



Working together with our community

Public Hearings Committee – November 07, 2023

Subject: Development applications ZNPL2023295 and 28TPL2023294 proposing to amend the Zoning By-Law from Hamlet Residential to Hamlet Residential with a site specific provision to facilitate a draft plan of subdivision on the lands described as 1910 Turkey Point Road, Green’s Corners.

Report Number: CD 23-081
Division: Community Development
Department: Planning
Ward: Ward 4
Purpose: For Public Meeting

Recommendation(s):

That staff Report CD-23-081 for development application(s) ZNPL2023295 and 28TPL2023294 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 a Zoning By-law Amendment and a Draft Plan of Subdivision to facilitate the creation of 15 residential lots in the form of single detached dwellings, one storm water management block, and the extension of one street proposed to connect to Turkey Point Road. The Zoning By-Law Amendment will permit a reduced lot frontage for one of the lots proposed (Lot 10).

The subject lands were previously subject of a Zoning By-law Amendment ZNPL2020159 (26-Z-2020) which established permission for reduced lot frontage for a future road, established a Holding provision for the subject lands. A subsequent Zoning By-Law Amendment ZNPL2021189 was approved to remove the Holding provision from a portion of the subject lands to facilitate the severance of a lot through application BNPL2020034.

An overview summary of the development application(s) that have been submitted for the subject property at 1910 Turkey Point Road 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 submitted or draft by-law amendment is included as Attachment B. By-Law 26-Z-2020 is included as Attachment D. The proposed Draft Plan is included as Attachment E.

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 By-Law 26-Z-2020
Attachment E Proposed Draft Plan

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, MScPI.
Planner
Community Development Division

Attachment A - Report CD 23-081
Development Application Overview

1910 Turkey Point Rd.

Green's Corners

Application File Numbers: ZNPL2023295, 28TPL2023294

Property Owner: Peter Bosma

Agent: Mary Elder

Statutory Public Hearing

Date: November 7th, 2023

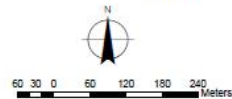
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Site Context



Legend

-  Subject Lands
- 2020 Air Photo

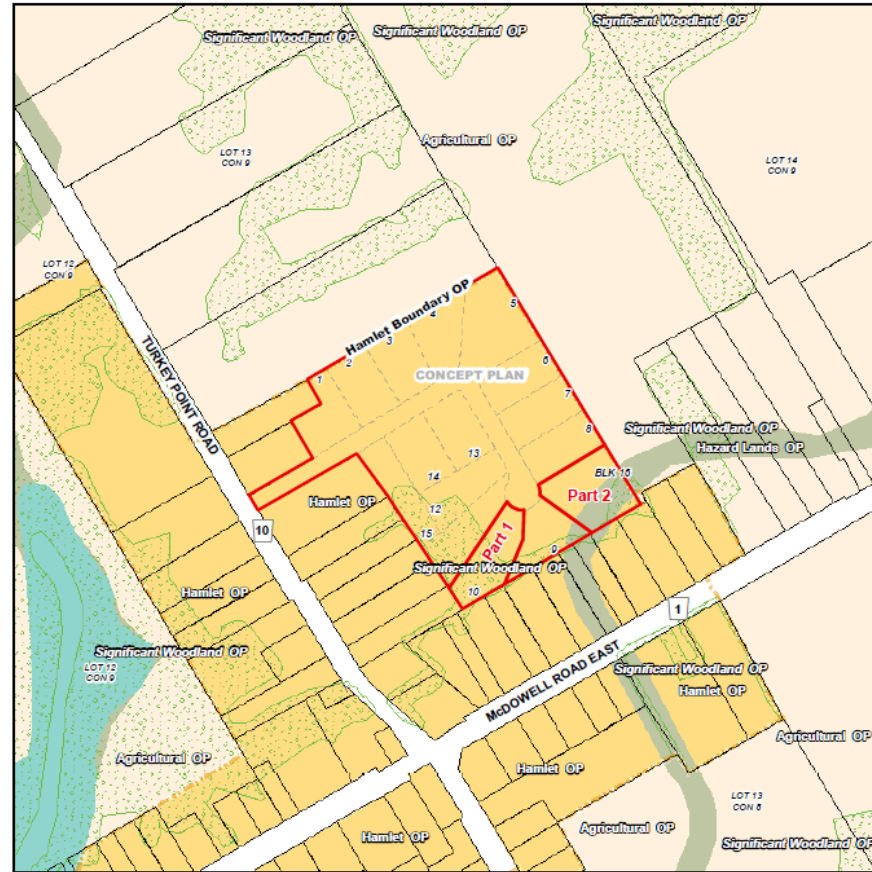


Characteristics:

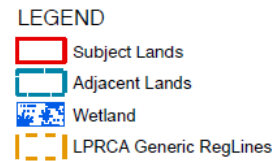
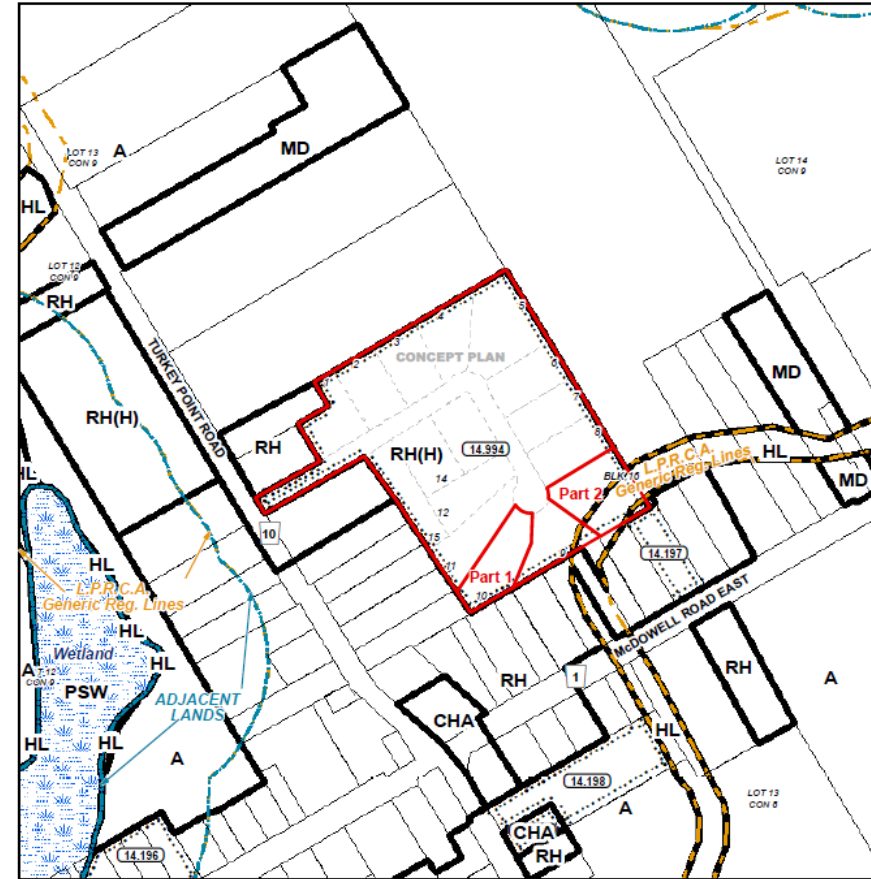
- 19 acre vacant lot
- Hamlet Residential zone with Holding and site specific provision 14.994, and Hazard Land Zone
- Hamlet and Hazard Land designation
- Significant woodlands on southwest corner

Surrounding Land:

- Residential to west and south (Hamlet of Green's Corners)
- Surrounding lands agricultural



9/29/2023

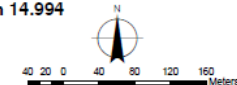
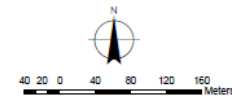


ZONING BY-LAW 1-Z-2014

Part 1
 From: RH(H) with Special Provision 14.994
 To: RH(H) with Special Provision 14.994

Part 2
 From: RH(H) with Special Provision 14.994
 To: OS

9/29/2023



Development Proposal

MAP D
CONCEPTUAL PLAN
Geographic Township of CHARLOTTEVILLE

28TPL2023294
ZNPL2023295



Legend
Subject Lands

Key Features:

- To facilitate the creation of fifteen lots for single detached dwellings
- New proposed street to connect to Turkey Point Road
- One block (Part 2) for storm water management
- Private servicing required
- Previous Zoning By-Law Amendment 26-Z-2020 established Hamlet Residential zoning, reduced lot frontage for the parcel and added a Holding provision (until subdivision/future road)

Proposed Zoning Amendment:

- Amend existing specific provision 14.994 to permit reduced lot frontage of 25.12 metres in RH Zone, affecting Part 1 (e.g. Proposed Lot 10)
- Staff propose Storm Water Management block (Part 2, Block 16) be amended to Open Space Zone
- Staff propose to remove the Holding provision and update the special provision now that there is a subdivision

Preliminary Review

Technical Reports

- Planning Rational Report
- Functional Servicing Report
- Geotechnical Report
- Hydrogeological Report
- Traffic Impact Study
- Issues Summary Report (Environmental Impact, Enhancement, Mitigation)
- Sample Building Elevations

Technical Comments

- Zoning department requiring a zoning table be supplied.
- Bell Canada provided conditions of approval.

