



The Corporation of Norfolk County

By-Law 2025-87

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as CON 5 PT LOT 1 IRREG, CON 5 PT LOT 1 RP 37R2585 PART 2 and CON 5 PT LOT 1 RP 37R2585 PART 1 IRREG, Urban Area of Simcoe, Norfolk County, municipally known as 481 and 487 Norfolk Street South and 7 Decou Road.

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 Ontario Land Tribunal 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 *Zone* (R1-B) to Residential Commercial Business *Zone* (CRB) with special provision 14.1059;
2. That Subsection 14 Special Provisions is hereby further amended by adding new/revised 14.1059 as follows:

14.1059 In the CRB *Zone*, the following shall apply:

a) In lieu of the permitted uses in the CRB *Zone*, the following uses shall be *permitted*:

- i) art gallery
- ii) *clinic or doctors' offices*
- iii) community centre
- iv) *convenience store*
- v) *day care nursery*
- vi) delicatessen and specialty food shops
- vii) *dry cleaning distribution station*
- viii) *dwelling units, apartment*

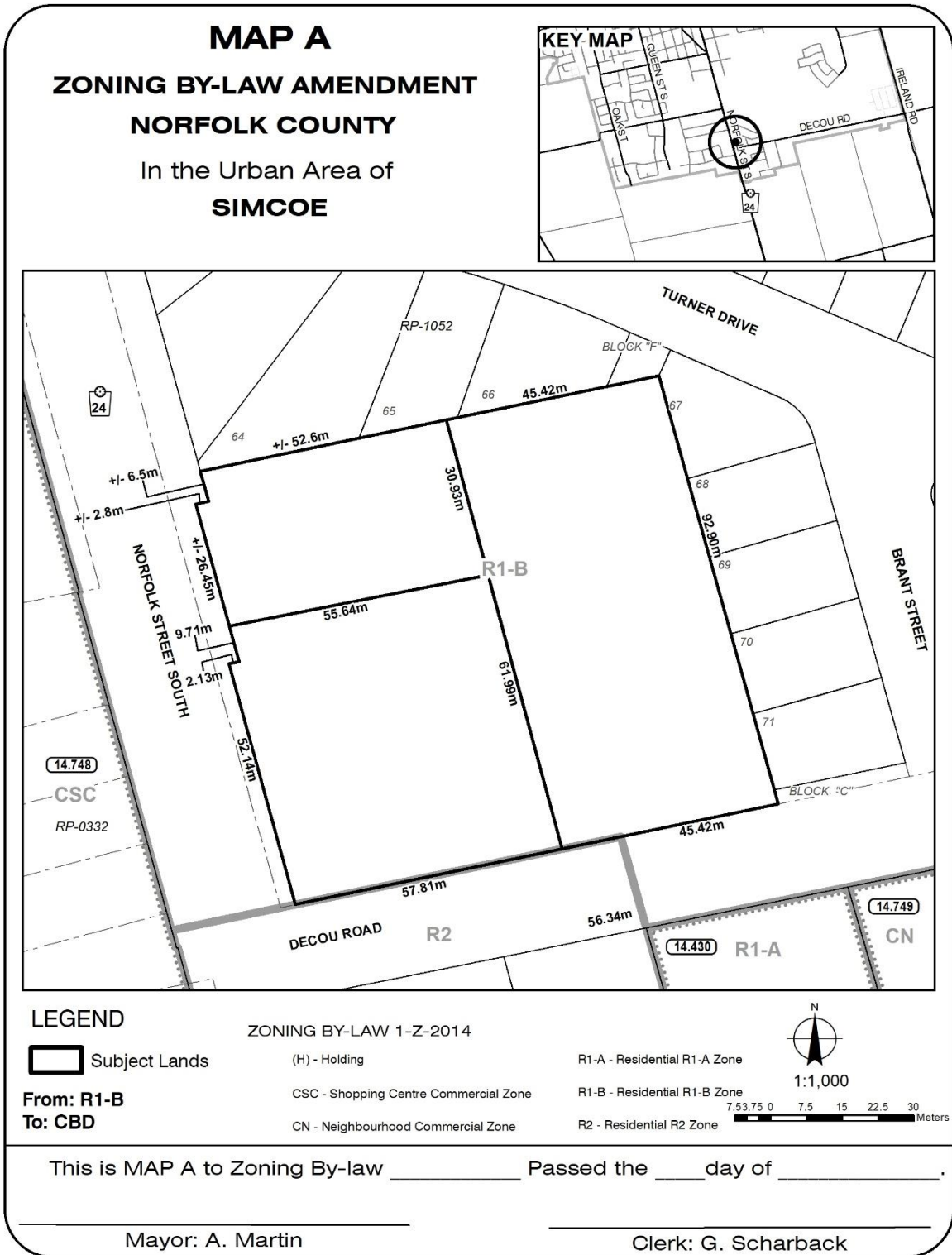
- ix) *dwelling units*, in a mixed-use building
 - x) financial institution
 - xi) *home occupation*
 - xii) laundromat
 - xiii) library
 - xiv) *long-term care facility*
 - xv) museum
 - xvi) *office*, all types
 - xvii) *personal service shop*
 - xviii) photographic studio or shop
 - xix) *place of assembly*
 - xx) *place of sports and recreation*
 - xxi) *place of worship*
 - xxii) *private club*
 - xxiii) *retirement home*
- b) Commercial and institutional uses, only except for accessible/barrier-free residential uses, are restricted to ground floor area only and within a mixed-use (residential/non-residential) *building*;
- c) In lieu of the corresponding provisions in the CRB *Zone*, the following shall apply:
- i) maximum number of *dwelling units*: 50 units per hectare;
 - ii) minimum *front yard*: – 3 metres;
 - iii) minimum *exterior side yard* – 3 metres;
 - iv) minimum *interior side yard* – 25 metres for the westerly edge of any *building* or *structure*;
 - v) *interior side yard* setback for the easterly *lot line* shall include a minimum 6 metre landscape buffer strip;

- vi) maximum gross floor area for commercial uses – 1,393 square metres;
 - vii) maximum *building height*: – 12 metres (3 storeys);
 - viii) balconies shall be set back a minimum of 1.5 metres from the *front yard* and *exterior side yard*.
 - ix) Perpendicular width of every *parking aisle* for two-way traffic – 6.7 metres.
3. That this By-Law shall become effective upon final approval of the related Amendment number 162 to the Norfolk County Official Plan.

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

Mayor: A. Martin

County Clerk: W. Tigert



**Explanation of the Purpose and Effect of
By-Law 2025-87**

This By-Law affects a parcel of land described as CON 5 PT LOT 1 IRREG, CON 5 PT LOT 1 RP 37R2585 PART 2 and CON 5 PT LOT 1 RP 37R2585 PART 1 IRREG, Urban Area of Simcoe, Norfolk County, municipally known as 481 and 487 Norfolk Street South and 7 Decou Road, Simcoe.

The purpose of this By-Law is to change the zoning of the subject lands from Urban Residential Type 1 (R1-B) to Commercial Residential Business (CRB) zone with a Special Provision to restrict commercial uses to ground floor only and to allow for an increased level of residential units within a mixed-use building.

Applicant Rick Clarke

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Report Number CD-24-105

Assessment Roll Number 3310401015367000000, 3310401015365000000, 3310401015366000000