



## **The Corporation of Norfolk County**

### **By-Law 19-Z-2022**

**Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Part Lot 18, Block 37, Plan 189, Urban Area of Delhi, Norfolk County in the Name of Next Jen Rental Corporation.**

**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 Central Business District *Zone* (CBD) to Central Business District *Zone* with special provision 14.1020 and a holding provision (CBD)(H));

2. That Subsection 14 Special Provisions is hereby further amended by adding the following:

14.1020 In lieu of the corresponding provisions in Section 6.1.4 CBD *Zone*, the following shall apply:

*Dwelling units* may occupy 100 percent of the usable floor area of the first storey, and the frontages of the first storey are not required to be dedicated to retail, office or service uses

3. That the holding (H) provision of this By-Law shall be removed upon:

- a) the registration of a site plan agreement to the satisfaction of the General Manager, Community Development;
- b) acknowledgement of a completed and accepted Record of Site Condition provided to the satisfaction of the General Manager, Community Development and General Manager, Environmental & Infrastructure Services;

- c) acknowledgement of a completed and accepted Archaeological Assessment provided to the satisfaction of the General Manager, Community Development; and
- d) confirmation and allocation of water and sewer capacity by the General Manager, Environmental & Infrastructure Services.

That the effective date of this By-Law shall be the date of passage thereof.

**ENACTED AND PASSED** this 21st day of June, 2022.

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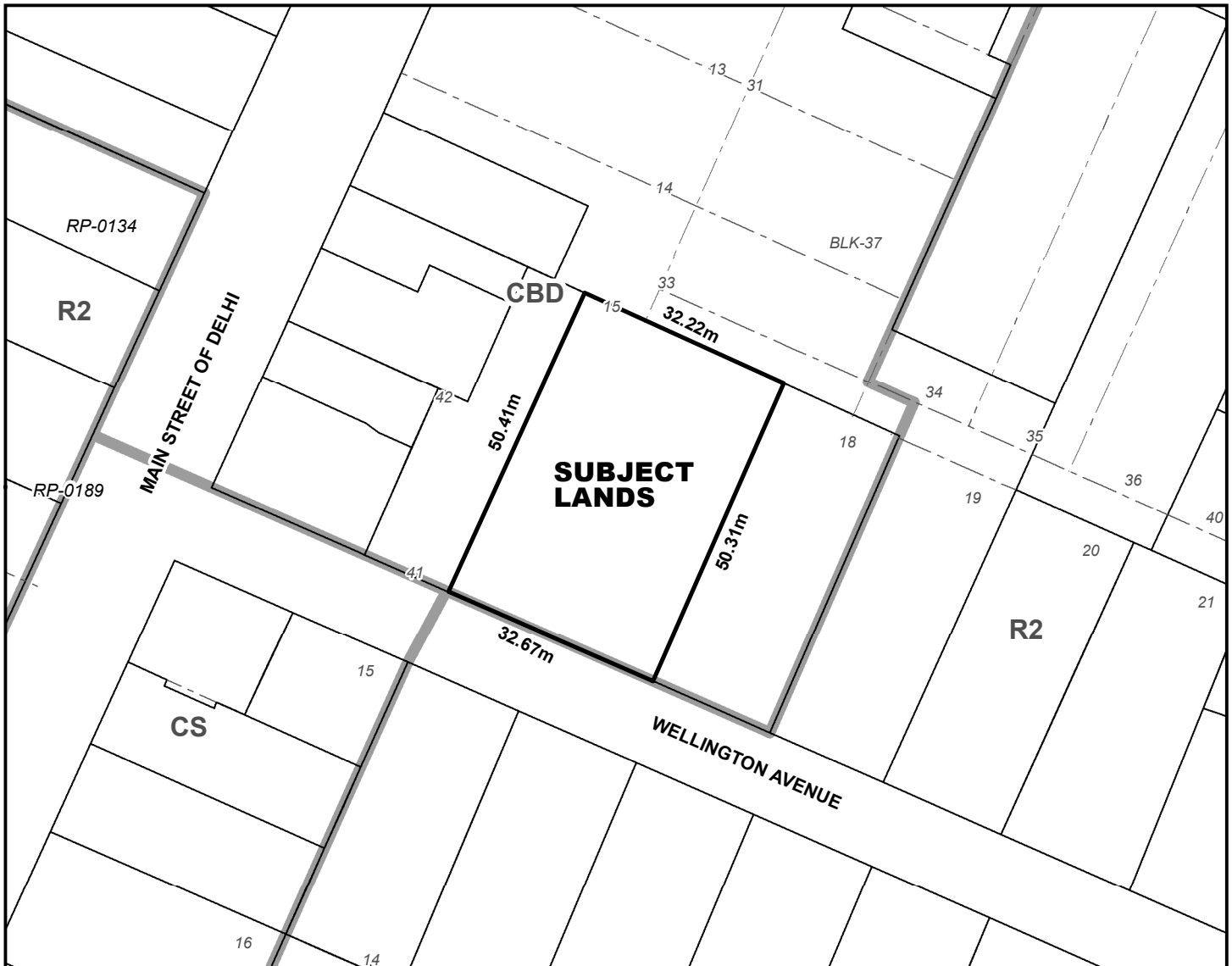
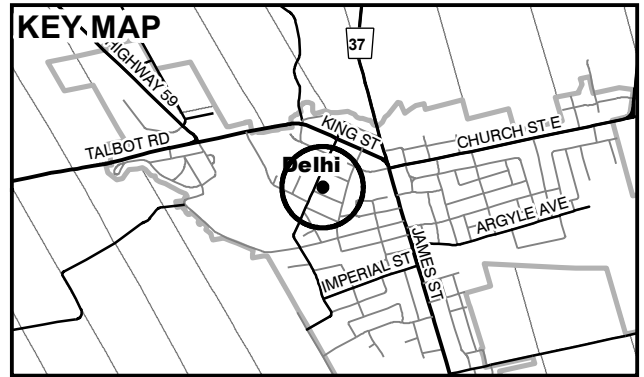
Mayor

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County Clerk

# MAP A

## ZONING BY-LAW AMENDMENT NORFOLK COUNTY In the Urban Area of DELHI



### LEGEND

 Subject Lands

**From: CBD**  
**To: CBD(H) with**  
**Special Provision 14.1020**

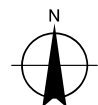
### ZONING BY-LAW 1-Z-2014

(H) - Holding

CBD - Central Business District Zone

CS - Service Commercial Zone

R2 - Residential R2 Zone



1:1,000

8 4 0 8 16 24 32 Meters

This is MAP A to Zoning By-law 19-Z-2022 Passed the 21st day of June 2022.

MAYOR

CLERK

**Explanation of the Purpose and Effect of  
By-Law 19-Z-2022**

This By-Law affects a parcel of land described as Part Lot 18, Block 37, Plan 189, Urban Area of Delhi, Norfolk County, located at 161 Wellington Avenue.

The purpose of this By-Law is to change the zoning on the subject lands in the Central Business District (CBD) Zone to permit residential units to occupy 100% of the useable floor area of the first storey instead of requiring non-residential uses (e.g. a mixed use building). The proposal is for an 18 dwelling unit apartment, including four accessible units and 16 parking spaces.

A holding “(H)” provision is being placed on the zoning on the subject lands to ensure that the appropriate site and technical requirements are completed before the zoning can fully take effect. These include a development agreement as part of the site plan process, a record of site condition and an archeological assessment to ensure the appropriateness of the site and confirmation and allocation of the servicing infrastructure capacity for the development.