



**The Corporation of Norfolk County**

**By-Law \_\_-SP-2022**

**Being a By-Law to Designate a Certain Area of Land Within Norfolk County as a Site Plan Control Area affecting property described as Part Lot 9, Concession 1, municipally known as 511 Nelson Street West, Port Dover, Norfolk County.**

**WHEREAS** Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 41 of the *Planning Act*, R.S.O. 1990, c.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 the lands shown as the subject lands on Map "A" (attached to and forming part of this By-Law) are hereby declared as a Site Plan Control area and shall be subject to the provisions of Section 41 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended and Norfolk County Site Plan Control By-law 2014-97, as amended;
2. That all development located on the said lands shall be subject to and in accordance with a development agreement, if required, pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended;
3. That the effective date of this By-Law shall be the date of passage thereof.

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

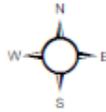
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Mayor

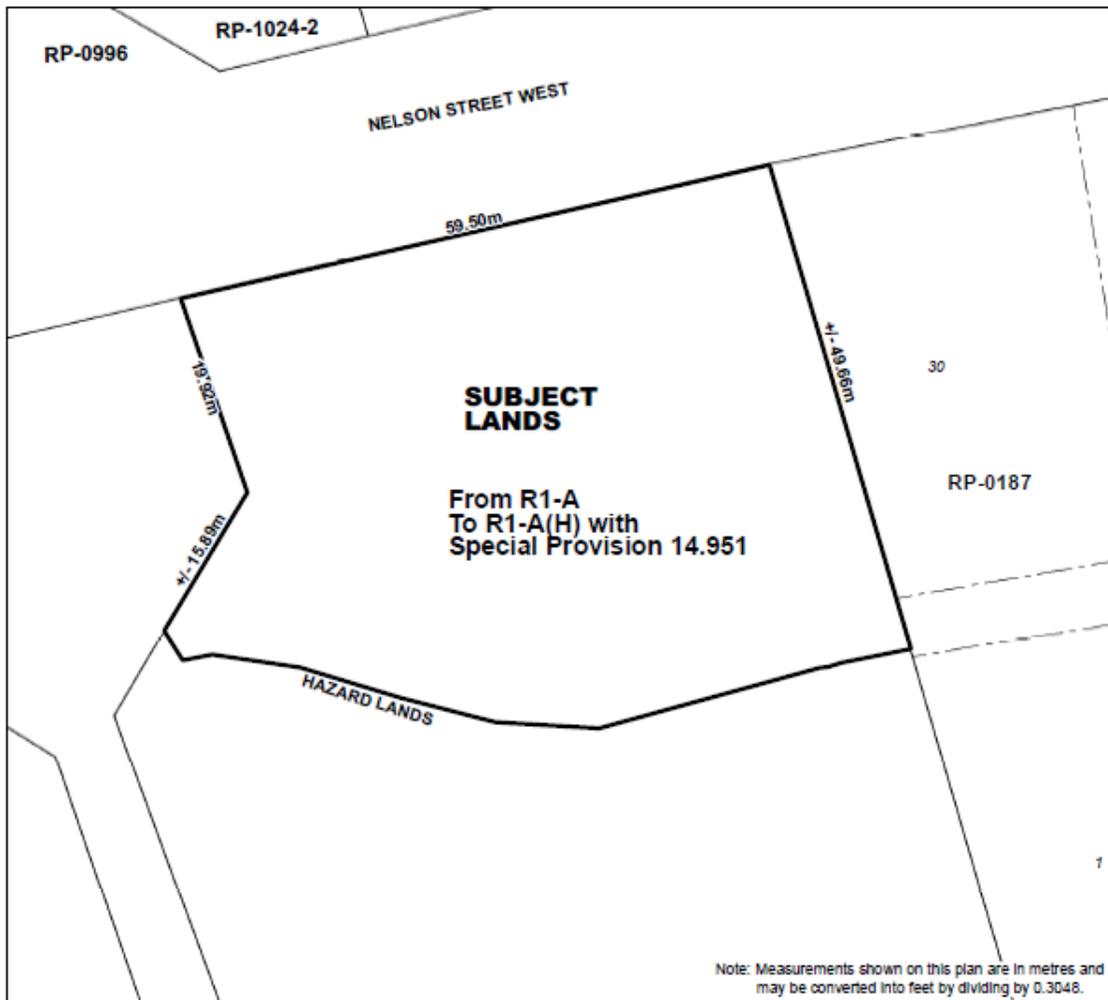
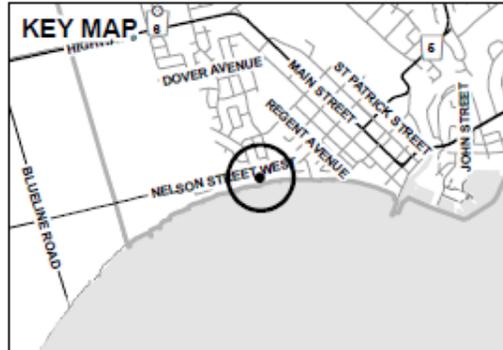
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County Clerk

# Norfolk County Urban Area of PORT DOVER



1:600



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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**Explanation of the Purpose and Effect of  
By-Law \_\_-SP-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.

This By-Law has been passed by Norfolk County Council to place the subject lands under site plan control. By doing so, Norfolk County will be able to impose an extra measure of development control relative to such matters as buffering, lot grading, drainage, storm water management, servicing, fencing, landscaping, parking and access are addressed.

By way of separate By-Laws, the Official Plan designation was amended from Urban Residential to Urban Residential with a special policy area as well as rezoned to R1-A with a special provision and Holding (H) on the subject lands.