



Working together with our community

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Public Hearings Committee – July 03, 2025

Subject: Application ZNPL2025149 proposing to amend special provision 14.1022 for the lands described as CON 4 PT LOT 1 RP 37R6331 PART 1.

Report Number: CD 25-081
Division: Community Development
Department: Planning
Ward: Ward 5
Purpose: For Public Meeting

Recommendation(s):

That staff Report CD-081 for development application ZNPL2025149 be received for information; and

That any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

Public Meeting Notification:

A public meeting is a statutory requirement in accordance with the Planning Act, and is intended to allow members of the public to submit written or oral comments in relation to the proposed development. Additionally, any person may make written submissions at any time prior to County Council making its final decision on the application.

Pursuant to the requirements of the Planning Act R.S.O. 1990, C. P. 13 ("Planning Act"), a notice of the statutory public meeting was posted 20 days in advance of the Public Meeting. Notifications were mailed to neighbors within 120 m of the subject lands; and a yellow notification sign was posted on the site on June 13, 2025.

Discussion:

The applicant is proposing a zoning by-law amendment to special provision 14.1022 to allow for the addition of 86 Additional Residential Units (ADUs) to the approved 86 two-storey townhouse dwellings draft plan (related approved application 28TPL2022079). Planning staff note that the draft plan of subdivision is subject to a concurrent draft plan redline application 28TPL2025152.

The approved draft plan of subdivision that includes 86 dwelling units is referred to as Phase II of Big Sky subdivision. The abutting northern subdivision that includes 52 single detached dwellings is referred to as Phase I Big Sky subdivision.

An overview summary of the development application(s) that have been submitted for the subject lands is contained within Attachment A.

An overview of the planning framework is provided in Attachment B. The proposed draft by-law amendment(s) are included as Attachment E.

Strategic Plan Linkage:

The 2022-2026 Council Strategic Plan prioritizes the following objective "Foster Vibrant, Creative Communities".

Conclusion:

A recommendation report will be provided on this matter following the review of the technical comments, public comments during the statutory public hearing meeting of Council.

Attachments:

Attachment A Development Application Overview
Attachment B Existing Planning Policy and Zoning Considerations
Attachment C Technical Comments
Attachment D Public Comments
Attachment E Proposed Zoning Bylaw Amendment
Attachment F Redlined Concept Plan
Attachment G Adopted By-law 27-Z-2022 to be amended

Approval:

Reviewed and Approved By:
Bohdan Wynnycky, MCIP, RPP
Director of Planning
Planning and Realty Services
Community and Development Services

Prepared By:
Soumaya Ben Miled, M.Arch M.PI
Planner
Planning and Realty Services
Community and Development Services

Butternut Drive Subdivision Phase II

Application File Numbers: ZNPL2025149

Owner: Big Sky Simcoe Group Inc.

Applicant: Ashley Sud

Agent: Dillon Consulting Limited c/o Connor Wilks

Statutory Public Hearing

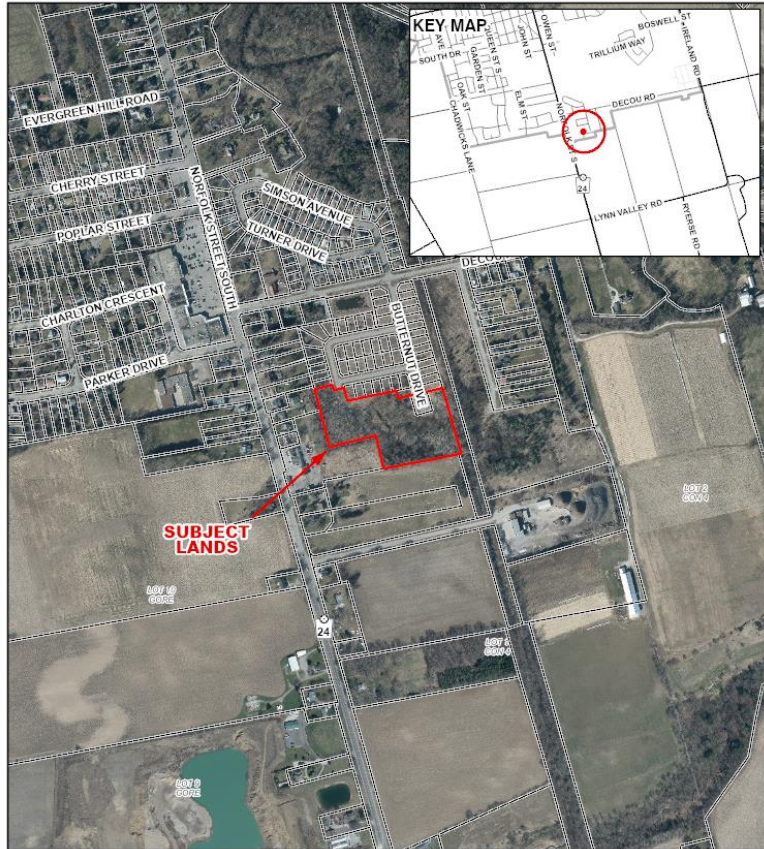
Date: July 3rd, 2025

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Site Context

MAP A
CONTEXT MAP
Urban Area of SIMCOE

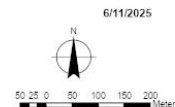
for ZNPL2025149



Legend

Subject Lands

2020 Air Photo



Site Characteristics:

- Subject lands are 6.84 acres (2.77 hectares)
- Located in the Urban Boundary Area of Simcoe
- Intersection of Decou Road and Norfolk Street South within approximately 527 metres
- Subject lands are vacant and approved for (86) townhouses draft plan of subdivision

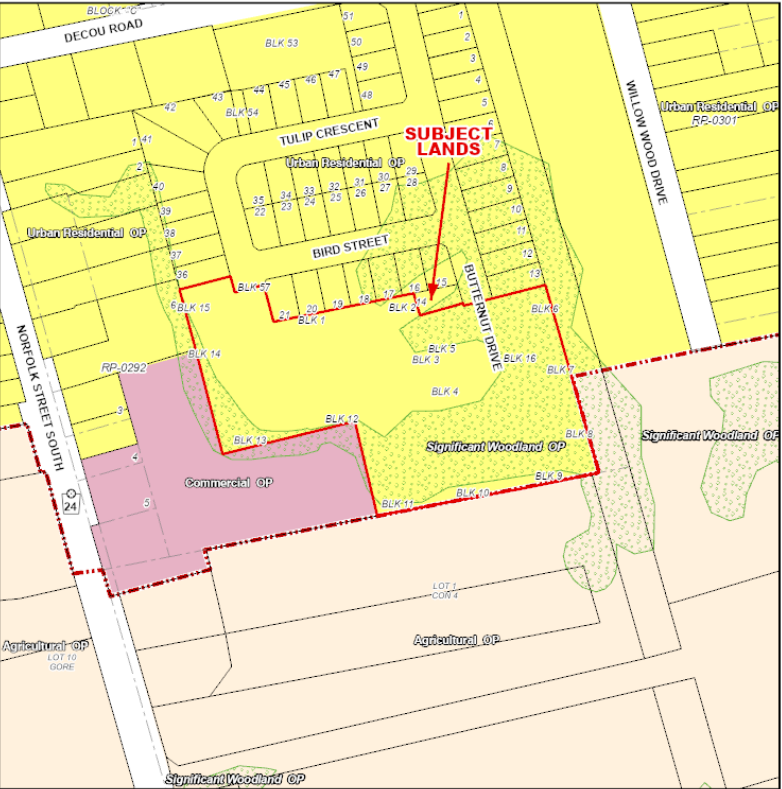
Surrounding Land Uses:

