

**COUNTERPOINT**  
LAND DEVELOPMENT BY

**DILLON**  
CONSULTING

**Big Sky Simcoe Limited Partnership**

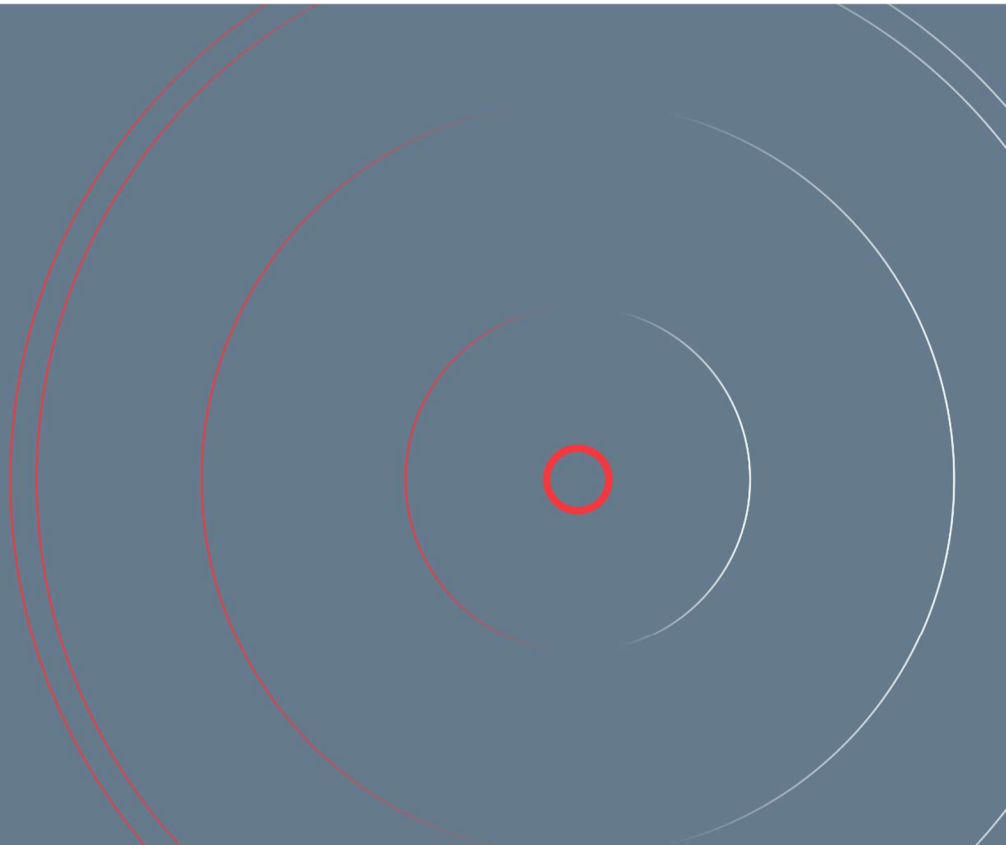
# **PLANNING BRIEF**

**Big Sky – Simcoe 1B**

**18 Decou Road,  
Simcoe, ON**

**Zoning By-Law Amendment**

July 2025 – 24-22019



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# 1.0 OVERVIEW

## 1.1 PURPOSE

Dillon Consulting Limited (Dillon) has been retained by Big Sky Simcoe Limited Partnership, herein referred to as the “applicant,” to assist in obtaining the necessary planning approvals associated with the proposed subdivision development known as Phase 1B of the Big Sky-Simcoe subdivision on Decou Road within the Simcoe urban area, herein referred to as the “subject site,” in Norfolk County (refer to **Figure 1.0 – Phasing Map**). The following report supports the Zoning By-law Amendment application required to facilitate the proposed development.

Figure 1 – Phasing Map



## 1.2 PROPOSED DEVELOPMENT

The subject lands are located at the south-east end of Simcoe urban boundary. It is characterized by surrounding lands with low density residential developments, agricultural lands, future trail corridor and few commercial uses. The subject site is located at the south side of the former Dream Villas Subdivision now known as Big Sky Simcoe Phase 1A, and is accessed from Decou Road, a designated arterial Road, through the Phase 1A subdivision.

