

From: [Fabian Serra](#)
To: [Carol Caulderwood](#)
Cc: [Hubby](#); [Olivia Davies](#)
Subject: RE: File 28TPL2024308 / ZNPL2024307
Date: Thursday, November 14, 2024 2:07:09 PM

Hi Carol,

Thank you for your email. I will provide you with the agenda link when it becomes available. With that you will be able to see the report and supplementary materials.

To answer your question, yes the proposal is to extend the roads along woodway trail, basswood road and trillium way. Staff have identified this as a major concern as well and will be bringing this forward to the developer for further discussion.

If you have any other concerns or questions feel free to ask. I will be sharing the written comments provided with the agent and your comments will become apart of the public record.

I wanted to thank you for taking the time out of your day to raise your concerns on the application.

I have also cc'd our Planning coordinator that will ensure that you receive all future notifications in regards to this application going forward.

Thanks,
fabian

Fabian Serra
Planner
Planning
Planning and Development Division
12 Gilbertson Drive, Simcoe, Ontario, N3Y 5L6
519-426-5870 x8046 | 226-NORFOLK



Providing valued public services that are responsive to our community's needs

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-----Original Message-----

From: Carol Caulderwood <[REDACTED]>
Sent: Thursday, November 14, 2024 1:21 PM
To: Fabian Serra <fabian.serra@norfolkcounty.ca>
Cc: Hubby <[REDACTED]>
Subject: File 28TPL2024308 / ZNPL2024307

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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From: Sharon Rochester [REDACTED]
Sent: Wednesday, November 20, 2024 12:50 PM
To: Mohammad Alam <Mohammad.Alam@norfolkcounty.ca>
Cc: Councillor Alan Duthie <Alan.Duthie@norfolkcounty.ca>; Mayor Amy Martin <Amy.Martin@norfolkcounty.ca>; Councillor Doug Brunton <Doug.Brunton@norfolkcounty.ca>; Fabian Serra <Fabian.Serra@norfolkcounty.ca>
Subject: Re: Follow Up Email

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Good Afternoon Mayor Martin, Councillor Duthie, Fabian and Mohammad,

Thank you for your emails and for providing more details on the new development.

We are unclear about what an "integrated park" would look like but we know that this neighbourhood/community needs playground equipment for children for their growth and overall health. We hope that is the expectation from the developer. Residents in this community should not have to drive outside this neighbourhood to seek parks for their children. Part 6 looks to be a piece of woodland and this would make it complex as Mohammad stated to deal with, clear and install playground equipment.

With the Calibrex development that is said to have a "large park" and it being so close to part 6 of this development, wouldn't it be more logical to have this integrated park or even a small park close to parts 1, 2, and 3 near Basswood or Trillium? Making it more central to the community/neighbourhood. It is also close to Oakwood Cemetery, making it easy for maintenance staff to service both areas. Additionally, this community doesn't require more trails as we have so much of that around our neighbourhood.

Mayor Martin, the other issue we spoke of last summer 2023 was the 2nd exit out of this neighbourhood. Currently, we have one way in and out. A few years ago that exit was blocked. Residents were stuck for hours unable to come in or out of the neighbourhood. Not having an alternative exit out of this neighbourhood is a big concern. If there is an emergency evacuation and that one exit is blocked, this entire community would not be

able to leave. I know this is a concern for many in this community. We already have traffic with the current level of households but to add more households without creating another exit is very concerning. Can this be flagged as a top priority and concern as well?

Thank you for your time and consideration,

Sharon & Sheehan Rochester

On Tue, Nov 19, 2024 at 3:25 PM Mohammad Alam <Mohammad.Alam@norfolkcounty.ca> wrote:

Good afternoon All,

I would like to confirm that the proposal includes a 1.9 hectares of parkland (identified as Part 6 in the attached drawing from the email chain). While the County discourages scattered small parks (from the maintenance inconvenience perspective), creating integrated parks and open spaces with enhanced neighborhood connections often leads to positive outcomes for the community.

Staff has begun reviewing the proposal and notes that this is a complex site with several development constraints that the applicant will need to address. At this stage, staff are thoroughly evaluating the development and anticipate significant discussions on various aspects during the public hearing.

If you have any questions, please don't hesitate to contact me or Fabian.

Sincerely,

Mohammad

Mohammad Alam, MPL, MUD, RPP, MCIP

Supervisor, Development Planning

Planning

Community Development Division

12 Gilbertson Drive, Simcoe, Ontario, Canada, N3Y 3N3

519-426-5870 x8060 | 226-NORFOLK



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From: Councillor Alan Duthie <Alan.Duthie@norfolkcounty.ca>

Sent: Tuesday, November 19, 2024 11:44 AM

To: Mayor Amy Martin <amy.martin@norfolkcounty.ca>; 'Sharon Rochester'

[REDACTED]

Cc: Councillor Doug Brunton <Doug.Brunton@norfolkcounty.ca>; Fabian Serra

<Fabian.Serra@norfolkcounty.ca>; Mohammad Alam

<Mohammad.Alam@norfolkcounty.ca>

Subject: Re: Follow Up Email

Thanks for looping me in Mayor Martin.

Sharon - this is certainly on my list also. I've heard very clearly, and agree, that a park is needed in that area.

Alan

Councillor Alan Duthie

Councillor Ward 5

Mayor and Council

[REDACTED]

[REDACTED]

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From: Mayor Amy Martin <amy.martin@norfolkcounty.ca>
Sent: Tuesday, November 19, 2024 10:09 AM
To: 'Sharon Rochester' [REDACTED]
Cc: Councillor Alan Duthie <Alan.Duthie@norfolkcounty.ca>; Councillor Doug Brunton <Doug.Brunton@norfolkcounty.ca>; Fabian Serra <Fabian.Serra@norfolkcounty.ca>;
Mohammad Alam <Mohammad.Alam@norfolkcounty.ca>
Subject: RE: Follow Up Email

Hi Sharon,

Nice to hear from you.

Thanks for flagging this for me...

I recently had a discussion with one of the original builders- Sounds like the partnership has dissolved but- I asked why no park was included in your subdivision as I remember your concerns. I was told that the county didn't encourage it and that they paid "cash in lieu" to the county.

I will speak to planning staff and ask them to consider this moving forward while working with the developer to draft plans. I will also cc your ward councillors on this.

I am guessing that this is due to the close proximity of the "Calibrex" lands with a large park coming.

