



## **The Corporation of Norfolk County**

### **By-Law 2025-46**

**Being a By-Law to Adopt Amendment Number 166 to the Norfolk County Official Plan in respect of lands described as Plan 182, Block 83, Part Lot E, Part Crystal Lake, 37R180 Part 2 & 5; Plan 182, Block 88, Part Lot 7; Plan 182, Block 124A, Lot 1, Closed Part Water Street; Plan 182, Block 124A, Part Lot 2; and Plan 182, Block 124A, Lot 2, Norfolk County, in the Name of Norfolk County.**

Whereas the Council of The Corporation of Norfolk County has considered an amendment to the Norfolk County Official Plan in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13 as amended, Sections 17, 21 and 22.

Now therefore the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That amendment number 166 to the Norfolk County Official Plan as set out in the text and Schedule "A" attached hereto is hereby adopted.
2. That this By-law repeals By-law 2025-20.
3. That the effective date of this By-Law shall be the date of passage thereof.

Enacted and passed this 22<sup>nd</sup> day of July, 2025.

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Mayor: A. Martin

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County Clerk: W. Tigert

# **Amendment Number 166 to the Norfolk County Official Plan**

## **Part A: Preamble to the Amendment**

The purpose of amendment number 166 to the Norfolk County Official Plan is to allow for a variety of uses within the existing buildings, and to allow for the continued use of the existing associated parking lot. Furthermore, a portion of the lands will be redesignated from Parks and Open Space to Urban Residential with a site specific policy area to allow for a hotel.

### **Location of the Lands Affected**

As shown on the attached ‘Schedule “A”’, the subject lands are located on Plan 182, Block 83, Part Lot E, Part Crystal Lake, 37R180 Part 2 & 5; Plan 182, Block 88, Part Lot 7; Plan 182, Block 124A, Lot 1, Closed Part Water Street; Plan 182, Block 124A, Part Lot 2; and Plan 182, Block 124A, Lot 2.

### **Basis of the Amendment**

This amendment is consistent with the Provincial Planning Statement, 2024.

## **Part B: The Amendment**

That the Norfolk County Official Plan is hereby amended as follows:

### **Map Schedule Amendment**

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as Parts 5 and 6 of the subject lands on ‘Schedule “A”’ attached to and a part of this amendment with the Urban Residential designation.

That Schedule B, Land Use, in the Norfolk County Official Plan is further amended by identifying all the lands shown as Parts 1, 2, 3, and 4 of the subject lands on ‘Schedule “A”’ attached to and a part of this amendment with site specific policy number 7.3.3.13.

That Schedule B, Land Use, in the Norfolk County Official Plan is further amended by identifying all the lands shown as Parts 5 and 6 of the subject lands on ‘Schedule “A”’ attached to and a part of this amendment with site specific policy number 7.7.3.24.

**Text Amendment**

That the following site specific policy area be added to Section 7.3 Hazard Lands Designation:

**7.3.3.13 – Simcoe – Pond Street Site Specific Policy Area**

On land designated Hazard Land – Site Specific Policy Area 7.3.3.13 on Schedule “B” to this Plan, in addition to the uses permitted, a range of non-residential uses and existing parking facilities may be permitted within the existing buildings and structures, provided that the use will not pose additional risk to life or property and the requirements of the appropriate Conservation Authority have been satisfied.

