

Attachment A - Report CDS-25-042  
**Development Application Overview**

# Woodway Trails Subdivision

Application File Numbers: 28TPL2024308 & ZNPL2024307

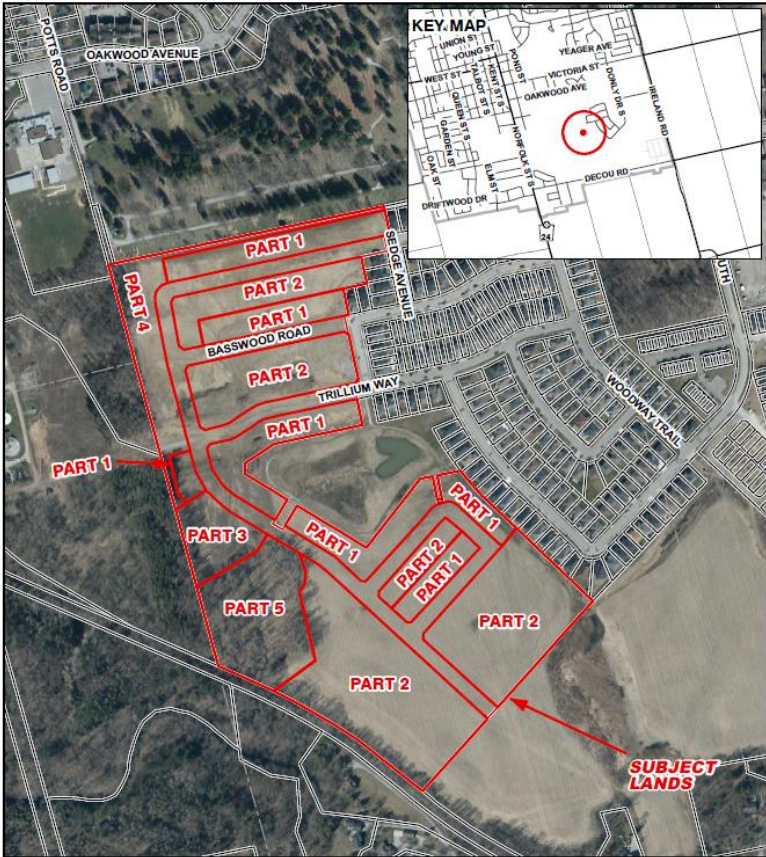
Applicant: 2177545 Ontario Inc. c/o Paul Halyk

Agent: G. Douglas Vallee Limited- c/o John Vallee

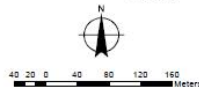
**Statutory Public Hearing**

Date: November 4, 2025

# Site Context



Legend  
Subject Lands  
2020 Air Photo



## Site Characteristics:

- Roughly 50.98 Acres (20.6 Hectares)
- Located at the Woodway Trails Subdivision.
- The subject lands currently vacant and consists of a farm field.