Thanks for raising this,

Amy

Mayor Amy Martin

Mayor

Mayor and Council

x1224



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From: Sharon Rochester [REDACTED]

Sent: Monday, November 18, 2024 9:28 PM

To: Mayor Amy Martin <amy.martin@norfolkcounty.ca>

Cc: Sheehan Rochester [REDACTED]

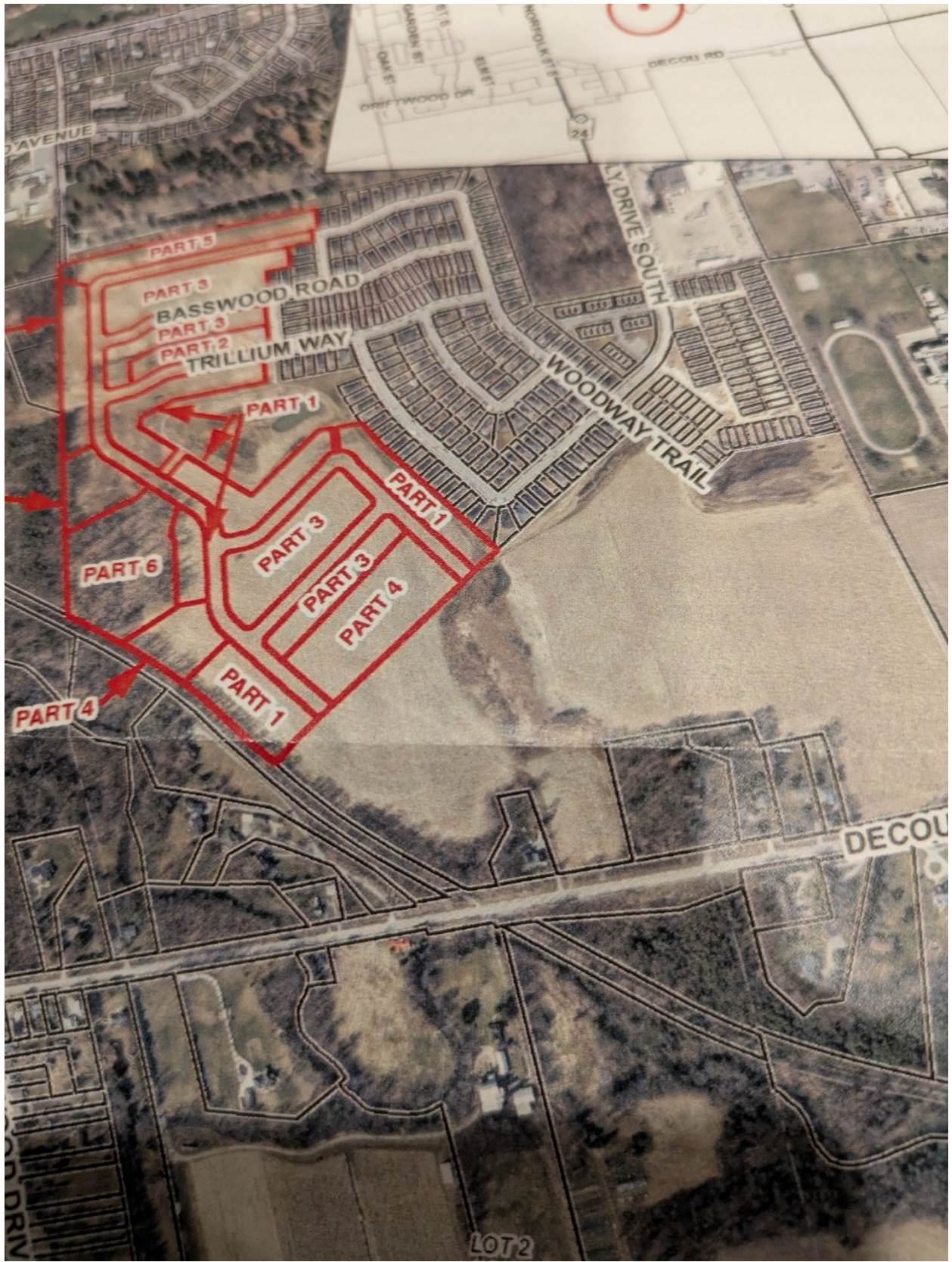
Subject: Re: Follow Up Email

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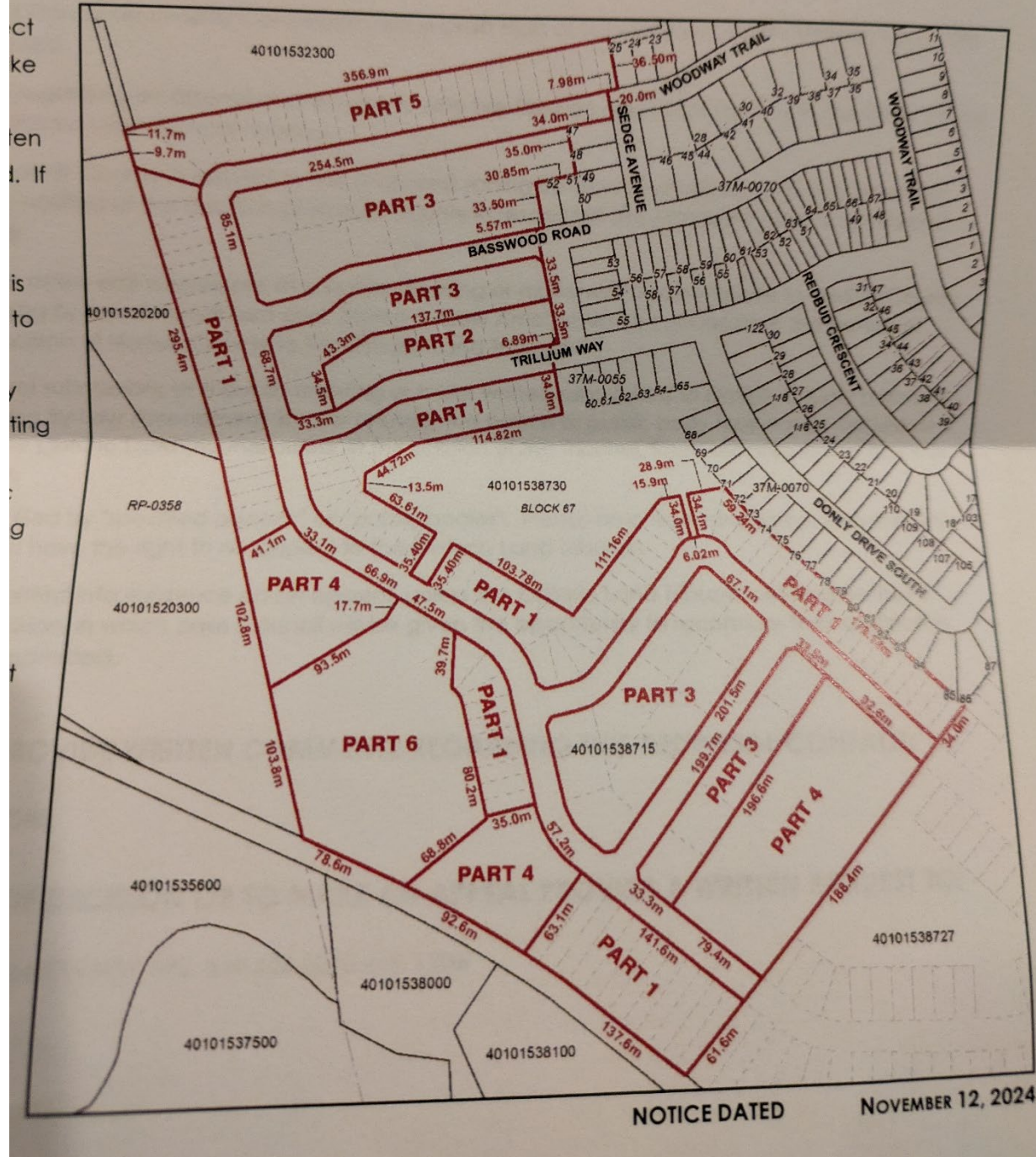
Good Morning Mayor Martin,