The property is legally described as:

- Part Lot 1, Concession 4 and Block 59 of Registered Plan 37M-98, in the Geographic Township of Woodhouse, Norfolk County

The total site area under application is 2.906 hectares (or 7.18 acres).

The proposed development constitutes Phase 1A of the Big Sky–Simcoe subdivision and involves the construction of 84 two-storey townhouse units arranged within fifteen residential (15) blocks. Each townhouse (primary residential unit) is designed to include a basement-level accessory dwelling unit (ADU), resulting in a total of 1168 residential units across the site. The site layout features a combination of interior and end units.

The development accommodates three (3) parking spaces per lot (two for the principal unit and one for the ADU), and adequate on-street visitor parking spaces are proposed across Phases 1A – 1B of the entire subdivision.

The proposed development advances Norfolk County’s housing objectives by facilitating gentle residential intensification, broadening the range of available rental housing, and contributing to the County’s broader growth management targets, including achieving a 25% residential intensification rate and a 15% townhouse housing mix, as outlined in the Norfolk County Official Plan.

## 1.3 DEVELOPMENT HISTORY

The subject lands were previously approved in 2022 (Application # ZNPL2022080) for the development of 84 two-storey townhouse units under a Zoning By-law Amendment (CD-22-082), which rezoned the site from R1-A/R1-B to R4 with a Holding (H) and Special Provision 14.1022. The amendment permitted reduced lot frontages and setbacks to accommodate the townhouse configuration.

A new Zoning By-law Amendment application is being proposed to permit the inclusion of basement-level Accessory Dwelling Units (ADUs) within the approved townhouse blocks, supporting gentle intensification and contributing to Norfolk County’s housing diversity and affordability objectives. Several site-specific zoning reliefs are requested to accommodate the proposed development.

## 1.4 EXISTING PLANNING POLICIES

The subject site is designated accordingly in the Norfolk County Official Plan, & Zoning By-law 8600 as follows:

Norfolk County Official Plan – Schedule B-15: Land Use

- “Urban Residential”

The subject site is designated “Urban Residential” under the County’s Official Plan (OP), which envisions the development of vibrant, inclusive, and complete neighbourhoods within Norfolk County’s urban areas. Its intention is to support a range of residential forms that accommodate diverse population needs, from young families to seniors and individuals with special social or economic requirements. This designation promotes compact, walkable communities integrated with essential amenities such as parks, schools, places of worship, and small-scale commercial uses. By encouraging a mix of housing types, the Urban Residential designation aims to ensure flexibility, affordability, and long-term sustainability in urban growth while preserving the character and livability of neighbourhoods.

The proposed Townhouses subdivision with accessory dwelling units (ADUs) aligns with the intent of the Urban Residential designation by contributing to a diverse mix of housing types that accommodate a range of household needs, including affordability and multi-generational living. The development supports low-profile residential forms as well as the direct inclusion of ADUs (S.7.7.1(d); S.5.3.3.1–2), which encourage gentle intensification through secondary units. The proposal promotes complete communities by enhancing housing choice and aligns with the County’s objective to support sustainable, attractive neighbourhoods in serviced urban areas.

Norfolk County Zoning By-law (1-Z-2014)

- “Urban Residential Type 4 Zone” (R4); Special Provision 14.1022

The subject site is currently zoned Urban Residential Type 4 (R4) in the Norfolk County Zoning By-law. The current zoning does appropriately reflect the proposed development. As such, the applicant is requesting that Council approve a site-Specific Zoning By-law Amendment to the Norfolk County Zoning By-law to apply a site-Specific Urban Residential Type 4 (R4) with reliefs related to the following several items detailed in the next section.