**Surrounding Land:** Predominantly residential and wooded area.

**North:** Residential/Cemetery/ St. Joseph's Elementary School

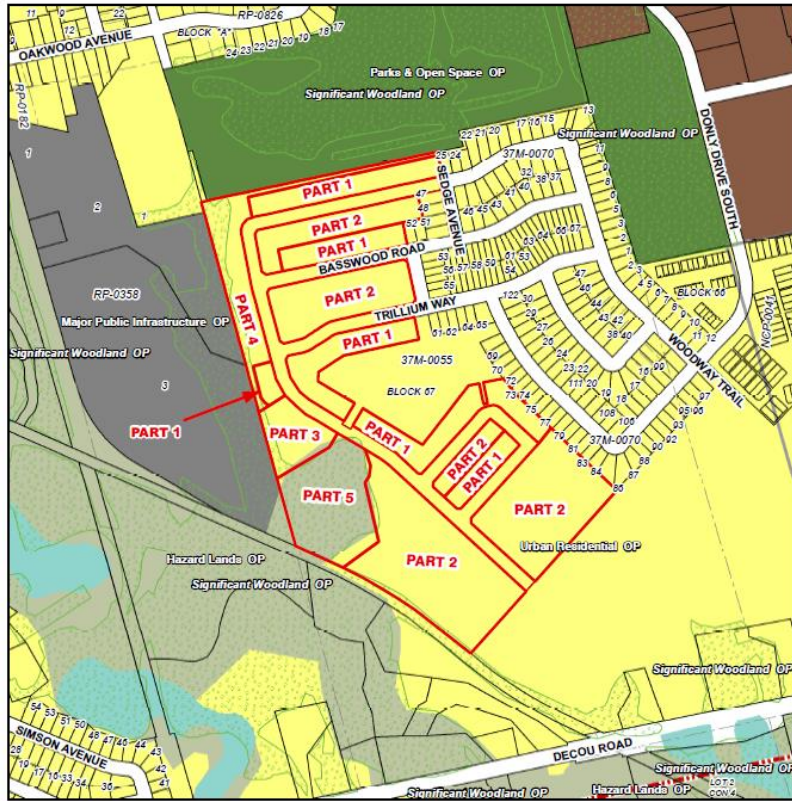
**East:** Residential

**South:** Hazard land and Agriculture

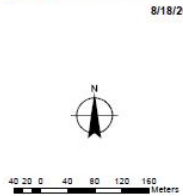
**West:** Forested area and the Wastewater Treatment Facility

# Site Context

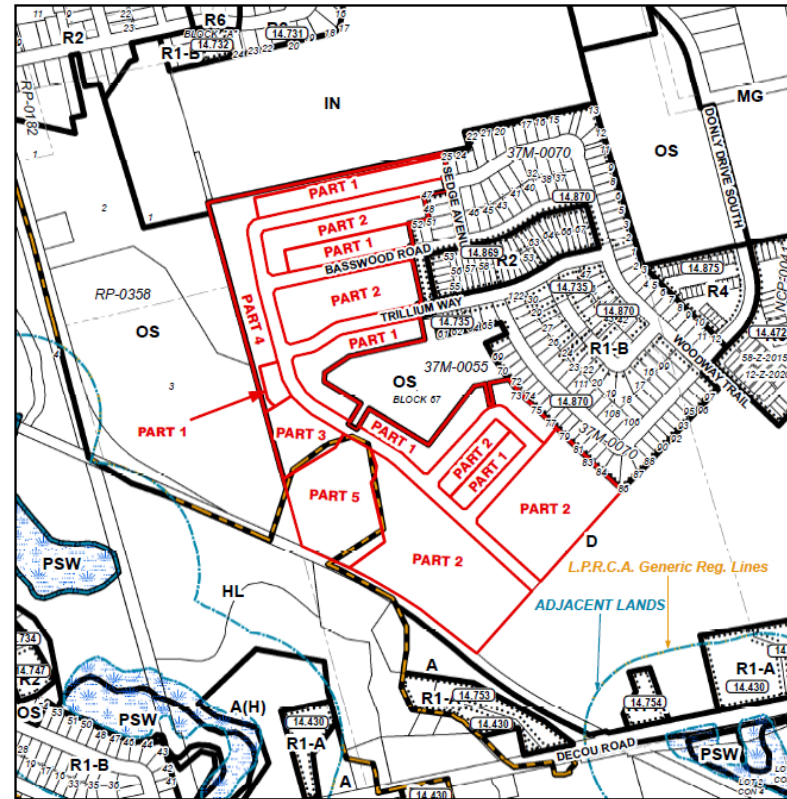
## Official Plan Map



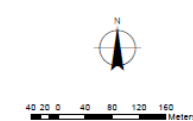
- Legend**
- |                                  |                             |
|----------------------------------|-----------------------------|
| Subject Lands                    | Parks & Open Space          |
| Provincially Significant Wetland | Major Public Infrastructure |
| Urban Residential                | Urban Area Boundary         |
| Protected Industrial             | Significant Woodland        |



