

Butternut Drive Subdivision Phase II

Application File Numbers: ZNPL2025149

Owner: Big Sky Simcoe Group Inc.

Applicant: Ashley Sud

Agent: Dillon Consulting Limited c/o Connor Wilks

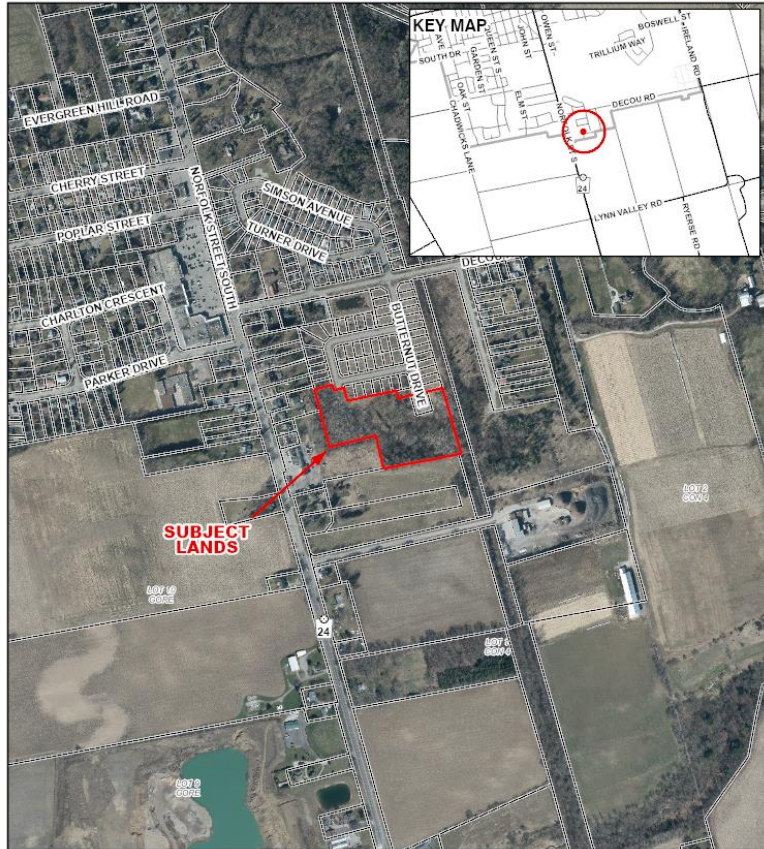
Statutory Public Hearing

Date: July 3rd, 2025

Site Context

MAP A
CONTEXT MAP
Urban Area of SIMCOE

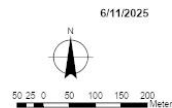
for ZNPL2025149



Legend

Subject Lands

2020 Air Photo



Site Characteristics:

- Subject lands are 6.84 acres (2.77 hectares)
- Located in the Urban Boundary Area of Simcoe
- Intersection of Decou Road and Norfolk Street South within approximately 527 metres
- Subject lands are vacant and approved for (86) townhouses draft plan of subdivision