## 1.5 PROPOSED APPLICATION

The proposed residential development does not comply fully with the provisions of the current Site Specific Urban Residential Type 4 Zone (R4) (14.1022). As such, the applicant is requesting that Council approve a site-Specific Urban Residential Type 4 (R4) Zoning By-law Amendment to the Norfolk County Zoning By-law to apply the following reliefs listed in the tables below:

Table 1: Accessory Residential Dwelling Units (S.3.2.3) Zoning Matrix

ACCESSORY RESIDENTIAL DWELLING UNIT'S PROVISIONS (S.3.2.3)	NOTES
i) the accessory residential dwelling unit shall not be larger than 45 percent of the usable floor area of the dwelling unit [27-Z-2020];	Site Specific relief is required to increase the accessory dwelling unit to not be greater than 50% of the usable floor area of the dwelling unit.

Table 2: Urban Residential Type 4 (R4) (S.14.1022) Zoning Matrix

R4 ZONE PROVISIONS	REQUIRED (Street Townhouse)	PROVIDED	NOTE
Minimum Lot Area	Attached Garages: 156.0 sq.m Corner Lots: 264.0 sq.m	161.5	-
Minimum Lot Frontage*	6.0 m	6.0 m	-
<b>Minimum Front Yard</b>	<b>Attached Garage: 6.0m</b> <b>Detached Garage: 1.5m</b>	<b><u>6.0 m</u></b>	<b><u>No Garages</u></b>
Minimum Exterior Side Yard	Within a 6.0 m of a front yard: 6.0 m Within a 1.5 m of a front yard: 1.5 m	2.4 m	-
Minimum Interior Side Yard	1.2 m	1.2 m	-
<b>Minimum Rear Yard</b>	<b>Attached Garage: 7.5 m</b>	<b><u>4.0 m</u></b>	<b><u>No Garages</u></b>
Minimum separation between townhouse dwellings	2.0 m	> 2.0 m	-
Maximum Building Height	11.0 m	11.0 m	-
Maximum Units in Townhouse	8	8	-

\* - as per special provision 14.1022

**Bold** – Zoning Relief Required

As demonstrated in Section 1.5, a number of site-specific zoning provisions is required to accommodate the proposed townhouse development with basement-level Accessory Dwelling Units (ADUs). The reliefs listed below are consistent with the intent of the Norfolk County Official Plan and reflect a balanced approach to intensification, design functionality, and resident livability. The following is a list of the requested relief:

- To allow accessory residential dwelling units (ADU) to be a maximum of 50% of the usable floor area of the dwelling unit (S.3.2.3.i);
- To permit a reduced Rear Yard Setback from 7.5m to 4.0m;
- To permit parking spaces in the front yard where no garages are proposed (S.4.2.3; S4.2.4.a)
- To Permit the required minimum lot area, lot frontage, and minimum front yard standards to be measured without the inclusion of attached or detached garages.

## 2.0 PLANNING EVALUATION

To determine the feasibility and appropriateness of the proposed development, a comprehensive evaluation of the potential planning issues and impacts has been undertaken. The scope and level of detail of the planning evaluation has been based on:

- Provincial Planning Statement (2024);
- Norfolk County Official Plan policies and criteria;
- Norfolk County Zoning By-Law regulations; and
- Visual inspections of the site and surrounding lands.

Recognizing that overlaps exist between the various policies and criteria in the Official Plan, the approach used attempts to consolidate the relevant policies and criteria to identify and evaluate the compliance and/or potential planning and land use related issues associated with the proposed residential development.

### 2.1 PROVINCIAL PLANNING STATEMENT

The Provincial Planning Statement, 2024 (PPS 2024) is a consolidated land use planning policy framework that guides decision-making on growth, development, and resource management across the province. It emphasizes flexibility and local autonomy while maintaining provincial interests in building strong, healthy communities. Key priorities include increasing housing supply and affordability, supporting economic development, protecting the environment and agricultural lands, and ensuring infrastructure and public service facilities are available to meet current and future needs. The statement promotes a balanced approach to intensification, greenfield development, and rural growth, aligning planning decisions with long-term sustainability goals. All decisions affecting planning matters shall be consistent with the revised Provincial Planning Statement.

