



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 PDOV PLAN 207 BLK 10 LOT 4 TO 5 REG 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) from Urban Residential Type 1 (R1-A) Zone to Urban Residential Type 4 (R4(H)) Zone with a Holding and special provision 14.1100;
2. That Subsection 14 Special Provisions is hereby further amended by adding new 14.1100 as follows:

14.1100 In lieu of the corresponding provisions, the following shall apply:

 - a) minimum *lot area*: 158 square metres per *dwelling unit*;
 - b) minimum setback of a *parking lot* to a *dwelling* and *interior lot line*: 1.5 metres;
 - c) minimum number of *parking spaces*: 19;
 - d) minimum *rear yard*: 3 metres;
 - e) maximum *dwelling units* in a *townhouse dwelling*: 12
3. That the holding (H) provision of this By-Law shall be removed upon completion of the required archaeological assessment, to the satisfaction of Norfolk County.

Enacted and passed this 28th day of October, 2025.

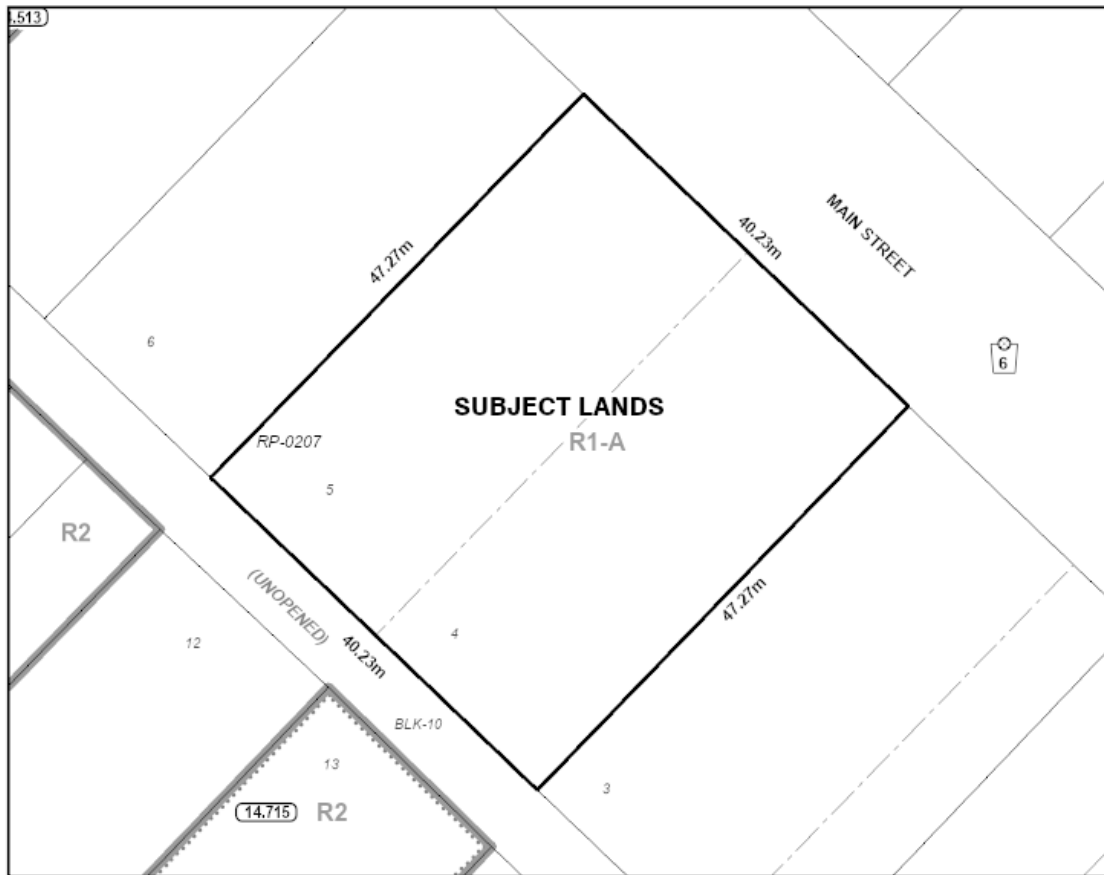
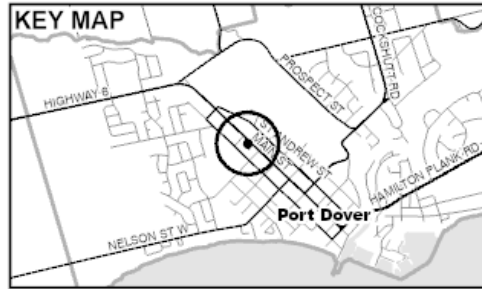
Mayor: A. Martin

County Clerk: W. Tigert

MAP A

ZONING BY-LAW AMENDMENT NORFOLK COUNTY

In the Urban Area of
PORT DOVER



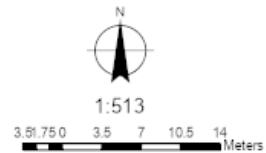
LEGEND

Subject Lands

From: R1-A
To: R4

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- CN - Neighbourhood Commercial Zone
- R1-A - Residential R1-A Zone
- R2 - Residential R2 Zone



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-xx**

This by-law affects a parcel of land described as PDOV PLAN 207 BLK 10 LOT 4 TO 5, known as 711 Main Street, Norfolk County.

The purpose of this By-law is to change the zoning on the subject lands from Urban Residential Type 1 (R1-A) Zone to Urban Residential Type 4 (R4) Zone with a special provision. This would facilitate the development of 12 stacked townhouse units.

A Holding provision has been applied to the subject lands which can be removed upon completion of the required archaeological assessment.