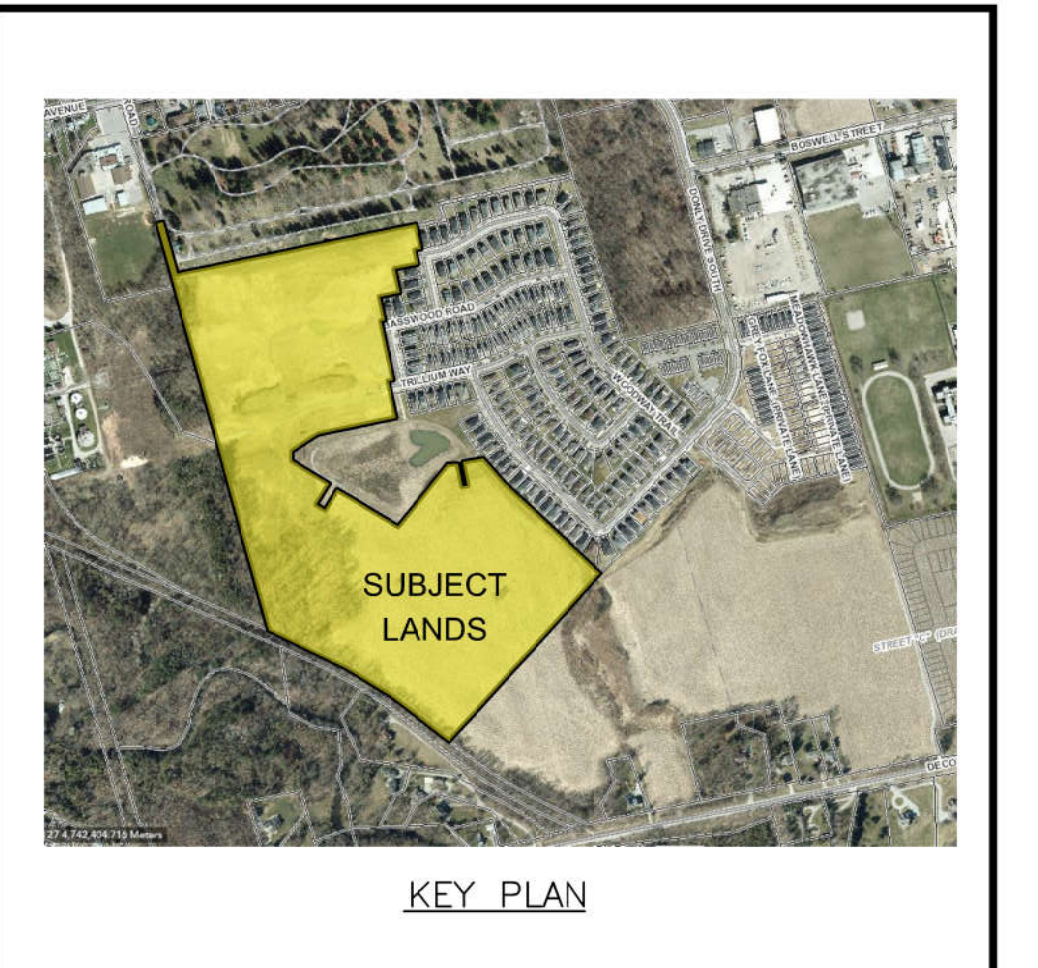
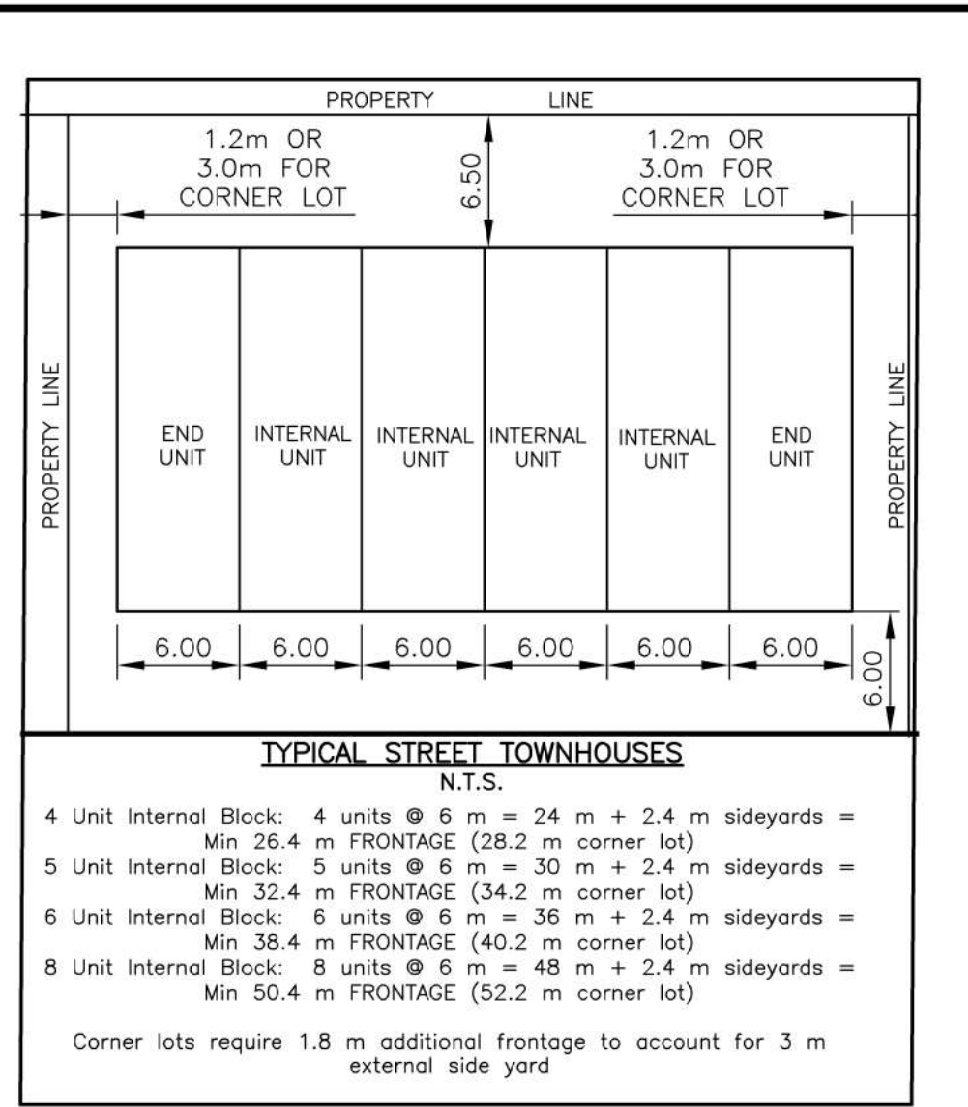