- **North:** Big Sky Subdivision Phase I that includes (52) single detached dwellings
- **East:** Vacant agricultural lands, rural industrial uses (facility operations)
- **West:** Low density residential development, commercial use (car dealership)
- **South:** Vacant agricultural lands, commercial use

Site Context

MAP B
OFFICIAL PLAN MAP
Urban Area of SIMCOE

for ZNPL2025149

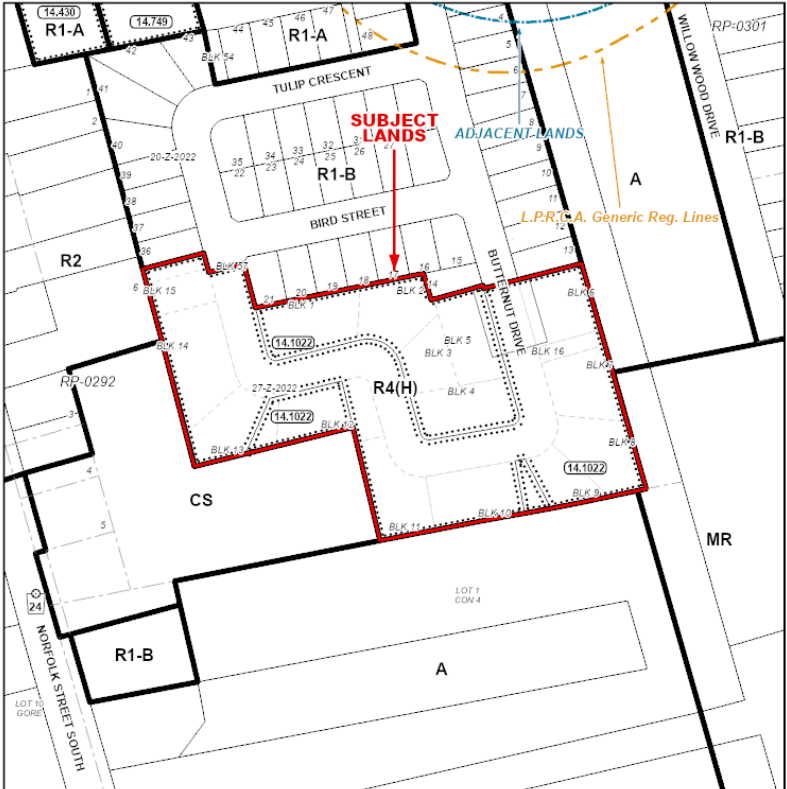


- Legend**
- Subject Lands
 - Agricultural
 - Urban Residential
 - Commercial
 - Urban Area Boundary
 - Significant Woodland
- Official Plan Designations**

6/11/2025

MAP C
PROPOSED ZONING BY-LAW AMENDMENT MAP
Urban Area of SIMCOE

for ZNPL2025149

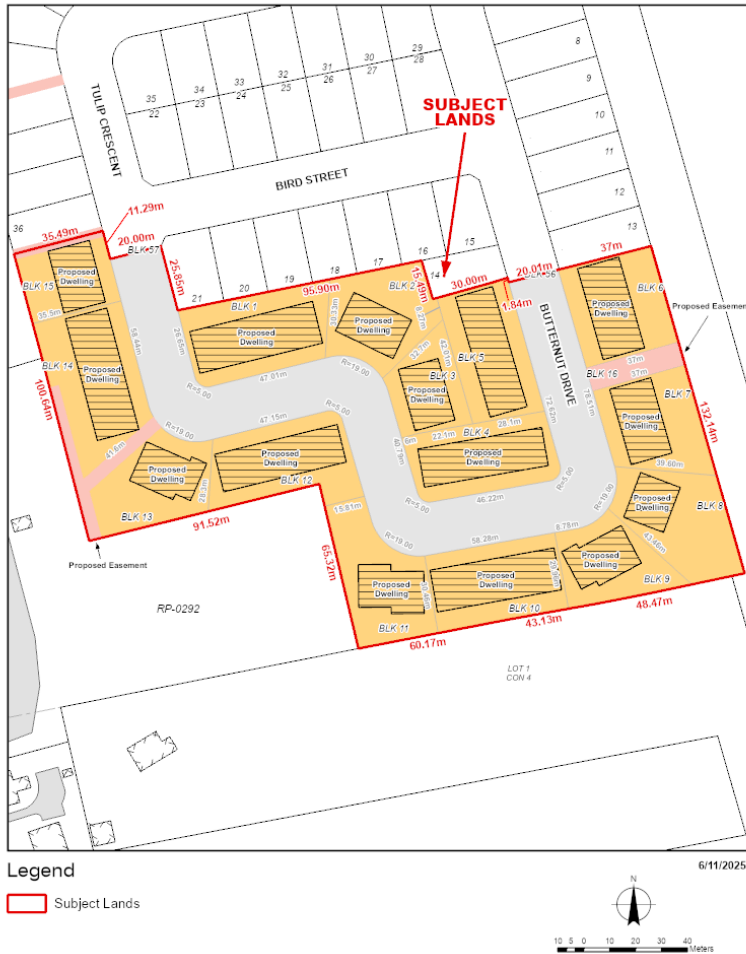


- LEGEND**
- Subject Lands
 - Adjacent Lands
 - LPRCA Generic Reg. Lines
- ZONING BY-LAW 1-Z-2014**
- (H) - Holding
 - A - Agricultural Zone
 - CS - Service Commercial Zone
 - CN - Neighbourhood Commercial Zone
 - R1-A - Residential R1-A Zone
 - R1-B - Residential R1-B Zone
 - R2 - Residential R2 Zone
 - R4 - Residential R4 Zone
 - MR - Rural Industrial Zone
- From: R4 (H)**
To: R4 (H) With Special Provision
- 6/11/2025

Development Proposal

MAP D
CONCEPTUAL PLAN
Urban Area of SIMCOE

for ZNPL2025149



Key Features/Proposed :

Development Proposal:

(15) Two-storey townhouse Blocks that include:

(86) Primary Townhouse Dwellings

(86) Additional Residential Units(ADUs)

