



## 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 PLAN 1107 LOT 29, Norfolk County, municipally known as 215 Victoria Street, Simcoe.**

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 Neighbourhood Commercial (CN) *Zone* to Urban Residential Type 5 (R5) *Zone* with special provision 14.1105.
2. That Subsection 14 Special Provisions is hereby amended by adding new Special Provision 14.1105 to the subject lands as follows:

14.1105 In lieu of the corresponding provisions in the R5 *Zone*, the following shall apply:

  - a) maximum *floor area ratio*: 0.82;
  - b) number of *parking spaces*:
    - i. *parking spaces* per 1-bedroom unit: 1
    - ii. *parking spaces* per 2-bedroom unit: 1.5
    - iii. visitor *parking spaces*: 1 *parking space* for every 3 units
  - c) No *parking lot* shall be located closer than 2 metres from any *dwelling* on the lot. No *parking lot* shall be located closer than 3 metres from any *interior lot line* abutting another residential *zone*.

That this By-Law shall become effective upon final approval of this file.

Enacted and passed this 28<sup>th</sup> day of October, 2025.

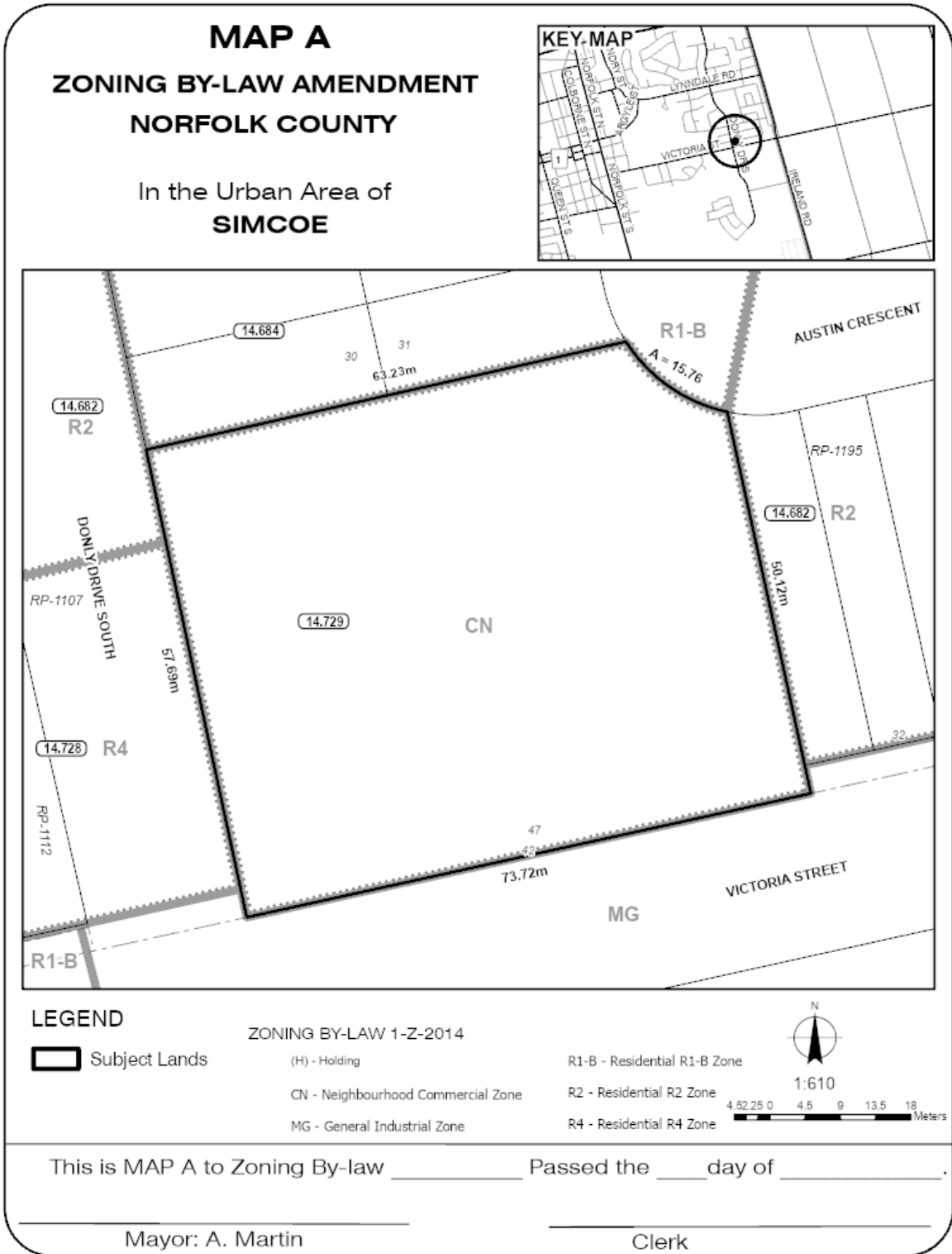
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Mayor A. Martin

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County Clerk

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**Explanation of the Purpose and Effect of  
By-Law 27-Z-2023**

This By-Law affects a parcel of land described as **PLAN 1107 LOT29, Norfolk County, municipally known as 215 Victoria Street, Simcoe.**

The purpose of this By-Law is to change the zoning of the subject lands from Neighbourhood Commercial (CN) to Urban Residential Type 5 (R5) with special provision 14.1105 to permit an apartment building with relief from parking requirements, rear yard setback, frontage, floor area ratio and proximity of parking to residential units.

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