**LAND USE TABLE**

LOT OR BLOCK	PROPOSED LAND USE	ZONE	AREA	UNITS
BLOCK 1	PARK	OS	0.89ha	
BLOCK 2	WOODLOT	OS	0.48ha	
BLOCK 3	CONDO BLOCK MID-RISE (NORFOLK DESIGN STANDARD OF 75 UPH = 60 UNITS)	R6	0.49ha	60
BLOCK 4	WOODLOT	OS	2.00ha	
BLOCK 5	WOODLOT	OS	0.07ha	
BLOCK 6	CONDO BLOCK TOWNHOUSES (NORFOLK POLICY IS UP TO 30 UPH = 92 UNITS)	R4	3.06ha	92
BLOCK 7	CONDO BLOCK TOWNHOUSES (NORFOLK POLICY IS UP TO 30 UPH = 62 UNITS)	R4	2.05ha	62
BLOCK 8	EXISTING NORFOLK COUNTY LAND TO BE CONVERTED TO ROAD ALLOWANCE	R1-B	0.01ha	
BLOCK 9	PEDESTRIAN WALKWAY	OS	0.002ha	
BLOCK 10	TEMPORARY TURNING CIRCLE	R4	0.017ha	
BLOCK 11	TEMPORARY TURNING CIRCLE	R4	0.017ha	
BLOCK 12-41	STREET TOWNHOUSES	R4	3.58ha	169
BLOCK 42-54	0.3m Sight Triangle Reserves	MATCH ADJACENT LOT		
LOTS 1-112	SINGLE DETACHED DWELLINGS	R1-B	4.19ha	112
TOTAL ROADWAYS			3.53ha	
TOTAL AREA			20.68ha	495
PART 1 AREA - PLAN 37R - 11505			20.82ha	
PART 3 AREA - PLAN 37R - 11505			0.06ha	
TOTAL AREA CHECK			20.68ha	
UNDEVELOPABLE AREA (BLOCKS 2, (PART) 3, 4, & 5)			2.85ha	
NET DEVELOPABLE AREA			17.83ha	
REQUIRED PARK DEDICATION @ 5% OF NET DEVELOPABLE AREA			0.89ha	



**DRAFT PLAN OF SUBDIVISION**  
OF PART OF  
**PART OF LOT 2 CONCESSION 5**  
GEOGRAPHIC TOWNSHIP OF WOODHOUSE --  
**NORFOLK COUNTY**  
SPECIFICALLY  
**PARTS 1 & 3 PLAN 37R-11505**