## 2.2 NORFOLK COUNTY OFFICIAL PLAN

The local policy context is provided in the Norfolk County Official Plan (OP) which contains a holistic set of goals, objectives, and policies to manage and direct growth in the municipality. The primary goals of the Norfolk County OP include:

- Encourages compact, efficient development within Urban Areas to optimize existing services, reduce sprawl, and support long-term sustainability.
- Promotes a mix of housing types, including affordable and alternative forms like ADUs, to meet the needs of a diverse and aging population.
- Explicitly supports residential intensification, including second units, within existing and planned developments, especially where servicing capacity exists.

The subject site is currently designated as Urban Residential in the Official Plan. The proposed development is in conformance with the basic land use policies outlined in the existing OP.

## 2.3 NORFOLK COUNTY ZONING BY-LAW

The Norfolk County's Zoning By-Law designates the subject lands as Urban Residential Type 4 (R4) with special provision 14.1022. As mentioned in Section 2 of this report, the current zoning on the site does not permit the proposed residential development. As such, the applicant is requesting that Council approve a Site-Specific Zoning By-law Amendment to the Norfolk County Zoning By-law to apply a site-specific Urban Residential Type 4 (R4). All other building requirements for multiple dwelling is in accordance with the Urban Residential Type 4 (R4).

## 2.4 PLANNING ANALYSIS AND CONSIDERATIONS

The proposed redevelopment of the subject site is consistent with the Provincial Planning Statement 2024, and the Norfolk County Official Plan policies by encouraging opportunities for redevelopment, intensification, and revitalization of areas with sufficient existing and planned infrastructure as well as a full range of housing types and densities. The proposed development will support the future growth of the community and provide a greater diversity of uses in the area. The proposed development is compatible with the surrounding land uses.

### 2.4.1 PPS (2024)

The Provincial Policy Statement (2024) is a consolidated statement of the government's policies on land use planning. It gives provincial policy direction on key land use planning issues that affect communities, such as:

- Efficient use and management of land and infrastructure;
- The provision of sufficient housing to meet changing needs, including affordable housing;

- The protection of the environment and resources including farmland, natural resources (for example, wetlands and woodlands) and water;
- Opportunities for economic development and job creation;
- The appropriate transportation, water, sewer, and other infrastructure needed to accommodate current and future needs; and
- The protection of people, property, and community resources by directing development away from natural or human-made hazards, such as flood prone areas.

Essentially, the PPS (2024) supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The proposed development is consistent with the PPS (2024), and advances its core objectives for sustainable, inclusive growth. The project efficiently utilizes designated land within a Settlement Area, supporting compact development and optimizing existing municipal water, sanitary, and stormwater infrastructure (PPS S.2.1.4, 2.3.1, 3.1.1, 3.6.1). By introducing townhouses with accessory dwelling units (ADUs), the development broadens the range of available housing options, promoting affordability, flexibility, and demographic diversity, in line with policies for complete communities and housing choice (PPS S.2.1.6, 2.2.1). The inclusion of ADUs supports aging in place and multi-generational living, while enhancing tenure diversity through modest, ground-oriented intensification that maintains neighbourhood character. The development design prioritizes active transportation through sidewalks and pedestrian connectivity, supports future transit integration, and promotes reduced reliance on single-occupancy vehicles (PPS S.2.3.1.2, 3.2.1). Environmental sustainability is reinforced through stormwater management practices that protect natural systems and reduce climate vulnerability, consistent with green infrastructure and resiliency goals (PPS S.2.9.1). The project enhances social equity, accessibility, and economic resilience by introducing attainable housing, expanding the customer base for local businesses, and increasing municipal tax revenues. Overall, the proposal exemplifies good planning practice by integrating land use, servicing, housing, transportation, and environmental management considerations in a manner that is fully aligned with the PPS (2024).

## 2.4.2 Site-Specific Relief Justification

While the proposed design remains compatible with surrounding residential uses and consistent with the Urban Residential Designation, a number of minor site-specific zoning reliefs are required to accommodate the intensified residential form, reflect modern development practices, and optimize the use of the subject site. The following outlines each requested zoning relief, along with planning rationales based on Norfolk County Official Plan policies supporting urban intensification, innovative housing, efficient land use, and high-quality community design.