Individual driveway access per each lot

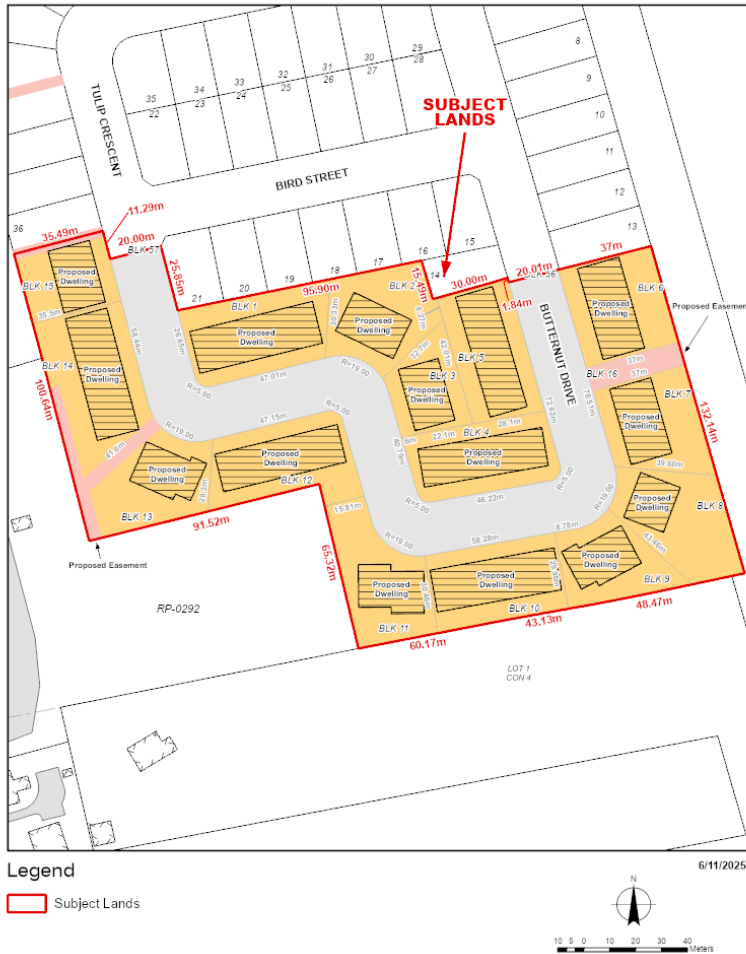
(3) on-site parking spaces per each lot

(172) Dwelling units in total

Development Proposal

MAP D
CONCEPTUAL PLAN
Urban Area of SIMCOE

for ZNPL2025149



Proposed Zoning By-law Amendment

- To amend the special provision 14.1022 to allow for :
- Reduced interior lot frontage (Blocks 1 to 15)
- Reduced corner lot frontage (Blocks 1, 4)
- Reduced exterior side yard (Blocks 1, 4, 12)
- Reduced minimum rear yard
(Blocks 1 to 6, 9, , 12 to 13)
- (o3) parking spaces are permitted within the required front yard (Block 1 to 15)

10	BUILDING HEIGHT	11.0 m (MAX)
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Development Proposal



Figure 1 Proposed Block of 8 Townhouses (stone and brick)



Figure 2 Proposed Block of 4 Townhouses (stone and brick)

Development Proposal



Figure 3 Existing development on Bird Street



Figure 4 Existing development on Tulip Crescent

Preliminary Review

Technical Reports:

- Planning Brief, Dillon Consulting (May 2025)
- 18 Decou Road Transportation Review, BA Group (April 2025)
- Functional Servicing Report, Counterpoint Engineering (April 2025)
- Traffic Impact Statement Parking Brief, RC Spencer Associates Inc (May 2025)
- Draft Plan of Subdivision/Redlined Draft Plan of Subdivision
- Parking Plan, Counterpoint Engineering (May 2025)

Preliminary Review

Technical Comments:

Zoning review comments outlines that the zoning compliance table and site statistics need to be updated to address missing deficiencies. Zoning staff recommend adding a table for each block of townhouses listing the proposed deficiencies. The zoning table provided is insufficient for a development of this size and the amount of zoning deficiencies proposed.

The building department has reviewed the proposal and has no comments.




Engineering has reviewed the proposed re-zoning application and are supportive of the application.

Engineering has provided comments with respect to traffic, servicing, requirements for purchaser warning clauses and a requirement for a sidewalk along the south side of Decou Road between Butternut Drive and Norfolk Street South which will be added to the Subdivision Agreement. Refer to Attachment C of the report.

Public Input:

None received at the time of writing the planning report.

Preliminary Considerations

Key Items		Preliminary Review
Residential intensification		The proposed residential density of Phase II (66 units/ha) is significantly superior to the existing residential density of Phase I (12 units/ha).
Parking		The parking areas dominate the streetscapes and notably limits the open landscaped areas. The paved surfaces at the required front yards are overriding.
Community Design		No amenities are provided as part of the proposed development.

Next Steps & Recommendation

- Consideration of Public Hearing Input
- Review of all Technical Comments
- Recommendation Report

Public Hearing Committee Report Recommendation:

THAT staff Report CD 25-081 for development applications ZNPL2025149 be received for information;

AND FURTHER THAT any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

ZNPL2025149 – Butternut Drive Subdivision Phase II

Attachment B – Existing Planning Policy and Zoning Considerations

Planning Act

Section 2 of the Planning Act outlines matters of provincial interest to which local boards shall have regard to, in carrying out their responsibilities that include but are not limited to:

- (h) the orderly development of safe and healthy communities;*
- (j) the adequate provision of a full range of housing;*
- (p) the appropriate location of growth and development;*
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- (r) the promotion of built form that,*
 - (i) is well-designed,*
 - (ii) encourages a sense of place, and*
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*

Section 3 of the Planning Act requires that, in exercising any authority that affects a planning matter, planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be”.

Provincial Planning Statement 2024 (PPS)

The Provincial Planning Statement, 2024 (PPS) provides policy directions on matters of provincial interest related to land use planning and development, which are intended to be complemented by local policies addressing local interests.

Policy 2.2.1. outlines that “*Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents*” by permitting and facilitating “*all housing options*” and “*all types of residential intensification*”, “*promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation*”.

Policy 2.3.1.1. states that “*Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas*”.

Policy 2.3.1.3. states that “*Planning authorities shall support general intensification to support the achievement of complete communities, including by planning for a range and mix of housing options*”

Policy 3.6.2. states that *“Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety”*.

Policy 3.6.8. states that *“Planning for stormwater management shall:*

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;*
- b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
- c) minimize erosion and changes in water balance including through the use of green infrastructure;*
- d) mitigate risks to human health, safety, property and the environment;*
- e) maximize the extent and function of vegetative and pervious surfaces;*
- f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
- g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale”*.

Norfolk County Official Plan

The subject property is designated “Urban Residential” in the County’s Official Plan and located within the Urban Area of Simcoe. The Urban Residential designation allows for medium density residential uses including block townhouse dwellings subject to the policies of Section 7.7.2 (b).

Policy 7.7.2. b) states that *“Triplex, fourplex, townhouses, and other medium density housing forms, shall generally have a net density of between 15 and 30 uph”*.

Policy 7.7.2. b) further states that *“New medium density residential development and other uses that are similar in terms of profile, shall meet the following criteria:*

- i) the density, height and character of the development shall have regard to adjacent uses;*
- ii) the height and massing of the buildings at the edge of the medium density residential development shall have regard to the height and massing of the buildings in any adjacent low density residential area and may be subject to additional setbacks, or landscaping to provide an appropriate buffer;*
- iii) the development will be encouraged to have direct access to an arterial or collector road, where possible and appropriate;*
- iv) the watermains and sanitary sewers shall be capable of accommodating the development, or the proponent shall commit to extending services at no cost to the County,*
- v) the development is adequately serviced by parks and school facilities;*

- vi) *in developments incorporating walk-up apartments, block townhouse dwellings and medium-profile residential buildings, on-site recreational facilities or amenities such as playground equipment may be required;*
- vii) *the development shall be designed and landscaped, and buffering shall be provided to ensure that the visual impact of the development on adjacent uses is minimized.*

Planning comments

A total of 172 dwelling units is being proposed on ± 2.77 hectares of land as part of Phase II Big Sky Subdivision which amounts to a density of 66 units per hectare that is twice the range of 15-30 unit/ha outlined in policy 7.7.2. b). Phase I of Big Sky subdivision includes 52 single detached dwellings that extend over approximately 4.42 hectares. The total density is ± 12 units per hectare.