**ZONING TABLE**  
URBAN RESIDENTIAL TYPE 1 ZONE (R1-B)

PROVISION	DESCRIPTION	REQUIRED	PROVIDED	COMMENT
5.1.1	PERMITTED USES	A) DWELLING, SINGLE DETACHED B) BED & BREAKFAST C) HOME OCCUPATION D) ACCESSORY RESIDENTIAL DWELLING UNIT	SINGLE DETACHED DWELLINGS	
5.1.2 a)	MINIMUM LOT AREA i) INTERIOR	360 m <sup>2</sup>	308 m <sup>2</sup>	PROPOSED REDUCTION
5.1.2 b)	MINIMUM LOT FRONTAGE i) INTERIOR	450 m <sup>2</sup>	377 m <sup>2</sup>	PROPOSED REDUCTION
5.1.2 c)	MINIMUM FRONT YARD SETBACK	12m	11m	PROPOSED REDUCTION
5.1.2 d)	MINIMUM EXTERIOR SIDE YARD SETBACK	15m	13m	PROPOSED REDUCTION
5.1.2 e)	MINIMUM INTERIOR SIDE YARD SETBACK	6m	6m	
5.1.2 f)	MINIMUM REAR YARD SETBACK	6m	3m	PROPOSED REDUCTION
5.1.2 g)	MINIMUM BUILDING HEIGHT	1.2m FOR ATTACHED GARAGE	1.2m	
5.1.2 h)	MAXIMUM BUILDING HEIGHT	7.5m	7.5m	
5.1.2 i)	MAXIMUM BUILDING HEIGHT	11m	11m	
<b>4.9 PARKING SPACE REQUIREMENTS FOR RESIDENTIAL USES</b>				
		SINGLE DETACHED DWELLING	2 SPACES PER UNIT	2 SPACES PER UNIT

**ZONING TABLE**  
URBAN RESIDENTIAL TYPE 4 ZONE (R4)

PROVISION	DESCRIPTION	REQUIRED	PROVIDED	COMMENT
5.4.1	PERMITTED USES	A) GROUP TOWNHOUSE B) STACKED TOWNHOUSE C) STREET TOWNHOUSE D) SEMI-DETACHED, DUPLEX, TRI-PLEX AND FOURPLEX DWELLINGS E) HOME OCCUPATION F) ACCESSORY RESIDENTIAL DWELLING UNIT	STREET TOWNHOUSES	GROUP TOWNHOUSES PROPOSED REDUCTIONS COMMENTS BELOW FOR STREET TOWNHOUSES ONLY
5.4.2 a)	MINIMUM LOT AREA i) INTERIOR	156 m <sup>2</sup>	162 m <sup>2</sup>	
5.4.2 b)	MINIMUM LOT FRONTAGE i) INTERIOR	264 m <sup>2</sup>	243 m <sup>2</sup>	PROPOSED REDUCTION
5.4.2 c)	MINIMUM FRONT YARD SETBACK	6.5m	6.0m	PROPOSED REDUCTION
5.4.2 d)	MINIMUM EXTERIOR SIDE YARD SETBACK	11m	9.0m	PROPOSED REDUCTION
5.4.2 e)	MINIMUM INTERIOR SIDE YARD SETBACK	11m	6m	PROPOSED REDUCTION
5.4.2 f)	MINIMUM REAR YARD SETBACK	6m	6m	PROPOSED REDUCTION
5.4.2 g)	MINIMUM REAR YARD SETBACK	1.2m	1.2m	
5.4.2 h)	MINIMUM REAR YARD SETBACK	1.2m	3m	
5.4.2 i)	MINIMUM REAR YARD SETBACK	7.5m	6.5m	PROPOSED REDUCTION
5.4.2 j)	MAXIMUM BUILDING HEIGHT	11m	11m	
<b>4.9 PARKING SPACE REQUIREMENTS FOR RESIDENTIAL USES</b>				
		TOWNHOUSE DWELLINGS	2 SPACES PER UNIT	2 SPACES PER UNIT