Public Input

- None received to date.

Preliminary Considerations



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



Natural Heritage: A Letter of Opinion was submitted identifying potential impact (removal of trees) of a portion of woodland along the southern corner of the site with associated recommendations for a plan, timing and re-vegetation.



Roads: A public street (cul-de-sac) with a right-of-way width of 20 metres is proposed with connection to Turkey Point 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 23-081 for development application ZNPL2023295 and 28TPL2023294 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 - Planning Considerations and Applicable Policies

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 – 2020

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

Section 1.1.3.1 related to Settlement Areas states that “Settlement areas shall be the focus of growth and development”. 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 1.4. outlines policies related to Housing. Section 1.4.3.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.

Section 1.6.8 (Transportation and Infrastructure Corridors) notes in section 1.6.8.1 that, “Planning authorities shall plan for and protect corridors and rights-of-way for *infrastructure*, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs”. *Infrastructure* is defined as, “physical structures (facilities and corridors) that form the foundation for development” which includes “sewage and water systems, septage treatment systems, stormwater management systems, [...] transit and transportation corridors and facilities”.’

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

Norfolk County Official Plan

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 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 currently zoned Hamlet Residential with a Holding (RH(H)) and provision 14.994 in the Zoning By-Law of Norfolk County. A portion of the subject lands are zoned Hazard Land (HL).

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. A minimum of 0.4 ha (4000 sq. m.) is required for lot area.

Provision 14.994 permits a *lot frontage* of 20 metres in lieu of the corresponding provisions in the Hamlet Residential (RH) Zone and establishes that a Holding (H) provision of this By-Law shall be removed upon the execution of an agreement and water and sewer capacity is available to the satisfaction of

Norfolk County.

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 9 Part of Lot 13, 1910 Turkey Point Road.

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; 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 as Part 1 of Map A (attached to and forming part of this By-Law) from Hamlet Residential *Zone* with a Holding (RH(H)) and Special Provision 14.994 to Hamlet Residential *Zone* 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 as Part 2 of Map A (attached to and forming part of this By-Law) from Hamlet Residential *Zone* with a Holding (RH(H)) and Special Provision 14.994 to Open Space *Zone* (OS).
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 as Part 3 of Map A (attached to and forming part of this By-Law) from Hamlet Residential *Zone* with a Holding (RH(H)) and Special Provision 14.994 to Hamlet Residential *Zone*.
4. That Subsection 14 Special Provisions is hereby further amended by adding new/revised 14.____ as follows:

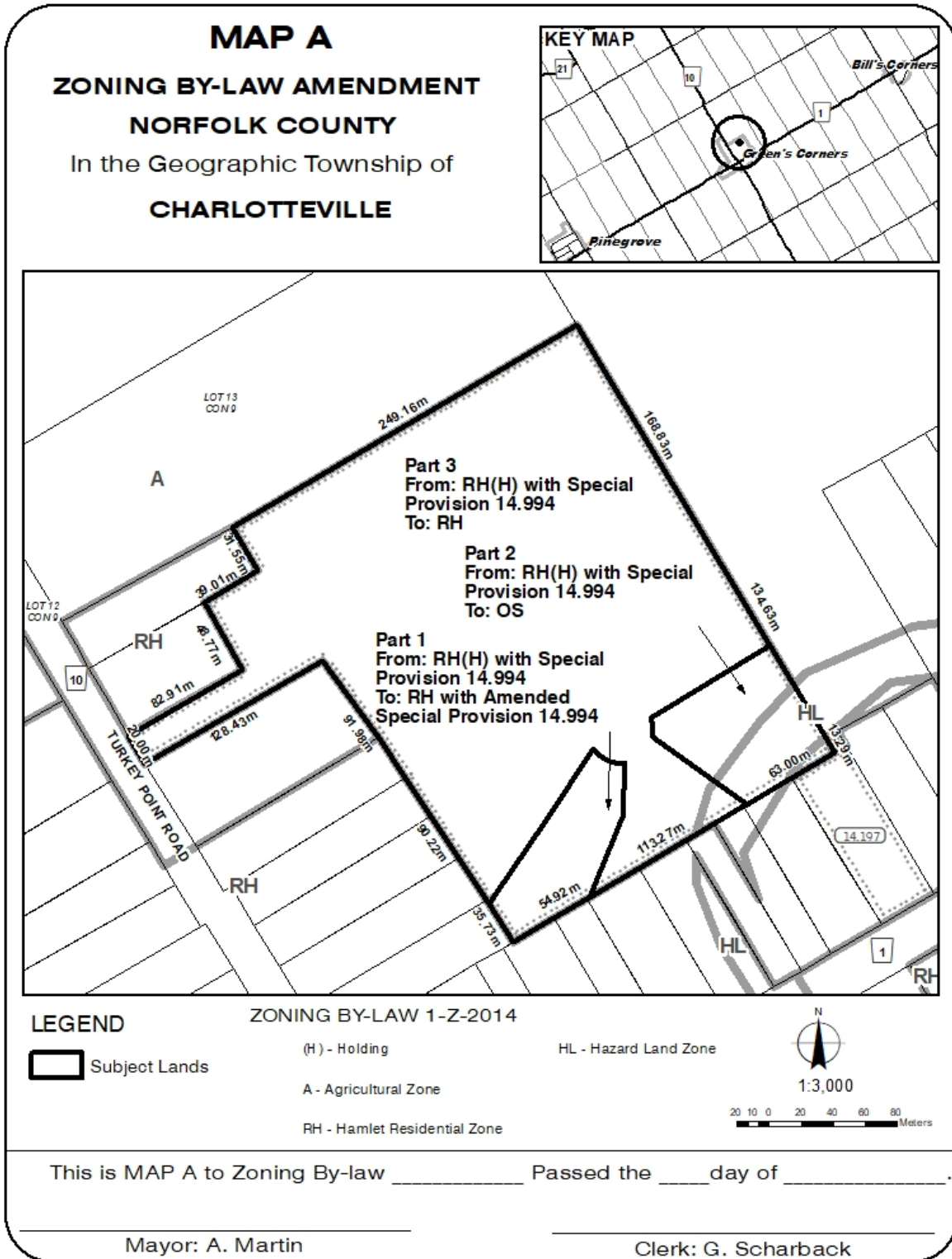
14.____ In lieu of the corresponding provisions of the RH zone the following provisions shall apply to Part 1:
 - a) minimum lot frontage: 25.12 metres
4. That the effective date of this By-Law shall be the date of passage thereof.

Enacted and passed this date day of month, 2023.

Mayor: A. Martin

County Clerk: G. Scharback

DRAFT



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

This By-Law affects a parcel of land described as Concession 9 Part of Lot 13, 1910 Turkey Point Road.

The purpose of this By-Law is to change the zoning on the subject lands from Hamlet Residential to Hamlet Residential with a site-specific provision affecting Part 1 (Lot 10) of a draft plan of subdivision 28TPL2023294, and from Hamlet Residential to Open Space on Part 2 for a storm water management pond. The change would have the effect of facilitating the creation of fifteen lots through a draft plan of subdivision.

An existing special provision (14.994) is being revised to remove the minimum lot width of 20 metres for the entire parcel now that a plan of subdivision is being draft approved which includes a 20 metre wide street which would have new parcels of land fronting on the street with lot widths that meet the minimum 30 metre requirement of the Hamlet Residential zoning except for one lot that would remain with a revised special provision. The existing holding "(H)" provision (also through By-law 26-Z-2020) on the subject lands is being removed with the draft plan approval of the subdivision which addresses any servicing and agreement requirements for the site.



Planning Department

Norfolk County
Development and Planning 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

January 22, 2021

PETER BOSMA
1974 TURKEY POINT RD. RR#1 STN. MAIN
SIMCOE, ON N3Y 4J9

**Zoning ByLaw Amendment ZNPL2020159Property
Assessment Roll Number 3310493020113000000**

Enclosed please find a copy of the Declaration for By-Law No. **26-Z-2020** 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 Fabian Serra, BA, M.Sc., Planner, at 519.426.5870 ext 1834 or fabian.serra@norfolkcounty.ca to see if anything further is required.

Sincerely,

A handwritten signature in cursive script that reads "Tricia Givens".

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

Enclosure

ELDER PLANS INC.
MARY ELDER
32 MILLER CRESCENT
SIMCOE, ON N3Y 4R1



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. **26-Z-2020** of the Corporation of Norfolk County, passed by the Council of the Corporation on the 15th day of December, 2020, 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 11th day of January, 2021 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
21st day of January, 2021

A handwritten signature in cursive script that reads "Tricia Givens".

