



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 WOODHOUSE CON 5 PT LOTS 2, AND 3 RP 37R10090 PART 2 PT, PART 1, 112.85AC FR D, Municipally referred to as Woodway Trails.

Whereas Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 and 36(1) (Holding) 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 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 as Part 1 of the subject lands on Map A (attached to and forming part of this By-Law) from Development (D) Zone to Urban Residential Type R1-B (R1-B)(H)) with Special Provision 14.1070;
2. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified as Part 2 of the subject lands on Map A (attached to and forming part of this By-Law) from Development (D) Zone to Urban Residential Type R4 (R4)(H)) with Special Provision 14.1103;
3. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified as Part 3 of the subject lands on Map A (attached to and forming part of this By-Law) from Development (D) Zone to Urban Residential Type R6 (R6)(H)) with Special Provision 14.1104;
4. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified as Part 4 of the subject lands on Map A (attached to and forming part of this By-Law) from Development (D) Zone to Open Space (OS)(H));

5. That Subsection 14 Special Provisions is hereby further amended by adding new Special Provision 14.1070 as follows:

14.1070 - In lieu of the corresponding provisions in R1-B Zone, the following shall apply:

In addition to the permitted uses in the R1-B Zone, the following uses shall also be permitted:

- a) Dwelling, single detached
- b) Bed & breakfast, subject to Subsection 3.4
- c) Home occupation
- d) Accessory Residential Dwelling Unit, subject to Subsection 3.2.3.

In addition to the Zone Provisions uses in the R1-B Zone, the following Zone Provisions shall apply:

Provision	R1-B
a) Minimum <i>Lot Area</i>	
i) interior lot	308 square meters
ii) corner lot	377 square meters
b) Minimum <i>Lot Frontage</i>	
i) interior lot	11 meters
ii) corner lot	13 meters
c) Minimum <i>Front Yard</i>	6 meters
i) <i>detached garage with rear lane</i>	3 meters
d) Minimum <i>Exterior Side Yard</i>	3 meters
e) Minimum <i>Interior Side Yard</i>	
i) detached garage	3 meters & 1.2 meters
ii) detached garage with a rear lane; attached garage	1.2 meters each side
f) Minimum <i>Rear Yard</i>	7.5 meters

g) Maximum building height	11 meters
<p data-bbox="315 325 829 359">h) Projection of an Attached Garage</p> <p data-bbox="363 415 1276 743">The wall of an attached garage facing the street in an R1-B Zone shall project no more than 3.5 metres from the main front wall of the dwelling. This projection shall be measured from the wall of the garage facing the front lot line to the nearest structural element of the front wall of the dwelling facing the front lot line, including any covered porch which extends along the entire front wall of the dwelling, but excluding eaves, stairs or gutters. This provision shall not apply where:</p> <ul style="list-style-type: none"> <li data-bbox="444 800 1300 915">i. the front wall of the <i>dwelling</i> and the wall of the attached garage containing the opening for vehicular access do not face the same <i>lot line</i>; or, <li data-bbox="444 953 1292 1026">ii. the width of the attached garage is less than 60 percent of the width of the <i>dwelling</i>. 	

7. That Subsection 14 Special Provisions is hereby further amended by adding new Special Provision 14.1103 as follows:

In addition to the permitted uses in the R1-B Zone, the following uses shall also be permitted:

- a) Group Townhouse
- b) Stacked Townhouse
- c) Street Townhouse
- d) Semi-detached, duplex, tri-plex, and four-plex dwellings provided they are located on the same lot with, and in accordance with the Zone provisions of group townhouse
- e) Home Occupation
- f) Accessory Residential Dwelling Unit, subject to Subsection 3.2.3.

