



The Corporation of Norfolk County

By-Law 2025-63

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as PL 182 BLK 11 LOT 24 BLK 12 LOTS 22 AND 23 BLK 22 LOTS 24 45 BLK 23 LOTS 22 TO 25 PT PINE ST PT SUTTON ST..NTE, known as 295 Queensway West, 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; and

Now therefore the Council of The Corporation of Norfolk County hereby enacts as follows:

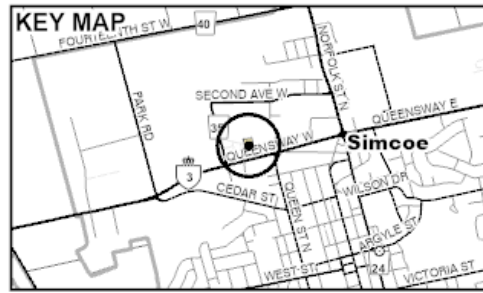
1. That Subsection 14 Special Provisions is hereby further amended by deleting 14.630 and replacing with the following:
2. 14.630 In addition to the uses *permitted* in the CS Zone, a home and agricultural supply establishment and a furniture store shall also be *permitted*. 1 *parking space* for every 80 square metres of gross floor area shall be *required*.
3. That this By-Law shall become effective upon final approval of the related Amendment number 168 to the Norfolk County Official Plan.

Enacted and passed this 23rd day of September, 2025.

Mayor: A. Martin

County Clerk: W. Tigert

MAP A
ZONING BY-LAW AMENDMENT
NORFOLK COUNTY
 In the Urban Area of
SIMCOE



LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

(H) - Holding

CS - Service Commercial Zone

HL - Hazard Land Zone

PSW - Provincially Significant Wetland Zone

R6 - Residential R6 Zone



1:1,527



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

Mayor: A. Martin

Clerk

**Explanation of the Purpose and Effect of
By-Law 2025-63**

This By-Law affects a parcel of land described as PL 182 BLK 11 LOT 24 BLK 12 LOTS 22 AND 23 BLK 22 LOTS 24 45 BLK 23 LOTS 22 TO 25 PT PINE ST PT SUTTON ST..NTE, located at 295 Queensway West, Norfolk County.

The purpose of this By-Law is to amend the special provision on the subject lands. The change would have the effect of allowing a furniture store in addition to the existing permitted uses along with a reduced parking rate.