



The Corporation of Norfolk County

By-Law 2026-XX

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as PORT DOVER PLAN 207 RWY PT LOT 19 IRREG PLAN 37R 213.

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.

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 14.1113.
2. That Subsection 14 Special Provisions is hereby further amended by adding new 14.1113 as follows:

14.1113 In lieu of the corresponding provisions, the following shall apply:

- a. a *deck* or *unenclosed porch* may be located 0 metres from an *interior side yard*;
 - b. a minimum of 42 percent of the *front yard* shall be maintained as *landscape area*.
3. That the holding (H) provision of this By-Law shall be removed upon:
 - a) Submission of an acceptable geotechnical and hydrogeological report
 - b) Submission of an acceptable grading and drainage plan
 - c) Registration of a development agreement to address the following matters:

Applicant: Paul Breedyk

File Number: ZNPL2025329

Report Number: CDS-26-007

Assessment Roll Number: 3310334020054600000

- i) The Owner shall be responsible to design and construction of any necessary off-site and on-site drainage works (storm lateral extensions and easement conveyances) as may be required to support the development at his/her cost.

Enacted and passed this 28th day of April, 2026.

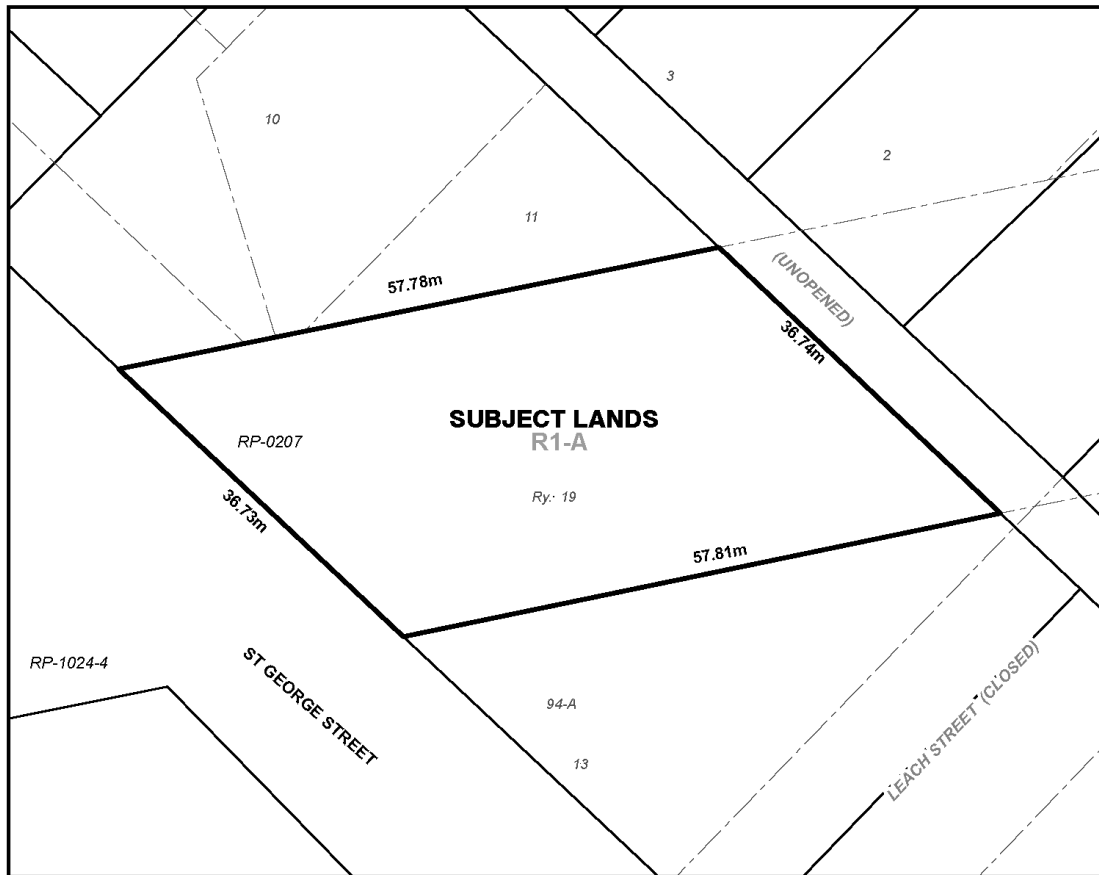
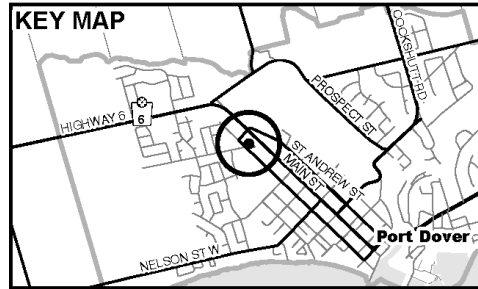
Deputy Mayor: A. Veri

County Clerk: W. Tigert

DRAFT

MAP A
ZONING BY-LAW AMENDMENT
NORFOLK COUNTY

In the Urban Area of
PORT DOVER



LEGEND

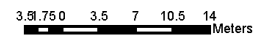
 Subject Lands

ZONING BY-LAW 1-Z-2014

R1-A - Residential R1-A Zone



1:548



This is MAP A to Zoning By-law _____ Passed the ____ day of _____.

 Mayor: A. Martin

 Clerk

Applicant Paul Breedyk
 File Number ZNPL2025329
 Report Number CDS-26-007
 Assessment Roll Number: 331033402005460000

**Explanation of the Purpose and Effect of
By-Law 2026-xx**

This By-law affects a parcel of land described as PORT DOVER PLAN 207 RWY PT LOT 19 IRREG PLAN 37R 213, Norfolk County.

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(H)) Zone with a Holding and special provision. The special provision is being added allow for interior side yard setback relief, and relief of required front yard landscaping. The Holding has been added to address matters related to drainage and stormwater management.

DRAFT