



Working together with our community

Public Hearings Committee – November 07, 2023

Subject: Development applications ZNPL2023298 and 28TPL2023297 proposing to amend the Zoning By-Law from Agricultural and Hamlet Residential with Site Specific Provision 14.29 to Hamlet Residential with Site Specific Provision to facilitate a draft plan of subdivision on the lands with no civic address on 12th Concession Road, Langton.

Report Number: CD 23-078
Division: Community Development
Department: Planning
Ward: Ward 2
Purpose: For Public Meeting

Recommendation(s):

That staff Report CD-23-078 for development application(s) ZNPL2023298 and 28TPL2023297 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 October 16, 2023.

Discussion:

The applicant is proposing Zoning By-law Amendment which will have the effect of:

- bringing the subject lands into conformity with the underlying Official Plan designation; and,
- creating a site-specific provision to permit a reduced lot area

This amendment will facilitate a two-phase Draft Plan of Subdivision comprised of the following.

Phase 1

- Seven lots in the form of single detached dwellings with frontage on Jenny Lane and Priddle Drive; and,
- One block for storm water management

Phase 2

- One block for widening the right-of-way of Jenny Lane;
- One new street with connection to Highway 59 and 12th Concession Road; and,
- One block to be retained for agricultural farmland.

An overview summary of the development application(s) that have been submitted for the subject property having with no civic address on 12th Concession Road (tax roll number 331054202037700000) is contained within Attachment A. This includes an outline of the site context, the applications and technical reports, any technical or public feedback to date and overview of development considerations. The draft by-law amendment(s) is/are included as Attachment C. The submitted draft plan of subdivision is included as Attachment D.

Staff note that in the applicant's Planning Justification Report (PJR) there is commentary on a proposed boundary expansion and that this is **not** being considered as part of this application. Only the lands within the settlement boundary are under consideration and any future expansion will be addressed following the growth study.

Strategic Plan Linkage:

This report aligns with the 2023-2026 Council Strategic Priority "Building Norfolk".

Explanation: Development that results from applications under consideration can help contribute to developing infrastructure and supports needed for complete communities.

Conclusion:

A recommendation report will be provided on this matter following review of the circulation, planning considerations and this statutory public hearing meeting regarding the submitted, "complete" development applications.

Attachments:

Attachment A Development Application Overview
Attachment B Existing Planning Policy and Zoning
Attachment C Proposed Zoning Bylaw Amendment
Attachment D Proposed Draft Plan of Subdivision

Approval:

Approved By:

Brandon Sloan, BES, MCIP, RPP
General Manager
Community Development Division

Reviewed By:

Tricia Givens, M.Sc.(PI), MCIP, RPP
Director, Planning
Community Development Division

Prepared By:

Hannelore Yager, MScPl.
Planner
Community Development Division

Attachment A - Report CD 23-078
Development Application Overview

12th Concession Road, Langton

Application File Numbers: ZNPL2023298, 28TPL2023297

Property Owner: 453997 Ontario Limited

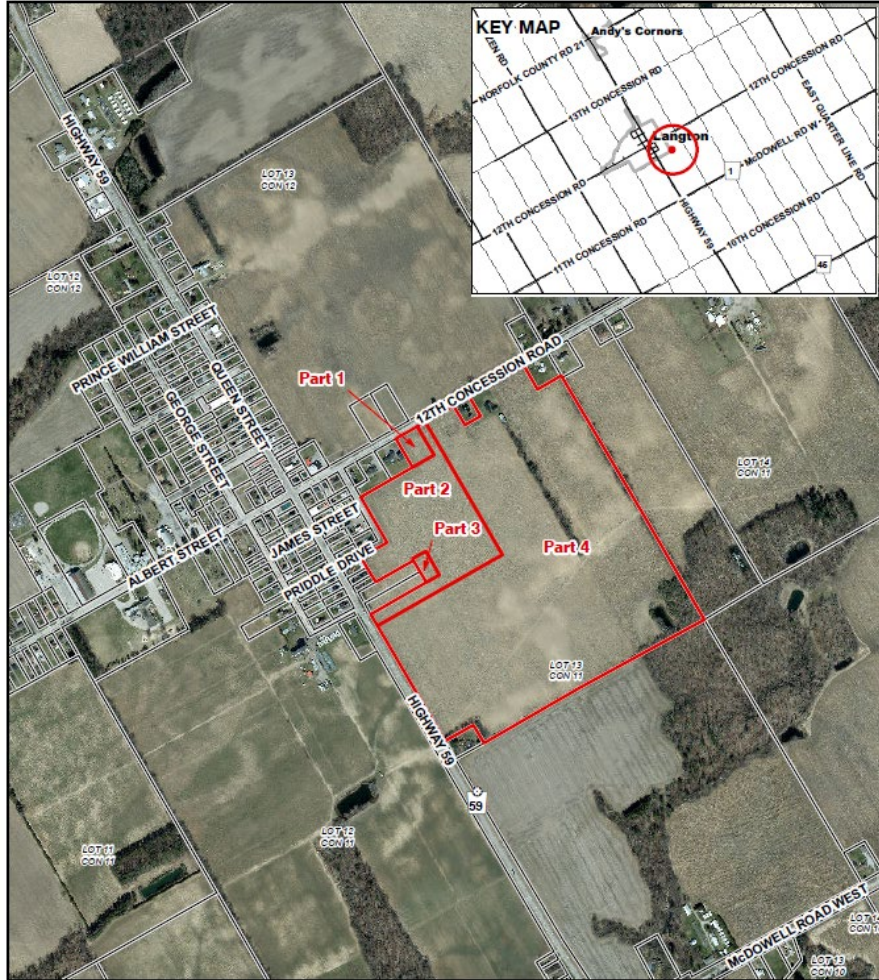
Agent: Cyril J. Demeyere Ltd. C/O Trevor Benjamins

