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## Public Hearings Committee – November 04, 2025

Subject: Draft Plan of Subdivision Application 28TPL2024308 & Zoning By-law Amendment Application ZNPL2024307– Woodway Trails Subdivision, Simcoe.

Report Number: CDS 25-042  
Division: Community and Development Services  
Department: Planning  
Ward: Ward 5  
Purpose: For Public Meeting

### Recommendation(s):

That staff Report CDS-25-042 for development applications 28TPL2024308 and ZNPL2024307 be received for information; and

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

### Public Meeting Notification:

A public meeting is a statutory requirement in accordance with the Planning Act, and is intended to allow members of the public to submit written or oral comments in relation to the proposed development. Additionally, any person may make written submissions at any time prior to County Council making its final decision on the application.

Pursuant to the requirements of the Planning Act R.S.O. 1990, C. P. 13 (“Planning Act”), a notice of the statutory public meeting was posted 20 days in advance of the Public Meeting. Notifications were mailed to neighbors within 120 m of the subject lands; and a yellow notification sign was posted on the site on September 29, 2025.

The applicant hosted a privately initiated Public Information Session at Fanshawe College on October 29, 2025 at 6:00 p.m. to provide an additional opportunity to share information about the proposal with the public. Invitations were hand-delivered to approximately 200 property owners in the surrounding area. The invitation can be found as Attachment I to this report.

### Discussion:

The County has received an updated application for the facilitation of a draft plan of subdivision and Zoning By-Law amendment application that is proposing a four-phase

subdivision consisting of a total of 495 proposed dwelling units (see Attachment F for the proposed phasing plan). The proposed number of units within the four phases are as follows:

- Phase 1 – 111 units (41 single detached dwellings and 70 street townhouse units as well as the proposed parkland)
- Phase 2 – 54 units (15 single detached dwellings and 39 street townhouse units)
- Phase 3 – 176 units (60 units tied to block 3 in either future mid-rise buildings or townhouse condominiums, 56 single detached dwellings, and 60 proposed street townhouse units)
- Phase 4 – 154 units (block 6 (92 units) and block 7 (62 units) proposed future townhouse condominium units).

More specifically, the draft plan of subdivision (below in Figure 1 and included as Attachment E) is segmented into the following:

- Lots 1 to 112 for single detached dwellings – 112 dwelling units
- Blocks 12 to 41 for street townhouse dwellings – 169 dwelling units
- Blocks 6 and 7 for future townhouse condominiums – 154 dwelling units
- Block 3 for future mid-rise buildings or townhouse condominiums – 60 dwelling units
- 495 total proposed number of dwelling units
  - 281 total proposed number of dwelling units (Lots 1 to 112 and Blocks 12 to 41)
  - 214 total proposed dwelling units for future development (Blocks 3, 6 and 7)



Figure 1: Updated Proposed Draft Plan of Subdivision

The related Zoning By-Law amendment for the subject proposal is required to amend the zoning on the subject lands from Development (D) Zone To Urban Residential Types 1, 4, and 6 zones (R1-B, R4 and R6) with a Holding (H) provision and special provisions for lot area, frontage, exterior and interior side yard setbacks, building height and rear yard setbacks are proposed. Further to this, relief from the step back provision and angular plane provisions within the R6 zone are also requested. In the subdivision proposal, there is also a block of parkland proposed which requires that the portion of land be rezoned from D Zone to Open Space Zone (OS). The portion of land that is zoned as Hazard Land (HL) is to remain as HL. Tables 1, 2 and 3 below provide a summary of the proposed special provision amendments being requested through this Zoning By-Law amendment application to change the zoning provisions within each respective zoning classification.

Table 1: The proposed special provision to amend the following zone provisions for the portions of land proposed to be zoned Urban Residential Type R1-B (H) within the Draft Plan of Subdivision for the Woodway Trails Subdivision.