We had spoken to you back in the summer of 2023 about at least one or more parks in the our neighborhood/community in Woodway Trail. You had indicated that fThis.will.need.to. occur.when.the.developer.comes.forward.with.a.new.plan.to.keep.buildingf

Well, we recently received some notice (below) from the county and it looks like Fabian Serra (Norfolk County) is in charge of the new plans proposed by the developer. After living here for almost 8 years and paying property taxes requesting a park for the children in this community is the least the county can demand of the new development. The developer has submitted to the county new plans and we don't see any park included in the development plan. Is there a park included in this development? This neighborhood has a lot of young families and a park or two is needed for the amount of houses in this neighborhood already. Now, adding more houses and no parks is completely outrageous.



missions at a public meeting, if one is held, or make written submissions to Norfolk County in
re the approval authority gives or refuses to give approval to the draft plan of subdivision,
al the decision of Norfolk County to the Ontario Land Tribunal. If a person or public body
ng, if one is held, or make written submissions to Norfolk County in respect of the proposed
gives or refuses to give approval to the draft plan of subdivision, the person or public body
n appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are



NOTICE DATED NOVEMBER 12, 2024



NOTICE OF
**PUBLIC MEETING AND
COMPLETE APPLICATION**

TAKE NOTICE THAT PURSUANT TO THE PLANNING ACT, R.S.O. 1990, C. P. 13, THE CORPORATION OF NORFOLK COUNTY RECEIVED AN APPLICATION FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT ON AUGUST 30, 2024, AND DEEMED SAID APPLICATION TO BE COMPLETE ON OCTOBER 15, 2024.

IN ADDITION, TAKE NOTICE THAT PURSUANT TO THE PLANNING ACT, R.S.O. 1990, C. P. 13, A PUBLIC MEETING CONSIDERING A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT WILL BE HELD BY THE COUNCIL OF THE CORPORATION OF NORFOLK COUNTY TO PROVIDE INFORMATION AND RECEIVE COMMENTS FROM THE PUBLIC ON:

Date	DECEMBER 3, 2024	Time	3:00 P.M.
Place	Council Chambers, Norfolk Administration Building, 50 Colborne St S, Simcoe (Talbot St Entrance)		
File Number	28TPL2024308 / ZNPL2024307		
Location	WOODHOUSE CON 5 PT LOTS 2, AND 3 RP 37R10090	Related File Number	
	PART 2 PT, PART 1	Roll Number	3310401015387150000
Civic	None Assigned		
Applicant /Agent	G. Douglas Vallee John Vallee 2 Talbot Street North Simcoe ON N3Y 3W4		

PURPOSE AND EFFECT OF PROPOSED DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

An application has been received for a Draft Plan of Subdivision to construct a total of 336 dwellings comprised of 140 single detached dwellings and 196 street townhouse units. A Zoning By-law amendment is also required to amend the Zoning By-Law to change the zoning on the subject lands from Development Zone to various Urban Residential Zonings. Special Provisions are required for building setbacks and other lot provisions.

NOTICE INTENT AND ADDITIONAL INFORMATION

We kindly ask that you put at least one park forward to planning and development department. There is meeting on Dec. 3rd at 3 pm. Unfortunately, the date and time make it impossible to attend. But we would like to be heard re: park. It would help this community tremendously. A place for children to get together and get to know each other in a safe environment.

We hope you can help bring this forward and approved as part of the new development plans.

Thank you,

Sheehan and Sharon Rochester

On Tue, Jul 25, 2023, 11:45 a.m. Mayor Amy Martin <amy.martin@norfolkcounty.ca> wrote:

Hi Sharon,

Thanks for following up in writing.

I've sent a note to staff RE: 2nd exit. This will need to be done when the developer goes ahead with the next chunk of development. It's his property and its not assumed by the municipality until the development is done. It's helpful that you've flagged this for us and we will keep it in mind as more development occurs.

Unfortunately, same goes for the park. There is no space currently in your development for the addition of a park- the developer builds it and we maintain it moving forward. This will need to occur when the developer comes forward with a new plan to keep building.

You're right RE: Bylaw. We have four officers for all of Norfolk County (except in the summer when we take on students who focus on parking and other seasonal matters) so, the bylaw services are fully complaint based. We don't have the resources to be proactive on this. You'll need to keep calling them and reporting in as needed – or, alternatively you can email bylaw@norfolkcounty.ca

If the inconsistencies in the boulevard are bothersome to you, I recommend you connect with the roads department and bylaw. I'm certain they will apply the same rules and ask the landowners to return them to the original status with sod- but again, we don't have resources to go out on a blitz across Norfolk to require everyone to return the boulevard to sod. This is another bylaw concern. You can imagine that your neighbourhood is one of hundreds across Norfolk, its nearly impossible to sweep across the county and require this to be enforced equally but we do our best.

I understand that you are paying your property taxes and want value for that payment- In fact, I don't dispute your requests, they're reasonable. It's just a part of development in general. We won't pay to add in a park when the developer can do so and keep it off the tax levy, we will commit to maintaining it in the future for the tax payers. We also need the developer to build out their subdivision and complete the standards so that we can assume it and maintain it moving forward. We would never spend taxpayer money on private property in a development zone that isn't safe for kids to use. (I know that's not what your suggesting, I'm just painting a picture as to why the county hasn't installed a park pre-development.)

Again, I've passed your concerns along to planning staff and they will be aware when the next chunk of development comes forward. I can confirm that the parcel owned by "Calibrex" has park amenities, walking trails, a splash pad and more coming when they start to develop. I just don't have a timeline from them.

Thanks for taking the time to chat with me and fill me in on life in your corner of Norfolk. I appreciate it and look forward to ensuring there is a park and additional entrances and exits to your subdivision when the developer comes forward to council.

Amy

Mayor Amy Martin
Mayor
Mayor and Council

x. 1224



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employee or agent of Norfolk County and a third party does not constitute a binding contract without the express written consent of an authorized representative of The Corporation of Norfolk County.

Good afternoon

We recently received the information about the Public Meeting and Application for this development. From the plan, it looks like Basswood Road, Trillium Way and Woodway Trail will be extended into the new development. Will these be the only roads into/out of the proposed development? Basswood and Trillium Way both feed into Woodway Trail, which, at the present, is the only way into or out of our development. We have been concerned since moving here in 2017 that if there was a blockage on Woodway Trail, there would be no way for us to get into or out of the area and there would be no way for emergency vehicles to service the area. Could you please clarify. Thank you.