Statutory Public Hearing

Date: November 7th, 2023

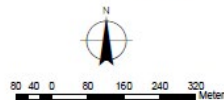
1

Site Context



Legend

-  Subject Lands
- 2020 Air Photo

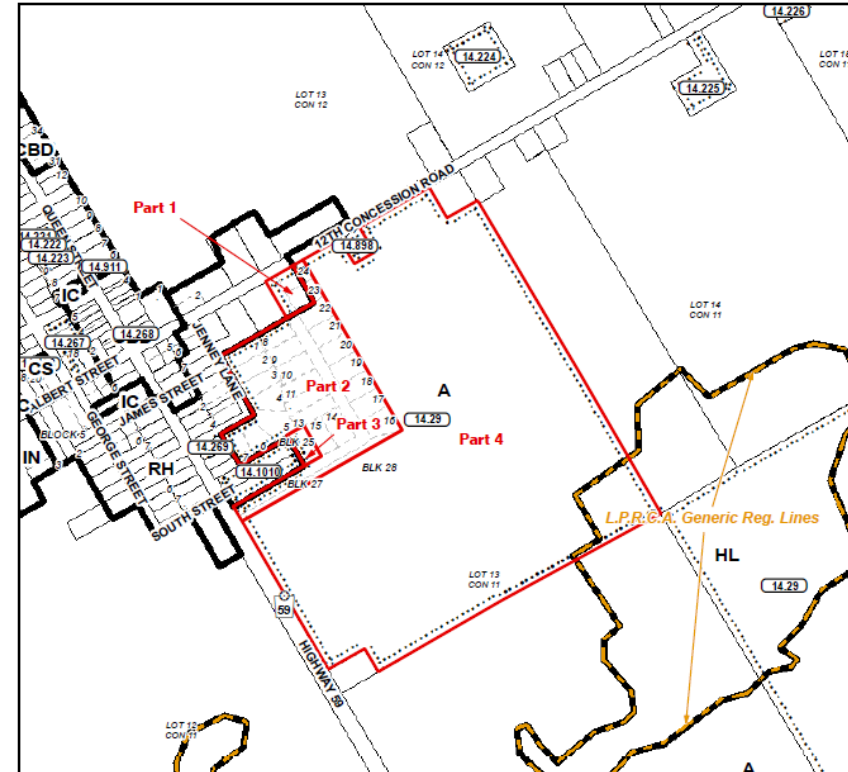
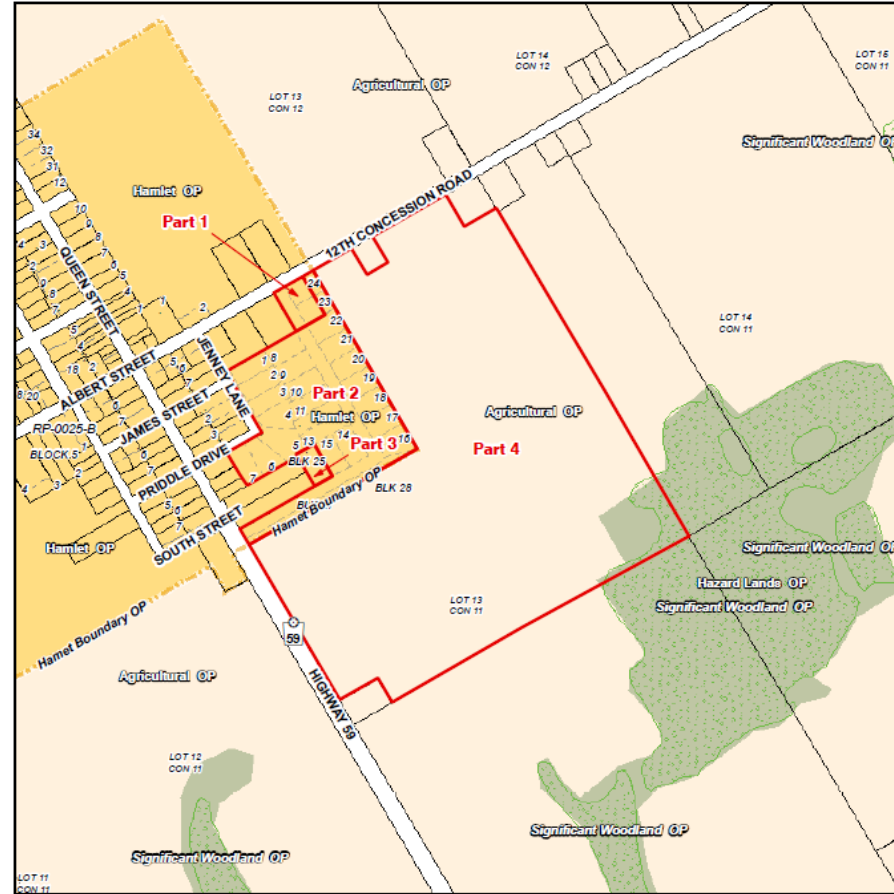


Characteristics:

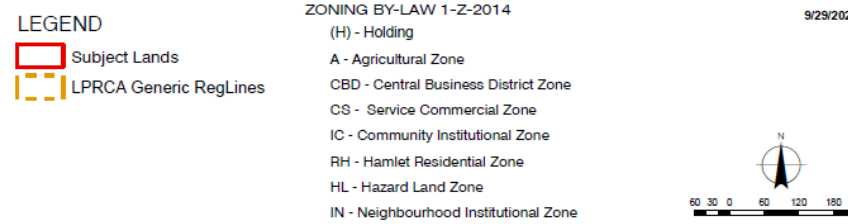
- 94 acre lot being used for agriculture
- Agricultural and Hamlet Residential zone with site specific provision 14.29
- Subject of previous severances
- Agricultural and Hamlet designation

Surrounding Land:

- Residential to northwest (Hamlet of Langton)
- Hazard Lands to southeast
- Surrounding lands agricultural



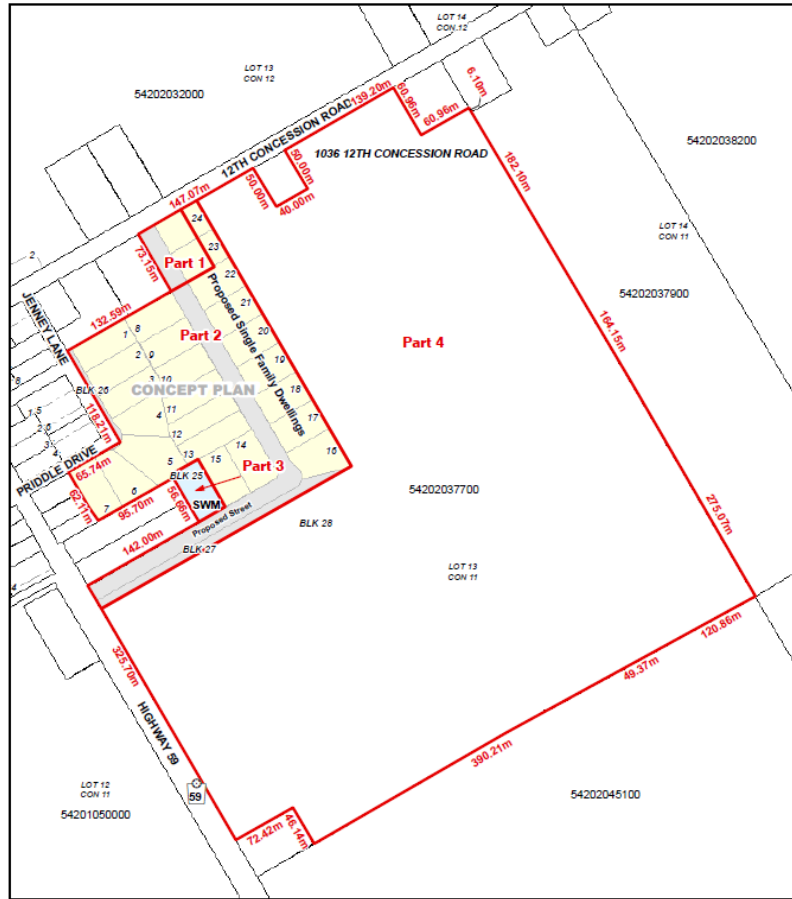
Part 1 From: RH with Special Provision 14.29 To: RH with Special Provision	Part 2 From: A with Special Provision 14.29 To: RH with Special Provision	Part 3 From: A with Special Provision 14.29 To: OS	Part 4 From: A with Special Provision 14.29 To: A with Special Provision 14.29
---	--	---	---



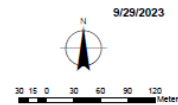
Development Proposal

MAP D
CONCEPTUAL PLAN
Geographic Township of NORTH WALSHINGHAM

28TPL2023297
ZNPL2023298



Legend
Subject Lands



Key Features:

- Vacant parcel; previous houses and lots severed through consent applications.
- Two phase draft plan of subdivision proposed
 - Twenty-four lots for detached dwellings;
 - One block for widening right-of-way on Jenny Lane;
 - One block retained for farmland;
 - One block proposed for storm water management;
- Private servicing required

Proposed Zoning Amendment:

- On lands within Hamlet designation: from Agricultural Zone and Hamlet Residential Zone with site specific provision 14.29 to Hamlet Residential Zone with new site specific provision to permit reduced lot area of 0.22 ha for each lot
- On lands within Agricultural designation: site specific provision for reduced lot area of 31.5 hectares
- County staff propose Storm Water Management block (Part 3) amended to Open Space Zone

Preliminary Review

Technical Reports

- Functional Servicing Report
- Hydrogeological Report
- Geotechnical Report
- General Plan of Services
- Traffic Impact Study
- Topographical Survey
- Sample Building Elevations

Technical Comments

- Building Department and Bell Canada provided conditions of approval.
- Fire Department emphasizes sufficient road width required to accommodate for fire department apparatus and on-street parking.

Public Input

- None received to date.

Preliminary Considerations



Housing: The subject application will facilitate twenty four additional residential lots. As-of-right permissions in the Hamlet Residential zone include single detached dwellings and Additional Residential Dwelling Units.



Agricultural: The subject application will not have the effect of extending development onto Agriculturally designated lands



Roads: A new road is proposed with connections to Highway 59 and 12th Concession Road.



Servicing: Each lot will be serviced through private servicing for water and wastewater.

Next Steps & Recommendation

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

Public Hearing Committee Report Recommendation:

THAT staff Report CD 23-078 for development application ZNPL2023298 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.