Urban Residential Type 1 (R1-B) (H)			
Provision	Required	Proposed	Explanation
5.1.2 Zone Provisions	<ul style="list-style-type: none"> <li>Interior lot – 360 m<sup>2</sup></li> <li>Corner lot – 450m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>Interior lot – 308m<sup>2</sup></li> <li>Corner lot – 377m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>Proposed reduction in interior lot area of 52 m<sup>2</sup></li> <li>Proposed reduction in corner lot area of 37 m<sup>2</sup></li> </ul>
a) minimum lot area			
b) minimum lot frontage	<ul style="list-style-type: none"> <li>Interior lot – 12m</li> <li>Corner lot – 15 m</li> </ul>	<ul style="list-style-type: none"> <li>Interior lot – 11m</li> <li>Corner lot – 13 m</li> </ul>	<ul style="list-style-type: none"> <li>Proposed reduction of 1 meter lot frontage for interior lots.</li> <li>Proposed reduction of 2 meter lot frontage for corner lots.</li> </ul>
d) minimum exterior side yard	<ul style="list-style-type: none"> <li>6 meters</li> </ul>	<ul style="list-style-type: none"> <li>3 meters</li> </ul>	<ul style="list-style-type: none"> <li>Proposed reduction of 3 meters</li> </ul>

Table 2: The proposed special provision to amend the following zone provisions for the portions of land proposed to be zoned Urban Residential Type R4 (H) within the Draft Plan of Subdivision for the Woodway Trails Subdivision.

Urban Residential Type 4 (R4) (H)			
Provision	Required	Proposed	Explanation
5.4.2 Zone Provisions	Street Townhouse	Street Townhouse	<ul style="list-style-type: none"> <li>Proposed reduction in corner lot area of 21m<sup>2</sup>.</li> </ul>
a) minimum lot area	<ul style="list-style-type: none"> <li>Corner lot – 264m<sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>Corner lot – 243m<sup>2</sup></li> </ul>	
b) minimum lot frontage	Street Townhouse <ul style="list-style-type: none"> <li>Interior lot – 6.5m</li> <li>Corner lot – 11m</li> </ul>	Street Townhouse <ul style="list-style-type: none"> <li>Interior lot – 6m</li> <li>Corner lot – 9m</li> </ul>	<ul style="list-style-type: none"> <li>Proposed reduction of 0.5 meters of lot frontage for interior street townhouses.</li> </ul>

	<ul style="list-style-type: none"> <li>• Corner lot accessed by a rear lane – 6.5m</li> </ul>	<ul style="list-style-type: none"> <li>• Corner lot accessed by a rear lane – 6m</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed reduction of 2meters of lot frontage for corner street townhouses.</li> <li>• Proposed reduction of 0.5 meters of a corner lot accessed by a rear lane for street townhouses.</li> </ul>
d) minimum exterior side yard	<p>Street Townhouse</p> <ul style="list-style-type: none"> <li>• With a 6 meter front yard – 6 m</li> </ul> <p>Group/Stacked Townhouse</p> <ul style="list-style-type: none"> <li>• With a 6 meter front yard – 6 m</li> </ul>	<p>Street Townhouse</p> <ul style="list-style-type: none"> <li>• With a 6 meter front yard – 3 m</li> </ul> <p>Group/Stacked Townhouse</p> <ul style="list-style-type: none"> <li>• With a 6 meter front yard – 3 m</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed reduction of 3 meters for exterior side yard setbacks for street townhouses, group/stacked townhouses with a 6 meter front yard.</li> </ul>
e) minimum interior side yard	<p>Group/Stacked Townhouse</p> <ul style="list-style-type: none"> <li>• 3 m</li> </ul>	<p>Group/Stacked Townhouse</p> <ul style="list-style-type: none"> <li>• 1.2 meters</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed reduction of 1.8 meters for interior side yard setback for Group/Stacked townhouses.</li> </ul>
f) minimum rear yard	<p>Street Townhouse</p> <ul style="list-style-type: none"> <li>• Attached garage – 7.5 m</li> </ul> <p>Group/Stacked Townhouse</p> <ul style="list-style-type: none"> <li>• Attached garage - 7.5m</li> </ul>	<p>Street Townhouse</p> <ul style="list-style-type: none"> <li>• Attached garage – 6.5 m</li> </ul> <p>Group/Stacked Townhouse</p> <ul style="list-style-type: none"> <li>• Attached garage - 6.5m</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed reduction of 1 meter for the rear yard setbacks of both Street Townhouses and Group/Stacked Townhouses.</li> </ul>
h) maximum building height	<p>Street Townhouse</p> <ul style="list-style-type: none"> <li>• 11 m</li> </ul> <p>Group/Stacked Townhouse</p> <ul style="list-style-type: none"> <li>• 11 m</li> </ul>	<p>Street Townhouse</p> <ul style="list-style-type: none"> <li>• 14 m</li> </ul> <p>Group/Stacked Townhouse</p> <ul style="list-style-type: none"> <li>• 14 m</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed increase in maximum building height of 3 meters for both Street and Group/Stacked Townhouses.</li> </ul>

Table 3: The proposed Special Provision to amend the following zone provisions for the portions of land proposed to be zoned Urban Residential Type R6 (H) within the Draft Plan of Subdivision for the Woodway Trails Subdivision.