Unfortunately, we will be out of the country on December 3 for the public meeting. Would it be possible to receive a copy of any additional information such as the Draft Plan or Planning Report so that we could review it and provide written comments prior to the meeting?

Thank you.

Carol and Robin Caulderwood

[REDACTED]

[REDACTED]

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NORFOLK COUNTY
PROPOSED PLAN OF SUBD & ZONING BY-LAW
AMENDMENT

FILE # 28TPL 2024308 / 2NPL 2024307

RE: EFFECT OF THIS PROPOSED DEVELOPMENT
ON THE EXISTING RESIDENTS

TO WHOM IT MAY CONCERN;

I AM A RESIDENT OF THE EXISTING
SUBDIVISION SINCE OCTOBER 2016. MY
MAIN CONCERN BACK THEN WAS "SAFETY"
AND IS NOW EVEN MORE SO. YOUR
PROPOSAL TO ADD AN ADDITIONAL 336
RESIDENTIAL UNITS MAKE IT A TOP
PRIORITY.

WE HAVE ONE ACCESS/EXIT ROAD INTO
OUR SUBDIVISION AND IT IS THRU AN
INDUSTRIAL AREA.

OUR SUBDIVISION HAS AN INADEQUATE
NUMBER OF RESIDENCES WITH MORE
VEHICLES THEN PARKING SPACE/DRIVEWAY
SPACE. COUPLE THE EXCESSIVE STREET
PARKING, DELIVERY VANS, BUSES,
AMBULANCE & FIRE TRUCK ACCESS
AND YOUR PROPOSED CONSTRUCTION
VEHICLES MAKE OUR SUBDIVISION
UNSAFE.

I BELIEVE TO GO FORWARD WITH
YOUR PROPOSAL, THE FOLLOWING NEEDS

TO BE ADDRESSED:

A) BUILD A 2ND ACCESS/EXIT ROAD INTO OUR SUBDIVISION.

B) BUILD A TEMPORARY CONSTRUCTION ACCESS/EXIT RD FOR CONST. VEHICLES ONLY. THIS WILL ELIMINATE HEAVY EQUIPMENT VEHICLES IN A RESIDENTIAL AREA.

SINCERELY,

D.T. EVANS.

D.T. EVANS

[REDACTED]
SIMCOE, ONT.
N3Y 0C8
[REDACTED]

DATE: November 15, 2024

TO: Clerk, Norfolk County, 50 Colborne St. S., Simcoe, ON. N3Y 4H3

CC: Fabian Serra, Planner

FROM: Land Owners,
PLAN 37M70

RE: APPLICATION FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW
AMENDMENT, FILE # 28TPL2024308 / ZNPL2024307

As owners of property adjacent to the above noted Draft Plan of Subdivision and Zoning By-Law Plan, we are concerned that the developer has not provided any secondary exit or access to the said Subdivision from any alternate road. Presently, Donly Road South is the only road leading in or out of our subdivision. Should Donly Road South be blocked by emergency vehicles or any unforeseen circumstance, weather related or otherwise, we would not be able to get out to safety.

While a new walking trail/one-way path has recently been created to and from the Oakwood Cemetery, it should be noted that the developer assured us the property used for this trail/one-way path was designated as green space. This trail has been signed and marked as "for emergency use only" and does not provide for two-way traffic flow. It does not provide emergency evacuation access nor does it provide an additional escape route should Donly Road South be blocked or unavailable to moving traffic.

We were also assured by the developer of the existing adjacent subdivision that a SAFE play area for children would be provided. Will that said play area be included within the new plan?

We would like to know what additional plans have been made by the County to provide by-law enforcement within the new subdivision plan, when it should be noted that the by-laws of the existing subdivision for parking on boulevards, parking of trailers, motor homes and boats are not being enforced. Also, the By-laws for erecting sheds and outdoor buildings and fences are also not being enforced within the existing subdivision.

For your information, we plan to attend the public meeting on December 3rd.

From: [Catherine Cooper](#)
To: [Mohammad Alam](#)
Cc: [Fabian Serra](#); [Al Meneses](#)
Subject: 28TPL2024308 / ZNPL2024307
Date: Monday, November 18, 2024 8:14:02 AM
Importance: High

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Good Morning Mohammad

Thank you again for providing access to the submission above. I have submitted a formal request thru the freedom of information and privacy act for all records related to this submission.

I have a number of comments/questions that will be forthcoming in the next week, and upon receipt of the complete file.

Firstly, I wish to enquire if **any other** Archeological Assessment was submitted for this application, other than the one completed by Mayer Heritage Consultants inc, date November 2008, and Executive Summary dated 2009, prepared for Planning Solutions,(2 Irongate Drive, Paris Ontario)?

I would note that the Archeological Assessment referred to above, was not prepared for either the applicant of the agent on behalf of this current application. The report completed by Mayer Heritage Consultants was prepared for Planning Solutions. (see report)

I am the sole owner of Planning Solutions, and no request has been received from either the applicant or his agent to use, distribute, or rely upon the findings of this report, for the purposes of this current submission., and no authorization has been given. Given no request was made, I Catherine Cooper, owner of Planning Solutions Inc., do not permit the use of this report by any party , for the purposes of distribution, or reliance upon its findings, without the exclusive written permission to do so.

Please remove the Archaeological Assessment dated Nov 2008, and the executive summary dated Nov 2009, prepared by Mayer Heritage Consultant Inc, for Planning Solutions, from this submission and return them to Planning Solutions Inc.,

Given the ongoing issues with Canada Post, I would like to pick up the hard copies today of the Mayer Heritage Archeological Assessment, and the Executive Summary (prepared for Planning Solutions) you have in your possession, as they were not prepared for the applicant or his agent, and no authorization for use has been given. Please advise when I may do so.

Please confirm receipt of this request

Respectfully,

Catherine Cooper
Planning Solutions Inc
Owner.

From: [Catherine Cooper](#)
To: [Fabian Serra](#)
Cc: [Mohammad Alam](#)
Subject: RE: 28TPL2024308/ZNPL2024307
Date: Wednesday, November 20, 2024 12:22:30 PM

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Hello Fabian,

Can you advise if the submission of the Environment Impact Statements (Phase 1 & 2) was a requirement as part of a complete application for the above?, and if the reports submitted are owned entirely by the applicant.

I note that the Phase 1 & 2 reports in the file, completed by Dougan & Associates were prepared for Zitia Group. Zitia Group is not the owner of the subject lands.

In addition, I would note that these reports are 16 and 15 yrs old respectively, and i would question the validity of the findings in an environmental assessment done over 16 years ago for the purposes of evaluating the impacts to the environment in a 2024 submission.

I look forward to your reply.

Catherine Cooper
Planning Solutions Inc.

