



## The Corporation of Norfolk County

### By-Law 16-Z-2022

**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) to Urban Residential Type 5 *Zone* (R5) with a Holding (H);
2. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by removing Special Provision 14.815 from the subject lands delineated on Map A (attached to and forming part of this By-Law);
3. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by delineating the lands identified as subject lands on Map A (attached to and forming part of this By-Law) as having a new reference to Subsection 14.952;
4. That Schedule 14.952, (attached to and forming part of this By-Law) be included and form part of By-Law 1-Z-2014;
5. That Subsection 14 Special Provisions is hereby further amended by adding the following:

14.952 In addition to the uses *permitted* in the R5 *Zone*, the following uses shall be *permitted*:

- i. Clinic or Doctors' Offices
- ii. Pharmacy
- iii. Convenience Store
- iv. Laundromat

- v. Personal Service Shop
- vi. Office
- vii. Restaurant

14.952 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*.

14.952 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*.

14.952 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*

14.952 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

- 6. 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.
- 7. That the effective date of this By-Law shall be the date of passage thereof.
- 8. **ENACTED AND PASSED** this 21st day of June, 2022.

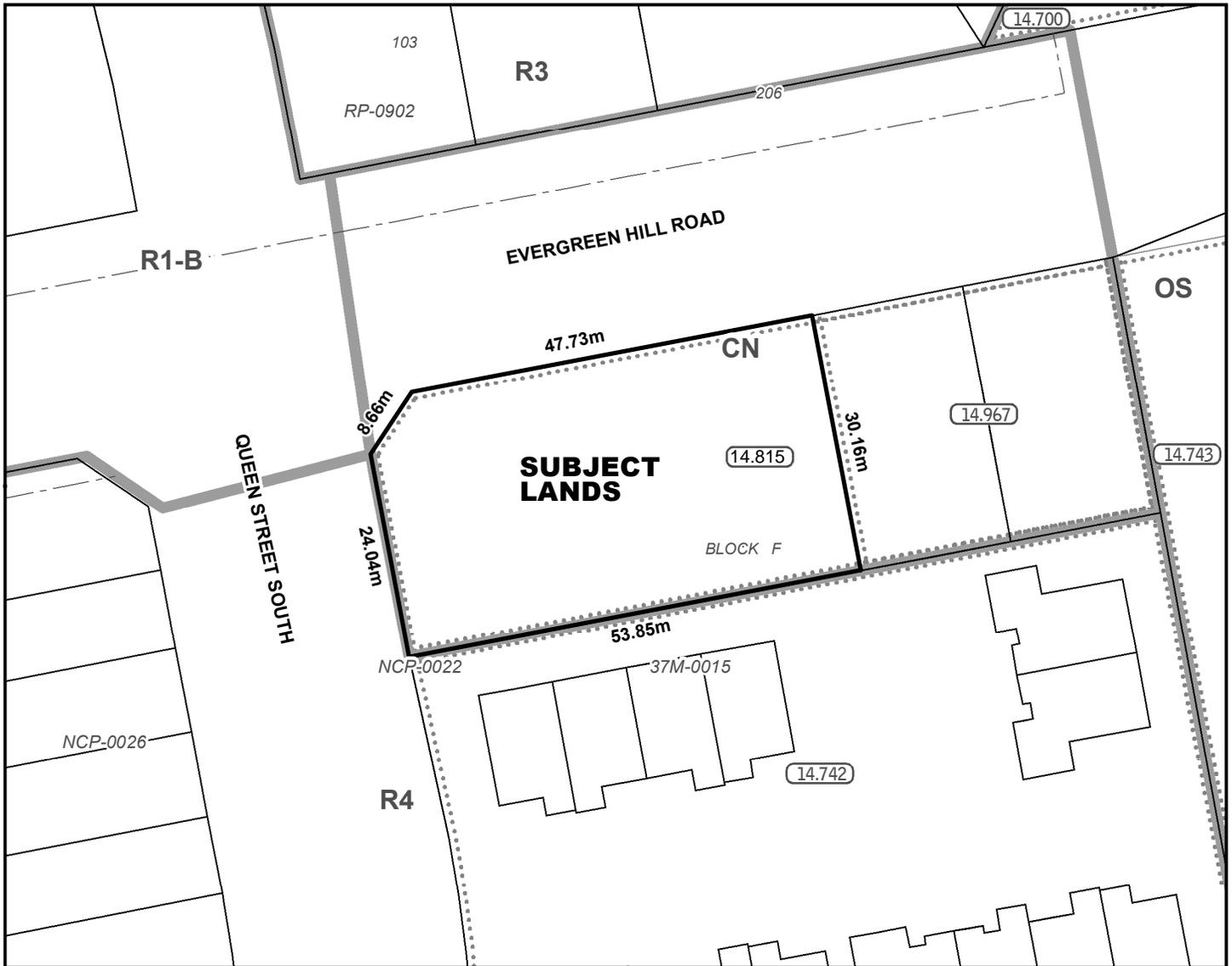
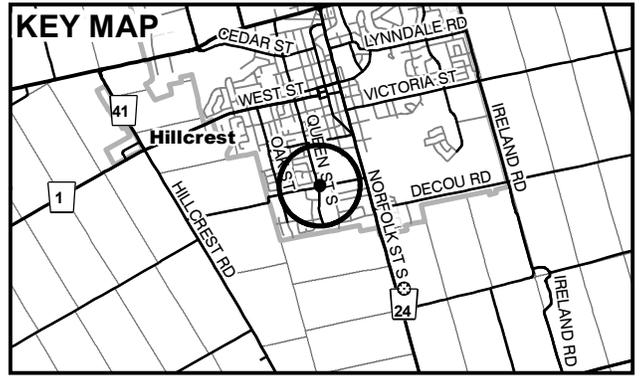
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
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 Holding (H), and  
Special Provision 14.952**

### ZONING BY-LAW 1-Z-2014

(H) - Holding

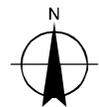
CN - Neighbourhood Commercial Zone

OS - Open Space Zone

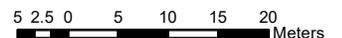
R1-B - Residential R1-B Zone

R3 - Residential R3 Zone

R4 - Residential R4 Zone



1:750



This is MAP A to Zoning By-law 16-Z-2022 Passed the 21st day of June, 2022.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**Explanation of the Purpose and Effect of  
By-Law 16-Z-2022**

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) to Urban Residential Type 5 *Zone* (R5) with a Holding (H).

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 Public Works or designate has advised in writing that rough grading has been carried out; curb and gutter, storm water sewer systems, first lift of asphalt has been installed and all traffic and street signs have been installed. In addition, all sanitary sewer and water main systems have been constructed and installed in accordance with the development agreement and connected to existing facilities that are in operation.