- 1. To Permit accessory residential dwelling units (ADUs) to be a maximum of 50% of the usable floor area of the primary dwelling unit;**
  - Permitting slightly larger ADUs enhances livability, functionality, and long-term housing flexibility, encouraging a diverse range of housing types, including accessory apartments, to

meet the needs of all age groups and income levels (OP S.7.2.1.b). This minor increase in ADU size ensures high-quality, self-contained rental units while maintaining the low-rise character of the neighbourhood.

2. **To Permit a reduced landscaped open space within the front yard, ranging from a minimum of 7%;**
  - Although the front yard landscaped area is reduced, the development compensates with enhanced rear yard amenity spaces and the provision of boulevard street trees to maintain visual character and green infrastructure (OP S.7.2.1.c), supporting innovative residential design that accommodates intensification while enhancing community aesthetics.
3. **To Permit one off-street parking space per lot to extend up to 3.0 metres into the public right-of-way;**
  - Given the compact urban form and consistent driveway layout, a minor extension into the right-of-way allows for functional three-car driveways, facilitating compliance with an ADU's parking requirement (OP S.3.2.3.d). This design ensures no obstruction to public sidewalks or pedestrian movement, prompting efficient land use and site design to support complete communities (OP S.7.2.1f).
4. **To Permit a reduced rear yard setback from 7.5 metres to 4.1 metres;**
  - The reduced rear yard accommodates the townhouse layout while maintaining appropriate separation, privacy, and rear yard amenity areas. Landscaped buffers are incorporated to mitigate impacts, supporting a variety of residential forms, including innovative designs that ensure compatible relationships with adjacent development (OP S.7.7.1.b).
5. **To Permit parking spaces within the front yard in cases where no garages are proposed;**
  - The development proposes driveways as primary parking areas due to the absence of garages, typical for contemporary townhouse design. The design ensures orderly, functional parking without negatively impacting streetscape quality or pedestrian safety, encouraging designs that balance vehicle needs with pedestrian-oriented urban design principles (OP S.7.2.1.h).
6. **To Permit the required minimum lot area, lot frontage, and minimum front yard standards to be measured without the inclusion of attached or detached garages.**
  - This reflects the contemporary ground-oriented townhouse typology and allows efficient use of urban land. It supports the Official Plan's Urban Residential policies, which promote compact residential forms and gentle intensification within serviced settlement areas (OP S.7.1c). This relief enables attainable housing options without compromising built form or character.

The requested reliefs collectively support a compact, transit-supportive, and complete community vision for Norfolk County's Urban Residential areas.

### 2.4.3 Site Suitability

The subject lands are situated at the southeast edge of Simcoe's urban boundary, specifically at 18 Decou Road. This location offers a strategic position within a fully serviced urban area, making it highly suitable for the proposed residential development for the following reasons:

- The site is within close proximity to several schools, including West Lynn Public School, Holy Trinity Catholic High School, and Elgin Avenue Public School. This accessibility supports families and promotes walkability within the community;

- Norfolk General Hospital is located nearby, ensuring residents have convenient access to essential healthcare services.
- Residents will benefit from nearby parks such as Grant Anderson Park and Lynndale Heights Park, providing ample green space for outdoor activities and community engagement.
- The development is a short drive from Simcoe Town Centre and other shopping plazas, offering a variety of retail, dining, and service options to meet daily needs.
- Decou Road connects directly to Norfolk Street, a major arterial route facilitating easy travel throughout Simcoe and to neighboring communities.
- The area is serviced by Ride Norfolk, providing public transportation options that enhance mobility for residents without personal vehicles.

The subject lands are well positioned to support a compact, diverse, and complete community, in line with the intensification goals of the Norfolk County Official Plan. Access to schools, healthcare, parks, commercial services, major transportation routes, and public transit ensures that the proposed development can seamlessly integrate with and enhance the existing urban fabric.

#### 2.4.4 Intensification

The Official Plan encourages modest intensification within fully serviced Urban Areas, particularly where existing infrastructure can support additional residential growth without undue environmental, servicing, or community impacts.

