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Council Meeting – October 28, 2025

Subject: Application ZNPL2025149 proposes to amend the zoning of the lands described as CON 4 PT LOT 1 RP 37R6331 PART 1 to allow for the development of 78 townhouse dwelling units and 78 Additional Residential Units
Report Number: CDS-25-036
Division: Community and Development Services
Department: Planning and Realty Services
Ward: Ward 5
Purpose: For Decision

Recommendation(s):

That application **ZNPL2025149**, affecting the lands described as **CON 4 PT LOT 1 RP 37R6331 PART 1**, Norfolk County, to add site specific special provisions to allow for the development of 78 townhouse dwellings and 78 additional residential dwelling units in the Urban Residential Type 4 (R4) zone, **be approved**, as provided in Attachment A to Report CD-CDS-25-036; and

Further That all public input received for this application was considered as part of the decision, as outlined in staff report CDS-25-036.

Executive Summary:

The subject lands and abutting northern lands were initially approved for a one phase draft plan of subdivision (application 28TPL2017086) for the development of 93 single detached dwellings approved in 2019.

The plan has since been revised and was broken down into two phases:

- **Phase I** refers to the currently constructed 52 single detached dwellings,
- **Phase II** refers to the approved development of 86 townhouse dwelling units in the southern part of the draft plan of subdivision (application ZNPL2022080).

The applicant has applied to amend the zoning on Phase II lands to permit 78 townhouse units with 78 additional residential dwelling units (ARDUs) (one in the basement of each townhouse unit). Figure 1 below outlines the two phases of the subdivision.

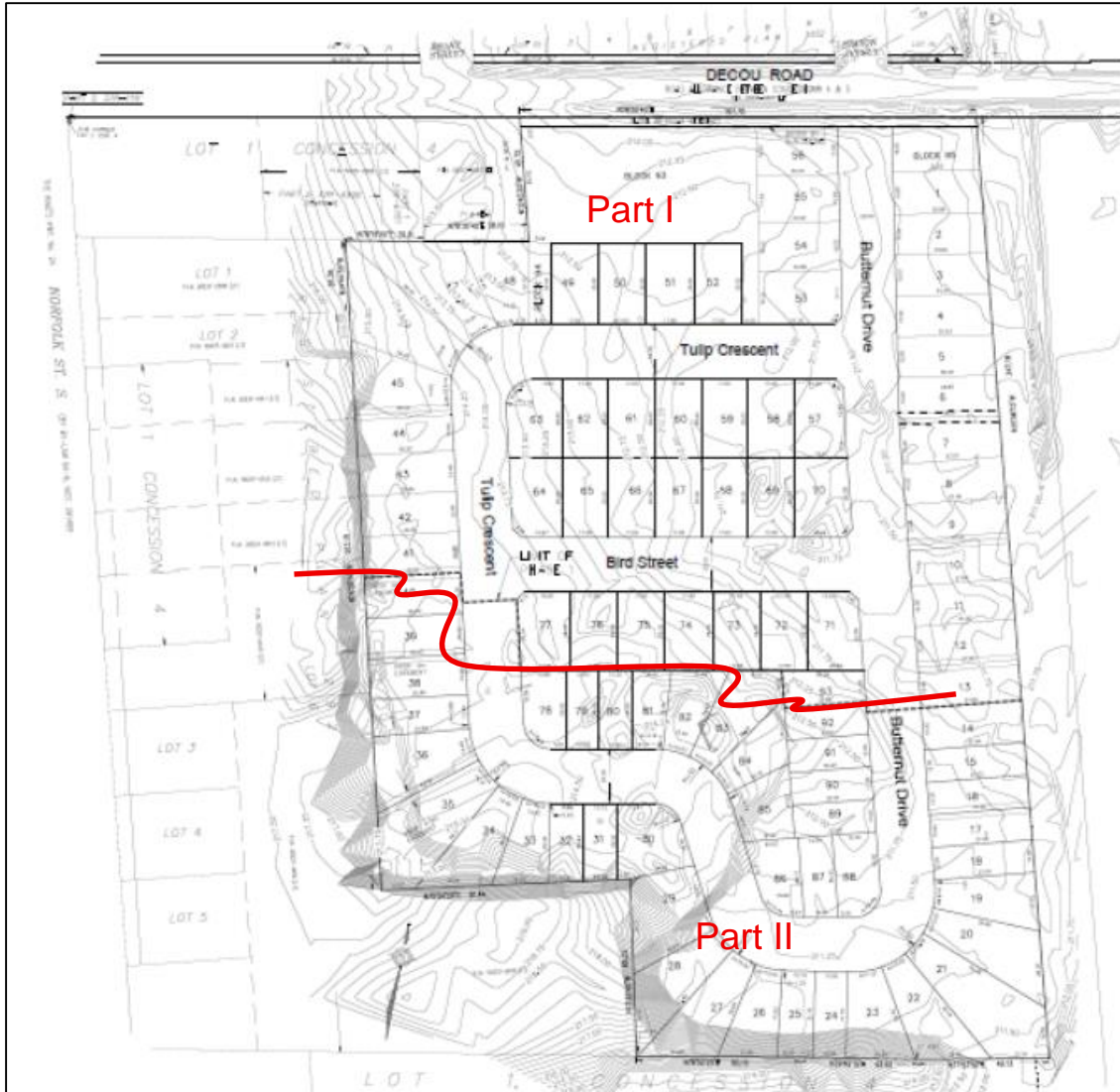


Figure 1: Initial approved draft plan of subdivision, August 13, 2019

The proposed development supports housing supply and provides for a continuous expansion of the built environment within the urban area of Simcoe.