14.1103 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

Provision	Street Townhouse (per unit)	Group Townhouse Stacked Townhouse
a) Minimum <i>Lot Area</i>		
i) attached garage	156 square meters	195 square meters
ii) corner lot	243 square meters	195 square meters
iii) detached garage	162 square meters (access via rear lane)	215 square meters
b) Minimum <i>Lot Frontage</i>		
i) interior lot	6 meters	30 meters
ii) corner lot	9 meters	30 meters
iii) corner lot accessed by a rear lane	6 meters	
c) Minimum <i>Front Yard</i>		
i) attached garage	6 meters	6 meters
ii) detached garage or rear yard parking	1.5 meters	1.5 meters
d) Minimum <i>Exterior Side Yard</i>		
i) with a 6 meter front yard	3 meters	3 meters
ii) with a 1.5 meter front yard	1.5 meters	1.5 meters
e) Minimum <i>Interior Side Yard</i>	1.2 meters	1.2 meters
f) Minimum <i>Rear Yard</i>		
i) attached garage	6.5 meters	6.5 meters
ii) detached garage	13 meters (access via a rear lane)	7.5 meters

	including half of the lane)	
g) Minimum Separation between townhouse dwellings	2 meters	2 meters
h) Maximum Building Height	14 meters	14 meters
<p>i) Setback from Mutual Side Lot Line</p> <p>Notwithstanding the required side yard, on a mutual side lot line separating two (2) attached townhouse units, no interior side yard is required where the walls are joined, where the walls are not joined, a 1.2 metre side yard shall be required.</p>		
<p>j) Maximum Units in a Townhouse Dwelling</p> <p>No more than eight (8) dwelling units shall be located in a townhouse dwelling.</p>		

8. That Subsection 14 Special Provisions is hereby further amended by adding new Special Provision 14.1104 as follows:

14.1104 In lieu of the corresponding provisions in the R6 Zone, the following shall apply:

In addition to the permitted uses in the R6 Zone, the following uses shall also be permitted:

- e) Dwelling, apartment
- f) Home occupation
- g) Retirement home
- h) Street townhouse
- i) Group townhouse

14.1104 In lieu of the corresponding provisions in the R6 Zone, the following shall apply:

Provision	R6
a) Minimum <i>Frontage</i>	30 meters
b) Minimum <i>Front Yard Frontage</i>	3 meters

c) Minimum <i>Exterior Side Yard</i>	3 meters
d) Minimum <i>Interior Side Yard</i>	3 meters
e) Minimum <i>Rear Yard</i>	9 meters
f) Maximum <i>Building Height</i>	Eight (8) Storeys
g) Maximum <i>Floor Area Ratio</i>	i) Four (4) <i>storey building</i> 0.72 ii) Five (5) <i>storey building</i> 0.79 iii) Six (6) <i>storey building</i> 0.86 iv) seven (7) <i>storey building</i> (0.93) v) eight (8) <i>storey building</i> 1
h) For Apartment Dwellings Three (3) storeys or less	Notwithstanding the provisions in Subsection 5.6.2, <i>apartment dwellings</i> three (3) <i>storeys</i> or less shall use the Urban Residential Type 5 (R5) Provisions.