Tricia Givens
Director of Planning



Decision Date 15th day of December, 2020
Notice Date 22nd day of December, 2020
Appeal Deadline **11th day of January, 2021**

File Number ZNPL2020159
By-Law Number 26-Z-2020

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 **26-Z-2020** on the 15th day of December, 2020 under Section 34(18) of the *Planning Act, R.S.O. 1990, c. P. 13*.

AND TAKE NOTICE that public input has been received for this application and therefore has been considered as part of this decision.

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 **11th day of January, 2021**.

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.elfo.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
22nd day of December, 2020

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



PURPOSE AND EFFECT

The purpose of this By-Law is to change the zoning on the subject lands from Agricultural (A) Zone to Hamlet Residential (RH) Zone. The purpose of the Special Provision is to permit a 20 metre wide road frontage of 20 metres. The 20 metre wide road frontage is the location of the future local road that will service the future proposed Plan of Subdivision.

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 ByLaw Amendment 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 1834 or emailing fabian.serra@norfolkcounty.ca.



The Corporation of Norfolk County

By-Law 26-Z-2020

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Part Lot 13, Concession 9, Geographic Township of Charlotteville, Norfolk County in the Name of Peter Bosma.

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:

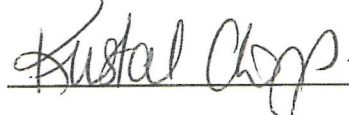
1. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified on Map A (attached to and forming part of this By-Law) from Agricultural (A) Zone to Hamlet Residential-Holding Provision (RH-Holding) Zone;
2. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by delineating the lands identified as Part 2 of the subject lands on Map A (attached to and forming part of this By-Law) as having reference to Subsection 14.987;
3. That Schedule 14.987, (attached to and forming part of this By-Law) be included and form part of By-Law 1-Z-2014;
4. That Subsection 14 Special Provisions is hereby further amended by adding the following:

14.987 In lieu of the corresponding provisions in the Hamlet Residential (RH) Zone, the following shall apply:

 - a) A lot frontage of 20 metres is permitted.
5. That the holding (H) provision of this By-Law shall be removed upon the execution of an agreement and water and sewer capacity is available to the satisfaction of Norfolk County.

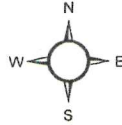
6. That the effective date of this By-Law shall be the date of passage thereof.

ENACTED AND PASSED this 15th day of December, 2020.

