



## **The Corporation of Norfolk County**

### **By-Law 2025-47**

**Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property 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.**

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 this By-law repeals By-law 2025-19;
2. 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 Parts 1, 2, and 3 of the subject lands on Map A (attached to and forming part of this By-Law) from Open Space *Zone* (OS) and Hazard Land *Zone* (HL) to Open Space *Zone* (OS) with special provision 14.1073 and Hazard Land *Zone* (HL) with special provision 14.1073;
3. 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 4 of the subject lands on Map A (attached to and forming part of this By-Law) from Open Space *Zone* (OS) and Hazard Land *Zone* (HL) to Open Space *Zone* (OS) with special provision 14.1074 and Hazard Land *Zone* (HL) with special provision 14.1074;
4. 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 5 of the subject lands on Map A (attached to and forming part of this By-Law) from Hazard Land *Zone* (HL) to Urban Residential Type 6 *Zone* (R6) with special provision 14.1093;
5. 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 6 of the subject lands on Map A (attached to and forming part of this By-Law) from Open Space *Zone* (OS) to Urban Residential Type 6 *Zone* (R6) with special provision 14.1093;

6. That Subsection 14 Special Provisions is hereby further amended by adding new 14.1073, 14.1074, and 14.1093 as follows:

14.1073 In addition to the uses *permitted* in the OS Zone and HL Zone, the following uses shall be *permitted*:

- a) antique shop
- b) art gallery
- c) *auction centre*
- d) *bar or night club*
- e) *boutique*
- f) brew-your-own
- g) *clinic or doctors' offices*
- h) college of trade school
- i) *contractor supply and service shop*
- j) *convenience store*
- k) delicatessen and specialty food shop
- l) *department store*
- m) equipment rental establishment
- n) *farmers market*
- o) financial institution
- p) florist shop
- q) fruit and vegetable outlet
- r) hardware store
- s) library
- t) *lumber yard and building supply establishment*
- u) *merchandise service shop*
- v) museum

- w) office (all types)
- x) *parking lot*
- y) *personal service shop*
- z) pharmacy
- aa) photographic studio or shop
- bb) *place of entertainment*
- cc) *place of sports and recreation*
- dd) printing and publishing establishment
- ee) *private club*
- ff) radio, television and cable television studio
- gg) *restaurant*
- hh) *restaurant, fast-food*
- ii) *restaurant, take-out*
- jj) *retail store*
- kk) *supermarket*
- ll) *training and rehabilitation centre*
- mm) *video store*
- nn) *wholesale outlet*
- oo) storage within the lower level, accessory to a *permitted use*.

14.1074 In addition to the *uses permitted* in the OS Zone and HL Zone, a *parking lot* shall be *permitted* and may be used in association with *permitted uses* on lands located directly adjacent to the south.

14.1093 In addition to the *uses permitted* in the R6 Zone, the following uses shall be *permitted*:

- a) *hotel*
- b) hostel

- c) *boarding or lodging house*
- d) *emergency shelter*

In addition to the uses permitted in the R6 Zone, the following uses shall be *permitted on the first storey*:

- e) *daycare nursery*
- f) *Laundromat*
- g) *merchandise service shop*
- h) *personal service shop*
- i) *restaurant*
- j) *boarding or lodging house*
- k) *emergency shelter*

In lieu of the corresponding provisions in the R6 Zone, the following shall apply:

- l) *minimum interior side yard*: 3 metres;
- m) *maximum floor area ratio* – 1.0 for any building up to eight (8) *storeys*;
- n) *number of parking spaces*:
  - i. *parking spaces* per dwelling unit – 1.5;
  - ii. *visitor parking spaces* – 0;
  - iii. *Parking spaces* provided and maintained for public use: 10.

7. That this By-Law shall become effective upon final approval of the related Amendment number 166 to the Norfolk County Official Plan.