From: [Catherine Cooper](#)
To: [Fabian Serra](#)
Cc: [Al Meneses](#); [Mohammad Alam](#); [Olivia Davies](#); [REDACTED]
Subject: IMPROPER SIGNAGE POSTING
Date: Wednesday, November 13, 2024 1:47:09 PM
Importance: High

You don't often get email from [REDACTED] [Learn why this is important](#)

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Fabian,
Further to my emails below please note:

I was in Simcoe today and take note of the attached photo of a sign being posted on Decou Road, directly in front of the entrance to 227 Decou Road. The Owner of this property is 2177546 Ontario Inc. The sign reads...**AN APPLICATION HAS BEEN RECEIVED AFFECTING THESE LANDS....** I would draw to your attention that this application in fact does NOT affect these lands, and no application has been submitted for these lands. The posting of this sign at this location is improper, misleading and must be removed immediately. It misleads the public at large and wrongfully represents the interest of this landholding. Please take the necessary steps to remove the sign TODAY and please confirm its removal when complete.

I have copied Mr. Peter Labiris, President of 2177546 Ontario Inc, and owner of the subject lands on this email, and provide this email at his direction as owner of the lands this sign purports to be subject of this application.

Regards.

Catherine Cooper
Planning Solutions Inc.
LANDD Consulting Group.

From: Catherine Cooper [REDACTED]
Date: Wednesday, November 13, 2024 at 12:27 PM
To: Fabian.Serra@norfolkcounty.ca <Fabian.Serra@norfolkcounty.ca>
Cc: Al.Meneses@norfolkcounty.ca <Al.Meneses@norfolkcounty.ca>, Mohammad Alam <Mohammad.Alam@norfolkcounty.ca>, Olivia Davies

<Olivia.Davies@norfolkcounty.ca>

Subject: Re: Application # 28TPL2024308

Hello Fabian.

Following up on my email below, and the 3 voice mail messages I have left. I have not heard back from you in this regard. When calling, your line goes directly into voicemail. I have also left a message today with Mr. Alam.

I am urgently in need of the detail of this application along with all supportive documents, that have satisfied the requirements of a “complete application” as defined, for the above noted application.

I would note this was accepted and entered on August 30th, 2024. My urgency stems from section 51(34) of the planning act and failure to make a decision within 180 days. It appears, the application has been received as complete and entered, and therefore the municipality is soon reaching 90 days after accepting, and yet there is absolutely no information provided online or available for the general public to review and participate.

Excerpt from Ontario Planning Act, R.S.O.

Appeal to O.M.B.

51(34) If an application is made for approval of a plan of subdivision and the approval authority fails to make a decision under subsection (31) on it within 180 days after the day the application is received by the approval authority, the applicant may appeal to the Municipal Board with respect to the proposed subdivision by filing a notice with the approval authority, accompanied by the fee prescribed under the Ontario Municipal Board Act, 1994, c. 23, s. 30; 1996, c. 4, s. 28 (6); 2004, c. 18, s. 8.

With the greatest respect, I would like to be provided a copy of the complete submission, along with all agency comments, staff reports, public meeting dates, proposed neighbour meetings, etc. Given the timeline that has already passed, it is urgent I receive it at the soonest possible time. I am willing to attend the county offices today to pick up.

By way of copy of this email to Mr. Mohammad Alam, and Mr. Al Meneses, I am hopeful we can coordinate some reply to my request, in an expedited manner.

I would note that I previously had made ongoing requests to staff about an application on these lands and was told no such submission existed. I also made verbal requests to be notified immediately upon acceptance of any submission as a complete application. I only became aware of this application by visiting your website by chance and noticed the application on your mapping. I was never made aware by staff.

Thank you in advance for your attention in this regard.

Catherine Cooper
[REDACTED]

From: Catherine Cooper <[REDACTED]>
Date: Monday, November 11, 2024 at 11:56 AM
To: Fabian.Serra@norfolkcounty.ca <Fabian.Serra@norfolkcounty.ca>
Subject: Application # 28TPL2024308

Hello

I recently became aware of the above noted Draft Plan application (28TPL2024308) to your office.

Please accept this as formal request for a copy of the complete submission, all reports, documents etc. at the soonest possible opportunity.

I would also make this formal request to be on the mailing list for all further reports, submissions, public meeting notifications, etc. related to this submission.

My contact information is
Catherine Cooper
[REDACTED]

Please confirm you have received this request, and that i will be added to the public notification list.

Thank you in advance for your reply and confirmation.

Respectfully,

Catherine Cooper.

From: [Catherine Cooper](#)
To: [Mohammad Alam](#); [Fabian Serra](#)
Cc: [Al Meneses](#)
Subject: 28TPL2024308/ZNPL2024307
Date: Wednesday, November 20, 2024 11:57:48 AM
Attachments: [Screenshot 2024-11-18 at 6.47.07AM.png](#)
[LRO 37 - Parcel Register \(PIN 50236-0929\) - OrderID 6330121 \(1\).pdf](#)
[section from PA regulation requiring archaeological.png](#)
[20241106 - 28TPL2024308_ZNPL2024307 - NCA.pdf](#)
[elaws_regs_060544_ev001.doc](#)

Importance: High

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Good Morning Mohammad.

Following up on my review of the submission above, and our discussion regarding the Archeological Assessment and Executive Summary (Mayer Heritage for Planning Solutions) submitted as part of the complete application for the above. As the report was prepared for my firm, and no request has been made to Planning Solutions for use of this report, I have formally requested the report be stricken from the record and removed from the file. Your staff did return the print copies the county held, to me, and i appreciate that. Can you please confirm that this report has been removed from the submission?

You had asked who i was representing in my questions and concerns. For clarity, i am representing the interests of Planning Solutions Inc. In addition, i have been contacted by members of the Woodway Trails Community group, for my input/assessment of the applications.

I did want to note a couple of technical items that i feel should warrant a review of the submission and reconsideration as to whether it meets the criteria outlined in the Planning Act, as a complete application.

1. The application form in the file lists the owner of the subject lands as 2156083 Ontario Inc.. [REDACTED] signed and certified on the application form that 2156083 Ontario Inc. is the owner of the subject lands. Please see attached a title search which confirms in fact, that 2156083 is NOT the owner of the subject lands. The lands are owned by 2177545 Ontario Inc., and entirely separate corporation, although the same individual holds 100% shares in each of the 2 corporations, the actual owner is 2177545 Ontario inc. (not [REDACTED] not 2156083 Ontario Inc.) (see attachments) Schedule 1, of Ontario regulation 544/06 requires that the OWNER of the property be listed on the application form. This was not provided. I believe this invalidates the application as submitted.
- 2 With the removal of the Mayer Heritage Consultants Archeological Assessment,

prepared for Planning Solutions Inc., the applicant will need to (or may have already) submit a new Archaeological Assessment. I would draw your attention to Ontario reg 544/06 , Schedule 1, of the Planning Act, (see attached) which reads, as part of the requirements for a complete application:

23. *Whether the subject land contains any areas of archaeological potential.*
24. *If the plan would permit development on land that contains known archaeological resources or areas of archaeological potential,*
 - a. *an archaeological assessment prepared by a person who holds a licence that is effective with respect to the subject land, issued under Part VI (Conservation of Resources of Archaeological Value) of the Ontario Heritage Act; and*
 - b. *a conservation plan for any archaeological resources identified in the assessment.*

The Planning Act stipulates, that if the subject lands contain any areas of archaeological potential, an assessment and a conservation plan are to be submitted **at the time of application**. If no new report has been provided ,as of the Oct 15, 2024 acceptance date, again, the failure to provide would invalidate this submission as a complete application.