The proposed residential density of Phase II is 5.5 times superior to the adjacent residential density of Phase I and fails to provide regard to adjacent low residential density development given the increased parking requirements to accommodate 172 dwelling units and the total impervious surfaces of the proposed on-site parking spaces per each lot. Staff note that the initial residential density for Phase II that was limited to 86 townhouse units is 31 unit/ha as approved (related application 28TPL2022079).

Overall, the proposed development provides limited landscaping along the streetscape and at the edges of the medium density development adjacent to the low-density residential area. Although the road that services the proposed 172 dwelling units is continuous, limited landscaping and setbacks are provided at the corners/angles of the road namely at Block 4, Block 12 and Block 1 in comparison to the adjacent low residential development area of Phase I (refer to site photos below).

The angles/corners of the lots in Phase II are predominantly dedicated to on-site parking spaces (refer to Concept Plan).



Figure 1 Southeast intersection of Butternut Drive and Bird Street (existing)



Figure 2 Southwest intersection of Bird Street and Tulip Crescent (existing)

The site will be served by an extension of Butternut Drive that provide vehicular connection to Decoud Road (Collector Road). The proposed Phase II development does not have direct access onto a collector road. A Traffic assessment has been provided by the proponent (prepared by BG Group, dated April 2025). The report includes among other considerations a review of the existing road network, an assessment of the estimated traffic volume and a review of the on-street parking supply.

The report concludes that *“Under future background and future total traffic conditions, acceptable operations will be maintained at all area signalized and unsignalized intersections, with all approaches operating at a v/c of under 0.45 or at LOS C or better during both the weekday morning and afternoon peak periods. No physical*

improvements on the existing road network will be required to accommodate forecasted traffic volumes”.

A Functional Servicing Report (prepared by CounterPoint Engineering, dated April 2025). The technical report concludes that *“the existing Phase 1A infrastructure, proposed by-pass storm sewer and Decou Road Drain to the Lynn River, and proposed internal servicing have sufficient capacity to service the proposed the Phase 1B development”*. Staff note that Phase (1B) in the technical report refers to the proposed development of 172 dwelling units as part of Big Skey Phase II. Phase (1A) refers to Phase I of the subdivision that includes 52 single detached dwellings.

The development does not provide on-site amenities such as parking or common areas that would provide for a more adequate residential density and open landscaped areas. The proposed residential intensification is inadequate with the abutting residential uses and the existing built environment, streetscapes and urban aesthetic.



Figure 3 Proposed Block of 8 Townhouses (stone and brick)



Figure 4 Proposed Block of 4 Townhouses (stone and brick)



Figure 5 Existing development on Bird Street



Figure 6 Existing development on Tulip Crescent

Policy 8.9.4. states that *“The implementation of storm water management practices shall take into consideration the potential impact of climate change, including the potential for increased frequency and intensity of major storm events”.*

Planning comments

A Functional Servicing Report proposes a set of stormwater management measures to account for the increased impervious surfaces. The report states the following *"Due to the increase in imperviousness for townhouse units in Phase 1B an orifice tube is proposed to control peak stormflows from Phase 1B to design rates in the downstream sewers. Stormwater quantity storage has been designed within the Phase 1B storm sewers to detain the excess stormflow restricted by the orifice. And, alterations to the existing wetland SWMF are proposed to accommodate the higher quality and quantity control requirements for Phase 1B"*.

Staff note that the proposed development is subject to a concurrent redline draft plan of subdivision application 28TPL2025152. Any additional technical requirements will be addressed as conditions of the amended draft plan of subdivision.

Policy 5.4.a) states that *"the County shall seek to maintain and improve the physical design characteristics of the Urban Areas in the context of new and existing development and stress a generally high quality of settlement design throughout the County"*.

Policy 5.4.b) outlines that through the review of development applications, including plans of subdivision, the County shall promote the improvement of the physical character, appearance and safety of streetscapes.

Planning comments

Staff note that the aesthetic attributes of the proposed development do not provide sufficient qualitative incentives that support enhanced streetscapes, the beautification of residential communities and a sense of place.

Zoning By-Law 1-Z-2014

The subject lands are zoned Urban Residential Type 4 (R4) zone with a Holding (H) provision.

The proposed development requires amendments to special provision 14.1022 and additional provisions in the zoning by-law.

The zoning by-law table (Table 1) provides a review of the zoning by-law deficiencies that apply for the proposed development, and which have not been fully identified in the submission.

A Holding (H) provision is maintained on the subject lands to ensure an appropriate development agreement is executed and registered on title in addition to the confirmation of servicing capacities and allocation by Norfolk County.

Table 1 Zoning by-law deficiencies table

	Zoning By-law requirement	Proposed	Compliance
Section 4.2.1.	<i>"All parking spaces shall be wholly provided on the lot occupied by the building, structure or use for which the parking spaces are required".</i>	<i>The parking spaces of all blocks extend beyond the property line which is not permitted in the zoning by-law.</i>	<i>The requirement of section 4.2.1. is not met for all blocks.</i>
Section 4.2.3.b)	<i>" For Urban Residential Type 1 to 4 Zones (R1 to R4), the following shall apply b) not more than one (1) required parking space may be located within the required front yard or required exterior side yard [7-Z-2018]"</i>	<i>A total of three on-site parking spaces are provided for each lot at the required front yard which is prohibited in the zoning by-law.</i>	<i>The requirement of section 4.2.3.b) is not met for all blocks.</i>
Section 4.2.4.a)	<i>"For... street townhouses..., required parking spaces shall be prohibited within the required front yard or required exterior side yard; except where a dwelling unit has a private garage in which case the driveway leading to the private garage may be used as a parking space subject to the size requirements herein".</i>	<i>None of the townhouse dwellings provide a private garage. A total of three parking spaces are proposed in the required front yard which include the two (02) required parking spaces for the townhouse unit and one (01) required parking space for the additional residential dwelling.</i>	<i>The requirement of section 4.2.4.a) is not met for all blocks.</i>

Section 4.2.4.2)	<i>“for accessory residential dwelling units, notwithstanding the foregoing, one (1) parking space dedicated for the use of the accessory residential dwelling unit, may be permitted in the front yard provided a minimum of 50 percent of the required front yard shall be maintained as landscaped open space notwithstanding such dedicated parking space”.</i>	<i>Refer to zoning comments in Attachment C.</i>	<i>The following requirement is not met for all blocks.</i>
Section 5.4.2.	<i>The minimum required rear yard in the R4-zone for street townhouses is 7.5 metres.</i>	<i>Minimum required rear yard Block 9 – 5 metres Block 13 – 4 metres</i>	<i>The requirement is not identified for Block 9 The requirement is not met for Block 13</i>
Special provision 14.1022	Part 1 (as shown in Map A of the By-law 27-Z-2022): a) minimum lot frontage: interior lot – 6 meters	<i>Minimum interior lot frontage: All blocks except 7 & 9 – 6 metres Block 7 – 5 metres Block 9 – 5.5 metres</i>	<i>Deficiency is not identified for Block 7 and Block 9</i>
Special provision 14.1022	Part 2 (as shown in Map A of the By-law 27-Z-2022): a) minimum lot frontage: corner lot – 8.7 meters	<i>Minimum corner lot frontage: Block 4 – 4 metres Block 9 – 4 metres</i>	<i>Not identified for Block 1, Block 4</i>