- In keeping with this policy framework, the proposed development contributes to the County’s goal of achieving a minimum intensification target of 15% for new housing within built-up areas (OP S.7.1b; S.7.3) while diversifying housing options. The proposed development contributes directly to achieving this target by introducing 84 townhouses and 84 ADUs within an existing urbanized area;
- The Plan encourages infill and intensification that optimizes existing land supply and infrastructure while promoting compact forms of development. This project consolidates development within the Simcoe Urban Area, avoiding outward expansion into agricultural or natural lands, thus supporting efficient land use (OP S.7.2.1.a);
- The Official Plan explicitly promotes the inclusion of secondary units (ADUs) in residential developments to support affordability and demographic diversity. Permitting ADUs within townhouses directly advances this policy objective by introducing additional rental opportunities without expanding the building footprint or increasing the height of the built form (OP S.7.2.1.b);

The development also supports broader PPS, 2024 objectives, including building strong healthy communities, promoting a mix of housing types, optimizing infrastructure investment, and supporting active transportation and public transit use.

#### 2.4.5 Compatibility of Design

The proposed development has been carefully designed to ensure compatibility with the existing and planned character of the surrounding neighbourhood, consistent with broader principles of good urban design. Although the development introduces new residential density through the addition of basement-

level accessory dwelling units (ADUs), it maintains a low-rise built form (two storeys), similar to surrounding residential dwellings, and integrates thoughtfully into the established fabric of the Simcoe Urban Area.

- Rear and side yard setbacks, combined with landscaped buffers, maintain privacy, minimize overlook, and soften the visual transition between lots.
- Street-oriented townhouse entrances, enhanced boulevard landscaping, and varied façade treatments create an active, human-scaled streetscape.
- Façade articulation, material variety, and consistent rooflines break down building massing and maintain visual rhythm along the street.
- Parking areas are organized within private driveways without dominating the streetscape, consistent with pedestrian-focused design objectives.

The proposed development introduces compact, context-sensitive intensification that respects the surrounding residential form. It fulfills the Norfolk County Official Plan's objectives for urban design, compatibility, and sustainable growth by enhancing the streetscape, supporting a walkable environment, and maintaining the established character of the Simcoe Urban Area.

#### 2.4.6 Natural Environment Impacts

The proposed development is not anticipated to result in any significant negative impacts to the natural environment. It is located within a fully serviced Urban Area and is not situated within or adjacent to any identified natural heritage features, significant woodlands, wetlands, or hazard lands as defined by the Norfolk County Official Plan and applicable mapping.

The development avoids adverse impacts to natural features and ecological functions (OP S.3.4.2; S.3.5). Minor tree removals will be required to facilitate site grading and servicing, however, new landscaping, street trees, and rear yard planting areas will enhance the urban canopy and contribute to environmental resilience.

#### 2.4.7 Municipal Service Impacts

According to the Functional Servicing Report, the proposed development will utilize existing municipal infrastructure within the Simcoe Urban Area, including connections to a 200mm diameter watermain and a 200mm diameter sanitary sewer at the ends of Tulip Crescent and Butternut Drive. Sanitary flows will be accommodated within the existing Phase 1A system and pumping station, with no capacity issues identified. Stormwater will be conveyed to the existing stormwater management pond, supplemented by 97 m<sup>3</sup> of new on-site storage and an orifice control structure to maintain allowable discharge rates. Stormwater quality will be managed through a Wetland Stormwater Management Facility, consistent with County and MOECC standards. The servicing strategy will ensure that growth occurs efficiently within areas with full municipal services (OP S.2.2.3f).

#### 2.4.8 Social and/or Economic Considerations

The proposed development offers substantial social and economic benefits by expanding the range of housing options to accommodate diverse demographic needs, including individuals, families, seniors, and

multi-generational households. The integration of basement accessory dwelling units (ADUs) within townhouses promotes social diversity and inclusivity by supporting aging in place, providing independent living opportunities for seniors, and enabling multi-generational family arrangements that foster interdependence and affordability. Economically, the addition of ADUs introduces attainable rental options, supports homeowners by offering potential mortgage offsets, and strengthens the resilience of the local housing market. The development is poised to stimulate local economic activity by expanding the customer base for nearby businesses and services, enhancing the vitality of the Urban Residential area, increasing municipal tax revenues and property values, and generating direct employment during construction. Long-term, the project will support economic stability through sustained demand for local goods, services, and community infrastructure. The proposal is fully consistent with Norfolk County's Official Plan objectives to promote complete, inclusive, and economically sustainable communities.

