



The Corporation of Norfolk County

By-Law __-Z-2025

Being a By-Law to amend Zoning By-Law 1-Z-2014, as amended, for property described as Plan 216, Part Lot 41, Part Lot 42, Norfolk County, municipally known as 676 Gibraltar Steet.

WHEREAS Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Sections 34 and 36(1) 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 rezoning the subject lands from Urban Residential Type 2 (R2) *Zone* to Urban Residential Type 5 (R5(H)) *Zone* as identified on Map A, attached to and forming part of this By-Law;
2. That Subsection 14 Special Provisions is hereby further amended by adding special provision 14.1077 as follows:

14.1077 In lieu of the corresponding provisions in the R5 *Zone*, the following shall apply:

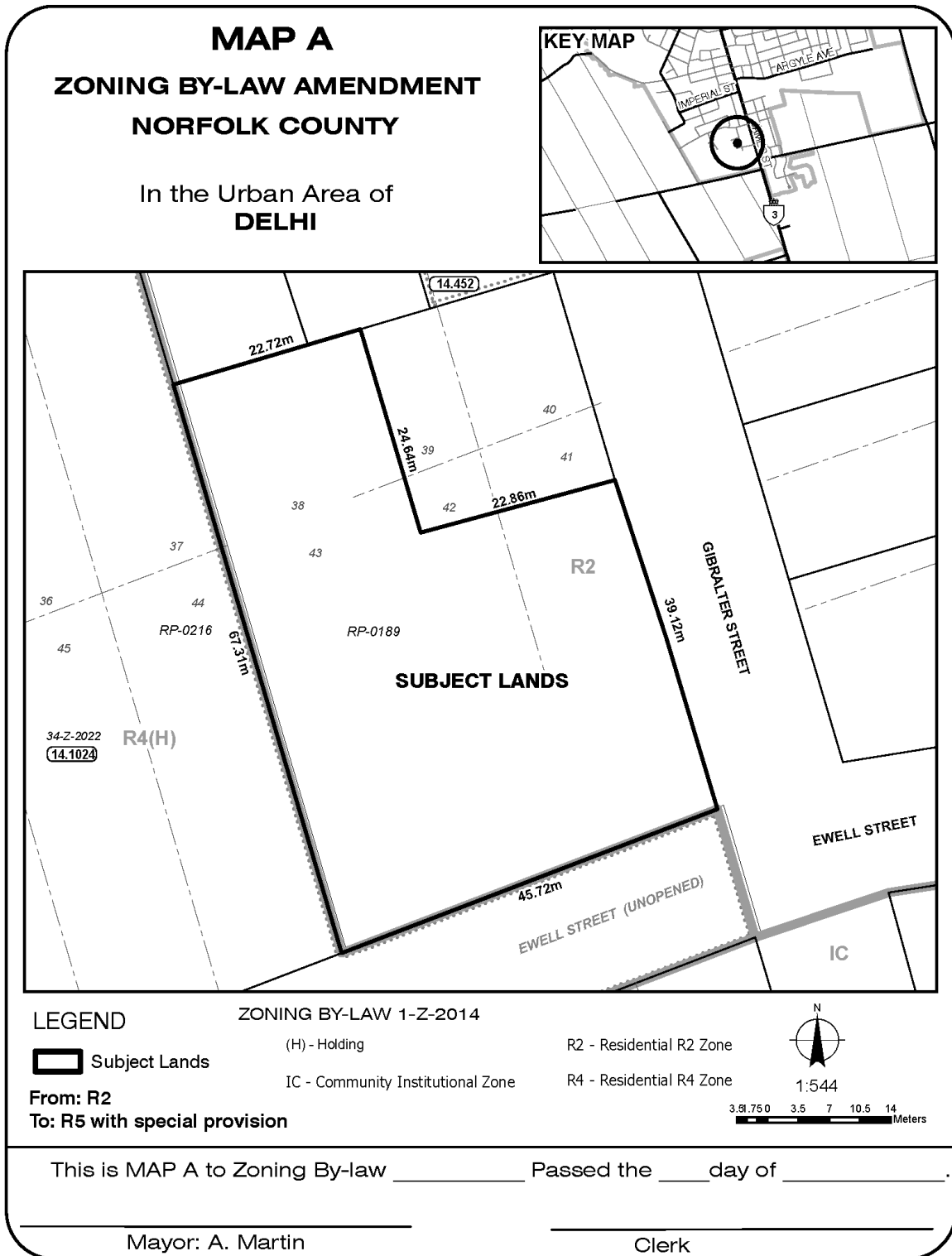
 - a) minimum *rear yard setback* - 3 metres;
 - b) minimum *required parking spaces* – 20;
 - c) minimum *required sight triangle setback* – 8.5 metres;
 - d) minimum *required setback of parking lot* from the *interior lot line* abutting another residential *zone* – 1.9 metres;
 - e) minimum required visitor *parking spaces* – 1 for every 4 *dwelling units*.
3. That the holding (H) provision of this By-Law shall be removed upon receipt of confirmation by the General Manager of Public Works (or designate) that the lands are adequately serviced by water and sanitary services.

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

Enacted and passed this ____ day of _____, 2025.

Mayor

Clerk



**Explanation of the Purpose and Effect of
By-Law __-Z-2025**

This By-Law affects a parcel of land described as Plan 216, Part Lot 41, Part Lot 42, Norfolk County, municipally known as 676 Gibraltar Street.

The purpose of this By-Law is to amend the zoning of the subject lands from Urban Residential Type 2 Zone (R2) to Urban Residential Type 5 Zone (R5) with special provision 14.1077.

A Holding (H) provision is to be placed on the subject lands until the extension of water and sanitary services and confirmation that the proposed development can be adequately serviced.