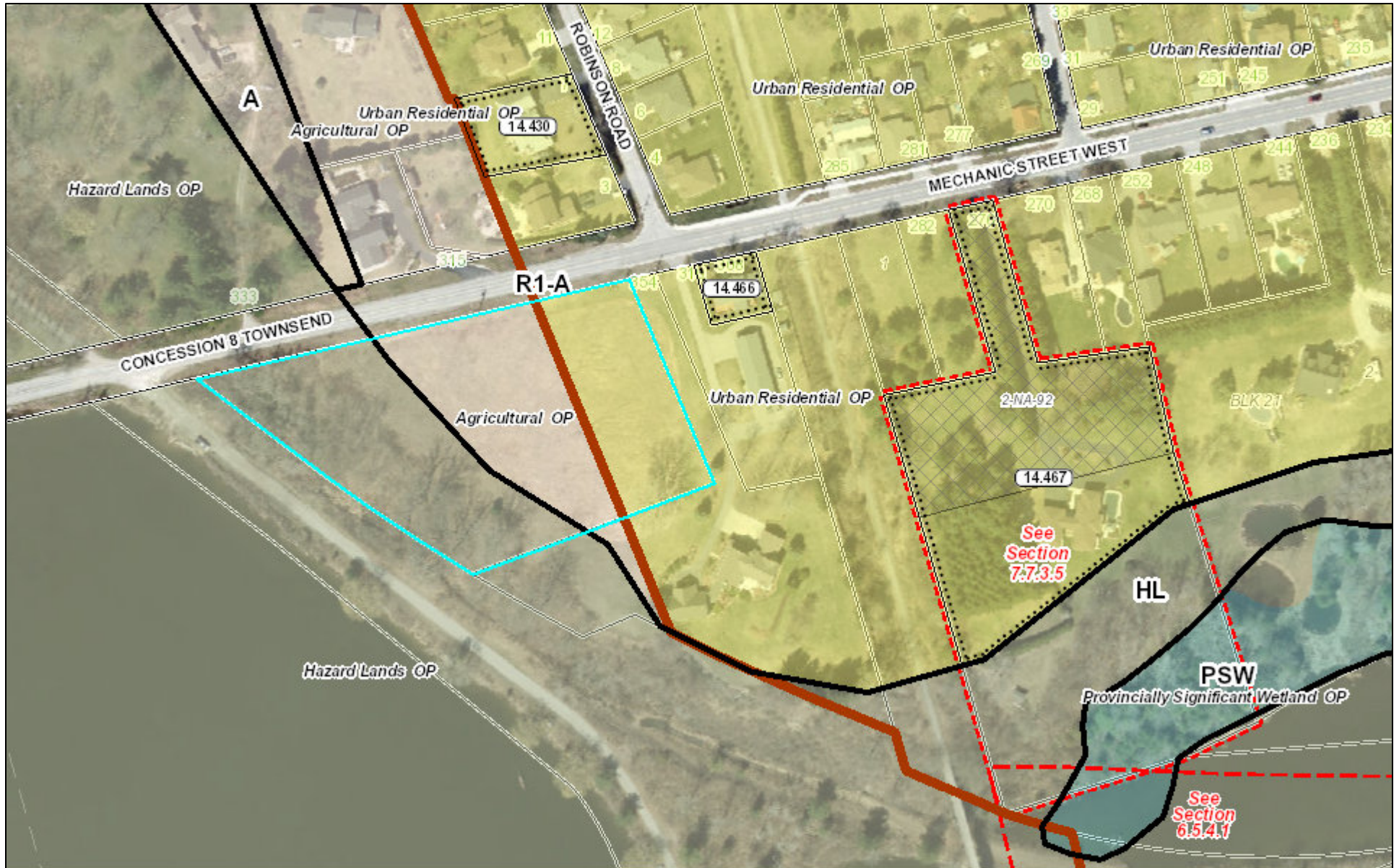
I trust the above explains my client's interests. Should you have any questions, please do not hesitate to contact me.

Sincerely,

Mary Elder MCIP RPP

Pc David Bradshaw and Kevin Dempsey

Bradshaw Lands - Mechanic Street, Waterford



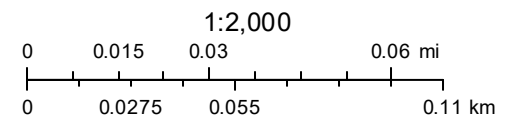
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Zones 1-Z-2014

- Zone
- Zone with Holding Provision
- Special Provisions

- Site Plan Control
- Lakeshore Erosion Prone Areas
- Community Boundaries**
- Urban Area Boundary

- Hamlet Area Boundary
- Resort Area Boundary
- Site Specific Policy Area



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