### 2.4.9 Housing

The proposed development addresses a critical gap in Norfolk County's housing continuum by introducing a "missing middle" form, ground-oriented townhouses complemented by basement accessory dwelling units (ADUs). This typology offers flexible, attainable options for a wide range of demographics, including first-time buyers, seniors seeking to age in place, and multi-generational families requiring adaptable living arrangements. While the primary dwelling units are intended for ownership, the inclusion of ADUs introduces additional rental opportunities within the Simcoe Urban Area, enhancing tenure diversity without altering the built form. The development provides for a range of housing types, sizes, tenures, and densities to meet the diverse needs of residents (OP S.7.2.1). By adding gentle density within a compatible, low-rise form, the project contributes to a complete, resilient neighbourhood structure aligned with long-term growth management and housing affordability goals.

### 2.4.10 Transportation

The proposed development supports a transit-oriented and active transportation-friendly design, consistent with Norfolk County's goals for complete, accessible communities. The site is located within proximity to existing Ride Norfolk transit services on Norfolk Street South, offering mobility options for residents without reliance on private vehicles. The internal subdivision design prioritizes walkability through the provision of sidewalks, street-oriented entrances, and short block lengths, supporting land use patterns that encourage active transportation and transit use (OP S.5.2.2.b). Off-street parking is provided through private driveways, with additional visitor parking accommodated through strategically placed on-street spaces across the whole subdivision. The compact form and transit-supportive location align with the County's broader transportation and growth management strategies, reducing automobile dependency while promoting sustainable, efficient infrastructure use.

### 2.4.11 Good Planning

The proposed development represents good planning by efficiently utilizing designated urban land, supporting Norfolk County's intensification, housing diversity, and sustainability objectives. It provides a mix of ownership townhouses and flexible rental opportunities through accessory dwelling units (ADUs),

promoting inclusive, adaptable living arrangements for a range of demographics. The development maintains compatibility with the surrounding residential fabric through sensitive built form, scale, and streetscape design by promoting the orderly, efficient, and sustainable development of land (OP S.2.2.3.a). By optimizing the use of existing infrastructure, encouraging active transportation, and enhancing local economic vitality, the project advances the long-term vision for resilient, complete communities as outlined in both the Norfolk County Official Plan and the Provincial Policy Statement, 2024.

## 2.5 BACKGROUND STUDIES

The supporting background studies prepared for the Zoning By-law Amendment application demonstrated that the proposed development is technically feasible and appropriate for the site. The Functional Servicing Report confirmed that the site can be fully serviced by existing municipal infrastructure without constraints. Collectively, these studies provide a comprehensive planning and technical foundation to support the proposed residential development.

## 3.0 CONCLUSION

The proposed residential development located at 18 Decou Road represents an appropriate and desirable form of intensification within the Simcoe Urban Area and should be supported by Norfolk County Council for the following reason:

- Is consistent with the PPS 2024;
- Meets the intent and purpose of the Norfolk County Official Plan;
- Is a site that is physically suitable;
- Will be designed to respect and maintain compatibility with surrounding residential uses and will not negatively impact the enjoyment of existing area residents;
- Will not have negative natural environmental impacts;
- Will be integrated into the local multimodal transportation network;
- Will utilize existing municipal infrastructure efficiently, without causing adverse impacts to service capacity;
- Will promote positive social, environmental, or economic impacts; and
- Will have favourable positive impacts for the Norfolk County providing for additional residential opportunities.

For these reasons, it is appropriate and in the public interest for Norfolk County Council to approve the proposed site-specific Zoning By-law Amendment to permit the residential subdivision, including accessory dwelling units (ADUs). This report has demonstrated that the proposed development is a suitable and compatible use of the lands, is consistent with the PPS, conforms to the intent and purpose of the Norfolk County Official Plan, and represents good planning.

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# APPENDIX A