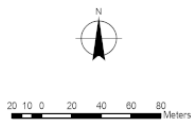
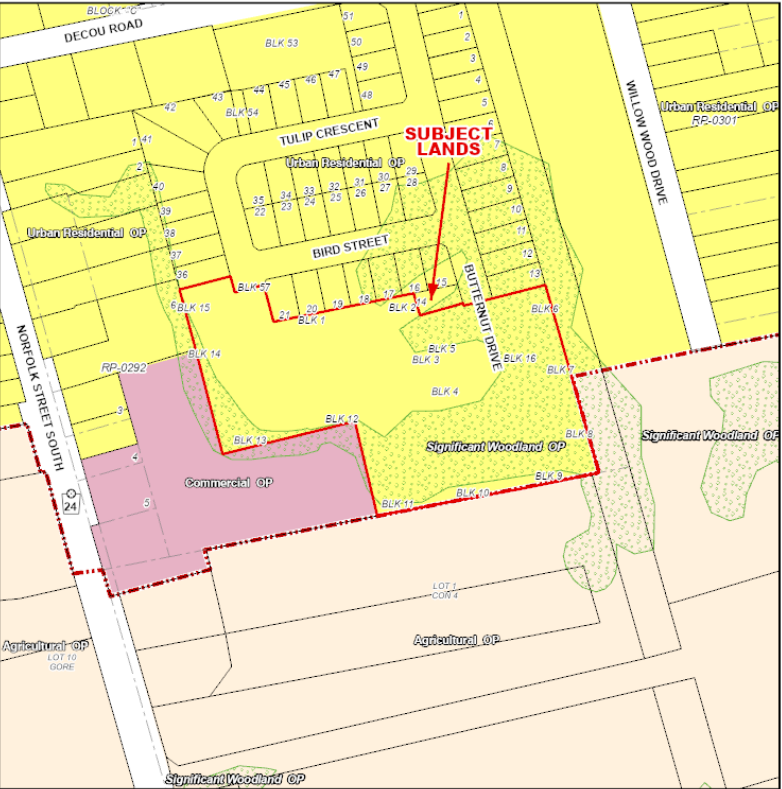
Surrounding Land Uses:

- **North:** Big Sky Subdivision Phase I that includes (52) single detached dwellings
- **East:** Vacant agricultural lands, rural industrial uses (facility operations)
- **West:** Low density residential development, commercial use (car dealership)
- **South:** Vacant agricultural lands, commercial use

Site Context

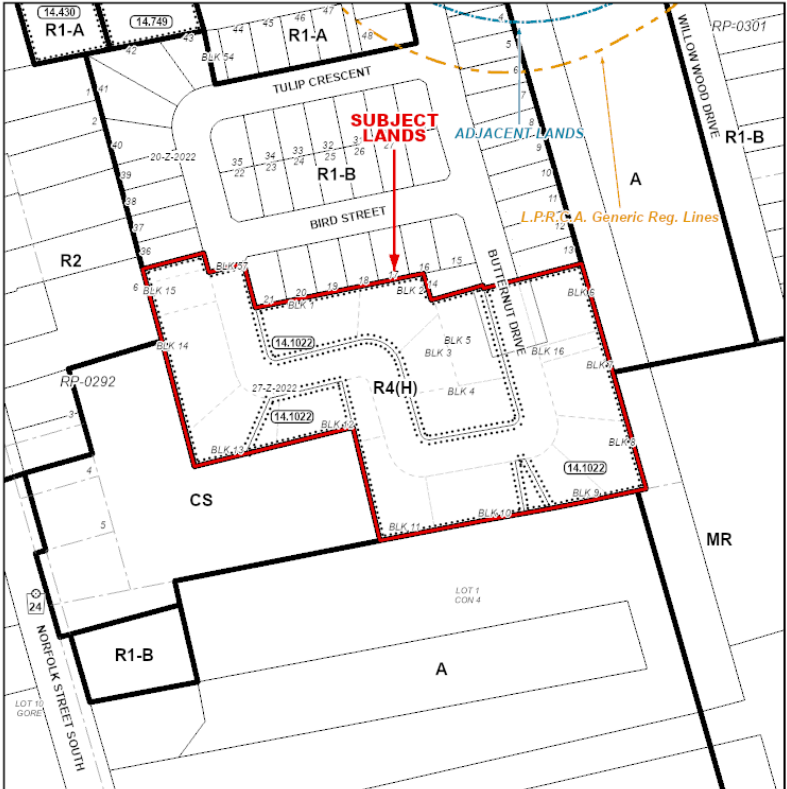
MAP B
OFFICIAL PLAN MAP
Urban Area of SIMCOE

