



## 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](http://www.norfolkcounty.ca)

September 29, 2022

SUNFIELD HOMES (SIMCOE LTD.)  
LARRY LECCE  
120 WHITEMORE RD., UNIT 8  
WOODBIDGE, ON L4L 6A5

**Zoning Amendment ZNPL2021200**  
**Site Plan Amendment SPPL2021201**  
**Property Assessment Roll Number 3310402010045950000**

Enclosed please find a copy of the Declaration for By-Law No. **16-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](mailto:mohammad.alam@norfolkcounty.ca) to see if anything further is required.

Sincerely

A handwritten signature in blue ink, appearing to read "B. Sloan".

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

Enclosure

LANDPRO PLANNING SOLUTIONS  
MIKE SULLIVAN  
707 EAST MAIN STREET  
WELLAND, ON L3B 3Y5

SUNFIELD HOMES (SIMCOE LTD.)  
LARRY LECCE  
120 WHITEMORE RD., UNIT 8  
WOODBIDGE, ON L4L 6A5



## DECLARATION OF A ZONING BY-LAW

BY THE COUNCIL OF THE CORPORATION OF NORFOLK COUNTY

I, BRANDON SLOAN, hereby certify that the Notice of the Passing of a Zoning By-Law No. **16-Z-2022** of the Corporation of Norfolk County, passed by the Council of the Corporation on the 21st day of June, 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 17th day of July, 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

29<sup>th</sup> day of September, 2022

A handwritten signature in dark ink, appearing to read "B. Sloan", written over a horizontal line.

Brandon Sloan      General Manager



Decision Date 21st day of June, 2022  
Notice Date 27th day of June, 2022  
Appeal Deadline **17th day of July, 2022**

File Number ZNPL2021200  
By-Law Number 16-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 **16-Z-2022** on the 21st day of June, 2022 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 **17th day of July, 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](http://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 June, 2022

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 Neighbourhood Commercial Zone (CN) to Urban Residential Type 5 Zone (R5) with a Holding (H).

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 Site Plan 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 8060 or emailing mohammad.alam@norfolkcounty.ca.



## **The Corporation of Norfolk County**

### **By-Law 16-Z-2022**

**Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Part Block F, Plan 37M15, Urban Area of Simcoe, Norfolk County in the Name of Sunfield Homes (Simcoe Ltd.)**

**WHEREAS** Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 and 36(1) (Holding) of the *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended;

**AND WHEREAS** this By-Law conforms to the Norfolk County Official Plan.

**NOW THEREFORE** the Council of The Corporation of Norfolk County hereby enacts as follows:

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

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

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



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

14.952 In lieu of the corresponding provisions in section 2.93 f) of *Zoning By-Law 1-Z-2014*, the following shall apply:

- a) The *lot line* along Evergreen Hill Road shall be considered as *front lot line*.

14.952 In lieu of the corresponding provisions in section 4.2.4 b) of *Zoning By-Law 1-Z-2014*, the following shall apply:

- b) No *setback* shall be required between a *dwelling* on the *lot* or of any *interior side lot line* abutting another residential zone and a *parking space*.

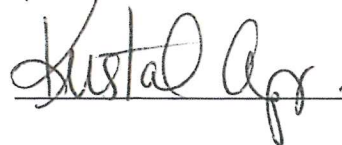
14.952 In lieu of the corresponding provisions in section 4.9 b) of *Zoning By-Law 1-Z-2014*, the following shall apply:

- a) Number of residential *parking space* (apartment *dwelling*):
  - i. Bachelor Unit: *1 parking space for each dwelling unit*
  - ii. 1 bedroom Unit: *1 parking space for each dwelling unit*
  - iii. 2 Bedroom Unit: *1.5 parking spaces for each dwelling unit*

14.952 In lieu of the corresponding provisions in R5 zone, the following shall apply:

- a) maximum *floor area ratio*:
  - i. Four (4) storey building: 0.85

- 6. That the holding (H) provision of this By-Law shall be removed upon the execution of a site plan agreement and only when the water and sewer capacity is allocated to the satisfaction of Norfolk County.
- 7. That the effective date of this By-Law shall be the date of passage thereof.
- 8. **ENACTED AND PASSED** this 21st day of June, 2022.