Attachment B – Existing Planning Policy and Zoning

Planning Act

Section 2 of the Planning Act outlines those land use matters that are of provincial interest and for which all county planning decisions shall have regard. The provincial interests that apply to development on this site are:

- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems
- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (m) the co-ordination of planning activities of public bodies;
- (o) the protection of public health and safety;
- (p) the appropriate location of growth and development.
- (r) the promotion of built form that
 - (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”.

Section 51(17) of the *Planning Act* outlines requirements pertaining to applications for draft plans of subdivision required for an approval authority. Table 1 outlines key considerations in full.

Table 1: Planning Act Requirements for Draft Plan of Subdivision Approval Authorities

Policy	Requirement
a	the boundaries of the land proposed to be subdivided, certified by an Ontario land surveyor;
b	the locations, widths and names of the proposed highways within the proposed subdivision and of existing highways on which the proposed subdivision abuts;
c	on a small key plan, on a scale of not less than one centimetre to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision and the relationship of the boundaries of the land to be subdivided to the boundaries of the

	township lot or other original grant of which the land forms the whole or part
d	the purpose for which the proposed lots are to be used
e	the existing uses of all adjoining lands
f	the approximate dimensions and layout of the proposed lots;
g	natural and artificial features such as buildings or other structures or installations, railways, highways, watercourses, drainage ditches, wetlands and wooded areas within or adjacent to the land proposed to be subdivided
h	the availability and nature of domestic water supplies
i	the nature and porosity of the soil;
j	existing contours or elevations as may be required to determine the grade of the highways and the drainage of the land proposed to be subdivided
k	the municipal services available or to be available to the land proposed to be subdivided
l	the nature and extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements

Planning Comment: The proposal will be further reviewed through the lens of the above-mentioned policies.

Provincial Policy Statement

The Provincial Policy Statement, 2020 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable and safe communities through the efficient use of land throughout the Province of Ontario.

The PPS 2020 promotes strong, livable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Section 1.1.1. states “Healthy, liveable and safe communities are sustained” by a range of considerations, which include:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached homes)
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns

- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e) promoting the integration of land use planning, growth management, transit supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- h) promoting development and land use patterns that conserve biodiversity; and
- i) preparing for the regional and local impacts of a changing climate.

Section 1.1.2 states, "Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.

Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon."

Section 1.1.3.1 related to Settlement Areas states that "Settlement areas shall be the focus of growth and development". Section 1.1.3.2 states land use patterns within settlement areas shall be based on densities and mix of land uses which: a) efficiently use land and resources; b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; c) minimize negative impacts to air quality and climate change, and promote energy efficiency; d) prepare for the impacts of a changing climate; e) support active transportation; f) are transit-supportive, where transit is planned, exists or may be developed;

Section 1.1.3.3 related to the efficient use of land and resources states that planning authorities should identify appropriate locations and opportunities for transit-support development and increased housing supply and options through intensification and redevelopment.

It further states in section 1.1.3.6. that, "new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities".

Section 1.1.3.7 states, “Planning authorities should establish and implement phasing policies to ensure:

- a) that specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and
- b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs”.

Section 1.1.3.8. states, “1.1.3.8 A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review”. This section continues by outlining criteria which must be met to permit the expansion of a *settlement area* boundary at time of *comprehensive review*:

- a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;
- b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;
- c) in prime agricultural areas:
 - 1. the lands do not comprise specialty crop areas;
 - 2. alternative locations have been evaluated, and
 - i. there are no reasonable alternatives which avoid prime agricultural areas; and
 - ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
- d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and
- e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible

Section 1.1.3.9 states, “Notwithstanding policy 1.1.3.8, municipalities may permit adjustments of settlement area boundaries outside a comprehensive review provided:

- a) there would be no net increase in land within the settlement areas;
- b) the adjustment would support the municipality’s ability to meet intensification and redevelopment targets established by the municipality;

c) prime agricultural areas are addressed in accordance with 1.1.3.8 (c), (d) and (e); and

d) the settlement area to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands”.

Section 1.4. outlines policies related to Housing:

b) states, “Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area” by permitting and facilitating:

- all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities;
- directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Section 1.5 on Public Spaces, Recreation, Parks, Trails and Open Space states that communities should facilitate and promote active, accessible, and social built and natural settings for recreation.

Section 1.6.6 related to Sewage, Water and Stormwater states that planning for sewage and water services shall support the efficient and safe use of services. It also further states that stormwater management should be integrated with sewage and water services and to ensure systems are optimized for long term use. Section 1.6.7.4 related to Transportation Systems, states that land uses should minimize the length and number of vehicular trips and support the use of transit and active transportation.

Section 1.7.1 states long-term economic prosperity should be supported by a diverse supply and mix of housing options, fostering a sense of place, providing efficient cost-effective and reliable transportation networks, protecting agricultural resources, and minimizing the negative effects of climate change.

Section 2.3. outlines policies pertaining to Agriculture.

Section 2.3.1. states, “Prime agricultural areas shall be protected for long-term use for agriculture”.

Section 2.4.4. outlines policies pertaining to lot creation and lot adjustment in *prime agricultural areas*. Section 2.3.4.3 states, “The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 2.3.4.1(c)”.

Section 2.3.5.1 states, “Planning authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 1.1.3.8.”

Planning Comment: The proposal will be further reviewed through the lens of the above-mentioned policies. Blocks 1 – 27 of the proposed draft plan of subdivision are within the settlement area boundary of the Hamlet of Langton and as such, staff’s review are limited to these areas.