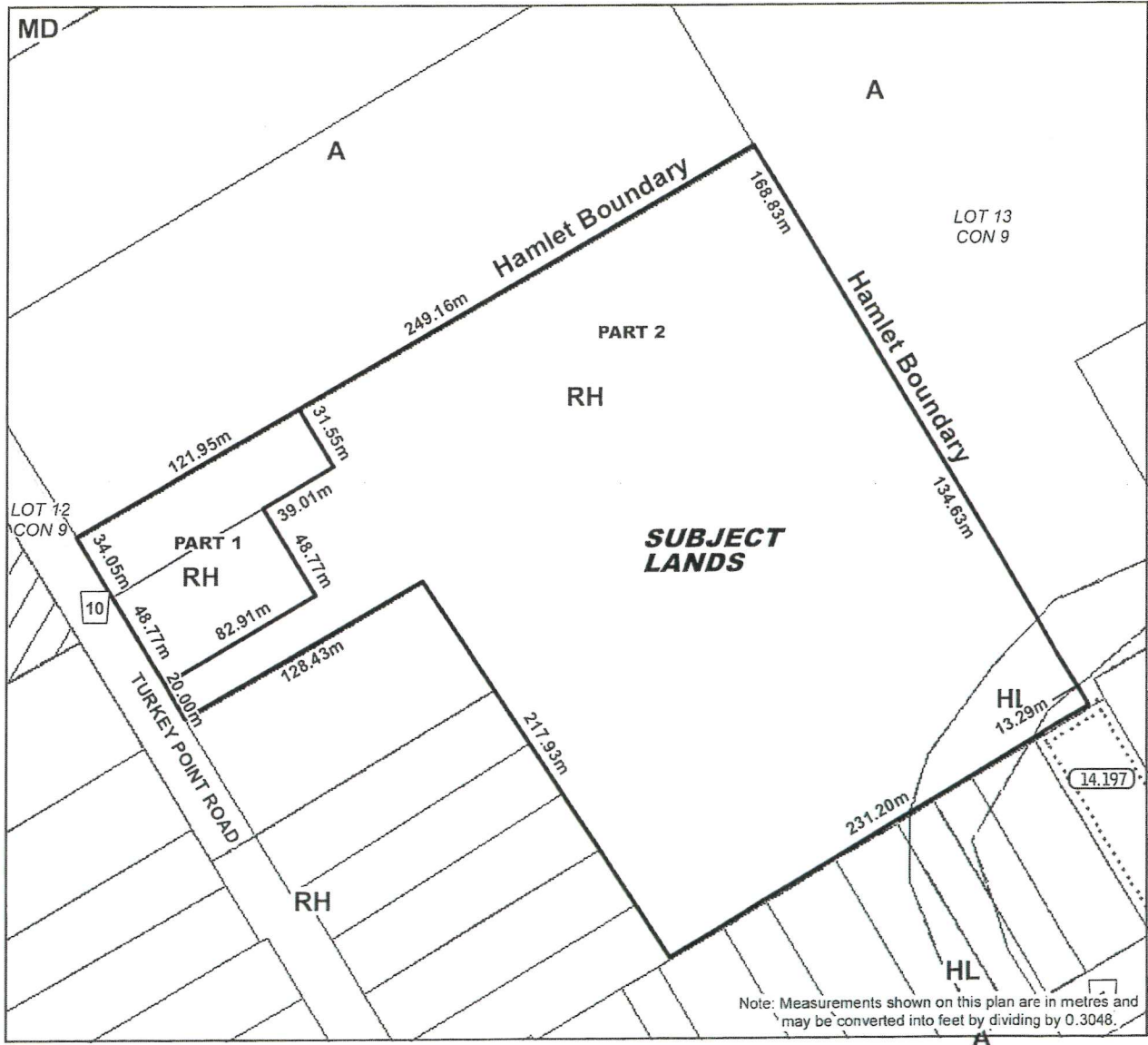

_____ Mayor


_____ County Clerk

Norfolk County
Geographic Township of
CHARLOTTEVILLE



1:3,000



This is Map A to Zoning By-law 26-Z-2020 Passed the 15th day of December 2020.

Kristal Chopp
MAYOR

[Signature]
CLERK

Explanation of the Purpose and Effect of

By-Law 26-Z-2020

This By-Law affects a parcel of land described as Part Lot 13, Concession 9, Geographic Township of Charlotteville, Norfolk County, located at 1910 Turkey Point Road.

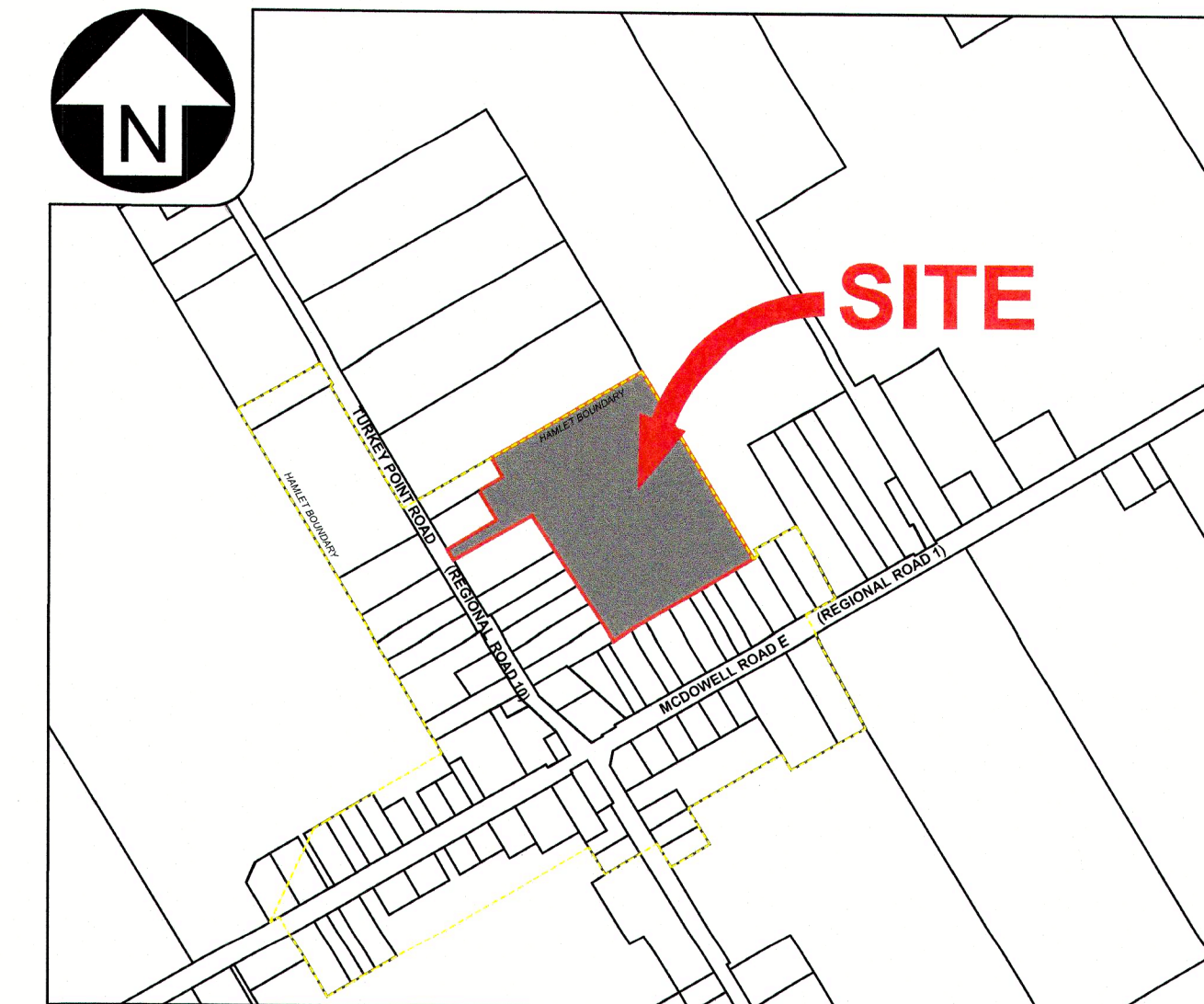
The purpose of this By-Law is to change the zoning on the subject lands from Agricultural (A) Zone to Hamlet Residential (RH) Zone. The purpose of the Special Provision is to permit a 20 metre wide road frontage of 20 metres. The 20 metre wide road frontage is the location of the future local road that will service the future proposed Plan of Subdivision.