Special provision 14.1022	Part 2 (as shown in Map A of the By-law 27-Z-2022): c) minimum rear yard – 6 metres	Minimum rear yard: Block 1 to 2, Block 4, Block 10 – 6 metres Block 3,5, 9 – 5.5 metres Block 12 – 4.5 metres Block 13 – 4 metres	The requirement is not met for blocks Block 2,5,9,12 to 13.
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ZNPL2025149 – Butternut Drive Subdivision Phase II

Attachment C: Technical Comments

Zoning Review

This development is zoned R4 with special provision 14.1022

Zoning deficiencies:

Block 1 – landscaped front yard of 32.19%, 22.80% and 7.10%

Block 2 – landscaped front yard of 43.54% and 7.10%

Block 3 – rear yard setback of 5.64m, landscaped front yard of 25.42%, 26.8% and 7.10%

Block 4 – rear yard setback of 4.59m, landscaped front yard of 39.15%, 7.10%, and 44.29%

Block 5 – rear yard setback of 5.64m, landscaped front yard of 38.83%, 7.10%, and 25.50%

Block 6 - landscaped area of 25.70% and 7.10%

Block 7 – landscaped area of 25.70%, 7.10% and 20.88%

Block 8 – landscaped area of 37.04%, 15.49% and 33.93%

Block 9 – rear yard setback 5.05m and 12.19m, landscaped area of 28.23%, 7.41% and 32.43%

Block 10 – rear yard setback of 7.64m and 8.03m, landscaped area of 7.10% and 25.70%

Block 11 – rear yard setback of 8.69m, landscaped area of 26.10%, 12.67%, 16.46%, 80.91%

Block 12 – rear yard setback of 4.64m, landscaped area of 31.36%, 7.10% and 22.08%

Block 13 – rear yard setback of 4.16m, landscaped area of 20.60%, 6.76% and 47.95%

Block 14 – rear yard setback of 10.98m, landscaped area of 43.52%, 12.06%, 29.65%

Block 15 – rear yard setback of 10.98m, landscaped area of 29.65%, 12.06%, 38.65%

Parking must be provided on the lot and not extend over the property line. All proposed parking spaces over the property lines requires relief from provision 4.2.1

Additional Comments:

The site plan zoning table and site statistics needs to be updated to address missing zoning deficiencies. Zoning recommends adding a table for each block of townhouses listing the proposed deficiencies. The zoning table provided is insufficient for a development of this size and the amount of zoning deficiencies proposed.

ADU's located in basements of street townhouses may occupy the entire basement area. Relief from useable floor area percentage is not required. Refer to By-Law 25-Z-

2022, 3.2.3.1 b). The by-law referenced in the Planning brief is outdated. ADU requirements in Norfolk County have been updated since 2020.

The layout of the driveways will cause one of the parked vehicles to drive over the landscaped area if there are three cars parked. Zoning recommends squaring off these driveways as they will most likely get paved over anyways or covered with tire marks and ruts.

Rear decks will most likely require additional planning application/minor variances to permit them on some of the blocks with reduced rear yard setbacks.

After further review, relief from section 3.31 Sight Triangles is not required for this proposal.

Building

The building department has reviewed the proposal and has NO conditions.

No Ontario Building Code review has been completed at this time and will be done at permit application stage.

Please reach out to the building department as you get closer to having the planning and applicable approvals in place and staff will be happy to assist you with information on preparing for the building and septic permit stage of the project.

All general permitting inquires: by email: permits@norfolkcounty.ca or by phone: 226-NORFOLK (226-667-3655) Ext 6016

Please refer to our website for current forms, and fees.
<https://www.norfolkcounty.ca/business/building/>

GIS

Please contact NorfolkGIS for new civic addresses when building.

You can apply for a new civic address here. If a green sign is required in order to issue you an address (generally anywhere outside of an urban area) you will have to call Norfolk County Customer Service after applying to make payment before the address is issued (519-426-5870 or 226-NORFOLK). If you would like to apply for a new Civic Address because you are planning to build on a vacant parcel of land, this is dealt with as part of the building permit process. The building inspector can provide you with a copy of a Civic Address Request Form or it can be downloaded below. On the form there are several areas that need to be filled out with information, and a sketch showing the lot layout of the property for which the Civic Address is being requested. A sample sketch will be included with the form.

Agreement Administrator, Norfolk County

I suggest the Holding (H) provision remains in place on your land zoning until either the preservicing agreement or the subdivision agreement has been executed and registered

on title. I look forward to continuing working with you to register phase 2 of Big Sky Simcoe.

Thank you and all the best.

Fire, Norfolk County, Pending comments

Finance, Norfolk County, Pending comments

Engineering, Norfolk County,

Engineering has no objection to the requested re-zoning.

As part of the rezoning application – an updated Traffic Impact study was submitted that reviewed the additional traffic generation from the increased number of units (+86) along with the additional traffic from 487 Norfolk Street South (given that this location was proceeding through LPAT). The findings indicate that the intersection will continue to operate at an acceptable level of service with the additional demand placed on it. Staff is aware of some of the current challenges at the Norfolk Street South and Decou Road intersection and will be suggesting some operational/functional changes (regardless of any additional area development) as a capital undertaking within the capital forecast.

Furthermore, the storm water management design was reassessed with the additional hardscaping introduced as part of the rezoning application and no modifications to the storm water management approach are required. Water and wastewater services to the area are capable of meeting the needs of the additional dwelling units and hardscaping changes.

Engineering does recommend the addition of warning clauses on the purchase and sale agreements for these units – advising owners that snow storage on the lot may be limited and pose challenges during the winter months. Unit purchasers are encouraged to make use of Ride Norfolk to reduce their reliance on travel by auto. Unit purchasers will be advised on the local pick-up points for Ride Norfolk and of the current schedule for consideration prior to lot purchase.

Through the subdivision agreement update, staff will also add the condition to install a sidewalk/walkway along the south of Decou Road between Butternut Drive and Norfolk Street South to improve walkability within the area and to reduce the reliance on auto travel for short trips to area conveniences.

Roads, Norfolk County, Pending comments

Emergency Management, Norfolk County, Pending comments

Environmental, Norfolk County, Pending comments

Ministry of Transportation, Pending comments

Canada Post, Pending comments

Hydro one, Pending comments

Union Gas

ZBA - Enbridge Gas does not object to the proposed application(s), however, we reserve the right to amend or remove development conditions.

Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

DPS - Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Enbridge Gas Inc.'s request that prior to registration of the plan, the Owner shall make satisfactory arrangements with Enbridge Gas Inc. (Enbridge Gas) to provide the necessary easements and/or agreements required by Enbridge Gas for the provision of local gas service for this project. Once registered, the owner shall provide these easements to Enbridge Gas at no cost, in a form agreeable and satisfactory to Enbridge Gas.

Bell Canada

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada. 2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to circulations@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

The Owner acknowledges and agrees that it is the responsibility of the Owner to provide entrance/service duct(s) at their own cost from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner shall be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Paramedic Services

No comments from Paramedic Services.

ZNPL2025149 – Butternut Drive Subdivision Phase II

Attachment D: Public Comments

None received at the time of writing this report.



The Corporation of Norfolk County

By-Law __-Z-2025

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Concession 4, Part Lot 1, Registered Plan 37R6331, Part 1, Norfolk County.