Urban Residential Type 6 (R6) (H)			
Provision	Required	Proposed	Explanation
5.6.1 Permitted Uses	<ul style="list-style-type: none"> <li>• Dwelling, apartment</li> <li>• Home occupation</li> <li>• Retirement Home</li> </ul>	<ul style="list-style-type: none"> <li>• Dwelling, apartment</li> <li>• Home occupation</li> <li>• Retirement Home</li> <li>• Street Townhouse</li> <li>• Group Townhouse</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed uses of a Street and Group Townhouse are being proposed as additional permitted uses.</li> </ul>

<p>5.6.3 Step Back of Upper Floors</p>	<ul style="list-style-type: none"> <li>The exterior wall of each floor of a building facing a street and located above four (4) storeys shall be stepped back 2 meters from the exterior wall of the 4<sup>th</sup> storey and each floor above six (6) storeys shall be setback an additional 2 meters from the exterior wall facing a street.</li> </ul>	<ul style="list-style-type: none"> <li>Section 5.6.3 Step Back of Upper Floors Shall not apply</li> </ul>	<ul style="list-style-type: none"> <li>Proposing that Section 5.6.3 does not apply to the subject lands.</li> </ul>
<p>5.6.4 Angular Plane</p>	<ul style="list-style-type: none"> <li>Where an R6 Zone abuts an Urban Residential Zone (R1-A, R1-B or R2), no portion of an apartment dwelling shall exceed the height of a 45 degree angular plane originating at the lot line of the nearest R1-A, R1-B, or R2 Zone.</li> </ul>	<ul style="list-style-type: none"> <li>Section 5.6.4 Angular Plan provision shall not apply.</li> </ul>	<ul style="list-style-type: none"> <li>Proposing that Section 5.6.4 does not apply to the subject lands.</li> </ul>

See Public Hearing Committee report [CD-24-147](#) for additional background information on the site, proposal and context.

A synopsis of the changes between the original submission and the revised submission are as follows:

- Semi-detached dwellings no longer proposed, primarily single detached and townhouse dwellings proposed;
- Updated parkland location and size;
- Four phased approach whereas in the original submission, Phase 1 previously proposed a Phase 1A and Phase 1B for a total of five phases;
- 6-metre-wide gravel access road proposed to the Simcoe Sewage Treatment Facility creating a construction access;
- Proposed unit counts for the propose future blocks (blocks 3, 6 and 7) updated:
  - Block 3 for future mid-rise buildings or townhouse condominiums – 60 dwelling units
  - Blocks 6 and 7 for future townhouse condominiums – 154 dwelling units.

An overview summary of the development applications that have been submitted for the subject property known as Woodway Trails Phase 3 is contained within Attachment A. This includes an outline of the site context, the applications and technical reports, any technical or public feedback to date and overview of development considerations. The proposed or draft Zoning By-Law Amendment is included as Attachment G.

### **Strategic Plan Linkage:**

This report aligns with the 2022-2026 Council Strategic Priority Building Norfolk - Develop the infrastructure and supports needed to ensure complete communities

Explanation: The proposed development will provide additional residential dwellings within the urban boundary of Simcoe including single detached and townhouse dwellings to increase housing options in Simcoe.

### **Conclusion:**

A recommendation report will be provided on this matter following review of the circulation, planning considerations and this statutory public hearing meeting regarding the submitted, “complete” development applications.

### **Attachments:**

Attachment A Development Application Overview  
Attachment B Existing Planning Considerations and Applicable Policies  
Attachment C Technical Comments  
Attachment D Public Comments  
Attachment E Draft Plan of Subdivision  
Attachment F Proposed Phasing Plan  
Attachment G Proposed Zoning Bylaw Amendment  
Attachment H Planning Justification Report  
Attachment I Developer Open House Invitation

### **Approval:**

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