



The Corporation of Norfolk County

By-Law 2025-86

Being a By-Law to Adopt Amendment Number 162 to the Norfolk County Official Plan in respect of lands 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 the Ontario Land Tribunal has considered an amendment to the Norfolk County Official Plan in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.13 as amended, Sections 17, 21 and 22;

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

1. That amendment number 162 to the Norfolk County Official Plan as set out in the text and Schedule "A" attached hereto is hereby adopted.
2. That the effective date of this By-Law shall be the date of passage thereof.

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

Mayor: A. Martin

County Clerk: W. Tigert

Amendment Number 162 to the Norfolk County Official Plan

Part A: Preamble to the Amendment

The purpose of amendment number 162 to the Norfolk County Official Plan is to allow for the removal of all ground floor commercial uses within the building to permit residential.

Location of the Lands Affected

As shown on the attached 'Schedule "A"', the subject lands are located on as shown on the attached 'Schedule "A"', the subject lands are located on 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.

Basis of the Amendment

The basis for permitting this Amendment is to accommodate the development of a mixed-use development with commercial uses on ground floor and high density residential units above ground, in conformity with overall Provincial Policy.

Part B: The Amendment

That the Norfolk County Official Plan is hereby amended as follows:

Map Schedule Amendment

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as the subject lands on 'Schedule "A"' attached to and a part of this amendment with the 7.7.3.23 site specific policy number.

Text Amendment

That the following site specific policy area be added to Section 7.7 Urban Residential Designation:

7.7.2.23 – 487 Norfolk Street South Site-Specific Policy Area

On land designated Urban Residential – Site Specific Policy Area 7.7.3.23 on Schedule "B" to this Plan, the use of the ground floor for commercial uses in a mixed-use building, with increased ground floor commercial area and increased residential density to a

Applicant Rick Clarke

File Number OPNPL2024111

Report Number CD-24-105

Assessment Roll Number 3310401015367000000, 3310401015365000000, 3310401015366000000

maximum density of 50 units per hectare shall be permitted. Wholly commercial buildings are not permitted.

Part C: Additional Information

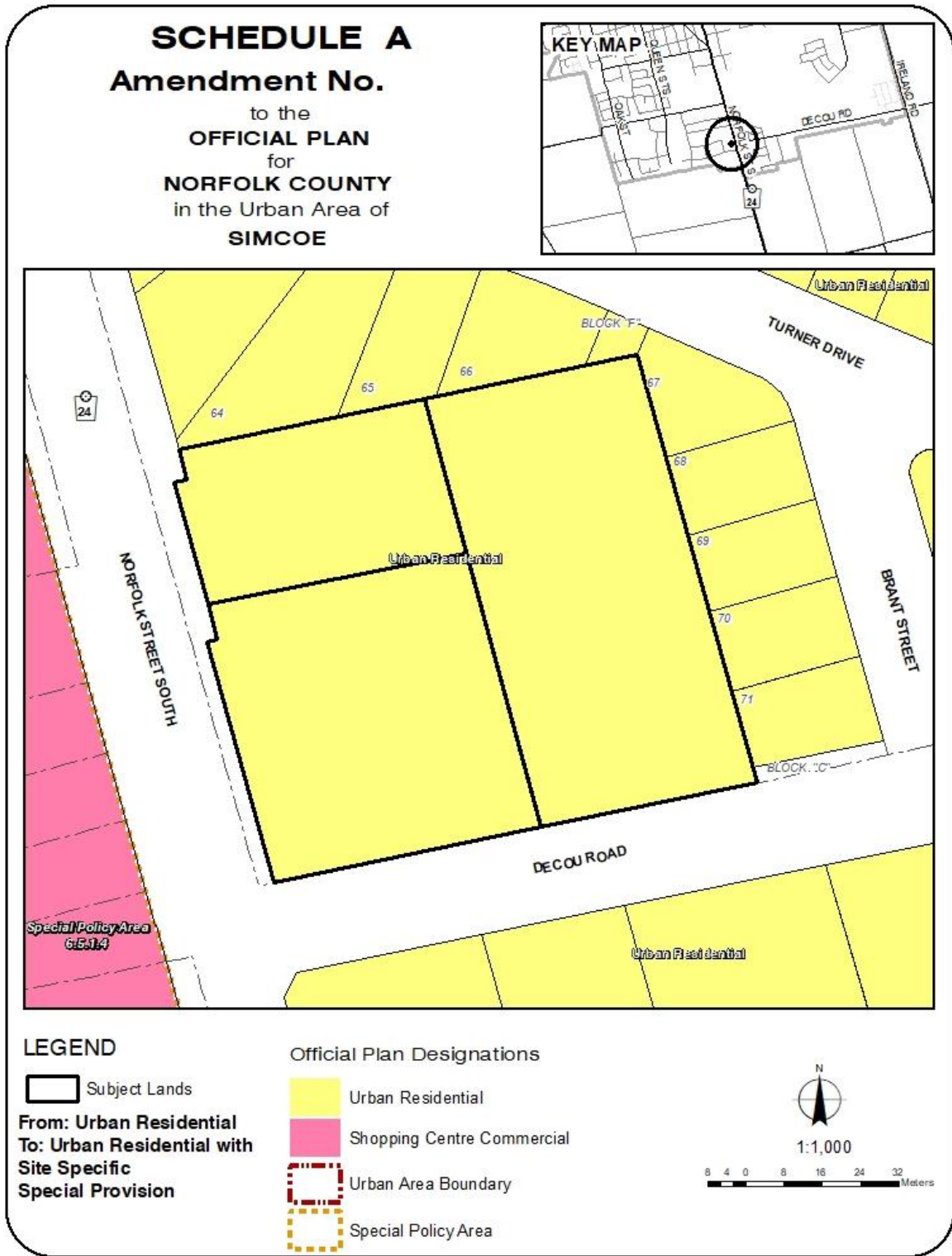
This document will be implemented by Norfolk County enacting an appropriate amendment to the Norfolk County Zoning By-Law 1-Z-2014.

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