



## The Corporation of Norfolk County

### By-Law \_\_-Z-2025

**Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Concession 4, Part Lot 1, Registered Plan 37R6331, Part 1, Norfolk County.**

WHEREAS Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Sections 34 and 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) by removing special provision 14.1022, save and except for the lands identified as Part 1 of the subject lands;
2. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 2 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1079;
3. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 3 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1080;
4. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 4 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1081;
5. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 5 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1082;

6. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 6 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1083;
7. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 7 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1084;
8. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 8 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1085;
9. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 9 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1086;
10. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 10 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1087;
11. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 11 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1088;
12. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 12 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1089;
13. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 13 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1090;
14. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 14 of the subject lands identified on Map A (attached to and

forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1091;

15. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 15 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1092; That Subsection 14 Special Provisions is hereby further amended by deleting special provision 14.1022 and replacing with the following:

14.1022 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

a) minimum *lot frontage*:

i. *interior lot* - 6 metres;

ii. *corner lot* - 4 metres;

b) minimum *exterior side yard* - 2.9 metres;

c) minimum *rear yard* - 6 metres;

d) a minimum of 12.6 percent of the *required front yard* shall be maintained as landscaped open space;

e) 3 *required parking spaces* shall be *permitted* within the *required front yard*;

16. That Subsection 14 Special Provisions is hereby further amended by adding the following subsections:

14.1079 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

a) minimum *lot frontage*:

i. *interior lot* - 6 metres;

b) minimum *rear yard* – 4.2 metres;

c) a minimum of 13.7 percent of the *required front yard* shall be maintained as landscaped open space;

d) 3 *required parking spaces* shall be *permitted* within the *required front yard*;

14.1080 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

a) minimum lot frontage:

- i. interior lot – 6.13 metres;
- b) minimum rear yard – 5.48 metres;
- c) a minimum of 26.6 percent of the *required front yard* shall be maintained as landscaped open space;
- d) 3 *required parking spaces* shall be *permitted* within the *required front yard*;

14.1081 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- b) minimum *lot frontage*:
  - i. *interior lot* – 6.86 metres;
  - ii. *corner lot*- 10.8 metres;
- c) minimum *exterior side yard* - 2.9 metres;
- d) minimum *rear yard* – 4.48 metres;
- e) a minimum of 24.3 percent of the *required front yard* shall be maintained as landscaped open space;
- f) 3 *required parking spaces* shall be *permitted* within the *required front yard*;

14.1082 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum *lot frontage*:
  - i. *interior lot* – 6.86 metres;
- b) minimum *rear yard* – 5.49 metres;
- c) a minimum of 24.3 percent of the *required front yard* shall be maintained as landscaped open space;
- d) 3 *required parking spaces* shall be *permitted* within the *required front yard*;

14.1083 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum *lot frontage*:
  - i. *interior lot* – 6.86 metres;

b) a minimum of 24.3 percent of the *required front yard* shall be maintained as landscaped open space;

c) 3 *required parking spaces* shall be provided within the *required front yard*;

14.1084 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

a) minimum *lot frontage*:

i. *interior lot* – 6 metres;

b) a minimum of 13.4 percent of the *required front yard* shall be maintained as landscaped open space;

c) 3 *required parking spaces* shall be provided within the *required front yard*;

14.1085 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

a) minimum *lot frontage*:

i. *interior lot* - 6 metres;

b) a minimum of 15.9 percent of the *required front yard* shall be maintained as landscaped open space;

c) 3 *required parking spaces* shall be provided within the *required front yard*;

14.1086 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

a) minimum *lot frontage*:

i. *interior lot* – 6 metres;

b) minimum *rear yard* - 4.1 metres;

c) a minimum of 12.4 percent of the *required front yard* shall be maintained as landscaped open space;

d) 3 *required parking spaces* shall be provided within the *required front yard*;

14.1087 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

a) minimum *lot frontage*:

- i. interior lot – 6.86 metres;
- b) minimum *rear yard* – 7.84 metres;
- b) a minimum of 24.3 percent of the *required front yard* shall be maintained as landscaped open space;
- c) 3 *required parking spaces* shall be provided within the *required front yard*;

14.1088 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum *lot frontage*:
  - i. *interior lot* - 6 metres;
- b) minimum *rear yard* – 5.6 metres;
- c) a minimum of 15.4 percent of the *required front yard* shall be maintained as landscaped open space;
- d) 3 *required parking spaces* shall be provided within the *required front yard*;

14.1089 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum *lot frontage*:
  - i. *interior lot* – 6.86 metres;
  - ii. *corner lot*- 9.3 metres;
- b) minimum *exterior side yard* - 2.5 metres;
- c) minimum *rear yard* – 4.4 metres;
- d) a minimum of 24.5 percent of the *required front yard* shall be maintained as landscaped open space;
- e) 3 *required parking spaces* shall be provided within the *required front yard*;

14.1090 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) minimum *lot frontage*:
  - i. *interior lot* - 6 metres;

- b) minimum *rear yard* – 4.1 metres;
- c) a minimum of 11.9 percent of the *required front yard* shall be maintained as landscaped open space;
- d) 3 *required parking spaces* shall be provided within the *required front yard*;

14.1091 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) minimum *lot frontage*:
  - i. *interior lot* – 6.86 metres;
- b) minimum *rear yard* – 12.98 metres;
- c) a minimum of 24.3 percent of the *required front yard* shall be maintained as landscaped open space;
- d) 3 *required parking spaces* shall be provided within the *required front yard*;

14.1092 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) minimum *lot frontage*:
  - i. *interior lot* – 6.86 metres;
- b) a minimum of 24.3 percent of the *required front yard* shall be maintained as landscaped open space;
- c) 3 *required parking spaces* shall be provided within the *required front yard*.

18. THAT the Holding (H) provision is removed upon the execution of a development agreement registered on title and confirmation of servicing capacities and allocation by Norfolk County.

19. 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

---

Clerk W. Tigert

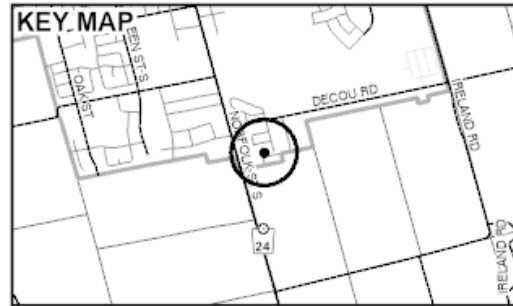
DRAFT

# MAP A

## ZONING BY-LAW AMENDMENT

### NORFOLK COUNTY

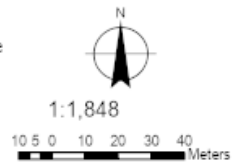
In the Urban Area of  
**SIMCOE**



**LEGEND**

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- CS - Service Commercial Zone
- R1-B - Residential R1-B Zone
- R2 - Residential R2 Zone
- R4 - Residential R4 Zone
- MR - Rural Industrial Zone



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

Mayor: A. Martin

Clerk

DRAFT

**Explanation of the Purpose and Effect of  
By-Law \_\_-Z-2025**

This By-Law affects a parcel of land described as Concession 4, Part Lot 1, Registered Plan 37R6331, Part 1, Norfolk County.

The purpose of this By-Law is to permit the development of 78 townhouse dwellings and 78 additional residential dwelling units within a plan of subdivision in the Urban Residential Type 4 (R4) zone.

A Holding (H) provision is maintained on the subject lands to ensure an appropriate development agreement is executed and registered on title in addition to the confirmation of servicing capacities and allocation by Norfolk County.