Discussion -

See Public Hearing Committee report [CD-28-081](#) for additional background information on the site, initial proposal and context.

The proposed development presented during the public hearing on July 3, 2025 proposed the addition of 86 ARDUs to the approved 86 townhouse dwelling units for a total of 172 dwelling units as part of Phase II.

The number of dwelling units has since been revised to a total of 156 dwelling units that includes 78 townhouse dwelling units and 78 ARDUs. The revised second submission

was provided on September 26, 2025, and was intended to account for the feedback received from Council and staff.

Site Context:

The subject lands are located within the urban area of Simcoe in close proximity to the intersection of Norfolk Street South and Decou Road. The subject lands of phase II are 2.7 hectares (6.67 acres) in size and are currently vacant. The net residential land of Phase II is approximately 2.19 hectares in land area.

Access is provided through Butternut Drive (local road) that extends from Decou Road (collector road). Surrounding northern and western lands include low density single detached dwellings. Eastern and southern lands are vacant agricultural lands with rural industrial uses and commercial uses.



Figure 2: Location of the subject lands

Proposal Summary:

Since the public hearing held on July 3, 2025, Norfolk County staff met with the applicant to review the latest revisions to the submission. The revisions include the reduction of the number of townhouse units from 86 to 78 with an ARDU proposed for each townhouse unit.

The revised development proposes a total number of 156 dwelling units with a net residential density of 71.2 units per hectare. The lots were further reconfigured to

accommodate the entirety of the required parking spaces within the lots, rather than encroaching onto the public right-of-way.

Planning staff note that the parking requirements are provided on-site in the front yard for each lot of all 15 blocks, which includes two (2) required parking spaces for each townhouse dwelling and one (1) required parking space for the ARDU. No relief from the minimum parking requirements is required. Relief from the following provisions is requested to accommodate the proposed development:

- Minimum lot frontage
- Minimum rear yard
- Minimum exterior side yard
- Minimum front yard landscaped open space
- Parking within required front yard

Staff note that the conversion of one residential block to a parking lot was suggested during public hearing. This option was reviewed but was generally not supported by staff as no additional parking is required to meet the minimum parking requirements of the Zoning By-law, and a small parking lot in this area would result in operational requirements for Norfolk County such as maintenance including snow clearing.

Planning Considerations:

ARDUs fall under the definition of “residential unit” of the *Planning Act* pursuant to Section 1. Accordingly, the proposed density within the subject lands shall account for the ARDUs as dwelling units, resulting in a net residential density of 71.2 units per hectare.

The increase in the number of dwelling units is associated with an increase in parking requirements which are all provided in the required front yard of each lot. The development includes 234 on-site parking spaces in total. Concerns were raised by staff regarding the number of parking spaces in the front yards of the proposed development and the resulting lack of landscaped open space. The application was revised accordingly to reduce the number of units and therefore parking spaces, resulting in larger landscaped open space areas.

The proposed development requires amendments to special provision 14.1022 and additional special provisions tailored to each of the 15 proposed blocks in order to comply with the zoning by-law 1-Z-2014.

The Holding (H) provision is to be maintained on the subject lands to ensure an appropriate development agreement is executed and registered on title in addition to the confirmation of servicing capacities and allocation by Norfolk County.

It is the professional opinion of staff that the proposed development meets the intent of the Provincial Planning Statement and conforms to the intent of the Official Plan. Attachment A includes a detailed review of the policy and zoning considerations.

Technical Comments / Analysis:

The application was circulated to Norfolk County technical staff to provide comments on the proposed development.

Development Engineering staff provided that the revised Traffic Impact Study provides that the intersection at Decou Road and Norfolk Street South will continue to operate at an acceptable level and that *“Water and wastewater services to the area are capable of meeting the needs of the additional dwelling units and hardscaping changes”*.

Staff note that an update to the existing agreement will require a sidewalk/walkway along the south of Decou Road and provide a warning clause with respect to the limited snow storage area on each lot.

See Attachment B for the complete technical comments.

Regard for Public Input and Statutory Public Hearing Committee Meeting:

The Statutory Public Meeting for the development application was held on July 3, 2025 during Public Hearings Committee (of Council).

No public submissions were received.

Finance Comments:

If approved, this amended application would likely have a positive impact on assessment growth and tax revenues as a result of the zoning changes required to accommodate the additional residential units proposed in this report. The amount of growth is dependent on the assessment of the properties by the Municipal Property Assessment Corporation (MPAC).

Under the County’s current Development Charges by-law there is an intensification exemption category that provides an exemption of 1 additional dwelling unit per semi-detached-row dwellings-duplexes. This amended application would not provide the County with any additional development charge revenue for the proposed additional dwelling units.

Strategic Plan Linkage:

This report assesses the proposed development alignment with the 2022-2026 Council Strategic Priority Sustaining Norfolk - Creating a sustainable community and a positive legacy.

Conclusion:

The proposed Phase II development of 78 townhouse dwellings and 78 additional residential dwelling units on the lands described as CON 4 PT LOT 1 RP 37R6331 PART 1 meets the intent of the Provincial Planning Statement, 2024, and conforms to the intent of the Official Plan. Planning staff support this application and recommend that it be approved.

Attachment(s):

Attachment A – Planning Policy and Zoning Considerations
Attachment B – Technical Comments
Attachment C – Public Comments
Attachment D – Zoning By-Law Amendment
Attachment E – Revised Site Plan
Attachment F – Planning Justification Report
Attachment G – Parking Plan
Attachment H – Decou Road Sidewalk Extension
Attachment I – Letter of Support from MP Scott Aitchison

Approval:

Reviewed and Approved By:
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Prepared by:
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