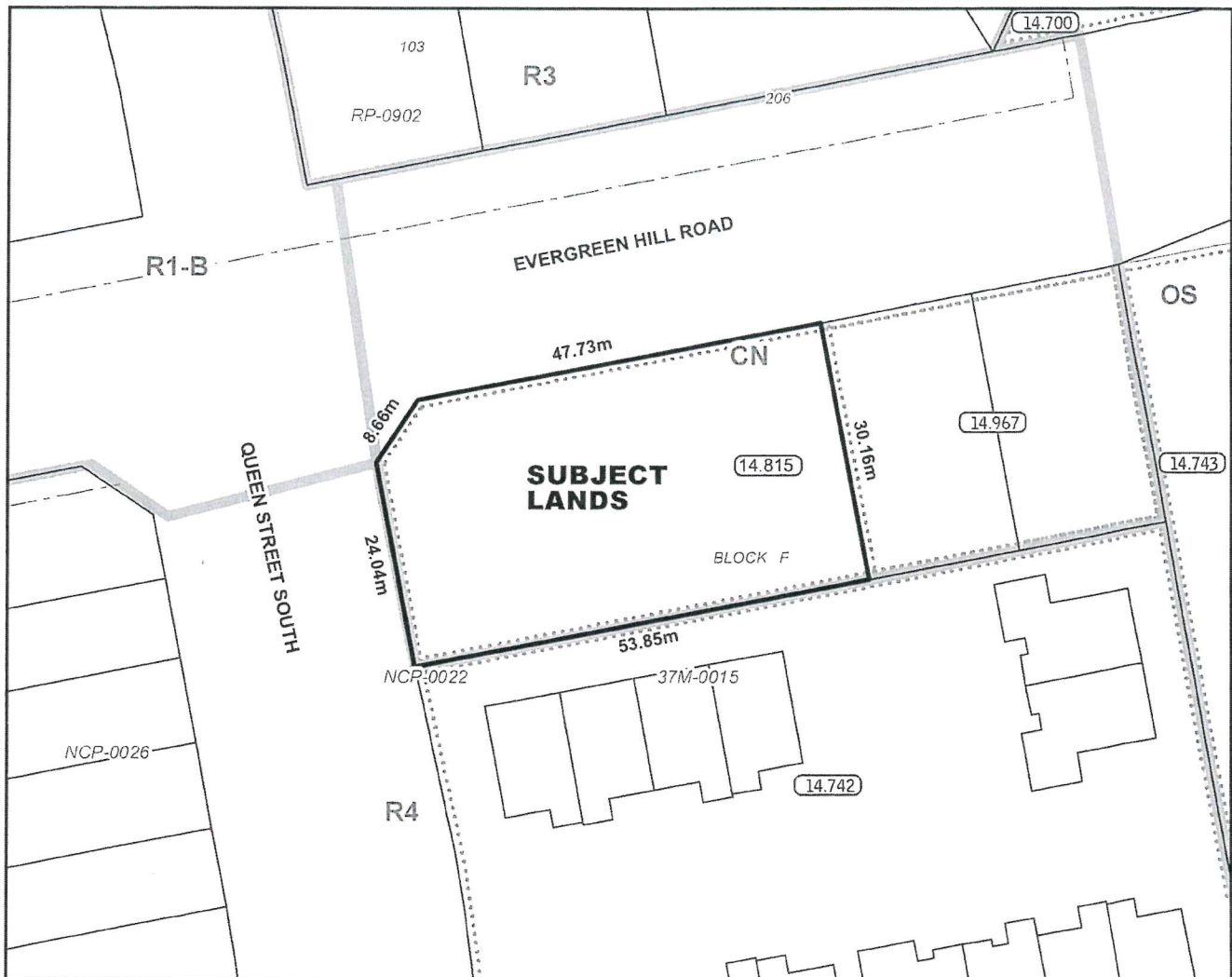
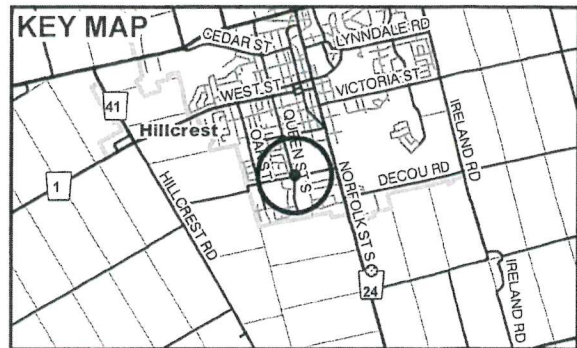
  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
County Clerk

# MAP A

## ZONING BY-LAW AMENDMENT NORFOLK COUNTY

In the Geographic Township of  
**WOODHOUSE**



### LEGEND

Subject Lands

**From: CN with Special  
Provision 14.815  
To: R5 with Holding (H), and  
Special Provision 14.952**

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

(H) - Holding

CN - Neighbourhood Commercial Zone

OS - Open Space Zone

R1-B - Residential R1-B Zone

R3 - Residential R3 Zone

R4 - Residential R4 Zone



1:750

5 2.5 0 5 10 15 20 Meters

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

MAYOR

CLERK

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

This By-Law affects a parcel of land described as Part Block F, Plan 37M15, Urban Area of Simcoe, Norfolk County, located at 76 Evergreen Hill Road.

The purpose of this By-Law is to change the zoning on the subject lands from Neighbourhood Commercial *Zone* (CN) to Urban Residential Type 5 *Zone* (R5) with a Holding (H).

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