3 The notice requirements under the act, require a description of proposed land uses in the application. The Notice circulated (attached) identifies the proposed subdivision to consist of 336 dwellings consisting of 140 single family units and 196 street towns. Upon review of the file in your offices, i was surprised to learn that the application also includes condominium blocks, (mid rise or townhouses), as well as semi detached units. These were not outlined or described in the Public Notice, which is a requirement of the planning act. No mapping was provided about location of proposed uses, or any description of what the 6 “parts” are as identified on the air photo image map. I believe the adjacent property owners are entitled to know in advance of the public meeting, what is proposed in this application, and the Public Notice fails to do that. I can confirm that some homeowners in the community were quite surprised to hear of condo (mid-rise) in the application as submitted, because the public notice makes no mention of it at all.

For the above reasons, i would request that staff re-evaluate the accuracy of the application filed, the completion of the requirements of Ontario Reg 544/06, to meet the requirements of a “complete application”, and the notice requirements outlined in the Planning Act. I believe for these 3 identified issues, the application as submitted is incomplete, and the public meeting should not be held, as the requirements of the Planning Act, have not been met.

I look forward to your reply.

Catherine Cooper
Planning Solutions Inc.

Nov. 29, 2024

To Whom It May Concern

Absolutely No to more housing!

We're told to cut our water usage by 10% so how is building 336 more homes going to affect our water problems?

These homes may have 336-672 toilets, 1008 sinks or more and probably 672 outdoor taps.

Will this lower our outlandish water bills? No!

Will this reduce our high tax on our homes? No!

Who will profit, of course the developer, and builder and also the Indian immigrants because they can afford them.

Indians have a habit of crowding more than one family into a home which means even more water usage.

Also don't forget the traffic and garbage that will be created.

Sincerely
M. Slade

P.S. "Norfolk County" does not work! It's too costly and is one of the worst places to live. The neighbors I've talked to agree. Give me back the town of Simcoe.

Marlene Slade

Simcoe ON N3T 0C8

From: [M Strawbridge](#)
To: [Fabian Serra](#)
Subject: Query about Woodway Trails Phase 3 - reference 28TPL2024308
Date: Sunday, December 15, 2024 6:31:48 PM

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Dear Mr. Serra,



I hope you had a nice weekend. I have received the information on the new phase of this subdivision mentioned above. We reside at [REDACTED] I am not seeing a road out of the subdivision for this phase of construction, not out to Decou nor exiting out to Ireland Road or an extension of Woodway Trail exit. There is currently only one exit/entrance to this subdivision. I am very worried about the amount of traffic that this is going to cause with construction and when residents begin to move here. This is unsafe. Most of that phase will need to exit out through Trillium Way to Donly/Woodway Trail, this is way too much traffic for one residential street.

The other concern I have is the forest, it appears that large sections of the new plan involve the removal of the trees in areas of that forest, which I thought was conservation area. Along with the fact that we will no longer have any access to the trail systems according to this plan.

Has this already been approved to proceed? I don't understand how this traffic concern has not been addressed.

I look forward to your response, thank you, Margaret Burnes Strawbridge - [REDACTED]
[REDACTED]

From: [Beckie R](#)
To: [Fabian Serra](#)
Subject: woodway trails phase 3 reference 28TPL2024308
Date: Monday, December 16, 2024 5:12:04 PM

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I don't approve at all of the building on woodway trail there is no reason why you need to build there at all. All it is going to do is make our very quiet and peaceful neighbourhood full of people, noise and lot of traffic all things are very unnecessary. Find somewhere else to build no one wants this in the whole neighbourhood.

From: [Carolyn Bedell](#)
To: [Fabian Serra](#); [Councillor Alan Duthie](#)
Subject: Woodway Trails - Draft Plan Application 28TPL2024308
Date: Sunday, January 5, 2025 1:18:34 PM

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Hello, I have concerns regarding the new development in Woodway Trails Subdivision; specifically, my concerns relate to:

1. Current single entry-point to the subdivision for all residents
2. Impact to residents due to higher traffic volumes on existing side streets

Please ensure that roads be extended to Decou as well as to Ireland Road BEFORE construction begins of the new portion of Woodway Trails subdivision. These roads should be used specifically by construction vehicles initially, and offer alternative entrance and exit points for the whole subdivision. It is not acceptable to ask residents to wait several more years until the former hub-lands are developed in order to offer additional entrances/exits. Please ensure that there is negotiation with the Calibrex developer to the south to have the roads built BEFORE construction of the new subdivision begins.

Also, I have concerns about traffic volumes on existing side streets that were never intended to be major routes. If we use simple math that each of the new 353 units would have a minimum of two vehicles. That is 706 vehicles. If we assume each condo building is 8 storeys with 10 units per floor with each unit having two vehicles that is 160 x 3 or 480 additional vehicles. The total is well over 1100 additional vehicles to access this new part of the subdivision - all using existing side streets to enter and exit that portion of the subdivision.

I am not against development of housing - we need it! I implore you to use common sense in the planning and not severely impact existing residents in the process.

Finally, if one of the 3 condo buildings were to be Retirement Apartments for Seniors, it would help that demographic in our county as well.

Kindest Regards,

Carolyn Bedell


From: [REDACTED]
To: [Fabian Serra](#)
Cc: duthie.alan@norfolkcounty.ca
Subject: Woodway Trails Development Concerns
Date: Thursday, December 19, 2024 8:43:33 PM

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Greetings,

Our names are Brent and Kara Buchwald. We live at [REDACTED] [REDACTED]
I am writing today to express my concern with the proposed Woodway Trail development.

There is only one access to our subdivision (Donly Drive). I am concerned about the increased traffic that will be introduced with increased residences. If Donly is blocked for any reason, I am concerned that police, fire and/or ambulance will be unable to respond. I realize that this is currently the situation, however an increased population greatly increases the probability of this scenario. Much of the Donly Drive access is unlit. I often have concerns for the safety of the many residents who use this street on bicycles and electric scooters. I recognize that an access has been added to the Oakwood Cemetery, but I am unsure of who is permitted to use that as it is barricaded and unlit.

I am eager to hear/read your response to this concern.

Brent Buchwald

[REDACTED]

From: [Kerry Bushell](#)
To: [Fabian Serra](#)
Subject: Woodway Trails
Date: Tuesday, January 7, 2025 11:32:30 AM

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My concern, as a resident of the existing homes in the Woodway Trails Subdivision, is with regards to the proposed new construction which is supposed to begin soon and the construction vehicles going through this survey. There should be a service road or additional road installed so the construction vehicles do not go through the already built up area so that there is minimal disruption to residents and less congestion in these areas, especially with regards to the number of children in the subdivision.