WHEREAS Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Sections 34 and 36(1) 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) by removing special provision 14.1022;
2. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 1 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1022;
3. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 2 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1079;
4. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 3 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1080;
5. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 4 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1081;

6. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 5 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1082;
7. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 6 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1083;
8. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 7 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1084;
9. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 8 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1085;
10. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 9 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1086;
11. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 10 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1087;
12. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 11 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1088;
13. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 12 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1089;
14. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 13 of the subject lands identified on Map A (attached to and

forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1090;

15. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 14 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1091;

16. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 15 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Urban Residential Type 4 (R4-H) *Zone* to Urban Residential Type 4 (R4-H) *Zone* with special provision 14.1092;

17. That Subsection 14 Special Provisions is hereby further amended by deleting special provision 14.1022 and replacing with the following:

14.1022 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

a) minimum *lot frontage*:

i. *interior lot* - 6 metres;

ii. *corner lot* - 4 metres;

b) minimum *exterior side yard* - 2.4 metres;

c) minimum *rear yard* - 6 metres;

d) a minimum of 7 percent of the *required front yard* shall be maintained as landscaped open space;

e) 3 *required parking spaces* shall be *permitted* within the *required front yard*;

f) all *parking spaces* may be partially provided on the *lot* occupied by the *building, structure* or use for which the parking spaces are required.

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

14.1079 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

a) minimum *lot frontage*:

i. *interior lot* - 6 metres;

- b) minimum *rear yard* - 6 metres;
- c) one (1) parking space dedicated for the use of the accessory residential dwelling unit is permitted in the front yard provided a minimum of 7 percent of the required front yard shall be maintained as landscaped open space notwithstanding such dedicated parking space.
- e) 3 *required parking spaces* shall be *permitted* within the *required front yard*;
- f) all *parking spaces* may be partially provided on the *lot* occupied by the *building, structure* or use for which the parking spaces are required.

14.1080 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) minimum lot frontage:
 - i. interior lot - 6 metres;
- b) minimum rear yard – 5.5 metres;
- c) a minimum of 7 percent of the *required front yard* shall be maintained as landscaped open space;
- d) 3 *required parking spaces* shall be *permitted* within the *required front yard*;
- e) all *parking spaces* may be partially provided on the *lot* occupied by the *building, structure* or use for which the parking spaces are required.

14.1081 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) minimum *lot frontage*:
 - i. *interior lot* - 6 metres;
 - ii. *corner lot* - 4 metres;
- b) minimum *exterior side yard* - 2.4 metres;
- c) minimum *rear yard* - 6 metres;

- d) a minimum of 7 percent of the *required front yard* shall be maintained as landscaped open space;
- e) 3 *required parking spaces* shall be *permitted* within the *required front yard*;
- f) all *parking spaces* may be partially provided on the *lot* occupied by the *building, structure* or use for which the parking spaces are required.

14.1082 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) minimum *lot frontage*:
 - i. *interior lot* - 6 metres;
- b) minimum *rear yard* – 5.5 metres;
- c) a minimum of 7 percent of the *required front yard* shall be maintained as landscaped open space;
- d) 3 *required parking spaces* shall be *permitted* within the *required front yard*;
- e) all *parking spaces* may be partially provided on the *lot* occupied by the *building, structure* or use for which the parking spaces are required.

14.1083 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) minimum *lot frontage*:
 - i. *interior lot* - 6 metres;
- b) a minimum of 7 percent of the *required front yard* shall be maintained as landscaped open space;
- e) 3 *required parking spaces* shall be provided within the *required front yard*;
- f) all *parking spaces* may be partially provided on the *lot* occupied by the *building, structure* or use for which the parking spaces are required.

14.1084 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

a) minimum *lot frontage*:

i. *interior lot* - 5 metres;

b) a minimum of 7 percent of the *required front yard* shall be maintained as landscaped open space;

c) 3 *required parking spaces* shall be provided within the *required front yard*;

d) all *parking spaces* may be partially provided on the *lot* occupied by the *building, structure* or use for which the parking spaces are required.

14.1085 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

a) minimum *lot frontage*:

i. *interior lot* - 6 metres;

b) a minimum of 15 percent of the *required front yard* shall be maintained as landscaped open space;

c) 3 *required parking spaces* shall be provided within the *required front yard*;

d) all *parking spaces* may be partially provided on the *lot* occupied by the *building, structure* or use for which the parking spaces are required.

14.1086 In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

a) minimum *lot frontage*:

i. *interior lot* – 5.5 metres;

b) minimum *rear yard* - 5 metres;

c) a minimum of 7 percent of the *required front yard* shall be maintained as landscaped open space;

d) 3 *required parking spaces* shall be provided within the *required front yard*;

e) all *parking spaces* may be partially provided on the *lot* occupied by the *building, structure* or use for which the parking spaces are required.

14.1087 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

a) minimum *lot frontage*:

i. interior lot - 6 metres;

b) a minimum of 7 percent of the *required front yard* shall be maintained as landscaped open space;

c) 3 *required parking spaces* shall be provided within the *required front yard*;

d) all *parking spaces* may be partially provided on the *lot* occupied by the *building, structure* or use for which the parking spaces are required.

14.1088 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

a) minimum *lot frontage*:

i. *interior lot* - 6 metres;

b) a minimum of 12 percent of the *required front yard* shall be maintained as landscaped open space;

c) 3 *required parking spaces* shall be provided within the *required front yard*;

d) all *parking spaces* may be partially provided on the *lot* occupied by the *building, structure* or use for which the parking spaces are required.

14.1089 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

a) minimum *lot frontage*:

- i. *interior lot* - 6 metres;
 - ii. *corner lot*- 4 metres;
- b) minimum *exterior side yard* - 2.4 metres;
- c) minimum *rear yard* – 4.5 metres;
- d) a minimum of 7 percent of the *required front yard* shall be maintained as landscaped open space;
- e) 3 *required parking spaces* shall be provided within the *required front yard*;
- f) all *parking spaces* may be partially provided on the *lot* occupied by the *building, structure* or use for which the parking spaces are required.

14.1090 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) minimum *lot frontage*:
 - i. *interior lot* - 6 metres;
- b) minimum *rear yard* - 4 metres;
- c) a minimum of 6 percent of the *required front yard* shall be maintained as landscaped open space;
- d) 3 *required parking spaces* shall be provided within the *required front yard*;
- e) all *parking spaces* may be partially provided on the *lot* occupied by the *building, structure* or use for which the parking spaces are required.

14.1091 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

- a) minimum *lot frontage*:
 - i. *interior lot* - 6 metres;
- b) a minimum of 12 percent of the *required front yard* shall be maintained as landscaped open space;

e) 3 *required parking spaces* shall be provided within the *required front yard*;

f) all *parking spaces* may be partially provided on the *lot* occupied by the *building, structure* or use for which the parking spaces are required.

14.1092 In lieu of the corresponding provisions in the R4 *Zone*, the following shall apply:

a) minimum *lot frontage*:

i. *interior lot* - 6 metres;

b) a minimum of 12 percent of the *required front yard* shall be maintained as landscaped open space;

c) 3 *required parking spaces* shall be provided within the *required front yard*;

d) all *parking spaces* may be partially provided on the *lot* occupied by the *building, structure* or use for which the parking spaces are required.

19. THAT the Holding (H) provision is removed upon the execution of a development agreement registered on title and confirmation of servicing capacities and allocation by Norfolk County.

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

Enacted and passed this ____ day of _____, 2025.

