



The Corporation of Norfolk County

By-Law __-Z-2022

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Part Lot 1, Block 17, Plan 19B, Urban Area of Waterford, Norfolk County in the Name of Brook Green Group.

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.

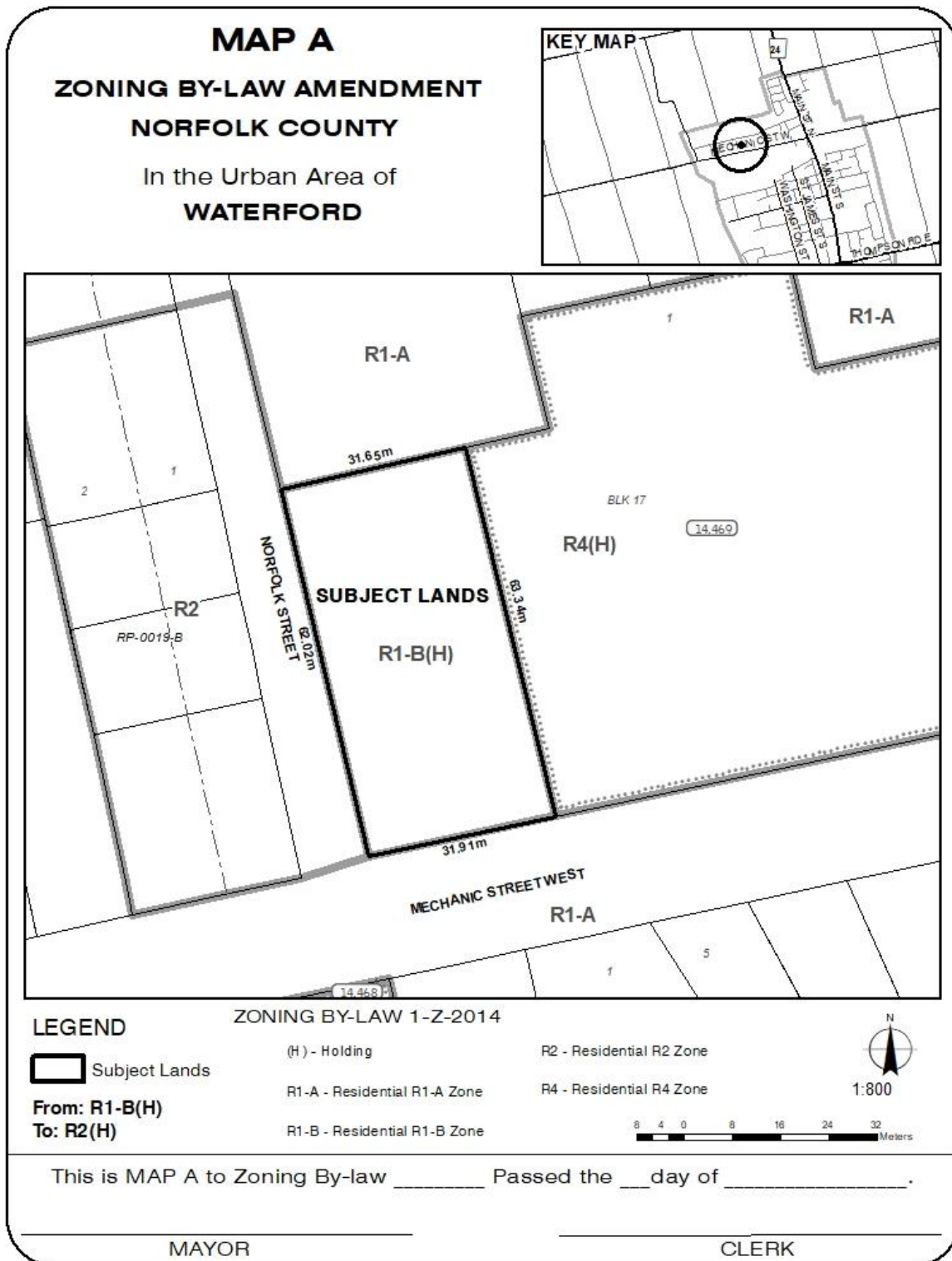
NOW THEREFORE the Council of The Corporation of Norfolk County hereby enacts as follows:

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 *Zone* (R1-B) to Urban Residential Type 2 *Zone* (R2);
2. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by replacing the existing Holding (H) with a new Holding (H) on the subject lands identified on Map A (attached to and forming part of this By-Law);
3. That the new Holding (H) provision of this By-Law shall be removed upon the registration and execution of a development agreement to the satisfaction of Norfolk County.
4. That the effective date of this By-Law shall be the date of passage thereof.

ENACTED AND PASSED this **date** day of **month**, 2022.

Mayor

County Clerk



**Explanation of the Purpose and Effect of
By-Law __-Z-2022**

This By-Law affects a parcel of land described as Part Lot 1, Block 17, Plan 19B, Urban Area of Waterford, Norfolk County, located at Mechanic Street West.

The purpose of this By-Law is to change the zoning on the subject lands from Urban Residential Type 1 Zone (R1-B) to Urban Residential Type 2 Zone (R2).

A Holding “(H)” provision is being placed on the zoning on the subject lands to ensure the appropriate development agreement is executed and registered on title. As well the holding will remain until:

- A letter from Environmental and Infrastructure Services Division is received indicating that the water and sanitary sewer connections have been installed to the subject lands AND that payment for any previously installed services have been received;
- A letter from Development Engineering confirming that a drawing was received and reviewed to identify the proposed restoration within the Norfolk Street ROW, paying particular attention to the location of all proposed services, location of new entrances, restoration of the existing road base, asphalt, curb and gutter and the grading / drainage of all lands to ensure no changes to Municipal Drainage areas;
- An entrance permit is received as per Norfolk County By-law 2016-32;
- A Section 65 Report is completed to identify the alterations made to the Drainage areas (if required);
- Water and Wastewater Modelling is completed to the satisfaction of the County.