



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:

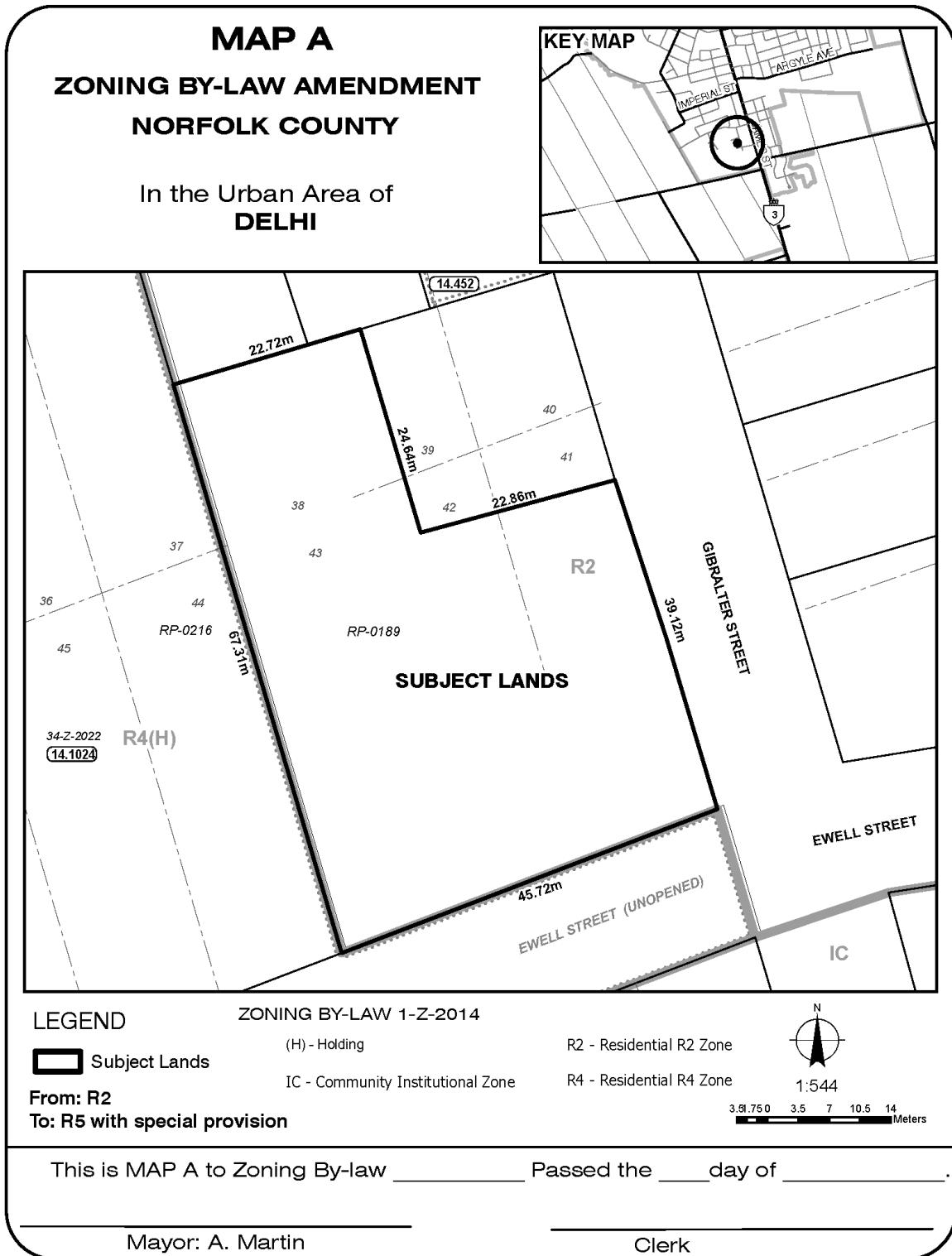
14.1077 In lieu of the corresponding provisions in the R5 *Zone*, the following shall apply:

- 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 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.