

Attachment A - Planning Policy and Zoning Considerations

I. Planning Act

Section 2 outlines matters of provincial interest to which local boards shall have regard to, in carrying out their responsibilities that include but are not limited to:

- (h) the orderly development of safe and healthy communities;*
- (j) the adequate provision of a full range of housing;*
- (p) the appropriate location of growth and development;*
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- (r) the promotion of built form that,*
 - (i) is well-designed,*
 - (ii) encourages a sense of place, and*
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*

Pursuant to Section 1 of the Act, “residential unit” means a unit that,

- (a) consists of a self-contained set of rooms located in a building or structure,*
- (b) is used or intended for use as residential premises, and*
- (c) contains kitchen and bathroom facilities that are intended for the use of the unit only.*

II. Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which are intended to be complemented by local policies addressing local interests.

Policy 2.2.1. outlines that “*Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents*” by permitting and facilitating “*all housing options*” and “*all types of residential intensification*”, “*promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation*”.

Policy 2.3.1.1. states that “*Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas.*”

Policy 2.3.1.3. states that “*Planning authorities shall support general intensification to support the achievement of complete communities, including by planning for a range and mix of housing options*”

Planning comment

The proposed development represents a form of housing intended to meet the projected needs of current and future residents. The lands are located within a

settlement area and located within close proximity to amenities, contributing to a complete community.

Policy 3.6.2. states that *“Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety”*.

Policy 3.6.8. states that *“Planning for stormwater management shall:*

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
- b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
- c) minimize erosion and changes in water balance including through the use of green infrastructure;*
- d) mitigate risks to human health, safety, property and the environment;*
- e) maximize the extent and function of vegetative and pervious surfaces;*
- f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
- g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale”*.

Planning comment

County staff note that water and wastewater services as well as the stormwater system are capable of meeting the needs of the additional dwelling units and hardscaping changes.

Policy 3.2.1. states that *“Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low- emission vehicles”*.

Planning comment

The Traffic Impact Study has been provided by the proponent (prepared by BG Group, dated April 2025) to review of the existing road network traffic, and assess the estimated traffic volume and the on-street parking supply.

The report provides that the intersection at Decou Road and Norfolk Street South will continue to operate at an acceptable level. 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 that will be addressed as part of the redlined amendment to the existing subdivision conditions.

III. Norfolk County Official Plan

Policy 5.3 of the Official Plan (OP), Housing, states, “*The County shall ensure that a full range of housing types are provided to meet the anticipated demand and demographic change, including accessible housing forms to facilitate aging in place and for persons with disabilities.*”

Planning comment

The application represents a housing form which may facilitate aging in place. ADUs can be used in a variety of manners, one of which being the provision of housing for the main property owner’s aging family members.

Policy 5.3 b) states, “*The County shall ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change. All forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs shall be encouraged. The County shall target that 15 percent of all new housing built in Norfolk County be multi-residential dwellings and 15 percent be semi-detached and townhouse dwellings.*”

Planning comment

The subject application assists with meeting the above target of 15 percent of new housing in Norfolk County being constructed as townhouse dwellings.

Policy 5.3 e) states, “*The County shall encourage innovative and appropriate housing development that exhibits design and adaptability characteristics, and may represent nontraditional additions to the County’s housing stock.*”

Planning comment

The subject application represents a nontraditional addition to the County’s housing stock. The inclusion of an ADU in every unit is unique, and may add to the rental housing stock in Norfolk County.

The subject property is designated “Urban Residential” in the County’s Official Plan and located within the Urban Area of Simcoe. The Urban Residential designation allows for medium density residential uses including block townhouse dwellings subject to the policies of Section 7.7.2 (b).

Policy 7.7.2.b) states that “*Triplex, fourplex, townhouses, and other medium density housing forms, shall generally have a net density of between 15 and 30 uph*”.