## Proposed Zoning By-law Amendment Map

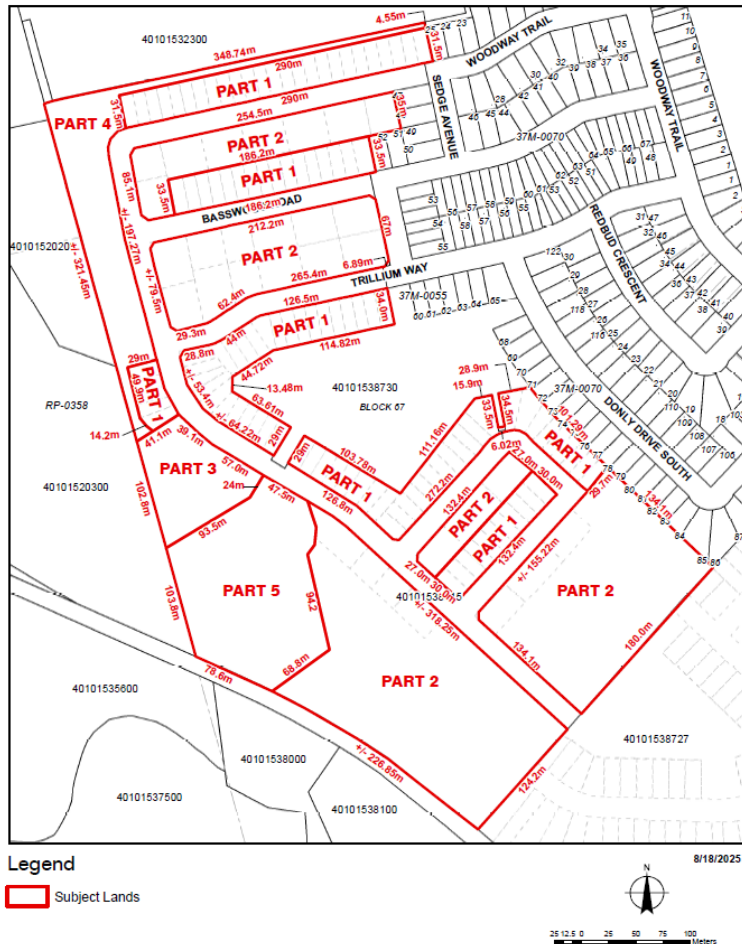


- LEGEND**
- |                        |                              |
|------------------------|------------------------------|
| Subject Lands          | A - Agricultural Zone        |
| Adjacent Lands         | D - Development Zone         |
| Wetland                | MG - General Industrial Zone |
| LPRCA Generic RegLines | HL - Hazard Land Zone        |
- ZONING BY-LAW 1-2-2014
- 8/28/2025



# Development Proposal

## Concept Plan



## Key Features/Proposed Development:

**Development Proposal:** a Draft Plan of Subdivision consisting of a total of roughly 495 residential dwelling units that consists of 112 single detached, 169 street townhouse dwelling units, 154 dwellings proposed for future townhouse condominiums and 60 dwelling units proposed for future mid-rise buildings or townhouse condominiums.

## Proposed Zoning Amendment:

The applicant is proposing a Zoning By-law amendment to change the Zoning on the Subject lands from Development Zone (D) to the following:

- Part 1 From Development Zone to Urban Residential Type 1 (R1-B) with Special Provision
- Part 2 From Development Zone to Urban Residential Type 4 (R4) with Special Provision
- Part 3 From Development Zone to Urban Residential Type 6 (R6) with Special Provision
- Part 4 From Development Zone to Open Space (OS)
- Part 5 Hazard Land (HL) – No Change

