



The Corporation of Norfolk County

By-Law __-Z-2021

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Part Block F, Plan 37M15, Urban Area of Simcoe, Norfolk County in the Name of Sunfield Homes (Simcoe Ltd.)

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 Neighbourhood Commercial *Zone* (CN) with a Special Provision 14.815 to Urban Residential Type 5 *Zone* (R5) with a Special Provision 14.952 and a Holding (H);
2. That Subsection 14 Special Provisions is hereby further amended by adding 14.952 with the following site specific provisions:

In addition to the uses *permitted* in the R5 *Zone*, the following uses shall also be *permitted* at the ground level:

- i. Clinic or Doctors' Offices
- ii. Pharmacy
- iii. Convenience Store
- iv. Laundromat
- v. Personal Service Shop
- vi. Office
- vii. Restaurant

The permitted uses specified above shall be in accordance with the provision of R5 zone unless specified below:

In lieu of the corresponding provisions in section 2.93 f) of *Zoning By-Law 1-Z-2014*, the following shall apply:

- a) The *lot line* along Evergreen Hill Road shall be considered as *front lot line*.

In lieu of the corresponding provisions in section 4.2.4 b) of *Zoning By-Law 1-Z-2014*, the following shall apply:

- b) No *setback* shall be required between a *dwelling* on the *lot* or of any *interior side lot line* abutting another residential *zone* and a *parking space*.

In lieu of the corresponding provisions in section 4.9 b) of *Zoning By-Law 1-Z-2014*, the following shall apply:

- a) Number of residential *parking space* (apartment *dwelling*):

- i. Bachelor Unit: *1 parking space for each dwelling unit*
- ii. 1 bedroom Unit: *1 parking space for each dwelling unit*
- iii. 2 Bedroom Unit: *1.5 parking spaces for each dwelling unit*

- b) Commercial Uses specified in section-2 of this By-law: 1 parking spaces for every 50 square metres.

In lieu of the corresponding provisions in R5 *zone*, the following shall apply:

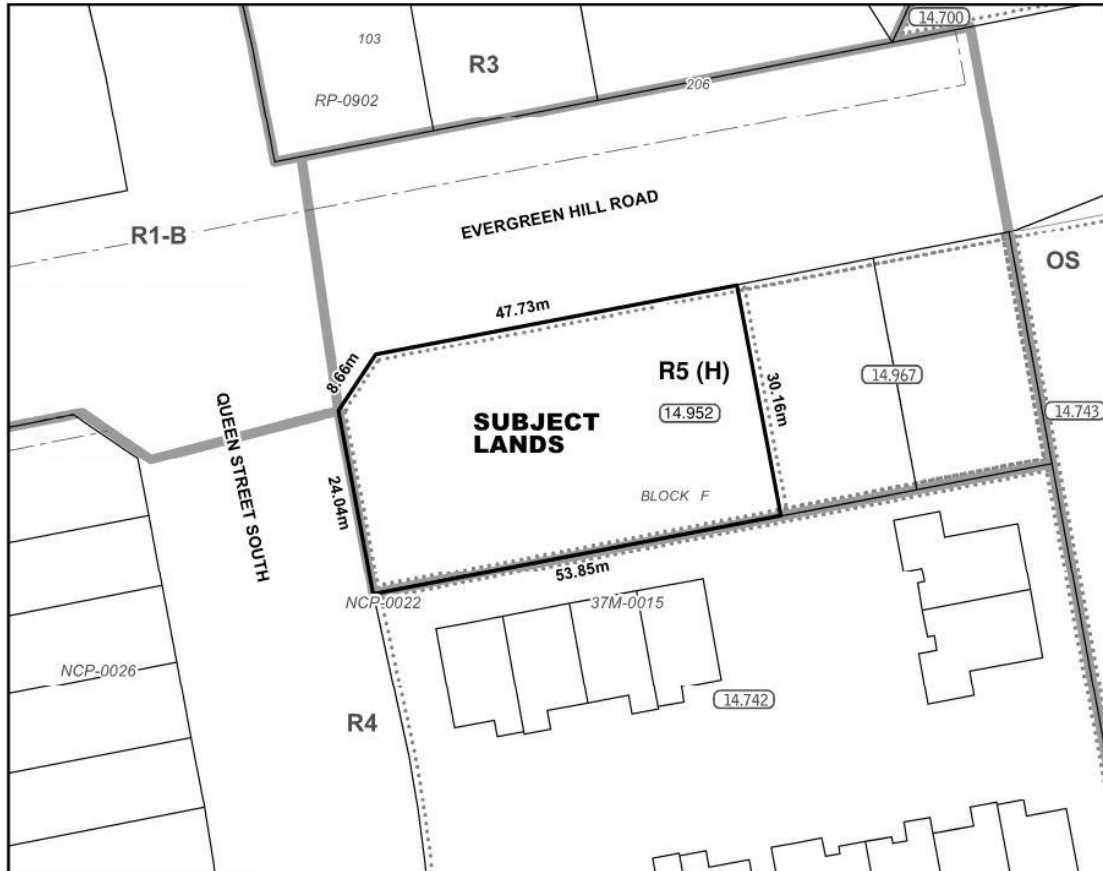
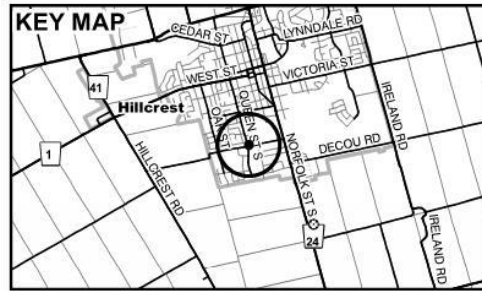
- a) maximum *floor area ratio*:
- i. Four (4) *storey building*: 0.85

3. That the holding (H) provision of this By-Law shall be removed upon the execution of a site plan agreement and only when the water and sewer capacity is allocated to the satisfaction of Norfolk County.
4. That the effective date of this By-Law shall be the date of passage thereof.
5. **ENACTED AND PASSED** this 21st day of June, 2021.

Mayor

County Clerk

MAP A
ZONING BY-LAW AMENDMENT
NORFOLK COUNTY
 In the Geographic Township of
WOODHOUSE

**LEGEND**

 Subject Lands

**From: CN with Special
Provision 14.815**

**To: R5 with Amended
Special Provision 14.952 with an H**

ZONING BY-LAW 1-Z-2014

(H) - Holding

CN - Neighbourhood Commercial Zone

OS - Open Space Zone

R1-B - Residential R1-B Zone

R3 - Residential R3 Zone

R4 - Residential R4 Zone



1:750

5 2.5 0 5 10 15 20 Meters

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

MAYOR

CLERK

**Explanation of the Purpose and Effect of
By-Law __-Z-2021**

This By-Law affects a parcel of land described as Part Block F, Plan 37M15, Urban Area of Simcoe, Norfolk County, located at 76 Evergreen Hill Road.

The purpose of this By-Law is to change the zoning on the subject lands from Neighbourhood Commercial *Zone* (CN) with a Special Provision to Urban Residential Type 5 *Zone* (R5) with a Special Provision and a Holding (H). The new zoning would allow for residential uses such as an apartment building along with the potential for local, neighbourhood scale commercial uses to continue to be permitted or allowed on the ground floor of a mixed-use building. The zoning would allow for up to a four storey residential or mixed use building and to a maximum floor space of 0.85 times the lot area, with some reduced on-site parking, and confirmation of the front lot line and a setback line.

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 the servicing capacities are confirmed and allocated by the General Manager of Environment and Infrastructure Services or anyone designated by Norfolk County.