It is noted that the proposed PPS 2023, if approved by the Province in the fall, may need to be assessed as part of the planning recommendation report later this year. Given the possibility of a new PPS before the Municipal Comprehensive Review (MCR), the County has decided to process a County initiated OPA to implement the MCR once the revised policies are established by the Province. This will allow the County to process an OPA that will be consistent with the new PPS.

Official Plan

The subject lands are designated Hamlet, Agricultural and Hazard Lands in the Norfolk County Official Plan. There is an overlay of significant woodlands.

The subject lands are designated Hamlet and Hazard Lands in the Norfolk County Official Plan. There is an overlay of significant woodlands.

Section 5.3.a) related to Housing states that “the County shall maintain the ability to accommodate residential growth for a minimum of 10 years through land which is designated and available for residential development. Additionally, the County shall ensure that where new development is to occur, land with servicing capacity sufficient to provide at least a 3-year supply of residential units in draft approved and registered plans, or in cases of residential intensification and redevelopment, land appropriately zoned in the Zoning By-law and available for development or redevelopment”.

Further, section 5.3.g) states, “The County shall encourage that housing be considered when opportunities for redevelopment become available. This includes the

redevelopment of existing single-use and underutilized areas with full municipal services, such as shopping plazas, business and employment sites and older commercial and residential areas, especially where the land is in close proximity to human services. Special attention shall be given to the design of buildings, the landscaping treatment and features of the site to ensure that the proposed redevelopment is physically compatible with the adjacent uses”.

Section 6.6 (Hamlet Areas) highlights that “Hamlet Areas are settlements that function as small clusters providing limited residential, institutional, recreational and small-scale commercial services to the surrounding agricultural community” and are characterized by a “built up area existing as a distinguishable cluster, with some form of commercial and public service available”.

Section 7.5. (Hamlet Designation) provides further information regarding land use policies for Hamlet areas. It specifies through section 75.2.b) that “designation of a Hamlet Area does not mean that the Hamlet Area is suitable for further development” and outlines criteria to be addressed by development applications within designated Hamlet Area boundaries:

- i) availability of potable water;
- ii) a servicing feasibility study has been completed in accordance with the Ministry of the Environment and Climate Change guidelines which demonstrates that the proposal’s impact on ground and surface water will be within acceptable limits;
- iii) the proposed servicing will be appropriate for the proposed densities and land uses;
- iv) the pattern of new development will be a logical extension of the existing built-up area;
- v) the available community facilities, such as community centres, schools, convenience commercial, recreation or cultural facilities can accommodate the proposed development;
- vi) the area of the proposed development shall not be permitted in Provincially Significant Features or Hazard Lands, identified on Schedules “B” of this Plan;
- vii) the area of the proposed development shall not be permitted in or on adjacent land to the Natural Heritage Features identified on Schedule “C” and/or Tables 1 and 2 or on Schedule “G” and Table 6 of the Lakeshore Special Policy Area Secondary Plan, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, in accordance with the policies of Section 3.5 (Natural Heritage Systems) and Section 11 (Lakeshore Special Policy Area Secondary Plan) of this Plan;

d) Additional residential development within a Hamlet Area shall be encouraged to occur through infilling or in-depth development. Provision shall be made at appropriate locations to provide access from the main road to an additional tier of lots behind existing development. The County shall strongly discourage linear development along roads.

Section 7.2. outlines policies pertaining to the Agricultural designation. Section 7.2.3 outlines agricultural lot creation and lot adjustment policies.

Section 3.5 outlines policies pertaining to Natural Heritage Systems.

It is the policy of this Plan to conserve Natural Heritage Features and functions and protect such features and areas from incompatible development, wherever possible. The Official Plan separates land-based environmental considerations into three categories:

- b) Natural Heritage Features, as described in Section 3.5.2 (Natural Heritage Features), and identified on Schedule “C” to this Plan; and
- c) Hazard Lands, as designated and described in Section 7.3 (Hazard Lands Designation) and designated on Schedule “B” to this Plan.

If development occurs without regard to these constraints and considerations, degradation of the natural environment may result and public safety may be jeopardized.

Section 3.5.2 (Natural Heritage Features) identifies that the following shall be the policy of the County:

- a) Natural Heritage Features identified on Schedule “C” and/or Table 2 to this Plan shall be subject to the policies of the underlying land use designation, as shown on Schedule “B”, and the policies of this Section of the Plan.
- b) Development or site alteration proposed in, or adjacent to, a Natural Heritage Feature(s), whether illustrated on Schedule “C” or only described in Table 2, shall be subject to the completion of an Environmental Impact Study, in accordance with Section 9.7.1 (Environmental Impact Study) of this Plan. Development or site alteration in, or adjacent to, such features shall not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions that cannot be adequately mitigated. The extent of adjacent land shall be defined as indicated in Table 2.

Table 2: Extent of Land Adjacent to a Natural Heritage Feature

Natural Heritage Feature	Boundary Definition	Extent of Adjacent Land	Conditions under which development and site alteration may be permitted
Significant Woodlands	Based on evaluation criteria established and conducted by Norfolk County, as illustrated on Schedule "C".	Dripline plus 10 metres	EIS demonstrates there will be no negative impacts on the natural features of the woodlands and the ecological functions that sustain them.
Habitat of endangered species and threatened species	As defined by Provincial or Federal authorities.	100 metres	EIS demonstrates that there will be no negative impacts on the habitat values upon which the species depend directly and indirectly, and any related ecological and hydrological functions.

Section 7.3. outlines permitted uses and land use policies for the Hazard Land designation, identifying in section e) "Flood and erosion control structures and drainage systems operated and approved by the County or the appropriate Conservation Authority shall be permitted".