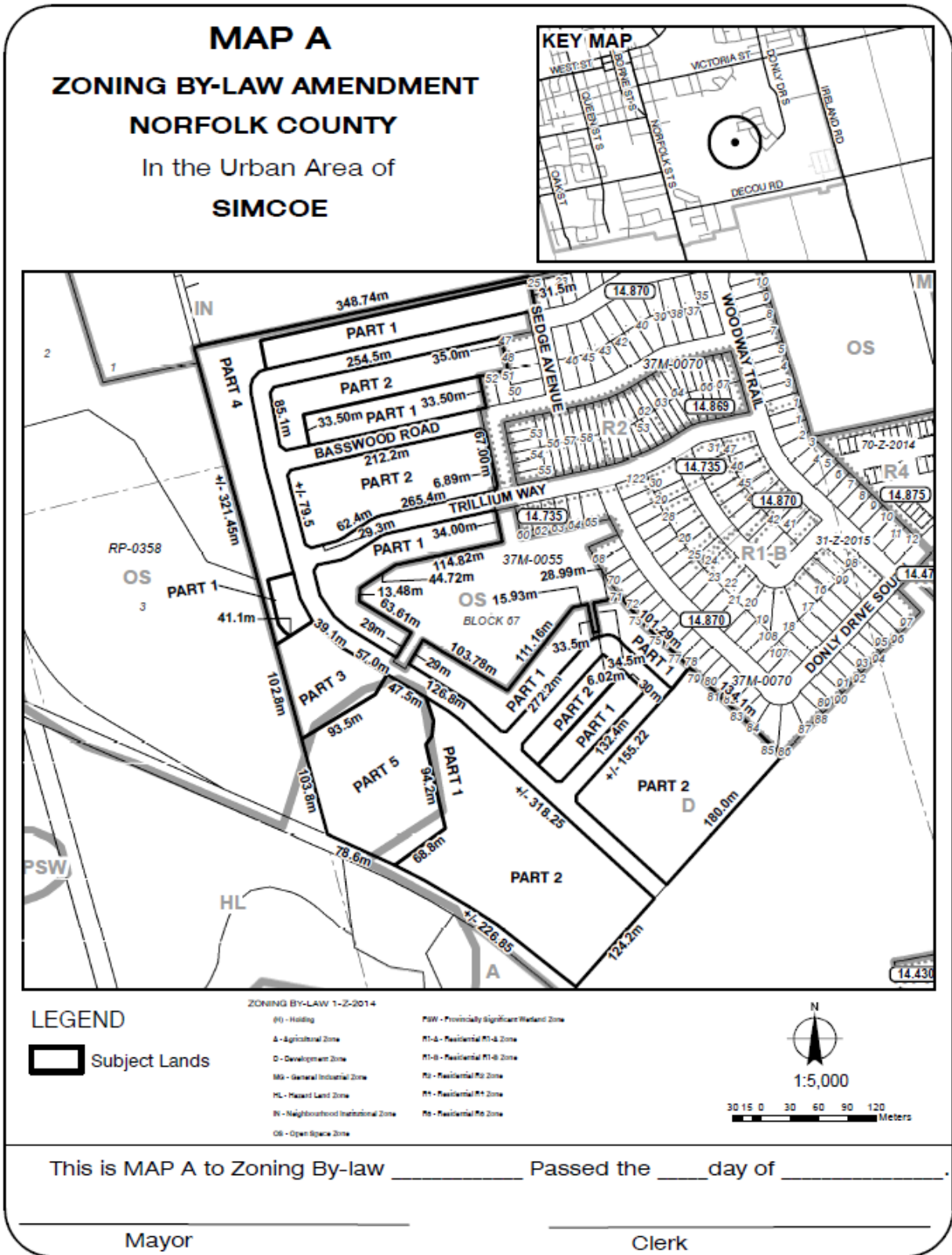
Section 5.6.3 – Step back of Upper Floors, shall not apply.

Section 5.6.4 – Angular Plane, shall not apply.

8. That the holding (H) provision of this By-Law shall be removed upon the registration of a Draft Plan of Subdivision agreement to the satisfaction of the General Manager of Community Development (or designate) which shall include, but not limited to, confirmation by the General Manager of Environmental & Infrastructure Services (or designate).
9. That the effective date of this By-Law shall be the date of passage thereof..

Enacted and passed this TBD.

Mayor: A. Martin



Applicant: 2177545 Ontario Inc.
 File Number ZNPL2024307
 Report Number CDS 25-042
 Assessment Roll Number 3310401015387150000

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

This By-Law affects a parcel of land described as WOODHOUSE CON 5 PT LOTS 2, AND 3 RP 37R10090 PART 2 PT, PART 1, 112.85AC FR D, Municipally referred to as 227 Decou Road.

The purpose of this By-Law is to change the zoning on the subject lands is to change the zoning of the subject lands from Development Zone to Urban Residential Type 1 with a Holding (R1-B) (H), Urban Residential Type 4 with a Holding (R4) (H), Urban Residential Type 6 (R6) (H) and Open Space (OS) Zone across multiple parts as indicated in Map A within this By-Law. The By-Law also establishes Special Provision 14.1070, 14.1103 and 14.1104 on the subject lands that allows for various lot provision adjustments to facilitate the proposed Draft Plan of Subdivision through Application 28TPL2024308.

A holding “(H)” provision is being placed on the zoning on the subject lands to ensure that the Owner has provided accepted engineering drawings to the satisfaction of the General Manager of Environmental and Infrastructure Services (or designate). The Holding Provision on the subject lands is to be lifted, through the clearance of all draft plan of subdivision conditions, final plan review and entered into a Draft plan of Subdivision Agreement that has been executed and registered on title.