Kerry and Elaine Bushell
[REDACTED]

From: [Lynn Clare](#)
To: [Fabian Serra](#)
Subject: Subject File 28TPL2024308/ZNPL2024307
Date: Monday, December 23, 2024 2:46:33 PM

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Dear Planning Committee/City Council Members

Subject: Concerns Regarding Proposed Development and Community Safety

I am writing regarding the Public Meeting scheduled for January 7, 2025, and the application for the proposed development that is currently only accessible via Woodway Trail and Trillium Way. This development raises serious concerns for our community, as it proposes an additional 336 dwellings without addressing critical safety and infrastructure issues.

Currently, our neighborhood has only one point of access via Donly Drive South. Adding hundreds of new dwellings without creating additional egress routes significantly increases the risk of harm or death during emergencies such as fires, gas leaks, or natural disasters. This is a longstanding concern for residents, and the proposed development exacerbates this issue.

Furthermore, our community streets were not designed to handle the heavy construction vehicles—such as haulers, belted dozers, and other equipment—that will be required during the construction phase. Prolonged use of these streets by such vehicles will likely lead to structural damage and increased safety hazards.

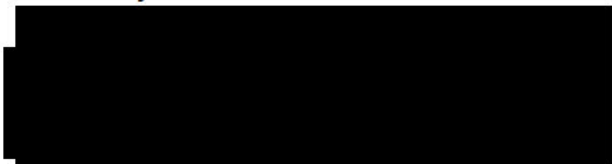
Another critical concern is the safety of our children. Our streets are currently used by children playing, riding bicycles, and running around. The anticipated increase in traffic, particularly with the presence of construction vehicles, poses a significant danger to their well-being.

For these reasons, I strongly urge the planning committee to address and resolve these concerns before any development proceeds. Ensuring additional egress routes, mitigating construction-related risks, and prioritizing the safety of residents—especially children—must be the top priorities for this project.

Thank you for considering these issues seriously. I look forward to the opportunity to attend the Jan7th meeting and how these issues will be addressed..

Sincerely,

Marilyn Clare



From: [Jim Swire](#)
To: [Fabian Serra](#)
Cc: [Carol Caulderwood](#); [Lynn Clare](#)
Subject: Application for a Draft Plan of Subdivision WOODHOUSE CON 5 PT LOTS 2, AND 3 RP 37R10090 PART 2 PT, PART 1
Date: Tuesday, December 3, 2024 8:05:16 PM

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Mr Fabian Serra

File number: 28TPL2024308 / ZNPL2024307

Roll Number: 3310401015387150000

Location: WOODHOUSE CON 5 PT LOTS 2, AND 3 RP 37R10090 PART 2 PT, PART 1

Applicant and Agent: G. DOUGLAS VALLEE JOHN VALLEE 2 TALBOT STREET NORTH Simcoe On N3Y 3W4

Sir:

As outlined in the Notice of Public Meeting And Complete Application:

We are current residents on Donly Drive South Simcoe On and wish to be put on record that we have numerous questions and concerns about the proposed development of lands located at WOODHOUSE CON 5 PT LOTS 2, AND 3 RP 37R10090 PART 2 PT, PART 1.

Our questions and concerns are as follows:

1. Our current subdivision has only one ingress and egress to enter and exit the subdivision. Is the County of Norfolk going to construct a second egress to compensate for the additional traffic and heavy construction equipment?
2. The current water retention pond is shallow and during times of heavy rainfall the pond swells and standing water occurs. Will the drainage and grading plans illustrate where and how the additional ground water will not cause flooding and additional standing water? Are there provisions for 100 year storms?
3. Is there going to be a walking path for the residents of the current subdivision to access the L.E. & N TRAIL E & N walking trail that runs west of the proposed subdivision?
4. Park, play area for the children. Will there be provisions made for a play ground for the children of the area?
5. Will the Site Plan Agreement address the construction dust, road dirt and construction noise?
6. Starting Date for the construction of the new subdivision?

We will be attending the January 7, 2025 meeting and trust these concerns will be addressed.

January 6th, 2025

Mayor Amy Martin, and member of County of Norfolk Council, Planning Advisory Committee

RE: Application 28TPL 2024308 & ZNPL2024307
2156083 Ontario Inc./ G Douglas Vallee Limited.

2177546 Ontario Inc is the owner of the land parcel to the south of the proposed development. I, Peter Labiris, am the sole shareholder of 2177546 Ontario Inc.

I have no objection to these lands being developed in a proper and well thought out development plan that takes into consideration the needs of the immediate neighbourhood, the community and the overall community node for this area.

The proposal as submitted shows 3 direct access points onto the lands which my company owns. There has been no contact by either the applicant or any of his agents with me or any of my agents to discuss the merits or viability of the road patterns proposed. I have not been able to get copies of any of the studies provided in support of the application. No attempt by the applicant or his agents at any level has occurred to discuss the logical inter-development discussions that must occur before any consideration of the proposed plan can be taken seriously.

I cannot agree to the access points to my lands as proposed. The applicant will need to find alternative routes for additional road access to the subject lands if they wish to proceed with what is proposed. Until proper professional dialogue occurs that engages all the development interests in this corridor of development in southeast Simcoe., I cannot support the proposed road extensions in those locations, on to my landholding.

To ensure a complete community, the municipality must consider future proposed development applications and additional consultation is required with the adjacent landowner as consideration for development plans of adjacent land is underway.

Respectfully submitted



Mr. Peter Labiris
President
2177546 Ontario Inc.

From: [Liane Varga](#)
To: [Fabian Serra](#)
Cc: [Councillor Alan Duthie](#)
Subject: Woodway trail subdivision expansion
Date: Sunday, January 5, 2025 10:10:28 AM

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Dear Mr. Serra,

Re: 28TPL2024308

I live at [REDACTED] in Simcoe and have some concerns over the proposed expansion of our subdivision. I did not receive the notification from the county of this expansion.

My concerns include:

- 1) construction traffic in the subdivision if no new roads are put in- the ONLY road into the subdivision (Donly) is already very busy but the introduction of construction vehicles would definitely negatively impact those of us that already live there,
- 2) Donly is already very busy servicing the current homeowners. If new roads into this expansion are not done, traffic in and out of the subdivision will be a challenge,
- 3) Without an additional homeowner access in and out puts us at risk in the event of an emergency,
- 4) parking in the neighbourhood is already a challenge, so additional vehicles from construction workers will increase this issue,
- 5) there is a need for a park in the development for all the children in the neighbourhood and,
- 6) I am concerned that if this expansion is not done with all these concerns addressed, I am concerned about a negative impact to property values.

Thank you,

Liane Varga

Sent from my iPhone

From: [Chad Cail](#)
To: [Councillor Alan Duthie](#); [Councillor Doug Brunton](#); [Fabian Serra](#)
Subject: Woodhouse Concession 5, Part Lots 2 and 3, RP 37R1009
Date: Tuesday, October 14, 2025 9:31:40 PM

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I wanted to share the below letter with you. I will also drop off a copy tomorrow or Thursday to the Clerk at 50 Colborne St South, to file as well.

I believe I also have a teams meeting setup with Fabian Thursday at 10am.

We received the notice today of the changes and wanted to make sure I get the item filed.

