



Planning Department

Norfolk County
Development and Cultural Services Division
185 Robinson Street, Suite 200, Simcoe ON N3Y 5L6
22 Albert Street, Langton ON N0E 1G0
519.426.5870 or 519.875.4485 or 519.582.2100
www.norfolkcounty.ca

October 31, 2022

BIG SKY SIMCOE LIMITED PARTNERSHIP
1135 STELLAR DRIVE
NEWMARKET, ON L3Y 7B8

Zoning Amendment ZNPL2022080
Draft Plan of Subdivision 28TPL2022079
Property Assessment Roll Number 3310401016291000000

Enclosed please find a copy of the Declaration for By-Law No. **27-Z-2022** of the Corporation of Norfolk County.

If you have not already done so, please remove the notification signs from the subject property.

You may wish to contact Mohammad Alam, MPL, MUD, RPP, MCIP, Senior Planner, at 519.426.5870 ext 8060 or mohammad.alam@norfolkcounty.ca to see if anything further is required.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tricia Givens".

Tricia Givens, M. Sc. (PL), MCIP, RPP
Director of Planning
Planning and Development

Enclosure

WESTON CONSULTING GROUP INC.
201 MILLWAY AVE, SUITE 19
VAUGHAN, ON N4K 5K5

BIG SKY SIMCOE LIMITED PARTNERSHIP
1135 STELLAR DRIVE
NEWMARKET, ON L3Y 7B8



DECLARATION OF A ZONING BY-LAW

BY THE COUNCIL OF THE CORPORATION OF NORFOLK COUNTY

I, TRICIA GIVENS, hereby certify that the Notice of the Passing of a Zoning By-Law No. **27-Z-2022** of the Corporation of Norfolk County, passed by the Council of the Corporation on the 20th day of September, 2022, was given in manner and form and to the persons and agencies prescribed by regulation made by the Lieutenant Governor-in-Council under Subsection 18 of Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13.

I also certify that the twenty-day appeal period expired on the 24th day of October, 2022 and to date no notice of appeal of the By-Law has been filed by any person in the office of the Clerk of Norfolk County.

DATED at Norfolk County this
28th day of October, 2022

A handwritten signature in blue ink, reading "Tricia Givens", written over a horizontal line.

Tricia Givens
Director of Planning

File Number	ZNPL2022080	Related File Number	28TPL2022079
Applicant	BIG SKY SIMCOE LIMITED PARTNERSHIP	Roll Number	3310401016291000000
Location	Part Lot 1, Concession 4, Urban Area of Simcoe, Norfolk County, Decou Road		



Decision Date 20th day of September, 2022
Notice Date 27th day of September, 2022
Appeal Deadline **24th day of October, 2022**

File Number ZNPL2022080
By-Law Number 27-Z-2022

NOTICE OF THE PASSING OF A ZONING BY-LAW

BY THE COUNCIL OF THE CORPORATION OF NORFOLK COUNTY

TAKE NOTICE that the Council of the Corporation of Norfolk County passed By-Law Number **27-Z-2022** on the 20th day of September, 2022 under Section 34(18) of the *Planning Act, R.S.O. 1990, c. P. 13*.

AND TAKE NOTICE that any person or agency may appeal to the Local Planning Appeal Tribunal in respect of the By-Law by filing an Appellant Form with the Clerk of Norfolk County not later than the **24th day of October, 2022**.

If you wish to appeal to the Local Planning Appeal Tribunal, a copy of the Appellant Form is available from the LPAT website at www.elto.gov.on.ca or planners can provide assistance. The Appellant Form must set out the reasons for the appeal and be accompanied by the fee of \$1,100.00 required by the Local Planning Appeal Tribunal. Fees are payable by certified cheque or money order and should be made payable to the "Minister of Finance". You must submit the completed Appellant Form and prescribed fee to the attention of the Clerk, Norfolk County, 50 Colborne Street South, Simcoe ON N3Y 4H3.