**ZONING TABLE**  
URBAN RESIDENTIAL TYPE 6 ZONE (R6)

PROVISION	DESCRIPTION	REQUIRED	PROVIDED	COMMENT
5.6.1	PERMITTED USES	A) DWELLING, APARTMENT B) HOME OCCUPATION C) RETIREMENT HOME	A) DWELLING, APARTMENT B) HOME OCCUPATION C) RETIREMENT HOME D) GROUP TOWNHOUSE	GROUP TOWNHOUSES ARE BEING PROPOSED AS AN ADDITIONAL USE THROUGH THE ZONING BYLAW AMENDMENT APPLICATION
5.6.2 a)	MINIMUM LOT FRONTAGE	30m	30m	
5.6.2 b)	MINIMUM FRONT YARD SETBACK	3m	TBD	
5.6.2 c)	MINIMUM EXTERIOR SIDE YARD SETBACK	3m	TBD	
5.6.2 d)	MINIMUM INTERIOR SIDE YARD SETBACK	5m	TBD	
5.6.2 e)	MINIMUM REAR YARD SETBACK	9m	TBD	
5.6.2 f)	MAXIMUM BUILDING HEIGHT	8 Storeys	TBD	TO BE DETERMINED AT FUTURE SITE PLAN APPLICATION
5.6.2 g)	MAXIMUM FLOOR AREA RATIO	0.72	TBD	
5.6.2 h)	MINIMUM FLOOR AREA RATIO	0.79	TBD	
5.6.2 i)	MINIMUM FLOOR AREA RATIO	0.86	TBD	
5.6.2 j)	MINIMUM FLOOR AREA RATIO	0.93	TBD	
5.6.2 k)	MINIMUM FLOOR AREA RATIO	1.00	TBD	
<b>4.9 PARKING SPACE REQUIREMENTS FOR RESIDENTIAL USES</b>				
		TOWNHOUSE DWELLINGS	2 SPACES PER UNIT	TBD
		APARTMENT DWELLINGS	1.5 SPACES PER UNIT	TBD
		TO BE DETERMINED AT FUTURE SITE PLAN APPLICATION		

**SURVEY REFERENCE**

PROPERTY LIMITS BASED ON  
PART 1 & PART 3,  
PLAN 37R-11505,  
BY WEST & RUSKA LTD.,  
ONTARIO LAND SURVEYORS  
DATED: 2022/03/30

**SECTION 51 (17) PLANNING ACT, R.S.O. 1990**

a. BOUNDARIES OF THE LAND ARE DEFINED AS PARTS 1 & 3 ON PLAN 37R-11505 DATED MARCH 29, 2022 AS SIGNED BY MR. JIM JOHNSON, OLS OF WEST & RUSKA LTD, ONTARIO LAND SURVEYORS.

b. LOCATIONS, WIDTHS, AND NAMES OF PROPOSED ROADS AND EXISTING ROADS ARE SHOWN ON THE PLAN.

c. A KEY PLAN IS INCLUDED ON THE DRAWING.

d. PROPOSED LAND USE IS INDICATED IN THE LAND USE TABLE ON THE DRAWING.

e. ADJACENT LAND USES ARE INDICATED ON THE PLAN.

f. APPROXIMATE LOT DIMENSIONS ARE SHOWN ON THE PLAN.

g. LYNN VALLEY RAIL TRAILS, WOODLOTS ADJACENT TO THE SUBJECT LANDS ARE INDICATED ON THE PLAN.

h. THE DEVELOPMENT WILL BE SERVICED BY NORFOLK COUNTY'S MUNICIPAL WATER SUPPLY.

i. NATIVE SOILS ARE EXPECTED TO BE A MIX OF CLAY, AND GRANULAR WITH MIXED POROSITY.

j. EXISTING CONTOURS ARE INDICATED ON A SUPPLEMENTARY DRAWING.

k. THE DEVELOPMENT WILL BE SERVICED WITH MUNICIPAL WATER, SANITARY, STORM, CURB, PAVEMENT, STREETLIGHTING AND SIDEWALKS IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY.

l. NO RESTRICTIVE COVENANTS IN EXCESS OF NORFOLK COUNTY'S ZONING BY-LAW ARE PROPOSED.

DATE	REVISION
AUG 22/24	ISSUED TO CLIENT FOR REVIEW
JAN 14/25	GENERAL REVISIONS PER CLIENT DIRECTION
MAY 30/25	REVISED FOR RE-SUBMISSION TO NORFOLK COUNTY

**SUBDIVISION DRAFT PLAN**  
**TOWN OF SIMCOE**

<b>DRAWN BY:</b> DJB/ND	<b>DESIGNED BY:</b> JDV	<b>CHECKED BY:</b> JDV	<b>SCALE:</b> 1:2000
<b>G. DOUGLAS VALLEE LIMITED</b> 2 TALBOT STREET NORTH SIMCOE, ONTARIO N3Y 3W4 (519) 426-6270			<b>DATE:</b> <b>NOVEMBER 2023</b> <b>DRAWING NO.:</b> <b>23-190-DP</b>