



The Corporation of Norfolk County

By-Law 2024-106

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Lot 1, Block 68, Lot 1, Block 68A, Lots 1 to 11, Block 69, Part Kars Street, Part Metcalfe Street North, Plan 182, Urban Area of Simcoe, Norfolk County.

Whereas Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 and 36(1) (Holding) 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 as Part-1, Part-2 and Part-3 on Map A (attached to and forming part of this By-Law) as follows:

Part-1: From Urban Residential Type 6 Zone (R6) with a Special Provision 14.664 to Urban Residential Type 6 Zone (R6) with a Holding (H) provision and a new special provision 14.1060.

Part-2: From Urban Residential Type 6 Zone (R6) with a Special Provision 14.713 and a Holding (H) provision to Urban Residential Type 6 Zone (R6) with a Holding (H) provision and a new special provision 14.1060.

Part-3: From Urban Residential Type 6 Zone (R6) with a Special Provision 14.713 to Urban Residential Type 6 Zone (R6) with a Holding (H) provision and a new special provision 14.1060.

2. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by delineating the lands identified as Part-1, Part-2 and Part-3 of the subject lands on Map A (attached to and forming part of this By-Law) as having reference to Subsection 14.1061;
3. That Subsection 14 Special Provisions 14.664 and 14.713 are hereby removed and replaced with Special Provision 14.1061 as follows:

14.1061 In addition to the uses permitted in the *Urban Residential Type 6 (R6) Zone, Commercial Retail Units (300m²)*, office use shall be permitted.

In lieu of corresponding provision Section 4.1.3 of the Norfolk County Zoning By-Law 1-Z-2014, the following shall apply:

- a) Minimum width of parking space for vehicle adjacent to any wall or fence – 3 meters

In lieu of the corresponding provisions in the *Urban Residential Type 6 (R6) Zone*, the following shall apply:

- a) Maximum number of *dwelling* units: 143
 - b) Minimum *rear yard*: 3.5 metres
 - c) Maximum Building height: 8 storeys
 - d) Maximum *floor area ratio*:
 - v. eight (8) *storey building*: 1.60
- f) That the holding (H) provision of this By-Law shall be removed upon the following:
- i. The execution and registration of a site plan agreement;
 - ii. That the applicant obtains a Record of Site Condition from the Ministry of Ontario to the satisfaction of Norfolk County;
 - iii. A Geotechnical and a Hydrogeological Study are submitted to the municipality to the satisfaction of Norfolk County;
 - iv. Completion of Water and Wastewater modelling to determine if adequate servicing is available. Water and sanitary modelling are to be completed by Norfolk County's consultant at the developer's expense.

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

ENACTED AND PASSED this 16th day of October, 2024.

