



The Corporation of Norfolk County

By-Law 2024-34

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Concession 12 Part Lot 3, Townsend, located at 196 Old Highway 24, Bloomsburg, Norfolk County.

Whereas Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 of the *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended; and

Whereas this By-Law conforms to the Norfolk County Official Plan; and

Now therefore the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified on Parts 1 and 2 on Map A (attached to and forming part of this By-Law) from Agricultural *Zone* (A) to Hamlet Residential (RH) *Zone* with special provision 14.1053
2. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified on Part 3 on Map A (attached to and forming part of this By-Law) from Agricultural *Zone* (A) to Hamlet Residential (RH) *Zone*
3. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified on Part 4 Map A (attached to and forming part of this By-Law) from Agricultural *Zone* (A) to Agricultural (A) *Zone* with special provision 14.1053
4. That Subsection 14 Special Provisions is hereby further amended by adding new 14.1053 as follows:

14.1053 In lieu of the corresponding provisions in the RH *Zone*, the following shall apply to Part 1:

a) minimum *lot area*:

i. *interior lot* – 3817 square metres;

14.1053 In lieu of the corresponding provisions in the RH *Zone*, the following shall apply to Part 2:

b) minimum *lot area*:

i. *interior lot* – 3275 square metres;

14.1053 In lieu of the corresponding provisions in the A *Zone*, the following shall apply to Part 4:

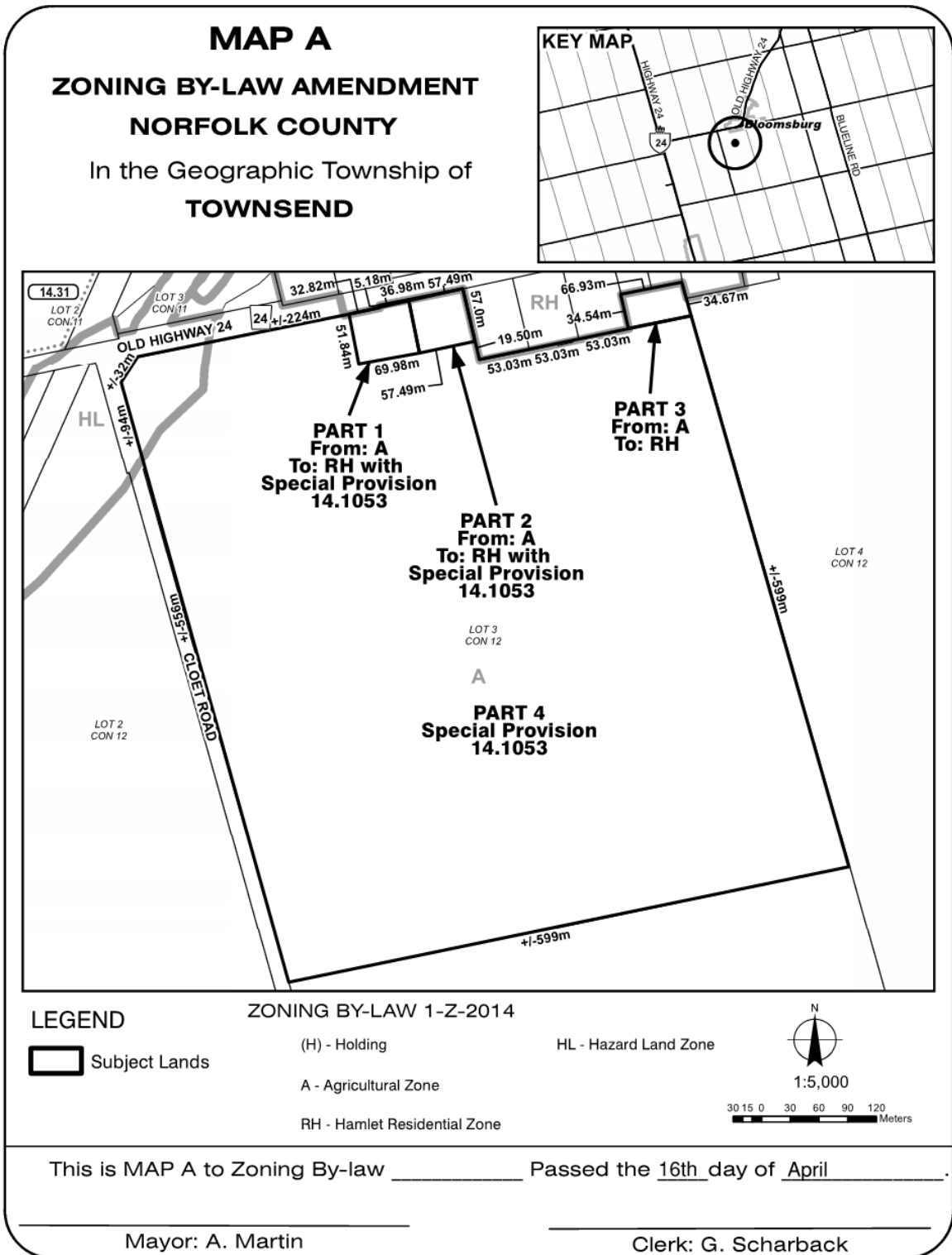
c) minimum *lot area*: 36.72 ha

5. That the effective date of this By-Law shall be the date of passage thereof.

Enacted and passed this 16th day of April, 2024.

Mayor: A. Martin

County Clerk: G. Scharback



**Explanation of the Purpose and Effect of
By-Law 2024-34**

This By-Law affects a parcel of land described as Concession 12 Part Lot 3, Townsend, located at 196 Old Highway 24, Bloomsburg, Norfolk County.

The purpose of this By-Law is to change the zoning on the subject lands from Agricultural to Hamlet Residential and Hamlet Residential with special provision on Parts 1 - 3, and from Agricultural to Agricultural with special provision on Part 4. The change would have the effect of facilitating three future consent to sever applications (two lots created and one boundary adjustment) for continued residential use and future residential development.