



## **The Corporation of Norfolk County**

### **By-Law 2025-50**

**Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Plan 189, Part Lots 1 and 4, Part Blocks 26 and 42, RP 37R-9055 Part 1, Urban Area of Delhi, Norfolk County.**

Whereas Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 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 changing the zoning of the lands identified as Part 2 of the subject lands on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 *Zone* (R4(H)) with a Holding and with Special Provision 14.1045 to Urban Residential Type 4 *Zone* (R4(H)) with special provision 14.1097;
2. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the lands identified as Part 3 of the subject lands on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 *Zone* (R4(H)) with a Holding and with Special Provision 14.1045 to Urban Residential Type 4 *Zone* (R4(H)) with special provision 14.1098;
3. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the lands identified as Part 5 of the subject lands on Map A (attached to and forming part of this By-Law) from Open Space *Zone* (OS(H)) with a Holding and with Special Provision 14.1045 to Urban Residential Type 1 *Zone* (R1-B(H)) with special provision 14.1045;
4. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the 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(H)) with a Holding and with Special Provision 14.1045 to Urban Residential Type 4 *Zone* (R4(H)) with special provision 14.1098;

5. That Subsection 14 Special Provisions is hereby further amended by deleting the existing 14.1045 and replacing with the following:

14.1045 In lieu of the corresponding provisions in the R1-B *Zone*, the following shall apply:

- a) Minimum *Lot Area*:

*Interior Lot* – 233 square metres

*Corner Lot* – 340 square metres

- b) Minimum Lot Frontage:

*Interior Lot* – 9.0 metres

*Corner Lot* – 12.0 metres

- c) Minimum *Front Yard* – 4.4 metres

- d) Minimum *Rear Yard* – 6.0 metres

- e) Minimum *Interior Side Yard* – 1.2 metres on one side and 0.8 metre on the other side

- f) Minimum *Exterior Side Yard* – 2.0 metres

- g) Where *lot lines* have been chamfered at a street intersection to facilitate transfer or deeding of a daylighting or part thereof, or *sight triangle* or part thereof, to Norfolk County, the lot shall be considered to be whole (as if the chamfered corner remained part of the *lot*) for the application of all provisions of the Zoning By-law. Therefore, when considering zoning provisions such as *lot area*, *lot frontage*, *front yard*, *exterior side yard*, or any other zoning provision, the measurements and calculations shall be completed as if the *lot* was whole including the daylighting or sight triangle or parts thereof as part of the *lot*.

6. That Subsection 14 Special Provisions is hereby further amended by adding new 14.1097 as follows:

14.1097 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) Minimum *Lot Area*:

*Corner Lot* – 225 square metres

- b) Minimum Lot Frontage:

*Interior Lot* – 6.0 metres

*Corner Lot* – 8.5 metres

- c) Minimum *Front Yard* – 4.4 metres

- d) Minimum *Rear Yard* – 6.0 metres
- e) Minimum *Exterior Side Yard* – 2.0 metres
- f) Where *lot lines* have been chamfered at a street intersection to facilitate transfer or deeding of a daylighting or part thereof, or *sight triangle* or part thereof, to Norfolk County, the lot shall be considered to be whole (as if the chamfered corner remained part of the *lot*) for the application of all provisions of the Zoning By-law. Therefore, when considering zoning provisions such as *lot area*, *lot frontage*, *front yard*, *exterior side yard*, or any other zoning provision, the measurements and calculations shall be completed as if the *lot* was whole including the daylighting or sight triangle or parts thereof as part of the *lot*.

7. That Subsection 14 Special Provisions is hereby further amended by adding new 14.1098 as follows:

14.1098 In addition to the permitted uses in the R4 Zone, a Dual Frontage Townhouse will be permitted with the following provisions:

- a) Dual-Frontage Townhouse – Shall be defined as a Street Townhouse which has a municipal road directly abutting the property at both the front yard and the rear yard. The Dual-Frontage Townhouse shall therefore be located on a “*through lot*”.
- b) The primary pedestrian access shall be from the *front yard*. The *front lot line* shall be deemed to be on Dalton Road or Croton Avenue.
- c) Driveway and garage access shall be from the *rear yard* only. The *rear lot line* shall be deemed to be on the internal subdivision road.
- d) Minimum *Lot Area*:
  - i. *Interior Lot* – 147 square metres
- e) Minimum *front yard* (street line to the face of the building with pedestrian access on Dalton Road or Croton Avenue):
  - i. Attached Garage – 2.0 metres
- f) Minimum *rear yard* (internal subdivision street line to the face of the building with driveway / garage access): 6 metres
- g) Where *lot lines* have been chamfered at a street intersection to facilitate transfer or deeding of a daylighting or part thereof, or *sight triangle* or part thereof, to Norfolk County, the lot shall be considered to be whole (as if the chamfered corner remained part of the *lot*) for the application of all provisions of the Zoning

By-law. Therefore, when considering zoning provisions such as *lot area*, *lot frontage*, *front yard*, *exterior side yard*, or any other zoning provision, the measurements and calculations shall be completed as if the *lot* was whole including the daylighting or sight triangle or parts thereof as part of the *lot*.