Only individuals, corporations and public bodies may appeal a By-Law of Norfolk County to the Local Planning Appeal Tribunal. An appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the By-Law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

DATED at Norfolk County this
27th day of September, 2022

The Corporation of Norfolk County
519.426.5870 / 519.875.4485 / 519.582.2100 ext. 1340



PURPOSE AND EFFECT

Explanation of the Purpose and Effect of

By-Law 27-Z-2022

This By-Law affects a parcel of land described as Concession 4 Part Lot 1, Part 1, Registered Plan 37R633, Norfolk County.

The purpose of this By-Law is to change the zoning on the subject lands to:

1. A residential zone that allows townhouses as a permitted use;
2. Special provisions to allow a reduced lot frontage and exterior side yard setback for all applicable townhouses, and a reduced rear yard setback for some of the townhouses;
3. Place a Holding "(H)" provision on the subject lands to ensure an appropriate development agreement is executed and registered on title. As well the holding will remain until the servicing capacities are confirmed and allocated by the General Manager of Environment and Infrastructure Services or anyone designated by Norfolk County.

The complete By-Law describing the lands to which the By-Law applies and the key map showing the location of the lands to which the By-Law applies is attached for your review.

Additional information regarding the proposed Zoning Amendment and Draft Plan of Subdivision is available to the public for inspection at the Planning Department, Norfolk County, 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 between 8:30 a.m. and 4:30 p.m., Monday to Friday or by calling 519.426.5870 ext 8060 or emailing mohammad.alam@norfolkcounty.ca.



The Corporation of Norfolk County

By-Law 27-Z-2022

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as CONCESSION 4 PART LOT 1, Part 1, REGISTERED PLAN 37R633, 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 on Map A (attached to and forming part of this By-Law) from Urban Residential Type 1 *Zone* (R1-A) with a Holding (H) and Urban Residential Type 1 *Zone* (R1-B) with a Holding (H) to Urban Residential Type 4 *Zone* (R4) a Holding (H) and Special Provision 14.1022;
2. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by delineating the lands identified as Part 1 and Part 2 of the subject lands on Map A (attached to and forming part of this By-Law) as having reference to Subsection 14.1022;
3. That Subsection 14 Special Provisions is hereby further amended by adding 14.1022 with the following site specific provisions:

14.1022 In lieu of the corresponding provisions in the Urban Residential Type 4 *Zone* (R4), the following shall apply:

Part 1 (as shown in Map A of the By-Law 27-Z-2022):

a) minimum *lot frontage*:

i. *interior lot* – 6 metres;

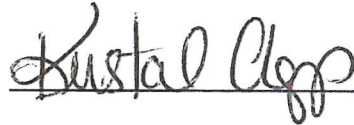
ii. *corner lot* – 8.7 metres;

b) minimum *exterior side yard* – 2.4 metres;

Part 2 (as shown in Map A of the By-Law 27-Z-2022):

- a) minimum *lot frontage*:
 - i. *interior lot* – 6 metres;
 - ii. *corner lot* – 8.7 metres;
 - b) minimum *exterior side yard* – 2.4 metres;
 - c) minimum *rear yard* – 6 metres;
4. THAT Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by replacing the existing Holding (H) with a new Holding (H) on the subject lands identified on Map A (attached to and forming part of this By-Law);
5. THAT the holding (H) provision of this By-Law shall be removed upon the execution of a development agreement registered on title and only when the water and sewer capacity is confirmed and allocated to the development to the satisfaction of Norfolk County.
6. AND THAT the effective date of this By-Law shall be the date of passage thereof.