Mayor: A. Martin

County Clerk: W. Tigert

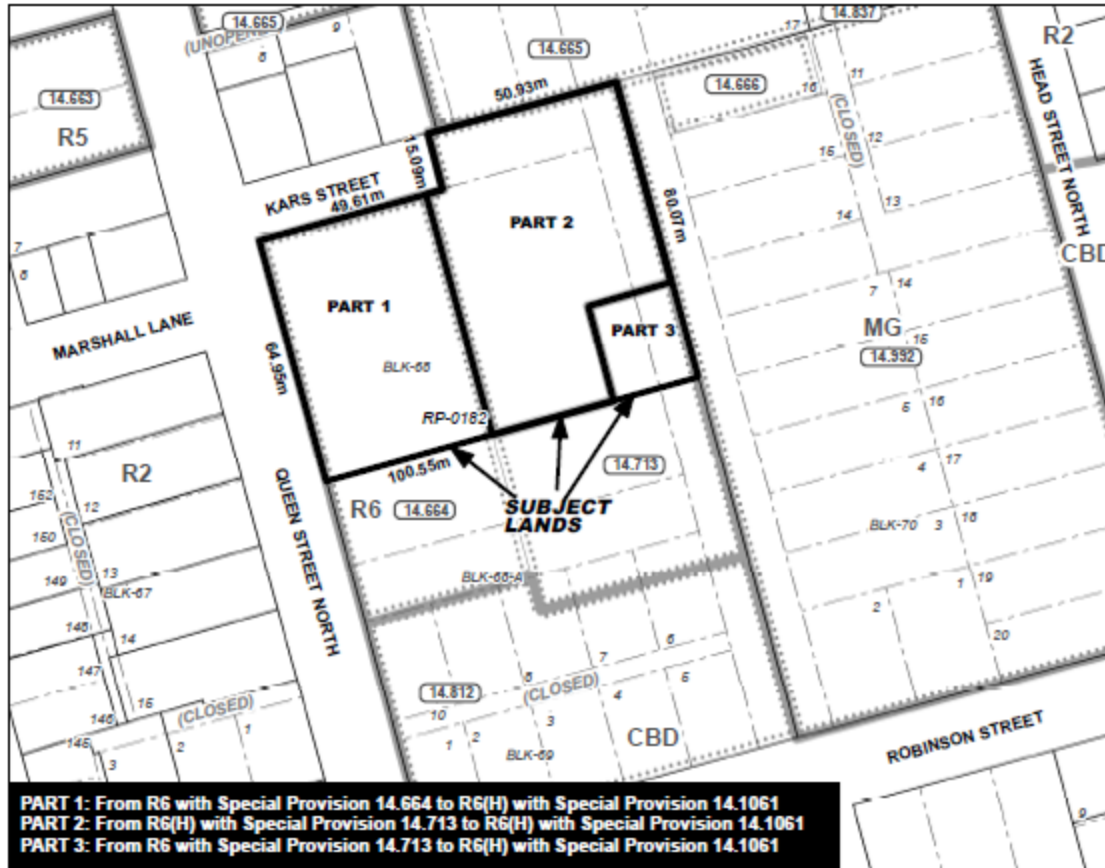
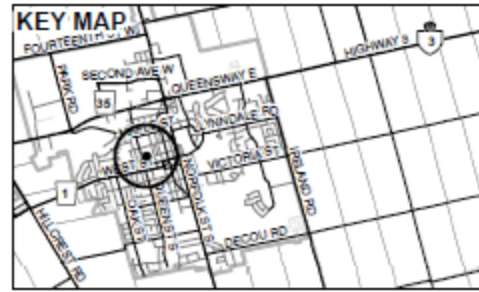
MAP A

ZONING BY-LAW AMENDMENT

NORFOLK COUNTY

in the Urban Area of

SIMCOE



LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

(H) - Holding

CBD - Central Business District Zone

MG - General Industrial Zone

R2 - Residential R2 Zone

R5 - Residential R5 Zone

R6 - Residential R6 Zone



1:1,500

0 10 20 30 40 Meters

This is MAP A to Zoning By-law _____ Passed the ____ day of _____.

Mayor

Clerk

**Explanation of the Purpose and Effect of
By-Law 2024-106**

This By-Law affects a parcel of land described as Lot 1, Block 68, Lot 1, Block 68A, Lots 1 to 11, Block 69, Part Kars Street, Part Metcalfe Street North, Plan 182, Urban Area of Simcoe, Norfolk County, located at 185 Robinson Street.

The purpose of this By-Law is to change the Special Provisions of the subject lands to permit commercial retail units and office spaces on ground floor as permitted uses, a reduced rear yard setback of 3.5 meters, a maximum floor area ratio of 1.55 for an 8-storey building and a reduced width for a parking stall adjacent to a wall from 3.3 meters to 3 meters.

A Holding “(H)” provision is being placed on the zoning on the subject lands to ensure a site plan agreement is executed and registered on title. As well the Holding will remain until a Geotechnical and a Hydrogeological Study be submitted to the municipality to the satisfaction of Norfolk County, completion of Water and Wastewater modelling to determine if adequate servicing is available. The Holding will also remain until Water and sanitary modelling are completed by Norfolk County’s consultant at the developer’s expense and that the applicant obtains a Record of Site Condition from the Ministry of Ontario to the satisfaction of Norfolk County.