



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 MID CON 1 NTR PT LOTS 181 AND RP 37R10593 PARTS 1 2 AND 4 REG, known as 711 Schafer Side Road, 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 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 Agricultural (A) Zone to Agricultural (A) Zone with special provision 14.1101;
2. That Subsection 14 Special Provisions is hereby further amended by adding new 14.1101 as follows:

14.1101 In addition to the uses *permitted* in the A Zone, an emergency/transition shelter shall also be *permitted*. An emergency/transition shelter shall be defined as a special needs housing form that contains one or more *habitable rooms* which may include common kitchen, bathroom or other living and amenity space that meets the Ontario Building Code intended for temporary, short-term usage. The housing accommodations must be related to or supported by a non-profit or community group, government agency or special needs circumstances for purposes such as immigrants, refugees, and low-income families accommodation, homelessness and other transient/transitional needs. It shall not be geared to long-term (approximately three-years or greater) leasing or purchasing of the habitable space and shall not include market-based short-term rentals."

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

- a) number of *parking spaces*: 1 space for every 4 *dwelling units*.

Enacted and passed this _____ day of _____, 2025.

Applicant Mike & Sandy Kloepfer
File Number ZNPL2025074
Report Number CDS-25-029
Assessment Roll Number: 3310541030070000000

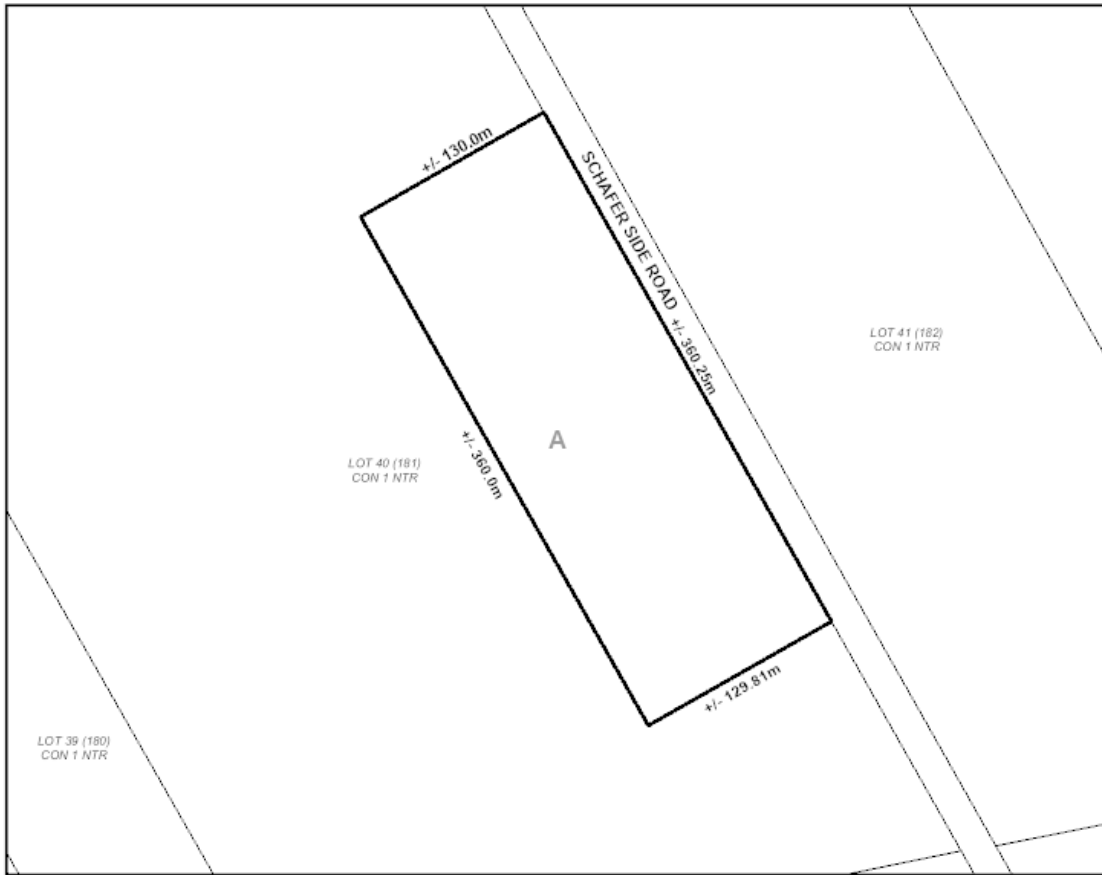
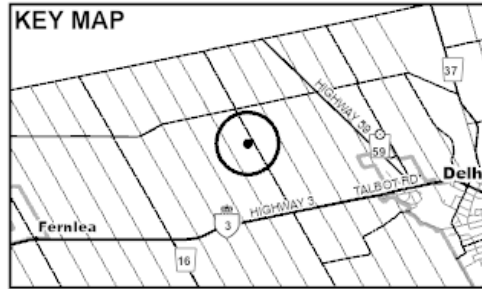
Mayor: A. Martin

County Clerk: W. Tigert


DRAFT

MAP A
ZONING BY-LAW AMENDMENT
NORFOLK COUNTY

In the Geographic Township of
MIDDLETON



LEGEND

 Subject Lands

ZONING BY-LAW 1-Z-2014

(H) - Holding

From: A

To: A with Special Provision

A - Agricultural Zone



1:3,562



This is MAP A to Zoning By-law _____ Passed the ___ day of _____.

 Mayor: A. Martin

 Clerk

Applicant Mike & Sandy Kloefer
 File Number ZNPL2025074
 Report Number CDS-25-029
 Assessment Roll Number: 331054103007000000

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

This by-law affects a parcel of land described as MID CON 1 NTR PT LOTS 181 AND RP 37R10593 PARTS 1 2 AND 4, known as 711 Schafer Side Road, Norfolk County.

The purpose of this By-law is to change the zoning on a portion of the subject lands zoned Agricultural (A) to Agricultural with a special provision to permit an emergency/transition shelter and a reduced parking ratio.

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