Planning comment

A total of 156 (78 primary and 78 accessory) dwelling units is being proposed on 2.19 hectares of residential land as part of Phase II which amounts to a net density of 71.2 units per hectare, which is greater than the density target outlined for medium density housing forms. However, it is noted that the policy states the density shall “generally” be between 15 and 30 units per hectare. The use of the word “generally” provides some flexibility in the application of this policy. When

considering the proposed townhouses without the ADUs, the density would be 35.6 units per hectare, which is more in line with the OP policy. The ADUs are considered dwelling units, but by their nature will accommodate fewer residents. Planning staff consider the intent of the density policy to be generally met in this instance.

Policy 7.7.2.b) further states that *“New medium density residential development and other uses that are similar in terms of profile, shall meet the following criteria:*

- i) the density, height and character of the development shall have regard to adjacent uses;*
- ii) the height and massing of the buildings at the edge of the medium density residential development shall have regard to the height and massing of the buildings in any adjacent low density residential area and may be subject to additional setbacks, or landscaping to provide an appropriate buffer;*
- iii) the development will be encouraged to have direct access to an arterial or collector road, where possible and appropriate;*
- iv) the watermains and sanitary sewers shall be capable of accommodating the development, or the proponent shall commit to extending services at no cost to the County,*
- v) the development is adequately serviced by parks and school facilities;*
- vi) in developments incorporating walk-up apartments, block townhouse dwellings and medium-profile residential buildings, on-site recreational facilities or amenities such as playground equipment may be required;*
- vii) the development shall be designed and landscaped, and buffering shall be provided to ensure that the visual impact of the development on adjacent uses is minimized.*

Planning comment

Phase I of the Big Sky is comprised entirely of single detached dwellings, resulting in a low-density development. The adjacent proposed subdivision phase is comprised of townhouses, resulting in a medium density development. It is appropriate to transition from low density to medium density. Phase I, while lower density, contains large two-storey homes, which will be physically compatible with the proposed townhouses as the massing is similar.

The site will be served by an extension of Butternut Drive that provides vehicular connection to Decou Road (collector road). The subject lands of Phase II are not directly accessed from an arterial or collector road which is not encouraged by the Official Plan policy 7.7.2.b)iii). However, as noted above, the submitted Traffic Impact Study indicates that the existing street network is suitable to accommodate the proposed development.

A Functional Servicing Report (prepared by CounterPoint Engineering, dated April 2025) concludes that *“the existing Phase 1A infrastructure, proposed by-pass storm sewer and Decou Road Drain to the Lynn River, and proposed internal*

servicing have sufficient capacity to service the proposed Phase 1B development (Phase II)”.

Policy 5.4.a) states that *“the County shall seek to maintain and improve the physical design characteristics of the Urban Areas in the context of new and existing development and stress a generally high quality of settlement design throughout the County”.*

Policy 5.4.b) outlines that through the review of development applications, including plans of subdivision, the County shall promote the improvement of the physical character, appearance and safety of streetscapes.

Planning comment

Several collaborative discussions have been held between the applicant and County staff to revise the proposal to address previous concerns of overdevelopment, namely the reduced landscaped front yard requirement and the number of parking spaces in the front yards. The applicant has revised the proposal to reduce the number of units from 86 primary units and 86 ADUs (172 total units) to 78 primary units and 78 ADUs (156 total units). This represents a reduction of 8 primary units and 8 ADUs, for a total of 16 fewer units and 24 fewer required parking spaces. The revision brings the application more in line with urban design principles and improves the physical character of the proposed development.

The subject application conforms to the intent of the OP.

IV. Zoning By-Law 1-Z-2014

The subject lands are zoned Urban Residential Type 4 (R4) zone with a Holding (H) provision.

The proposed development requires amendments to special provision 14.1022 and additional special provisions tailored to each of the (15) proposed blocks. The relief can be generally summarized as amendments to the following:

- Lot frontage
- Rear yard
- Exterior side yard
- Front yard landscaped open space
- Parking within required front yard

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.

The proposed amendments is appropriate and conforms to the overall intent of the Official Plan and PPS.