Mayor

Clerk

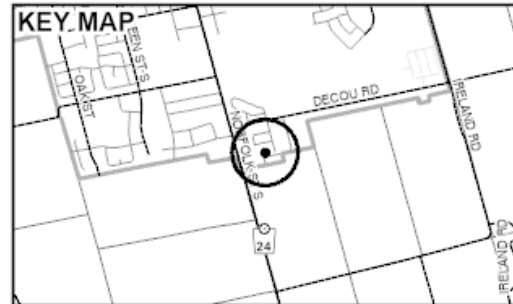
DRAFT

MAP A

ZONING BY-LAW AMENDMENT

NORFOLK COUNTY

In the Urban Area of
SIMCOE



ZONING BY-LAW 1-Z-2014

LEGEND

(H) - Holding

A - Agricultural Zone

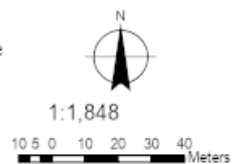
CS - Service Commercial Zone

R1-B - Residential R1-B Zone

R2 - Residential R2 Zone

R4 - Residential R4 Zone

MR - Rural Industrial Zone



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

Mayor: A. Martin

Clerk

DRAFT

**Explanation of the Purpose and Effect of
By-Law __-Z-2025**

This By-Law affects a parcel of land described as Concession 4, Part Lot 1, Registered Plan 37R6331, Part 1, Norfolk County.

The purpose of this By-Law is to permit 86 townhouse dwellings and 86 Additional Residential Dwelling Units in the Urban Residential Type 4 (R4) zone.

A Holding (H) provision is maintained on the subject lands to ensure an appropriate development agreement is executed and registered on title in addition to the confirmation of servicing capacities and allocation by Norfolk County.

NOTE:

- THESE ARE NOT FINAL SITINGS.
- THIS SITE PLAN IS FOR DISCUSSION PURPOSES ONLY.
- ENGINEERING AND ZONING TO BE CONFIRMED



SITE PLAN and BUILDING STATISTICS		
1	ZONING	
		REQUIRED
2	LOT AREA (INTERIOR)	156 m² (MIN.)
3	LOT AREA (CORNER)	264 m² (MIN.)
4	LOT FRONTAGE (INTERIOR)	6.0 m (MIN.)
5	LOT FRONTAGE (CORNER)	8.7 m (MIN.)
6	FRONT YARD SETBACK	6.0 m (MIN.)
7	REAR YARD SETBACK	4.0 m (MIN.)
8	INT. SIDE YARD SETBACK	1.2m (MIN.)
9	EXT. SIDE YARD SETBACK	2.4 m (MIN.)
10	BUILDING HEIGHT	11.0 m (MAX)

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY SITING, ISSUED FOR ZBLA	2025-02-28	M.S.

As indicated

APRIL 28, 2025

SITE PLAN
PRELIMINARY SITINGS -
ISSUED FOR ZBLA

A-004

As indicated

APRIL 28, 2025

SITE PLAN
PRELIMINARY SITINGS -
ISSUED FOR ZBLA

A-004

STAMP & HAMMER

STAMP & HAMMER
1135 STELLAR DRIVE
NEWMARKET ON L3Y 7H8
905-235-3933
info@stampandhammer.com



Planning Department

Norfolk County
Development and Cultural Services Division
185 Robinson Street, Suite 200, Simcoe ON N3Y 5L6
22 Albert Street, Langton ON N0E 1G0
519.426.5870 or 519.875.4485 or 519.582.2100
www.norfolkcounty.ca

October 31, 2022

BIG SKY SIMCOE LIMITED PARTNERSHIP
1135 STELLAR DRIVE
NEWMARKET, ON L3Y 7B8

Zoning Amendment ZNPL2022080
Draft Plan of Subdivision 28TPL2022079
Property Assessment Roll Number 3310401016291000000

Enclosed please find a copy of the Declaration for By-Law No. **27-Z-2022** of the Corporation of Norfolk County.

If you have not already done so, please remove the notification signs from the subject property.

You may wish to contact Mohammad Alam, MPL, MUD, RPP, MCIP, Senior Planner, at 519.426.5870 ext 8060 or mohammad.alam@norfolkcounty.ca to see if anything further is required.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tricia Givens".

Tricia Givens, M. Sc. (PL), MCIP, RPP
Director of Planning
Planning and Development

Enclosure

WESTON CONSULTING GROUP INC.
201 MILLWAY AVE, SUITE 19
VAUGHAN, ON N4K 5K5

BIG SKY SIMCOE LIMITED PARTNERSHIP
1135 STELLAR DRIVE
NEWMARKET, ON L3Y 7B8



DECLARATION OF A ZONING BY-LAW

BY THE COUNCIL OF THE CORPORATION OF NORFOLK COUNTY

I, TRICIA GIVENS, hereby certify that the Notice of the Passing of a Zoning By-Law No. **27-Z-2022** of the Corporation of Norfolk County, passed by the Council of the Corporation on the 20th day of September, 2022, was given in manner and form and to the persons and agencies prescribed by regulation made by the Lieutenant Governor-in-Council under Subsection 18 of Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13.

I also certify that the twenty-day appeal period expired on the 24th day of October, 2022 and to date no notice of appeal of the By-Law has been filed by any person in the office of the Clerk of Norfolk County.

DATED at Norfolk County this
28th day of October, 2022

A handwritten signature in blue ink, reading "Tricia Givens", written over a horizontal line.

Tricia Givens
Director of Planning

File Number	ZNPL2022080	Related File Number	28TPL2022079
Applicant	BIG SKY SIMCOE LIMITED PARTNERSHIP	Roll Number	3310401016291000000
Location	Part Lot 1, Concession 4, Urban Area of Simcoe, Norfolk County, Decou Road		



Decision Date 20th day of September, 2022
Notice Date 27th day of September, 2022
Appeal Deadline **24th day of October, 2022**

File Number ZNPL2022080
By-Law Number 27-Z-2022

NOTICE OF THE PASSING OF A ZONING BY-LAW

BY THE COUNCIL OF THE CORPORATION OF NORFOLK COUNTY

TAKE NOTICE that the Council of the Corporation of Norfolk County passed By-Law Number **27-Z-2022** on the 20th day of September, 2022 under Section 34(18) of the *Planning Act, R.S.O. 1990, c. P. 13*.

AND TAKE NOTICE that any person or agency may appeal to the Local Planning Appeal Tribunal in respect of the By-Law by filing an Appellant Form with the Clerk of Norfolk County not later than the **24th day of October, 2022**.

If you wish to appeal to the Local Planning Appeal Tribunal, a copy of the Appellant Form is available from the LPAT website at www.elto.gov.on.ca or planners can provide assistance. The Appellant Form must set out the reasons for the appeal and be accompanied by the fee of \$1,100.00 required by the Local Planning Appeal Tribunal. Fees are payable by certified cheque or money order and should be made payable to the "Minister of Finance". You must submit the completed Appellant Form and prescribed fee to the attention of the Clerk, Norfolk County, 50 Colborne Street South, Simcoe ON N3Y 4H3.

Only individuals, corporations and public bodies may appeal a By-Law of Norfolk County to the Local Planning Appeal Tribunal. An appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the By-Law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

DATED at Norfolk County this
27th day of September, 2022

The Corporation of Norfolk County
519.426.5870 / 519.875.4485 / 519.582.2100 ext. 1340

PURPOSE AND EFFECT

Explanation of the Purpose and Effect of By-Law 27-Z-2022

This By-Law affects a parcel of land described as Concession 4 Part Lot 1, Part 1, Registered Plan 37R633, Norfolk County.

