



## The Corporation of Norfolk County

### By-Law 2025-XX

**Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as PORT DOVER PLAN 207 PT BLK 77 PT LOTS 10 TO 12 RP 37R11761 PART 4, Norfolk County.**

Whereas Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 and Section 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 subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 1 (R1-A) Zone to Urban Residential Type 4 (R4(H)) Zone with special provision 14.1102 and a holding provision;
2. That Subsection 14 Special Provisions is hereby further amended by adding new 14.1102 as follows:

14.1102 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) minimum *lot area*: 184.3 square metres per unit;
  - b) maximum number of permitted *dwelling units* within a townhouse *dwelling*: 10;
  - c) number of *parking spaces*: 1.4 per *dwelling unit*;
  - d) number of visitor *parking spaces*: 0;
  - e) minimum *parking aisle* width: 6 metres.
3. That the holding (H) provision of this By-Law shall be removed upon:

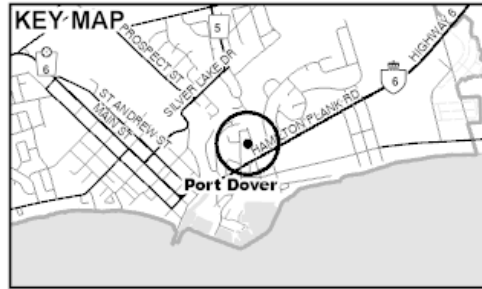
- a) Completion of the necessary water modelling or fire hydrant testing to confirm that fire flows can be provided to the development or that the applicant commits to the necessary upgrades to resolve same, to the satisfaction of Norfolk County;
  - b) Submission of an acceptable geotechnical and hydrogeological report to the satisfaction of Norfolk County to confirm:
    - i. The suitability of the lands to support the proposed infiltration gallery;
    - ii. The confirmation of the seasonally high groundwater table;
    - iii. The construction restrictions/parameters for building in light of ii. above.
  - c) Submission of a suitable grading plan to the satisfaction of Norfolk County for the site addressing the matters of self-containment and accommodation of abutting land drainage.
4. That the effective date of this By-Law shall be the date of passage thereof.

Enacted and passed this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor: A. Martin

\_\_\_\_\_  
County Clerk: W. Tigert

**MAP A**  
**ZONING BY-LAW AMENDMENT**  
**NORFOLK COUNTY**  
 In the Urban Area of  
**PORT DOVER**



**LEGEND**

Subject Lands

**ZONING BY-LAW 1-Z-2014**

(H) - Holding

R1-A - Residential R1-A Zone



1:455



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

\_\_\_\_\_  
 Mayor: A. Martin

\_\_\_\_\_  
 Clerk

Applicant Jenny Bettencourt  
 File Number ZNPL2025225  
 Report Number CDS-25-032  
 Assessment Roll Number: 3310334030398040000

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

This by-law affects a parcel of land described as PORT DOVER PLAN 207 PT BLK 77 PT LOTS 10 TO 12 RP 37R11761 PART 4, Norfolk County.

The purpose of this By-law is to change the zoning from Urban Residential Type 1 (R1-A) Zone to Urban Residential Type 4 (R4) Zone with a special provision to allow for the establishment of a stacked townhouse dwelling.

A Holding provision has been applied to ensure that matters relating to fire flows, the proposed infiltration gallery, a seasonally high groundwater table, and site grading are appropriately addressed.