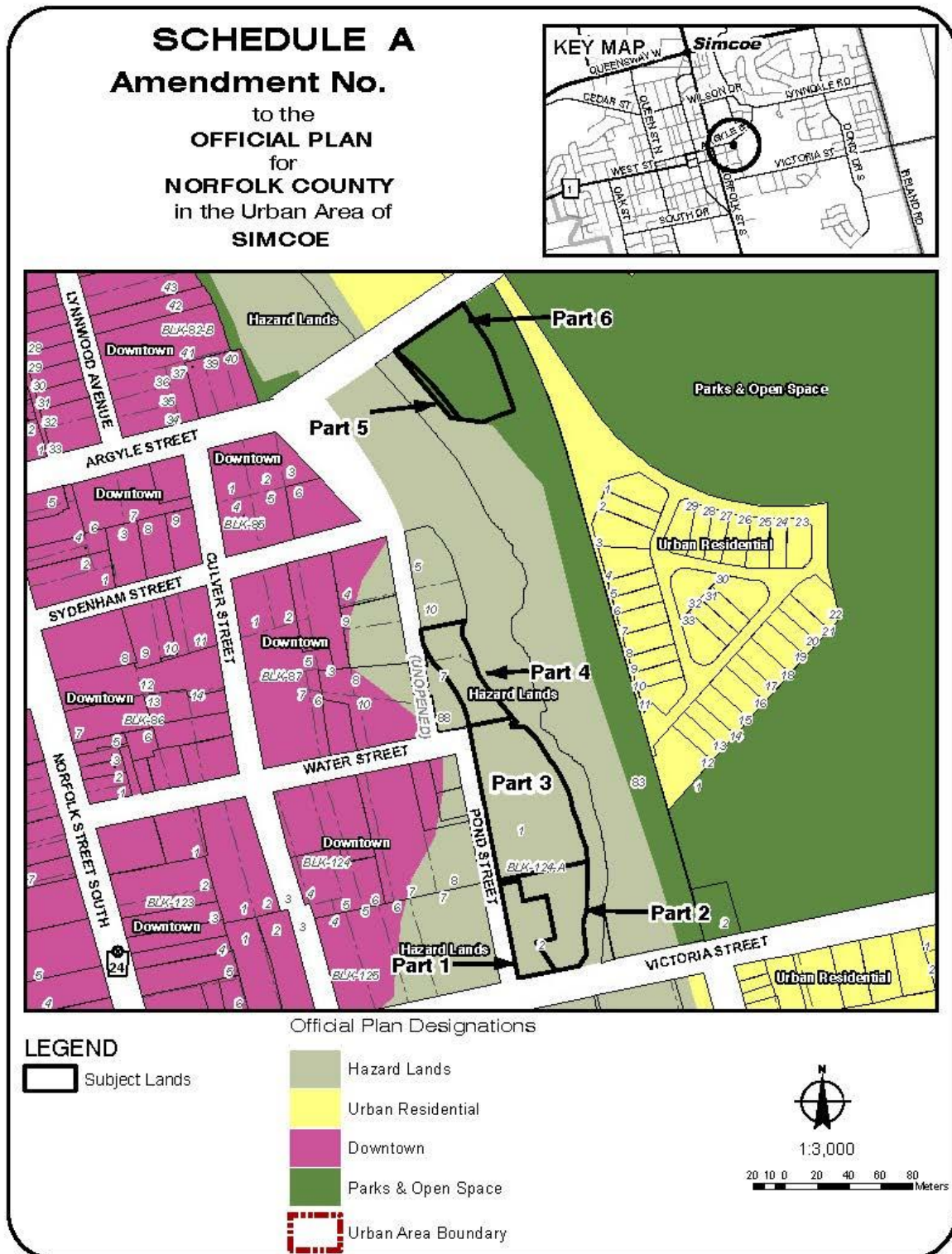
That the following site specific policy area be added to Section 7.7 Urban Residential Designation:

**7.7.3.24 – Simcoe – Argyle Street Site Specific Policy Area**

On land designated Urban Residential – Site Specific Policy Area 7.7.3.24 on Schedule “B” to this Plan, in addition to the uses permitted, a hotel shall be permitted.

**Part C: Additional Information**

This document will be implemented by Norfolk County enacting an appropriate amendment to the Norfolk County Zoning By-Law 1-Z-2014.



Applicant Norfolk County

File Number OPNPL2024400

Report Number CD 25-039

Assessment Roll Number 40100905200, 40100915100, 40100917900, 40100918200, 40100918250