



The Corporation of Norfolk County

By-Law 2024-47

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as PLAN 826 LOT 15 IRREG, Urban Area of Simcoe, Norfolk County, municipally known as 77-79 Oakwood Avenue, Simcoe.

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.

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 Map A (attached to and forming part of this By-Law) from Urban Residential Type 2 Zone (R2) to Urban Residential Type 2 Zone (R2) with a Special Provision 14.1055.
2. That Subsection 14 Special Provisions is hereby amended by adding new Special Provision 14.1055 to the subject lands as follows:
14.1055 In addition to the uses permitted in the Urban Residential Type 2 (R2) Zone, the following shall apply:
 - a) The site can be used for:
 - i. *Boarding and Lodging House*
 - ii. *Rooming House*
 - b) Minimum *parking spaces* for *Boarding/Rooming House*:
 - i. *3 parking spaces* per unit (to a total of 6 for the subject lands);
 - c) For the purposes of this site specific provision, the following definitions shall apply:
 - i. *“BOARDING OR LODGING HOUSE” shall mean a duplex dwelling, with or without meals, for lodging or sleeping accommodation and may provide communal but not individual cooking facilities. Each duplex*

dwelling unit shall be occupied by no more than four (4) individuals. A boarding or lodging house shall not include a hotel or bed & breakfast.

ii. "ROOMING HOUSE" shall mean a duplex dwelling containing individual rooms rented, with or without meals, for lodging or sleeping accommodation and may provide communal but not individual cooking facilities. Each duplex dwelling unit shall be occupied by no more than four (4) individuals. A rooming house shall not include a hotel or bed & breakfast.

d) That section 5.3.4 *Yard Exemption for a Boarding or Lodging House* shall not apply for the subject lands.

e) That any set-back deficiencies created through the additional uses, shall be deemed to comply.

f) That at such time as either *dwelling unit* is the 2 (two) new uses, the following uses shall not be permitted:

i. bed & breakfast

ii. day care nursery

iii. home occupation

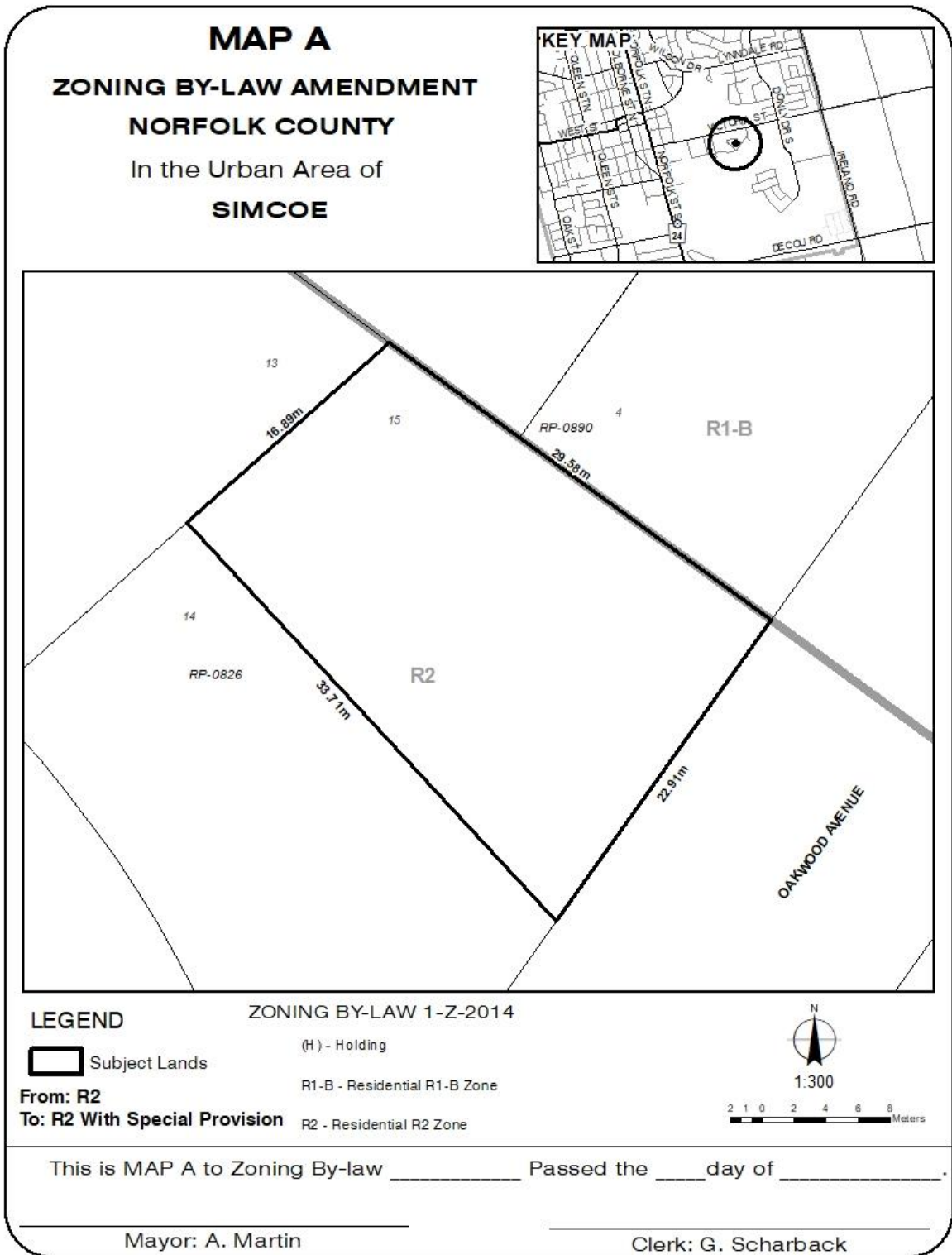
iv. accessory residential dwelling unit

That this By-Law shall become effective upon final approval of this file.

Enacted and passed this 22nd day of May, 2024.

Mayor A. Martin

County Clerk G. Scharback



**Explanation of the Purpose and Effect of
By-Law 2024-47**

This By-Law affects a parcel of land described as PLAN 826 LOT 15 IRREG, Urban Area of Simcoe, Norfolk County, municipally known as 77-79 Oakwood Avenue, Simcoe.

The purpose of this By-Law is to change the zoning of the subject lands from Urban Residential Type 2 Zone (R2) to Urban Residential Type 2 Zone (R2) with a Special Provision 14.1055 to allow accommodation up to 4 (four) individuals per residential dwelling unit for a total of 8 (eight) individuals on the subject land. The Special Provision 14.1055 also permits a reduced parking requirement with a minimum of 6 parking spaces and yard exemptions.

Applicant Haldimand Norfolk Housing Corporation
File Number ZNPL2024072
Report Number CD 24-070
Assessment Roll Number 3310401015242000000