



## Council Meeting – May 22, 2024

Subject: Development Application ZNPL2024072  
Report Number: CD-24-069  
Division: Community Development  
Department: Planning  
Ward: Ward 5  
Purpose: For Decision

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### Recommendation(s):

That application ZNPL2024072, affecting the lands described as 77-79 Oakwood Avenue, Simcoe, Norfolk County, to amend the Norfolk County Zoning By-Law 1-Z-2014 from R2 to R2 with Special Provision 14.1055, BE APPROVED as shown in Attachment C to Report CD-24-069;

AND FURTHER THAT public input was received for this application and relevant planning matters raised were considered as part of the decision, as outlined in staff report CD-24-069 and summarized in Attachment D to report CD-24-069.

### Executive Summary:

The application is proposing a Zoning By-law Amendment to allow for the addition of a boarding house, rooming house or group home use to the lands. The existing duplex would be used and no physical development to the lands would be included. The intent is for housing geared to students.

### Discussion:

See [Public Hearing Report CD-24-051](#) for additional background information on the site, proposal and context.

### Site Context:

The application site is located at the north side of Oakwood Avenue, just to the east of the junction with Ashton Drive. There is an existing duplex on the lot and parking for up to 6 vehicles between the two units. They have formed part of Haldimand-Norfolk Housing Corporation's low-income housing stock for a number of years. The area is predominantly residential in nature.

**MAP A**  
**CONTEXT MAP**  
Urban Area of SIMCOE

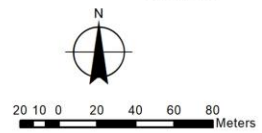
ZNPL2024072



**Legend**

-  Subject Lands
- 2020 Air Photo

3/13/2024



### **Proposal Summary:**

The proposal seeks to amend the existing R2 Zone to add boarding/lodging and rooming housing within each of the duplex units. It would also, through Special Provision 14.1055 allow for reduced parking (from 12 to 6 spaces) and reduced setbacks resulting from the additional uses proposed. The proposal would not result in any external physical development or extensions to the site.

### **Regard for Public Input and Statutory Public Hearing Committee Meeting:**

No questions were asked nor concerns raised by Members during the May 7, 2024 Public Hearing Committee meeting. One concern was raised by a member of the public but this related to the Ashton Drive site, not the lands subject of this application.

### **Planning Considerations:**

It is staff's opinion that the proposed application is consistent with the Provincial Policy Statement, 2020 because it is a use which is compatible with a residential area (it is allowed within the Urban Residential Type 4 (R4) zone). This application helps in the provision of group/shared housing options available within the community. The Zoning Amendment conforms to the Official Plan. Additional planning commentary is contained within Attachment A to this report.

### **Finance:**

This application will likely have a minor positive impact on assessment growth and tax revenues as a result of the special provision change in use of the property. The amount of growth is dependent on the assessment of the properties by the Municipal Property Assessment Corporation (MPAC). Norfolk County would also receive Development Charges for any future development that occurs on the site.

### **Strategic Plan Linkage:**

This report aligns with the 2022-2026 Council Strategic Priority Empowering Norfolk - Putting the tools and resources in place to ensure our businesses' and residents' success.

Explanation: Development that results from applications under consideration can help contribute to a vibrant community and support local residents.

### **Conclusion:**

In conclusion, the proposed Zoning By-Law Amendment will result in much needed shared housing. Through the policy analysis, it is identified that the Official Plan (and through the Haldimand-Norfolk Housing and Homelessness Plan) encourages this form of residential development. In summary, it is staff's professional opinion that the proposed development conforms to the Official Plan and is consistent with the PPS. Staff, therefore, recommends approval of this application as described in report CD 24-069 and related attachments.

## Attachment(s):

- Attachment A – Existing Policies and Zoning Considerations
- Attachment B – Technical Comments
- Attachment C – Public Comments
- Attachment D – Recommend Zoning By-law Amendment

## Approval:

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