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

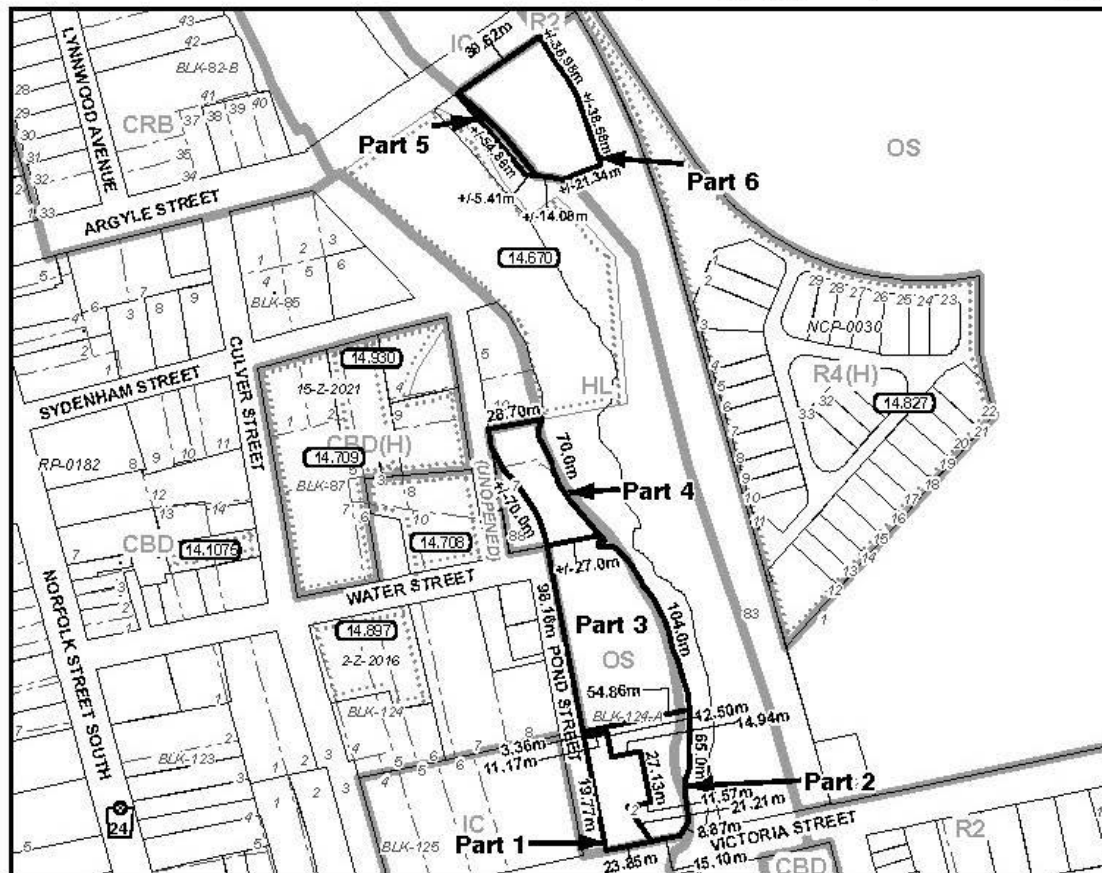
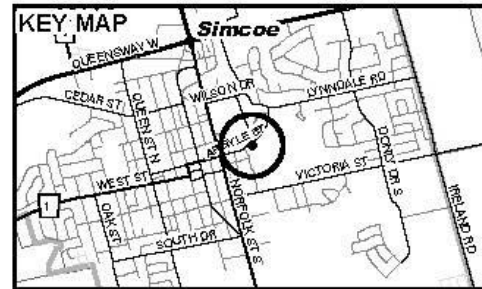
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Mayor: A. Martin

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County Clerk: W. Tigert

**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

CRB - Residential Commercial Business Zone

IC- Community Institutional Zone

HL - Hazard Land Zone

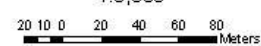
OS - Open Space Zone

R2 - Residential R2 Zone

R4 - Residential R4 Zone



1:3,000



This is MAP A to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_\_ day of \_\_\_\_\_

Mayor

Clerk

**Explanation of the Purpose and Effect of  
By-Law 2025-47**

This By-Law affects a parcel of land 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, located at 129 Pond Street, 73 Victoria Street, 87-97 Pond Street, Roll Number 3310401009151000000, and 86 Argyle Street.

The purpose of this By-Law is to change the zoning on Part 1, 2, and 3 of the subject lands to allow a broader range of uses. Part 4 is being amended to permit a parking lot. Part 5 and 6 are being amended from HL and OS to R6 with additional permitted uses and site specific provisions.