

## **ATTACHMENT B**

### **Existing Policies and Zoning Considerations**

#### **Planning Act**

Section 17 of the Planning Act grants Councils of municipalities the authority to adopt amendments to the Official Plan. Section 34 of the Planning Act grants Councils of municipalities the authority to pass a Zoning By-Law as well as subsequent amendments to the Zoning By-Law.

#### **Provincial Planning Statement, 2024**

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable and safe communities through the efficient use of land throughout the Province of Ontario. The PPS directs municipalities to focus their growth within settlement areas where full municipal services are available.

#### **Norfolk County Official Plan**

Existing Land Use Designation: “Commercial” with Special Policy Area 7.11.3.2

Proposed Land Use Designation: “Commercial” with Special Policy Area 7.11.3.2  
(special policy area to be amended)

The Commercial designation permits highway-oriented uses, uses which are principally commercial in nature and provide a specialized product or service to persons coming specifically to do business, and space extensive uses having physical requirements in terms of size or configuration such that they cannot be accommodated in the Downtown Areas.

Special Policy Area 7.11.3.2 permits a home and agricultural supply establishment.

Category-specific retail establishments are permitted to a maximum of 3,000 square metres of gross leasable floor space. This includes furniture stores. The proposed use is a furniture store which would exceed the 3,000 square metre limit.

#### **Zoning By-law 1-Z-2014**

Existing Zoning: Service Commercial (CS) Zone with Special Provision 14.630

Proposed Zoning: Service Commercial (CS) Zone with Special Provision 14.630  
(special provision proposed to be amended)

The Service Commercial (CS) Zone permits a wide range of commercial uses, but does not permit furniture sales specifically. Special provision 14.630 permits a home and agricultural supply establishment in addition to the uses permitted in the CS zone, and is proposed to be amended to include furniture sales.