Section 9.6.4 related to subdivision approval identifies the following policies to be applied for the proposed development:

- a) The provisions of the *Planning Act* relating to subdivision control, including subdivision agreements, shall be used by Council to ensure that the land use designations and policies of this Plan are complied with, and that a high standard of design is maintained in all development.
- b) Prior to approval of an application for plan of subdivision or plan of condominium, the County shall confirm the availability of adequate servicing infrastructure and allocation in accordance with Section 8.9.3 (Servicing Allocation and Phasing), waste collection and disposal services, and roads.
- c) Applications for plan of subdivision or plan of condominium approval shall be considered premature if appropriate services and servicing capacity is not available. Additionally, Council may consider other criteria as reason to deem an application for plan of subdivision or plan of condominium approval to be premature.

d) The review of plans of subdivision or plan of condominium shall be based in part on the consideration of the community design policies included in Section 5.4 (Community Design) and Section 11.8 (Community Design Strategy) of the Lakeshore Special Policy Area Secondary Plan of this Plan.

e) All lots within a plan of subdivision shall have frontage on a public road maintained on a year-round basis, constructed to an acceptable County standard. Plans of condominium shall have access to a public road maintained on a year-round basis, however, it is recognized that development within the condominium plan may occur on private roads.

f) Provincially Significant Features and Natural Heritage Features shall be protected and preserved in the design of any plan of subdivision or condominium. g) Plans of subdivision or condominium shall be appropriately phased to ensure orderly and staged development.

h) All plans of subdivision shall be subject to a subdivision agreement between the County and the development proponent.

j) Parkland dedication shall be provided pursuant to Section 9.10.5 (Parkland Dedication) of this Plan. Land to be dedicated for park purposes must be acceptable to the County. Under no circumstances shall the County be obligated to accept parkland being offered in a proposed plan of subdivision.

k) The County shall consult with the appropriate Conservation Authority and the Province, as well as other relevant agencies, in considering an application for approval of a plan of subdivision or condominium.

Planning Comment:

The proposal for a draft plan of subdivision and zoning by-law amendment will be further reviewed through the lens of the above-mentioned policies.

Zoning By-Law

The subject lands are zoned Hamlet Residential, Agricultural and Hazard Lands – all affected by special provision 14.29 which prohibits the construction of a single detached dwelling.

Section 5.7. of the Zoning By-law outlines permitted uses and provisions for the RH Zone. Single detached dwellings are permitted as a use in the RH Zone. Provisions of the RH Zone require the following characteristics of lots be achieved:

- minimum *lot area*: 0.4 ha (4000 sq. m.)
- minimum *exterior side yard*: 6 metres

Section 12.1.2. of the Zoning By-Law outlines provisions for the A zone, requiring a minimum *lot area* of 40 hectares.

Planning Comment:

The proposal for a draft plan of subdivision and zoning by-law amendment will be further reviewed through the lens of the above-mentioned policies.



The Corporation of Norfolk County

By-Law __-Z-2023

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Concession 11, Part Lots 12 and 13, North Walsingham.

Whereas Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 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; and

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 Part 1 of Map A (attached to and forming part of this By-Law) from Hamlet Residential *Zone* (RH) with special provision 14.29 to Hamlet Residential *Zone* (RH) with special provision 14.____);
2. 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 Part 2 of Map A (attached to and forming part of this By-Law) from Agricultural *Zone* (A) with special provision 14.29 to Hamlet Residential *Zone* (RH) with special provision 14.____);
3. 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 Part 3 of Map A (attached to and forming part of this By-Law) from Agricultural *Zone* (A) with special provision 14.29 to Agricultural *Zone* (A) with special provision 14.____);
4. 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 Part 4 of Map A (attached to and forming part of this By-Law) from Agricultural *Zone* (A) with special provision 14.29 to Open Space *Zone* (OS);
5. That Subsection 14 Special Provisions is hereby further amended by adding new/revised 14.____ as follows:

14.____ In lieu of the corresponding provisions of the RH *Zone*, the following provisions shall apply to Part 1 and 2:

- a) minimum *lot area*: 2000 square metres

b) minimum *lot frontage*:

i) *interior lot*: 25 metres

ii) *exterior lot*: 25 metres

d) minimum *exterior side yard*: 4 metres

Notwithstanding the uses *permitted* in the Agricultural (A) Zone, a *single detached dwelling* shall not be permitted on Part 3.

In lieu of the corresponding provisions in the Agricultural (A) Zone, the following shall apply to Part 3:

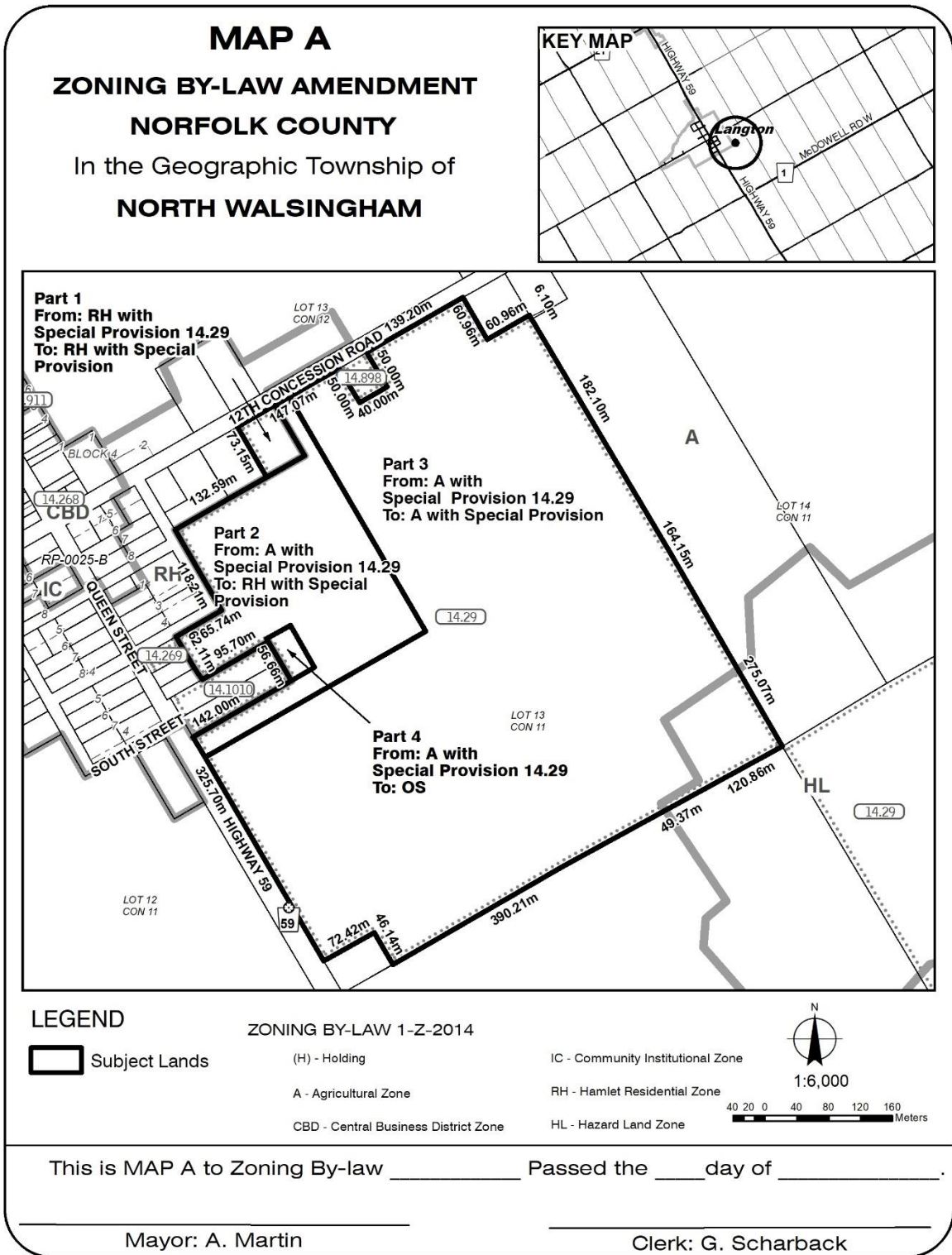
a) minimum *lot area*: 31.5 hectares

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

Enacted and passed this date day of month, year.

Mayor: A. Martin

County Clerk: G. Scharback



**Explanation of the Purpose and Effect of
By-Law __-Z-2023**

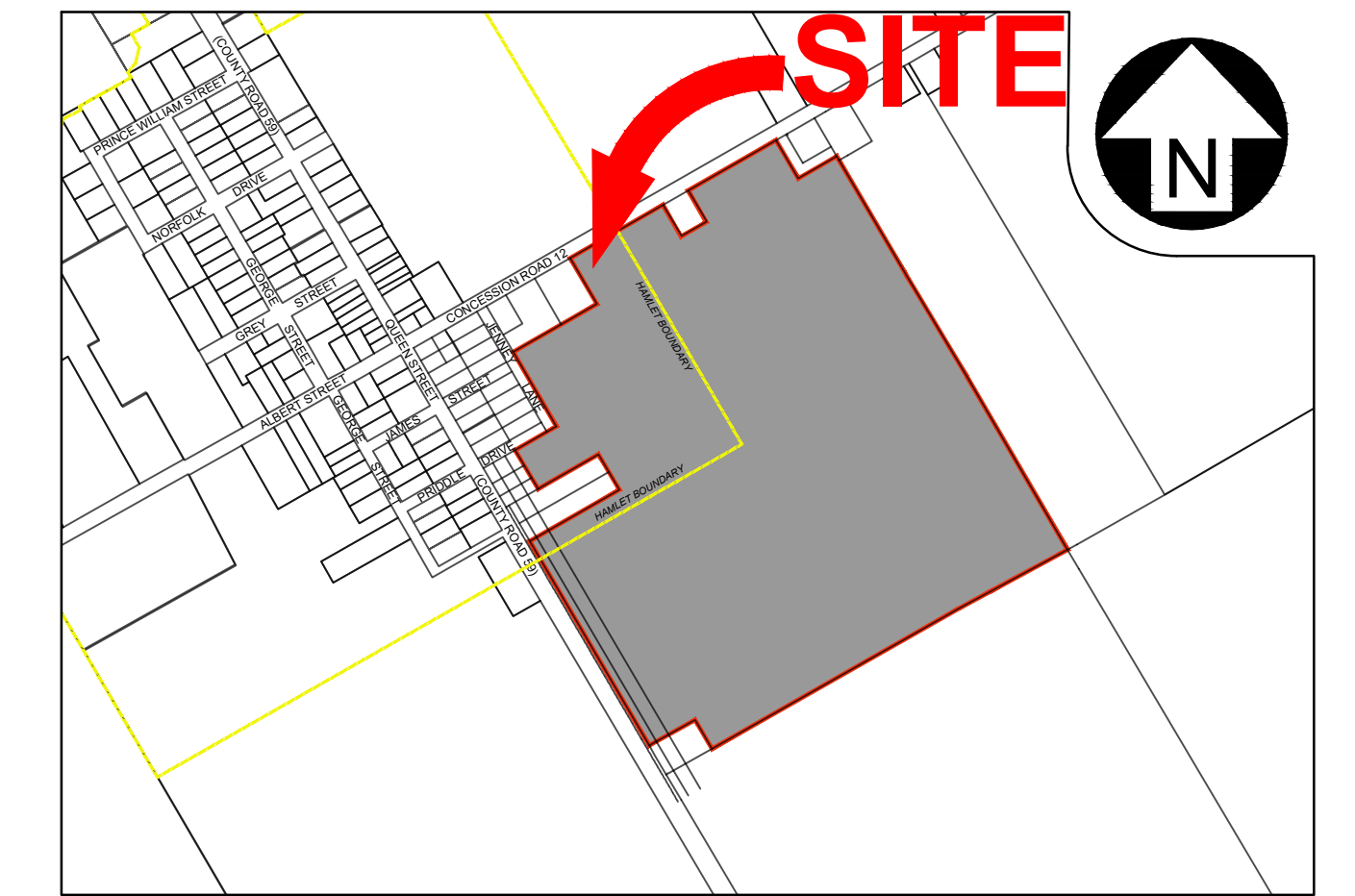
This By-Law affects a parcel of land described as Concession 11, Part Lots 12 and 13, North Walsingham.