A holding "(H)" provision is being placed on the zoning on the subject lands to ensure the appropriate development agreement is executed and registered on title. As well the holding will remain until the General Manager of Public Works or designate has advised in writing that rough grading has been carried out; curb and gutter, storm water sewer systems, first lift of asphalt has been installed and all traffic and street signs have been installed. In addition, all sanitary sewer and water main systems have been constructed and installed in accordance with the development agreement and connected to existing facilities that are in operation.

DRAFT PLAN OF SUBDIVISION

PART OF LOT 13 CONCESSION 9
IN THE GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE
NORFOLK COUNTY

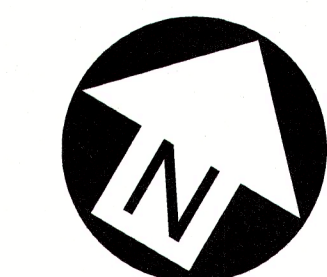
INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT RSO 1990
(A) ON PLAN
(B) ON PLAN
(C) ON PLAN
(D) LOTS 1-15 - SINGLE DETACHED RESIDENTIAL
DEDICATED STREETS - STREET 'A'
BLOCK 16 - STORMWATER MANAGEMENT
(E) NORTH - EXISTING RESIDENTIAL & AGRICULTURE
WEST - EXISTING RESIDENTIAL
EAST - EXISTING RESIDENTIAL & AGRICULTURE
SOUTH - EXISTING RESIDENTIAL
(F) ON PLAN
(G) ON PLAN
(H) PRIVATE WELLS TO BE INSTALLED BY HOME OWNERS IN ACCORDANCE WITH THE REQUIREMENTS OF NORFOLK COUNTY
(I) SANDY LOAM
(J) ON PLAN
(K) STORM SEWERS, TELEPHONE, GAS, T.V. CABLE
(L) NORFOLK COUNTY ZONING PLAN AND ZONING BY-LAWS
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