for ZNPL2025149



MAP C
PROPOSED ZONING BY-LAW AMENDMENT MAP
Urban Area of SIMCOE

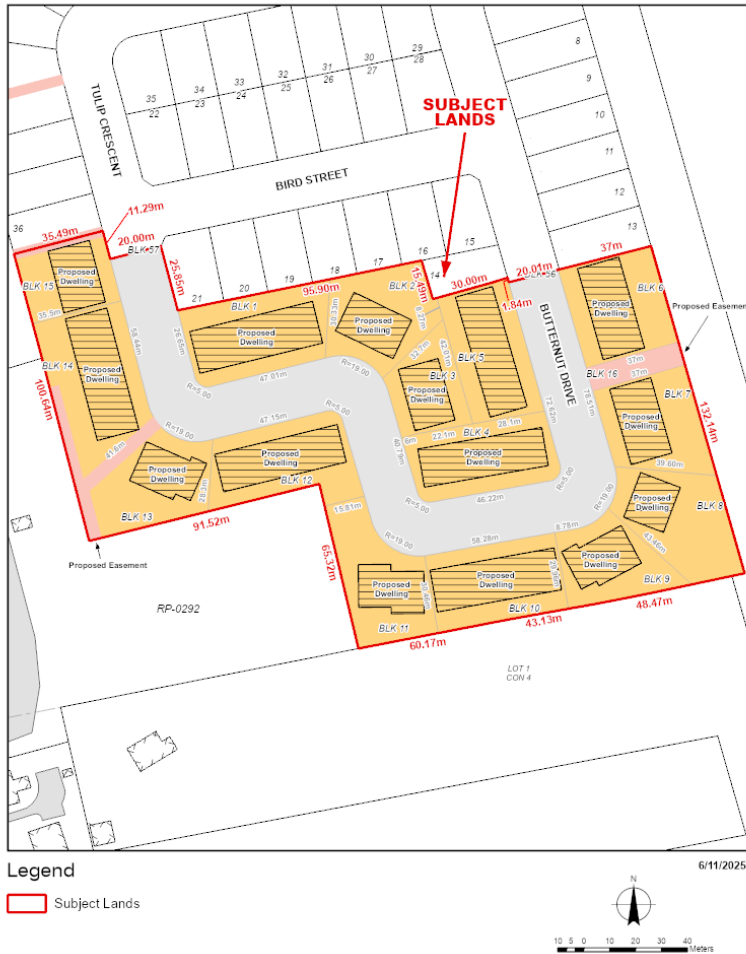
for ZNPL2025149



Development Proposal

MAP D
CONCEPTUAL PLAN
Urban Area of SIMCOE

for ZNPL2025149



Key Features/Proposed :

Development Proposal:

(15) Two-storey townhouse Blocks that include:

(86) Primary Townhouse Dwellings

(86) Additional Residential Units(ADUs)

