



The Corporation of Norfolk County

By-Law 2025-XX

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Port Dover Plan 207, Block 52, Lot 17, Part Lot 12.

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 (R2) to Community Institutional (IC) Zone with special provision 14.1078;
2. That Subsection 14 Special Provisions is hereby further amended by adding 14.1078 as follows:

14.1078 In addition to the uses *permitted* in the IC Zone, an *outdoor patio or cafe* shall be *permitted*.

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

Enacted and passed this xx day of June 2025.

Mayor: A. Martin

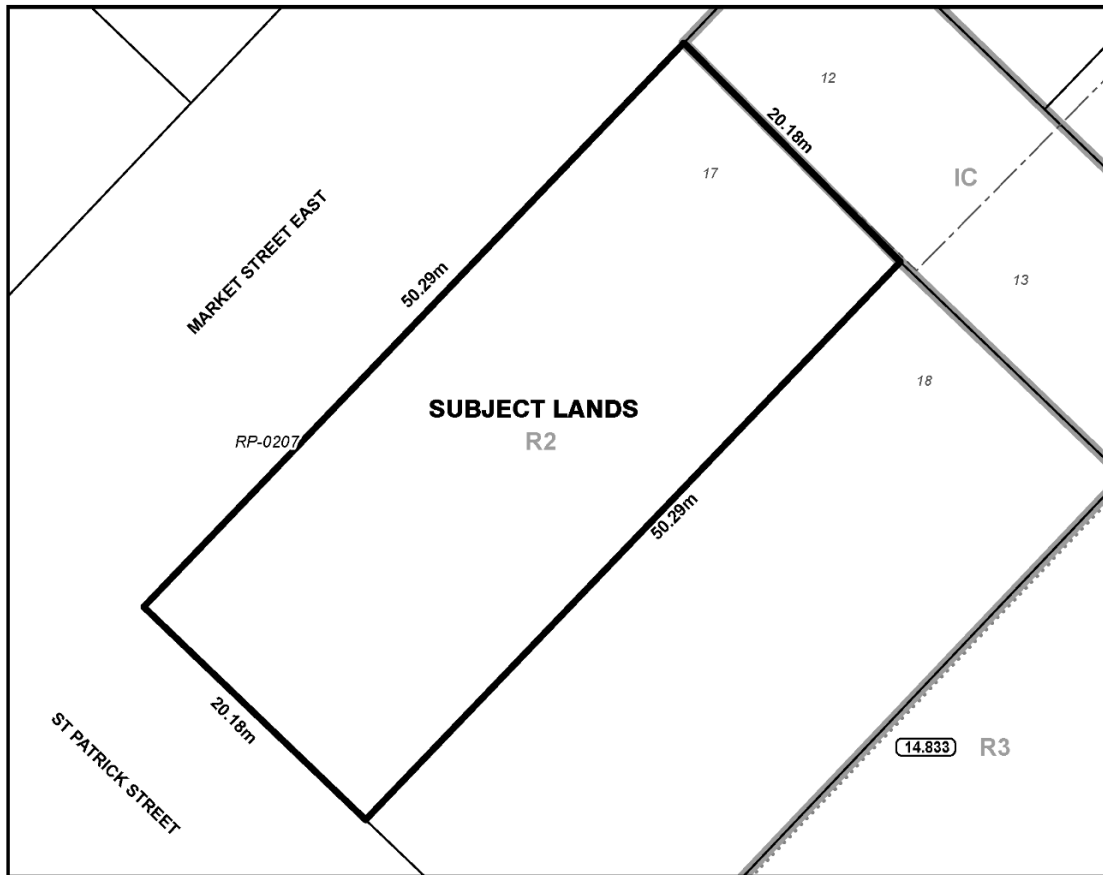
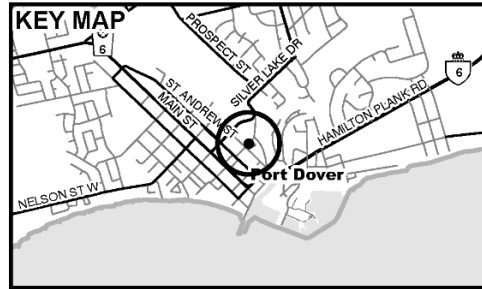
County Clerk: W. Tigert

MAP A

ZONING BY-LAW AMENDMENT

NORFOLK COUNTY

In the Urban Area of
PORT DOVER



LEGEND



Subject Lands

ZONING BY-LAW 1-Z-2014

(H) - Holding

From: R2

To: IC

IC - Community Institutional Zone

R2 - Residential R2 Zone

R3 - Residential R3 Zone



1:376

2 1 0 2 4 6 8 10 Meters

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

Mayor: A. Martin

Clerk

**Explanation of the Purpose and Effect of
By-Law 2025-xx**

This By-Law affects a parcel of land described as Port Dover Plan 207, Block 52, Lot 17, Part Lot 12.

The purpose of this By-law is to change the zoning on the subject lands from Urban Residential Type 2 (R2) Zone to Community Institutional (IC) Zone with a special provision. The change has the effect of allowing for live music in association with the Legion use, as well as an outdoor patio or café.