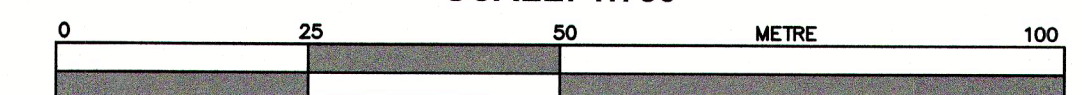
KEY PLAN
SCALE: 1 : 10,000

AREA SUMMARY

DESCRIPTION	AREA (ha)
LOTS 1-15	6.48
DEDICATED STREETS	0.95
BLOCK 16	0.62
TOTAL	8.05



SCALE: 1:750



NOTE: ORIGINAL CONTOURS SHOWN FROM C.J.D.L. SURVEY

OWNER'S CERTIFICATE

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

DATE: 28 July 2023
PETER BOSMA

SURVEYOR'S CERTIFICATE

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

DATE: 20 JULY 2023
KIM HUSTON, ONTARIO LAND SURVEYOR

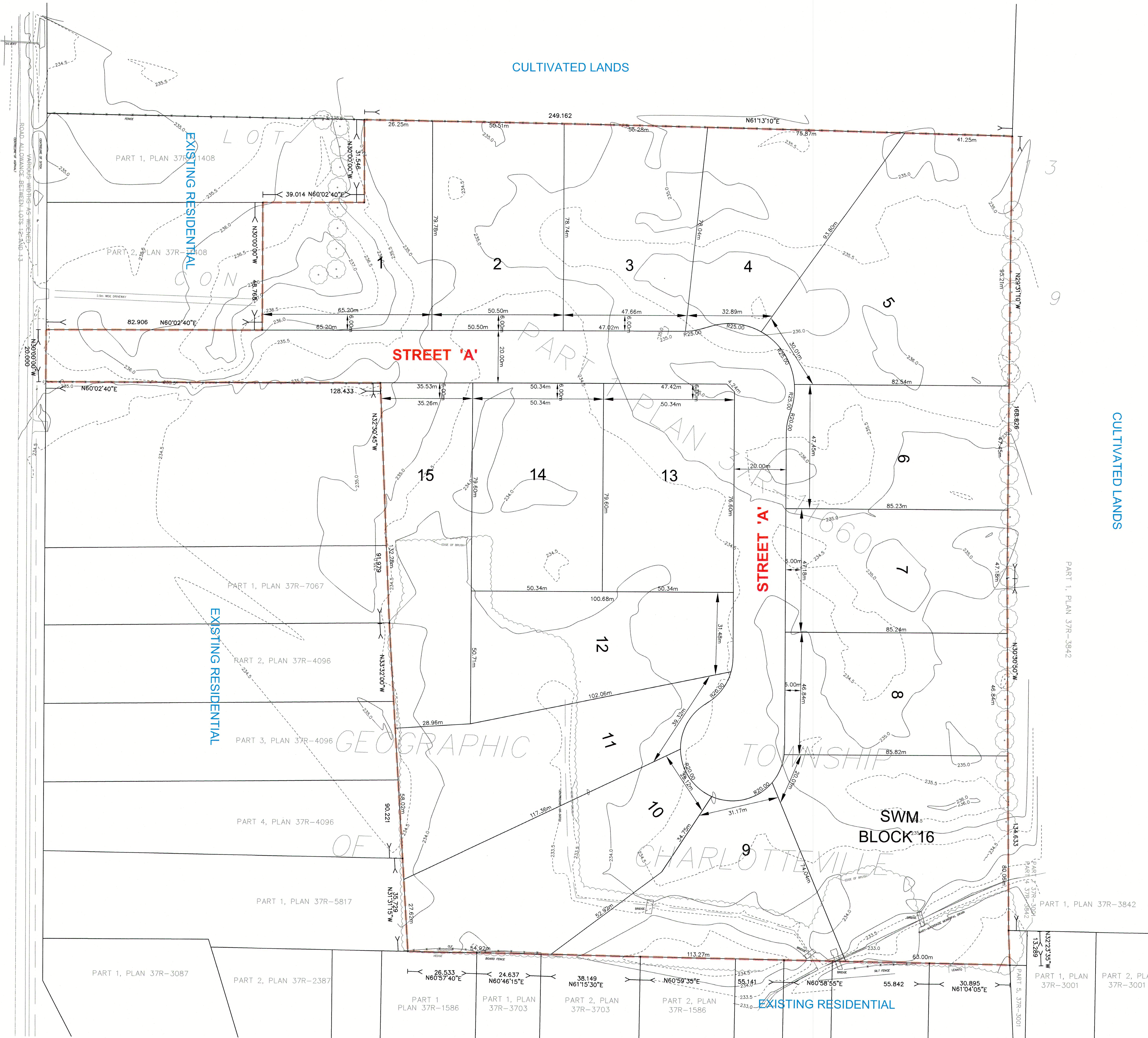
PLAN PREPARED BY:
CJDL
Consulting Engineers

JOB No. 19042

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

DATE: 20 JULY 2023

TURKEY POINT ROAD (REGIONAL ROAD 10)



CULTIVATED LANDS

CULTIVATED LANDS

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE

SWM BLOCK 16

PART 1, PLAN 37R-1586 PART 1, PLAN 37R-3703 PART 2, PLAN 37R-3703 PART 2, PLAN 37R-1586 PART 1, PLAN 37R-3001 PART 2, PLAN 37R-3001