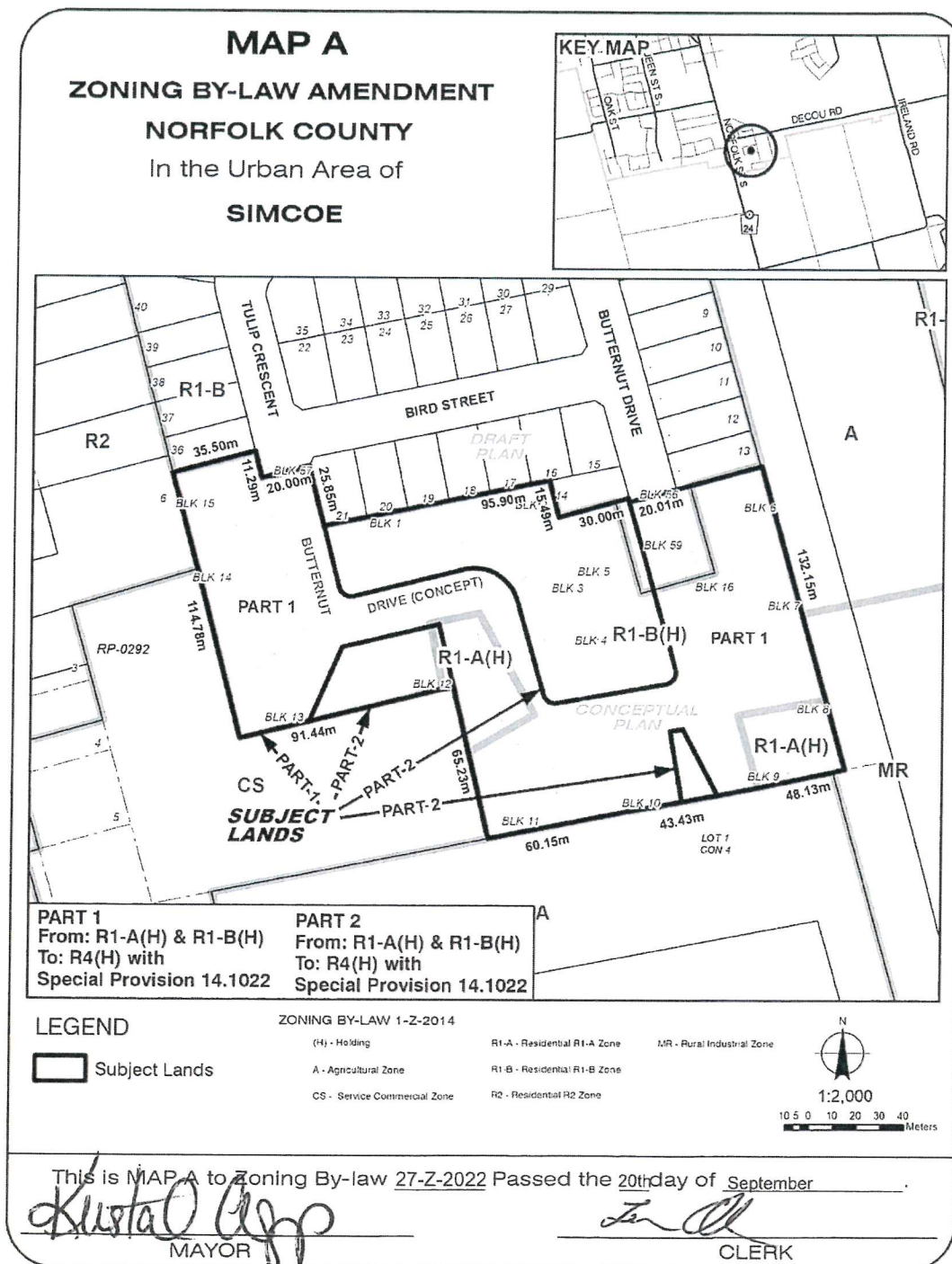
ENACTED AND PASSED this 20th day of September, 2022.



Mayor



County Clerk



**Explanation of the Purpose and Effect of
By-Law 27-Z-2022**

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1. A residential zone that allows townhouses as a permitted use;
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