# Preliminary Review

## Technical Reports:

- Draft Plan of Subdivision (G.Douglas Vallee, May 2025)
- Planning Justification Report (G.Douglas Vallee, August 2025)
- Phasing Plan (G.Douglas Vallee, May 2025)
- Zoning Plan (G.Douglas Vallee, May 2025)
- Functional Servicing Report (G.Douglas Vallee, June 2025)
- Storm Water Management Report (G.Douglas Vallee, June 2024)
- Traffic Impact Study (Paradigm Transportation Services, July 2025)
- Updated Alternate Accesses Review Letter (Paradigm Transportation Services, July 2025)
- Stage 2 Archaeological Assessment (Archaeological Consultants Canada (ACC), July 2025)
- Stage 2 Archaeological Assessment Supplementary Documentation (Archaeological Consultants Canada (ACC), July 2025)
- Environmental Impact Study Conformance Assessment (GeoProcess. June 2025)
- Land Use Compatibility Study (Sonair Environmental, June 2025)






## Technical Comments:

Refer to Attachment C for Technical Comments

## Public Input:

Correspondence has been received as public input to date including comments related to:

- application submission
- archaeological and environmental studies
- road access, emergency services, safety,
- construction access
- traffic
- existing subdivision (parking, enforcement)
- water

Key Items		Preliminary Review
Housing		The subject lands are currently vacant. The proposal is to construct a total of 495 Residential dwelling units made up of 112 single detached, 169 street townhouse dwelling units, 154 dwellings proposed for future townhouse condominiums and lastly, 60 dwelling units proposed for future mid-rise buildings or townhouse condominiums.
Parking		The proposed development appears to meet the parking requirements outlined in Section 4 of the Norfolk County Zoning By-Law 1-Z-2014. In total 495 Units are proposed and there are a total of 164 Total available on street parking spaces available at an on street parking ration of 0.33 spaces per unit.
Servicing and Land Use Compatibility (LUC)		The proposed Subdivision are proposed to be fully serviced via municipal services. The proposal is adjacent to the Simcoe Wastewater Treatment facility.
Accessibility & Emergency Services		The proposal for the draft plan of subdivision proposes one primary entrance into the Subdivision through Donly Drive South. A 6m Wide Gravel Access Road has been proposed. Emergency accesses have been proposed through the Oakwood Cemetery to the north and access through/around the existing storm water management pond.
Traffic		Traffic Impact Study Addendum has been submitted. The addendum outlines that no changes to the recommendations of the August 2024 TIS were warranted including a northbound left turn lane is not warranted at Ireland road and Boswell Street under all three horizon years. The traffic control signals at Queensway East and Donly Drive, Queensway East and Ireland Road and Victoria Street and Donly Drive are not warranted under forecast total traffic conditions. A peer review to the Traffic study may be required.

# Preliminary Considerations

Key Items	Preliminary Review
Transportation and Emergency Services	The proposal for the draft plan of subdivision proposes continued reliance on Donly Drive as its sole fulltime access to the subdivision supported by the existing emergency access through the abutting Cemetery to the north. Staff continue to dialogue with the developer on concerns of potentially overloading Donly Drive (beyond its forecasted capacity in the absence of additional roadway connections), emergency response times, and identified operational concerns at Donly Drive and Queensway.
Land Use Compatibility	The proposal included a Land Use Compatibility assessment. The study provided outlines that the assessment of various major facility operations in the vicinity of the proposed development, noise, vibration , dust and odour concerns are not expected to have an adverse as it is adequately separated from all surrounding major facilities.
Significant Woodlot	The proposed development abuts a significant woodlot on its west side. The submitted Environmental Impact Assessment provides 5 recommendations pertains to buffer and protection zones, education, butternut trees, surface hydrology and groundwater and water quality control.

# Next Steps & Recommendation

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

## Public Hearing Committee Report Recommendation:

*THAT staff Report CDS 25-042 for development applications 28TPL2024308 & ZNPL2024307 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.*