The purpose of this By-Law is to change the zoning on the subject lands to:

1. A residential zone that allows townhouses as a permitted use;
2. Special provisions to allow a reduced lot frontage and exterior side yard setback for all applicable townhouses, and a reduced rear yard setback for some of the townhouses;
3. Place a Holding "(H)" provision on the subject lands to ensure an 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.

The complete By-Law describing the lands to which the By-Law applies and the key map showing the location of the lands to which the By-Law applies is attached for your review.

Additional information regarding the proposed Zoning Amendment and Draft Plan of Subdivision is available to the public for inspection at the Planning Department, Norfolk County, 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 between 8:30 a.m. and 4:30 p.m., Monday to Friday or by calling 519.426.5870 ext 8060 or emailing mohammad.alam@norfolkcounty.ca.



The Corporation of Norfolk County

By-Law 27-Z-2022

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as CONCESSION 4 PART LOT 1, Part 1, REGISTERED PLAN 37R633, 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) with a Holding (H) and Urban Residential Type 1 Zone (R1-B) with a Holding (H) to Urban Residential Type 4 Zone (R4) a Holding (H) and Special Provision 14.1022;
2. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by delineating the lands identified as Part 1 and Part 2 of the subject lands on Map A (attached to and forming part of this By-Law) as having reference to Subsection 14.1022;
3. That Subsection 14 Special Provisions is hereby further amended by adding 14.1022 with the following site specific provisions:

14.1022 In lieu of the corresponding provisions in the Urban Residential Type 4 Zone (R4), the following shall apply:

Part 1 (as shown in Map A of the By-Law 27-Z-2022):

a) minimum *lot frontage*:

i. *interior lot* – 6 metres;

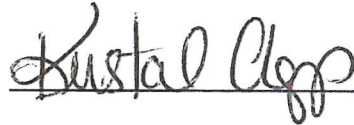
ii. *corner lot* – 8.7 metres;

b) minimum *exterior side yard* – 2.4 metres;

Part 2 (as shown in Map A of the By-Law 27-Z-2022):

- a) minimum *lot frontage*:
 - i. *interior lot* – 6 metres;
 - ii. *corner lot* – 8.7 metres;
 - b) minimum *exterior side yard* – 2.4 metres;
 - c) minimum *rear yard* – 6 metres;
4. THAT Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by replacing the existing Holding (H) with a new Holding (H) on the subject lands identified on Map A (attached to and forming part of this By-Law);
5. THAT the holding (H) provision of this By-Law shall be removed upon the execution of a development agreement registered on title and only when the water and sewer capacity is confirmed and allocated to the development to the satisfaction of Norfolk County.
6. AND THAT the effective date of this By-Law shall be the date of passage thereof.

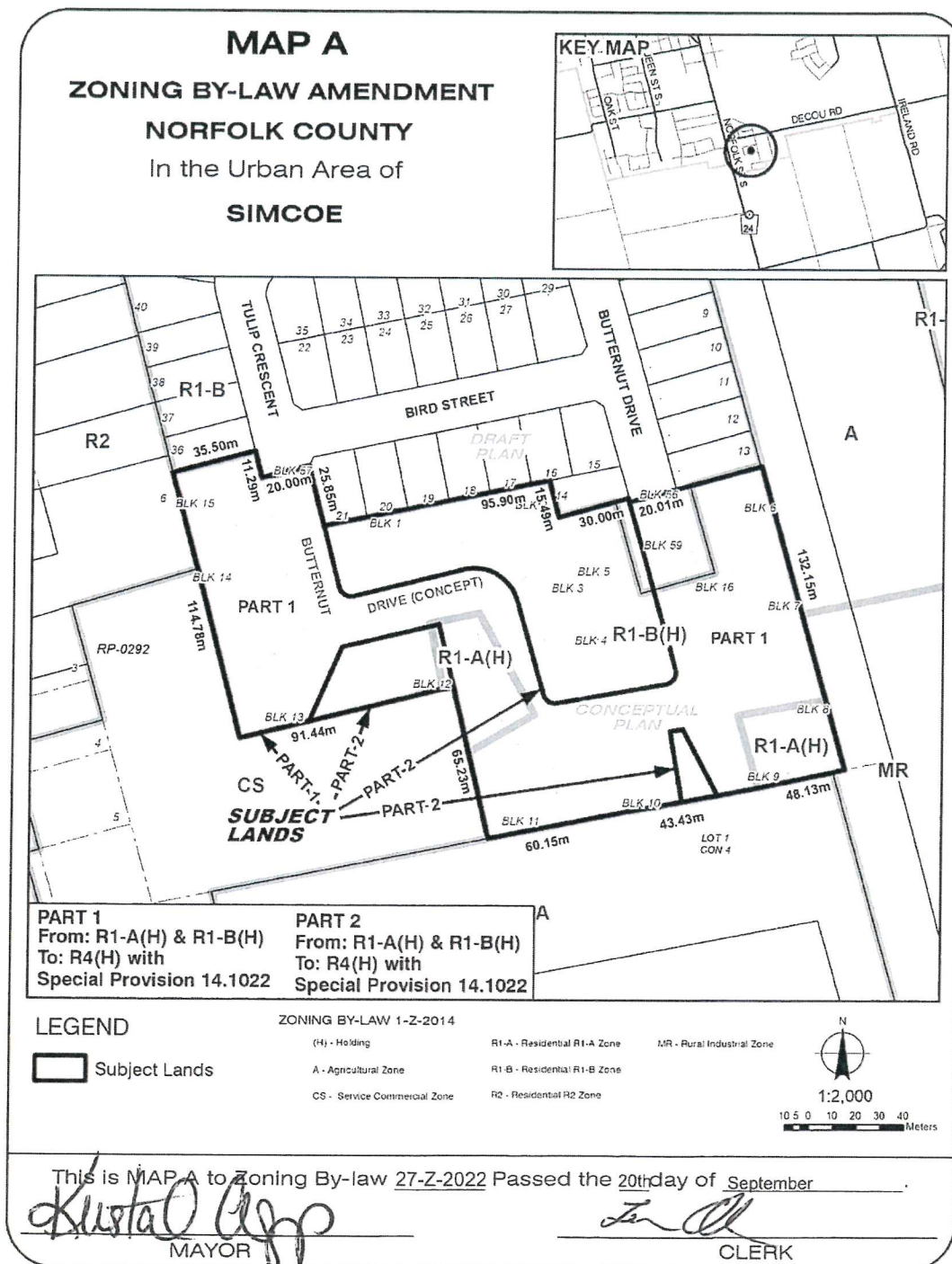
ENACTED AND PASSED this 20th day of September, 2022.



Mayor



County Clerk



**Explanation of the Purpose and Effect of
By-Law 27-Z-2022**

This By-Law affects a parcel of land described as Concession 4 Part Lot 1, Part 1, Registered Plan 37R633, Norfolk County.

The purpose of this By-Law is to change the zoning on the subject lands to:

1. A residential zone that allows townhouses as a permitted use;
2. Special provisions to allow a reduced lot frontage and exterior side yard setback for all applicable townhouses, and a reduced rear yard setback for some of the townhouses;
3. Place a Holding "(H)" provision on the subject lands to ensure an 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.