8. That the Holding (H) provision of this By-Law shall be removed upon the registration of a Draft Plan of Subdivision agreement to the satisfaction of the General Manager of Community & Development Services (or designate) which shall include, but not limited to, confirmation by the General Manager of Public Works (or designate) for the following:
- a) That sufficient water and sanitary capacity is available and allocated;
  - b) That there is sufficient conveyance capacity in the water, sanitary and storm systems;
  - c) That a storm/drainage and stormwater management (SWM) servicing design report has been prepared to the satisfaction and specifications of the county and accepted for the subject lands;
  - d) Confirmation of a Legal and Adequate outlet for Storm water has been determined to the satisfaction and specifications of the county and accepted for the subject lands;
  - e) That a revised Traffic Impact Study has been submitted and accepted to the satisfaction and specifications of the County.

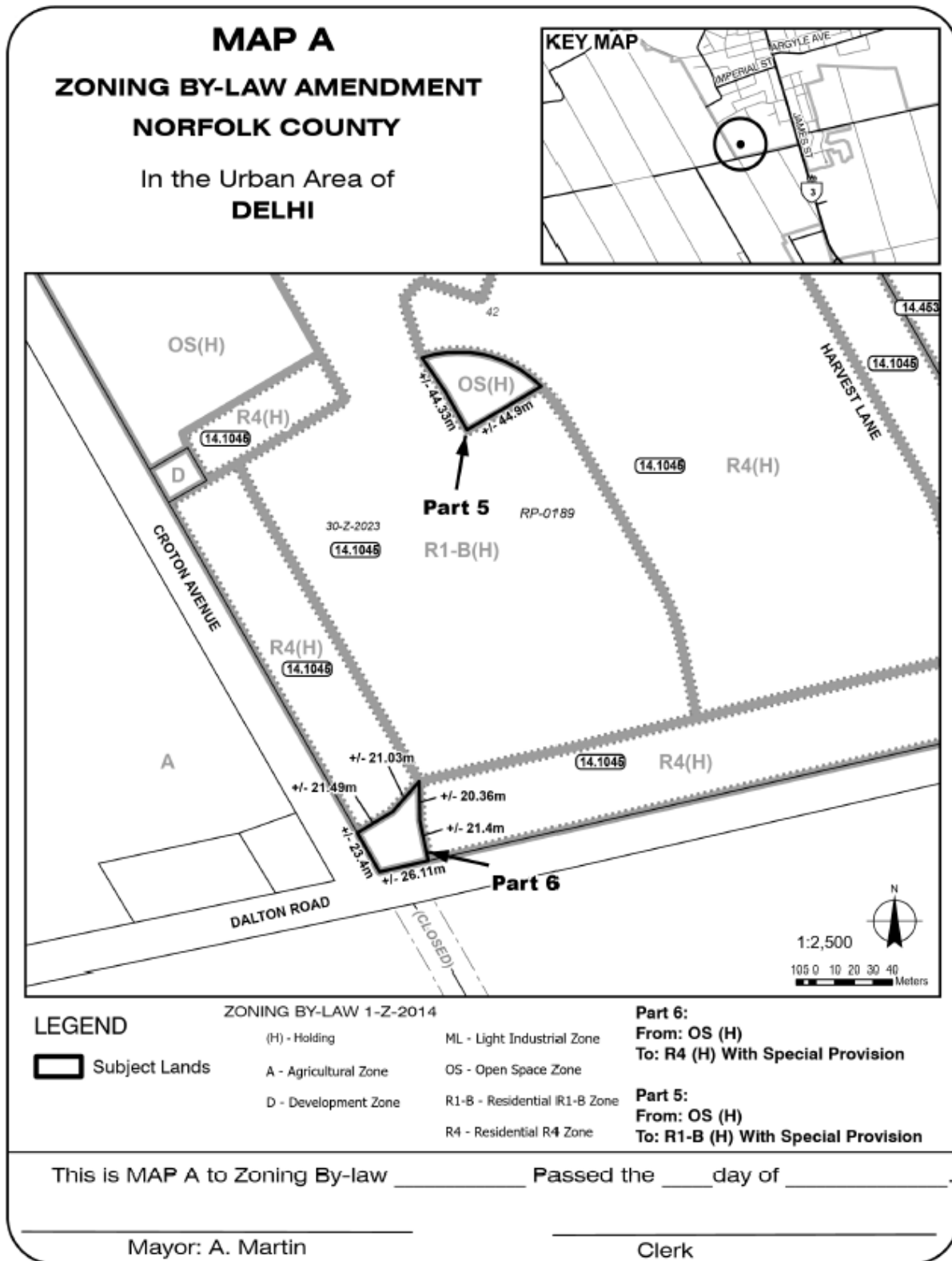
Enacted and passed this 22<sup>nd</sup> day of July, 2025.

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Mayor: A. Martin

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County Clerk: W. Tigert



**Explanation of the Purpose and Effect of  
By-Law 2025-50**

This By-Law affects a parcel of land described Plan 189, Part Lots 1 and 4, Part Blocks 26 and 42, RP 37R-9055 Part 1, Urban Area of Delhi, Norfolk County.

The purpose of this By-Law is to change the zoning on the subject lands from Part 5: from Open Space (OS) with a Holding Provision to Urban Residential Type 1-B (R1-B) (H) with amended Special Provision 14.1045. Part 6 is to change from Open Space (OS) with a Holding Provision to Urban Residential Type 4 (R4) (H) with Special Provision 14.1098. Other special provisions have been changed as part of a technical amendment for clarity.

Technical Updates to Special Provision 14.1045 were made to provide additional clarity to the definition and to increase the minimum rear yard setback from 0 meters to 6 meters to accommodate parking. Further clarity provided to address zoning impacts on daylighting and sight triangles being dedicated to Norfolk County was included in the amendments.

The Holding provision applied through By-Law 30-Z-2023 remains tied to the subject lands.