

The Corporation of Norfolk County

By-Law 2025-101

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as PORT DOVER PLAN 207 PT BLK 77 PT LOTS 10 TO 12 RP 37R11761 PART 4, Norfolk County.

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 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 special provision 14.1102 and a holding provision;
2. That Subsection 14 Special Provisions is hereby further amended by adding new 14.1102 as follows:

14.1102 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

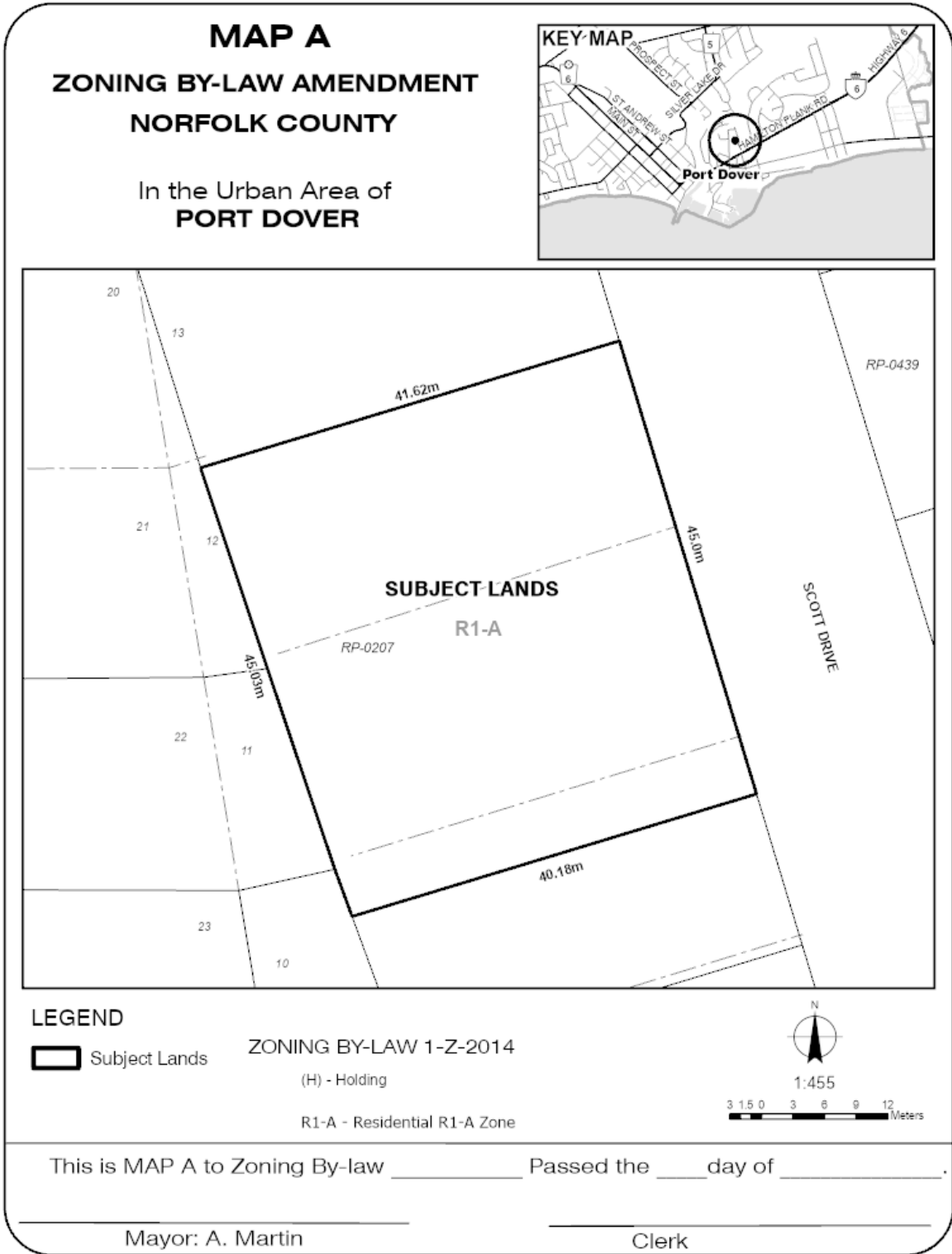
- a. minimum *rear yard* – 3.7 metres.
3. That the holding (H) provision of this By-Law shall be removed upon:
 - a) Completion of the necessary water modelling or fire hydrant testing to confirm that fire flows can be provided to the development or that the applicant commits to the necessary upgrades to resolve same, to the satisfaction of Norfolk County;
 - b) Submission of an acceptable geotechnical and hydrogeological report to the satisfaction of Norfolk County to confirm:
 - i. The suitability of the lands to support the proposed infiltration gallery;
 - ii. The confirmation of the seasonally high groundwater table;

- iii. The construction restrictions/parameters for building in light of ii. above.
- c) Submission of a suitable grading plan to the satisfaction of Norfolk County for the site addressing the matters of self-containment and accommodation of abutting land drainage.

Enacted and passed this 16th day of December, 2025.

Mayor: A. Martin

County Clerk: Wm. Tigert



Applicant Jenny Bellencourt
 File Number ZNPL2025225
 Report Number CDS-25-109
 Assessment Roll Number: 3310334030398040000

**Explanation of the Purpose and Effect of
By-Law 2025-101**

This by-law affects a parcel of land described as PORT DOVER PLAN 207 PT BLK 77 PT LOTS 10 TO 12 RP 37R11761 PART 4, Norfolk County, known as 9 Scot Drive.

The purpose of this By-law is to change the zoning from Urban Residential Type 1 (R1-A) Zone to Urban Residential Type 4 (R4) Zone with a special provision to allow for the establishment of a stacked townhouse dwelling. The special provision allows for a reduced rear yard setback.

A Holding provision has been applied to ensure that matters relating to fire flows, the proposed infiltration gallery, a seasonally high groundwater table, and site grading are appropriately addressed.