



## 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 9, Concession 1, municipally known as 511 Nelson Street West of Port Dover, Norfolk County.**

**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-A) to Residential Type 1 Zone with special provision 14.951 and a Holding provision (R1-A (H));
2. That Subsection 14 Special Provisions is hereby further amended by adding the following:

14.951 In lieu of the *permitted* uses in the R1-A Zone, the following uses are *permitted* on the subject lands in accordance with the provisions of the R1-A Zone and the by-law unless otherwise identified below:

- a) *Dwelling, single detached*
- b) *Home occupation*
- c) *tourist cabins* as an *accessory use* to the residential use in accordance with the following provisions:
  - i. a maximum of 5 *tourist cabins* as an *accessory use* are *permitted* and one (1) *building or structure* is to contain no more than one (1) *tourist cabin*;
  - ii. maximum *useable floor area* for all *tourist cabins* – 260 square metres;
  - iii. minimum separation distance between each *tourist cabins* – 3 metres;

- iv. maximum *building height* – 5 metres;
  - v. minimum *front yard* – 6 metres;
  - vi. minimum *interior side yard* – 4 metres;
  - vii. minimum of one (1) *parking space* is required for each *tourist cabin*;
  - viii. a maximum of one (1) *parking space* is permitted within the *required front yard*;
  - ix. *recreational vehicles, mobile homes* or similar vehicles are prohibited from parking within the *required front yard*.
3. That the Holding (H) provision of this By-Law shall be removed upon the registration of a site plan agreement and confirmation of water and wastewater allocation by the General Manager, or designate, of Environmental and Infrastructure Services to the satisfaction of Norfolk County.
4. That this By-Law shall become effective upon final approval of the related Amendment number 144 to the Norfolk County Official Plan.

**ENACTED AND PASSED** this 21<sup>st</sup> day of June, 2022.

\_\_\_\_\_  
Mayor

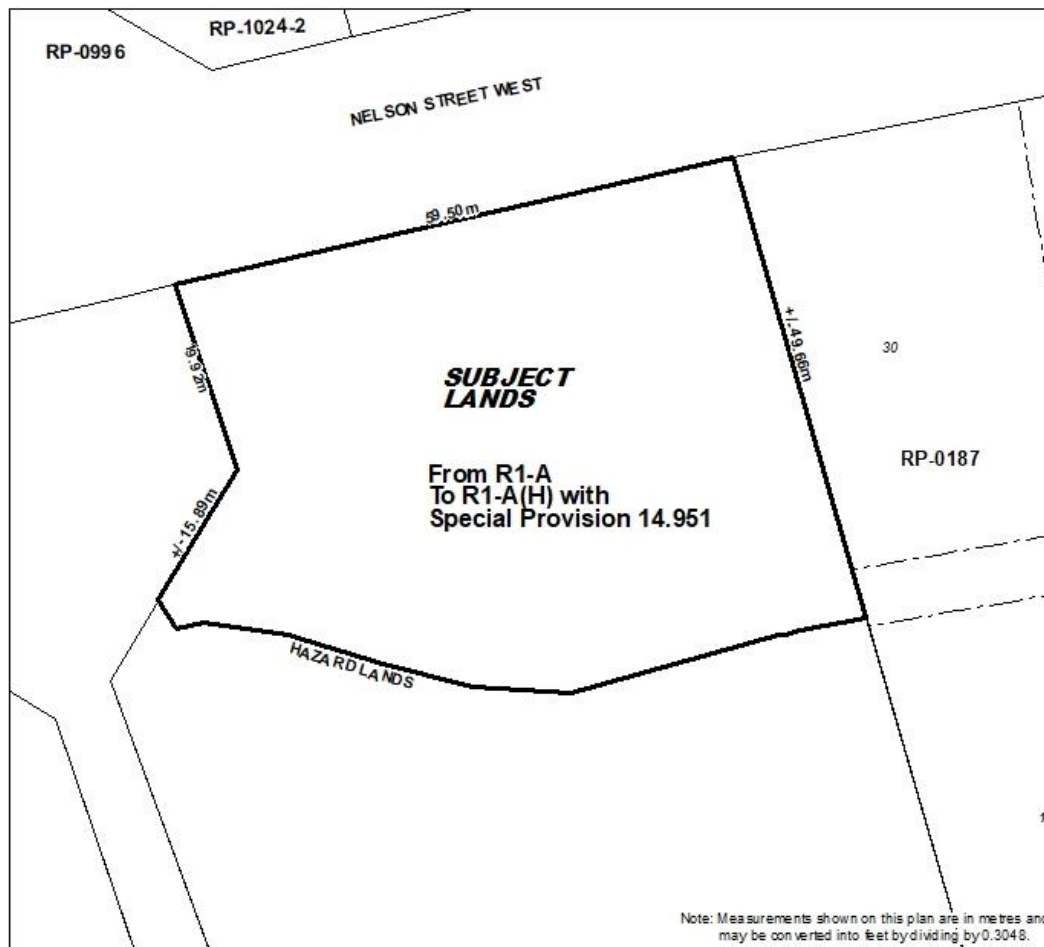
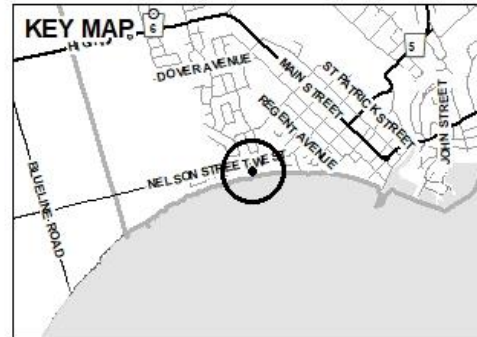
\_\_\_\_\_  
County Clerk

# Norfolk County Urban Area of PORT DOVER



1:600

7 3.5 0 7 14 21 28 Meters



This is Map A to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

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

This By-Law affects a parcel of land described as Part Lot 9, Concession 1, Urban Area of Port Dover, Norfolk County, located at 511 Nelson Street West.

The purpose of this By-Law is to amend the zoning on the subject lands to permit a total of 5 tourist cabins, accessory to the primary residential use, which is consistent with Official Plan Amendment 144. The permitted uses have been limited to prohibit the development of accessory residential dwelling units. Site specific provisions to guide the siting of the tourist cabins is also included within the By-law. The by-law does not permit development within the portion of the subject lands zoned Hazard Land (HL).

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 General Manager of the Environmental and Infrastructure Services Division or designate has advised in writing that water and wastewater servicing capacity is available and has been allocated to the development.