Individual driveway access per each lot

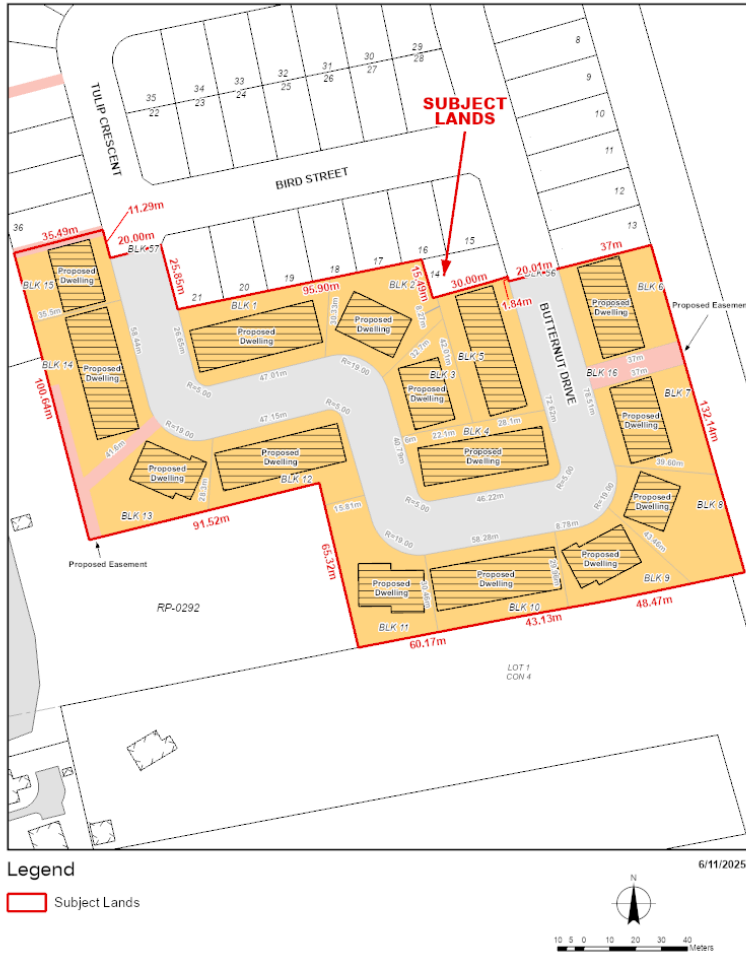
(3) on-site parking spaces per each lot

(172) Dwelling units in total

Development Proposal

MAP D
CONCEPTUAL PLAN
Urban Area of SIMCOE

for ZNPL2025149



Proposed Zoning By-law Amendment

- To amend the special provision 14.1022 to allow for :
- Reduced interior lot frontage (Blocks 1 to 15)
- Reduced corner lot frontage (Blocks 1, 4)
- Reduced exterior side yard (Blocks 1, 4, 12)
- Reduced minimum rear yard (Blocks 1 to 6, 9, , 12 to 13)
- (o3) parking spaces are permitted within the required front yard (Block 1 to 15)

10	BUILDING HEIGHT	11.0 m (MAX)
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Development Proposal



Figure 1 Proposed Block of 8 Townhouses (stone and brick)



Figure 2 Proposed Block of 4 Townhouses (stone and brick)

Development Proposal



Figure 3 Existing development on Bird Street



Figure 4 Existing development on Tulip Crescent

Preliminary Review

Technical Reports:

- Planning Brief, Dillon Consulting (May 2025)
- 18 Decou Road Transportation Review, BA Group (April 2025)
- Functional Servicing Report, Counterpoint Engineering (April 2025)
- Traffic Impact Statement Parking Brief, RC Spencer Associates Inc (May 2025)
- Draft Plan of Subdivision/Redlined Draft Plan of Subdivision
- Parking Plan, Counterpoint Engineering (May 2025)

Preliminary Review

Technical Comments:

Zoning review comments outlines that the zoning compliance table and site statistics need to be updated to address missing deficiencies. Zoning staff recommend adding a table for each block of townhouses listing the proposed deficiencies. The zoning table provided is insufficient for a development of this size and the amount of zoning deficiencies proposed.

The building department has reviewed the proposal and has no comments.




Engineering has reviewed the proposed re-zoning application and are supportive of the application.

Engineering has provided comments with respect to traffic, servicing, requirements for purchaser warning clauses and a requirement for a sidewalk along the south side of Decou Road between Butternut Drive and Norfolk Street South which will be added to the Subdivision Agreement. Refer to Attachment C of the report.

Public Input:

None received at the time of writing the planning report.

Preliminary Considerations

Key Items		Preliminary Review
Residential intensification		The proposed residential density of Phase II (66 units/ha) is significantly superior to the existing residential density of Phase I (12 units/ha).
Parking		The parking areas dominate the streetscapes and notably limits the open landscaped areas. The paved surfaces at the required front yards are overriding.
Community Design		No amenities are provided as part of the proposed development.

Next Steps & Recommendation

- Consideration of Public Hearing Input
- Review of all Technical Comments
- Recommendation Report

Public Hearing Committee Report Recommendation:

THAT staff Report CD 25-081 for development applications ZNPL2025149 be received for information;

AND FURTHER THAT any comments received as part of the statutory public meeting be considered in a future recommendation staff report.