Chad Cail

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Date: Oct 14, 2025

To: Clerk

Norfolk County

50 Colborne St South

Simcoe, Ontario N3Y 4H3

Subject: Objection to Draft Plan of Subdivision / Zoning Amendment

File No.: 28TPL2024308 / ZNPL2024307

Location: Woodhouse Concession 5, Part Lots 2 and 3, RP 37R10090

Dear Planning Department / Clerk,

I am writing to formally object to the above-noted development proposal(file No). I am the holder of a registered **easement** over the affected property, which grants me ongoing access and use rights to the property in question.

I wish to make it clear that **I do not consent to the removal, alteration, or interference** with my existing easement without reasonable compensation. The easement is a legal right attached to my property, and I rely on it for access and enjoyment of the land. Any proposed development that compromises this right would **adversely affect my and my**

family's property interests and enjoyment, and would not be acceptable to me.

I respectfully request that Norfolk County ensure my easement remains fully **protected and accessible** in any approved plans, and that **no conditions, dedications, or changes** be approved that would extinguish or restrict this right without my express written consent.

Please record this letter as part of the **public record** for File No. 28TPL2024308 / ZNPL2024307, and notify me of any upcoming meetings, hearings, or decisions regarding this application.

Thank you for your attention to this matter.

Sincerely,

Chad Cail

From: [Lynn Clare](#)
To: [Fabian Serra](#)
Subject: Community Concerns with Revised Subdivision Plan Project #23-190 Dated August 6, 2025
Date: Tuesday, October 21, 2025 7:56:24 PM

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Tuesday, October 21, 2025

Community Concerns with revised Subdivision Plan Project #23-190 Dated August 6, 2025

I am not writing to object to a Subdivision of part Lot 2 Concession 5. I am writing to show my concerns to the revised subdivision draft plan.

The park: in this plan the neighbour park has been reduced to less than the minimum 5% requirement. The park is a very small area and located at the far end of the development by the cemetery rather a central area, such as Block 3 a convenient space for all phases in a walkable community. The proposed park is a token sliver of green space, not a play park with swings, slides, and apparatuses for both toddlers and older children. New developments in Anderson Road Park in Brantford include all the above and a basketball net on a concrete pad, with an adjoining splash pad. The closest splash pad in Simcoe is on 281 Head St N., 4.2 KM or 9 Minutes by Car. Our community will not accept an in lieu of payment to the Norfolk county in place of a park. The county accepted that with the prior developer. We have to have a proper play area for the children in our community. The suggestion of the bordering cemetery being a play area was absurd. Block 3 is currently a designated space for an additional 60 Mid rise condos, from Low rise

The pond: The grass gravel pathway around the storm pond has never been anything but a walkway for pedestrians. At one time this walkway was on the Norfolk Trail Map. The revised plan shows two walkways to this area, not wide enough for emergency vehicles, and numerous cars. Historically the walkway and surrounding ground around the pond after a heavy rain has extremely soggy areas, and the walkway is flooded. The pond and surrounding area is home to several different species of amphibians, a resting place for various types of ducks, geese, the occasional swan, and a feeding home to rabbits, coyotes, fox, deer and raccoons. It's nature's window to several types of birds, that have their nests in the grasses around the perimeter. This pathway is totally unacceptable as an emergency exit route.

-Access and Regress - stated at the January council meeting regarding this development several members of our community voiced their concerns of only 1 way in and out via Donly Dr. S., as we have had a couple of incidents of blockage around the Woodway and Donly area. The original plan for this next development had shown 2 additional access and regress points. Now because two owners can't solve their disputes, this engineering company and one developer are ignoring all our safety issues trying to make us believe we can exist with an emergency lane through a cemetery. This is totally unacceptable. We have a serious safety issues with a blockage, heavy traffic, additional cars parked on the roads, emergency vehicles having to turn around and try to enter on another street because of parked cars. Now add an additional 495 units with 2 cars per household, without these 2 access/exit points. It is ludicrous to even image this!

Traffic Survey - submitted July 14, 2025 but when was the data collected? What times were they taken. People travel early to work, take kids to school, come home for lunch, pick up kids from school, come home from work. What are the peak times they mention because there are several. Did they calculate the additional cars of at least 2 cars per family for 495 dwellings? Numerous School buses will be coming and going through the new area for different school areas, as the current area schools are full.

Marilyn A Clare

[REDACTED]

Simcoe, ON

[REDACTED]

From: [David Elliott](#)
To: [Fabian Serra](#)
Subject: Woodway Trails development
Date: Tuesday, October 21, 2025 4:40:03 PM

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Attention: Fabian Serra

I will not be able to attend the meeting on November 4th but I do have some concerns about the future development. My house is located overlooking the pond at [REDACTED]

1. Increased number of units: The developer is seeking to increase the number of units dramatically from 336 to 495. This will greatly increase the road traffic once the development is completed. Which will also mean a greater need for parking that will further congest the roads. Currently there are many people who are parking on the streets, often on both sides resulting in only one lane for traffic. This will no doubt be the same in the new development area, as many people will have 2 vehicles and some more. Even with the attached garages many residence fail to use them for their vehicles because they are used for storage. I did not notice any additional space for off road parking.

2. Access Road to the subdivision: This was a main area of concern at the last meeting. The information I received has not addressed that concern raised by many people present at the meeting. It would seem to be poor planning to not include an additional access point to one of the main roads. Originally, this would have been addressed by the two developers. Since they divided the property the two of them should be responsible to fulfill the original plan for road access.

3. Park space: I did not notice on the plan a designated area for park space. Since so many town houses are being added there is a highly likelihood of increased young families with children. A proper amount of space needs to be made available for children to safely play, not on the roads.

4. Mid-rise buildings or townhouses: It appears the developer is cramming in as much as possible with a lack of concern for the livability of the residence, both present and future.

On the map it gives varies numbers as parts 1-6, but I do not see anything that indicates which phase is first and how it is going to progress. This development may take many years to complete, which will mean extra dirt and construction materials that may be blown throughout the neighbourhood. I have lived through

such developments in the past and know that developers do not always keep their work areas cleaned up of extra construction materials.

Concerned tax payer,

David Elliott

From: Wally Simmons [REDACTED]
Sent: Tuesday, October 14, 2025 9:45 PM
To: Councillor Alan Duthie <Alan.duthie@norfolkcounty.ca>; Councillor Doug Brunton <Doug.brunton@norfolkcounty.ca>
Subject: Woodway Trails Development Plan

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Good morning

I am writing you with my concerns in regards to the revised Woodway Trail Development plan. It is my understanding that a temporary road is being built for the heavy equipment to access the development. This is unacceptable. Currently Woodway Trails has only one access road.

This is a safety issue. There has been one incident where the access was blocked by emergency services. Thankfully, the incident occurred during a “non busy period” for traffic.

The original plans for this development had a second access road that connected with Decou road. This road is a MINIMUM REQUIREMENT before any more homes are to be built.

Feel free to contact me via email or phone if you have any questions

Thank you

Wally Simmons
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] my iPad