The purpose of this By-Law is to change the zoning on the subject lands from Agricultural and Hamlet Residential with special provision 14.29 to Hamlet Residential and Agricultural with special provision 14._____ on Parts 1, 2 and 3, and from Agricultural with special provision 14.29 to Open Space on Part 4. The change would have the effect of facilitating a draft plan of subdivision for 24 lots for single detached dwellings.

DRAFT PLAN OF SUBDIVISION

PART OF LOTS 12 AND 13 AND PART OF
 THE ROAD ALLOWANCE BETWEEN LOTS 12 AND 13
 (CLOSED BY BY-LAW PASSED MAY 13TH 1873 REGISTERED AS INSTRUMENT 40778 APRIL 20TH 1876)
 CONCESSION 11
 GEOGRAPHIC TOWNSHIP OF NORTH WALSHINGHAM NORFOLK COUNTY

- INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT RSO 1990
- (A) ON PLAN
 - (B) ON PLAN
 - (C) ON PLAN
 - (D) LOTS 1 TO 24 - SINGLE DETACHED RESIDENTIAL,
 DEDICATED STREETS - STREET 'A'
 BLOCK 25 - STORM WATER MANAGEMENT
 BLOCK 26 - ROAD WIDENING
 BLOCK 27 - FUTURE RESIDENTIAL
 BLOCK 28 - AGRICULTURAL
 - (E) NORTH - EXISTING RESIDENTIAL/AGRICULTURAL,
 WEST - EXISTING RESIDENTIAL/AGRICULTURAL,
 EAST - EXISTING AGRICULTURAL
 SOUTH - EXISTING AGRICULTURAL
 - (F) ON PLAN
 - (G) ON PLAN
 - (H) PRIVATE WELLS TO BE INSTALLED BY HOME OWNER IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY
 - (I) SAND
 - (J) ON PLAN
 - (K) STORM SEWERS, TELEPHONE, GAS, T.V.CABLE
 - (L) NORFOLK COUNTY OFFICIAL PLAN AND ZONING BY-LAWS
- DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



KEY PLAN
 SCALE: 1:10,000

AREA SUMMARY

DESCRIPTION	AREA (ha)
LOTS 1-24	4.94
DEDICATED STREETS	1.15
BLOCK 25	0.20
BLOCK 26	0.06
BLOCK 27	0.28
BLOCK 28	31.54
TOTAL	38.17

OWNER'S CERTIFICATE

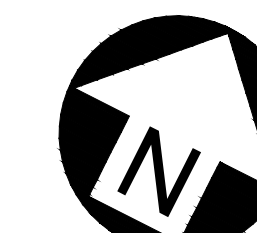
453997 ONTARIO LIMITED, THE REGISTERED OWNER OF THE LANDS TO BE SUBDIVIDED HEREBY AUTHORIZES CYRIL J. DEMEYERE LIMITED TO SUBMIT THIS DRAFT PLAN FOR APPROVAL.

DATE _____ TERRY DEVOS
 453997 ONTARIO LIMITED

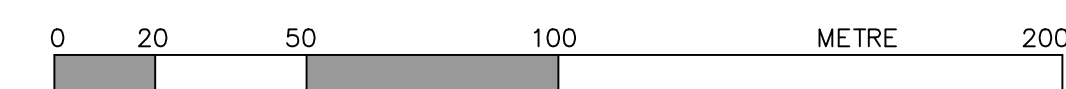
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE REMAINING LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE _____ KIM HUSTED, ONTARIO LAND SURVEYOR



SCALE 1:1500



PLAN PREPARED BY:
CJDL
 Consulting Engineers

Cyril J. Demeyere Limited
 P.O. Box 460, 261 Broadway
 Tilsonburg, Ontario, N4G 4H8
 Tel: 519-688-1000
 866-302-9886
 Fax: 519-842-3235
 cjdl@cjdeng.com

NOTE: ORIGINAL CONTOURS SHOWN FROM 2021 SURVEY BY KIM HUSTED SURVEYING LTD. JOB No. 21032 DATE: 9 AUG 2023

