



Working together with our community

Public Hearings Committee – February 04, 2025

Subject: Applications OPNPL2024400 and ZNPL2024398 proposing to amend the Official Plan and Zoning Bylaw to introduce a policy that allows a variety of uses within the existing buildings, and to allow for the continued uses of the existing associated parking lot use. The Pond Street and Victoria Street properties are primarily zoned “Open Space” (OS), with portions of the property abutting the Lynn River zoned “Hazard Lands” (HL). The proposed Zoning By-law Amendment seeks to maintain this zoning, however, introduces a range of permitted uses which align with the nearby Central Business District zoning. Further, a site specific provision is proposed which will allow for the existing parking lot use to continue within the OS zone.

Report Number: CD 25-011
Division: Community Development
Department: Planning
Ward: Ward 5
Purpose: For Public Meeting

Recommendation(s):

That staff Report CD-25 for development applications OPNPL2024400 and ZNPL2024398 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 January 8, 2025.

Discussion:

The applicant (the Municipality) is proposing an official plan amendment and a zoning by-law amendment.

The proposed Official Plan Amendment application seeks amendments to the Official Plan to introduce a policy that allow a variety of uses within the proposed Open Space Designation.

It also seeks to amend the Official Plan to redesignate the portion of 86 Argyle Street from Parks and Open Space to Urban Residential.

The proposed Zoning By-law Amendment application seeks to amend Zoning By-law 1-Z-2014 to rezone a portion of the subject lands from Open Space (OS) to Urban Residential 6 (R6). Additionally, special provisions would permit ground floor non-residential uses in a mixed-use building, such as day care nursery, laundromat, merchandise service shop, personal services shop, and restaurant, as well as permitting a hotel use at the property. The rezoning would apply to properties on Pond Street.

An overview summary of the development applications that have been submitted for the subject lands in Simcoe, 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 an overview of development considerations. The draft official plan and by-law amendments are included as Attachments E and F.

Strategic Plan Linkage:

This report aligns with the 2019-2022 Council Strategic Priority "Foster Vibrant, Creative Communities" and "Create an Optimal Place for Business".

Explanation: Development that results from applications under consideration can help contribute to a vibrant community and for business.

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 Technical Comments
Attachment D Public Comments
Attachment E Proposed Official Plan Amendment
Attachment F Proposed Zoning Bylaw Amendment

Approval:

Approved By:

Reviewed By:
Community Development Division
Planning Department

Prepared By:
Josh Mueller, BES URPT CPT MCIP
Planner
Community Development Division
Planning Department

Pond/Argyle/Victoria Zoning Bylaw Amendment and Official Plan Amendment

Application File Numbers: OPNPL2024400/ZNPL2024398

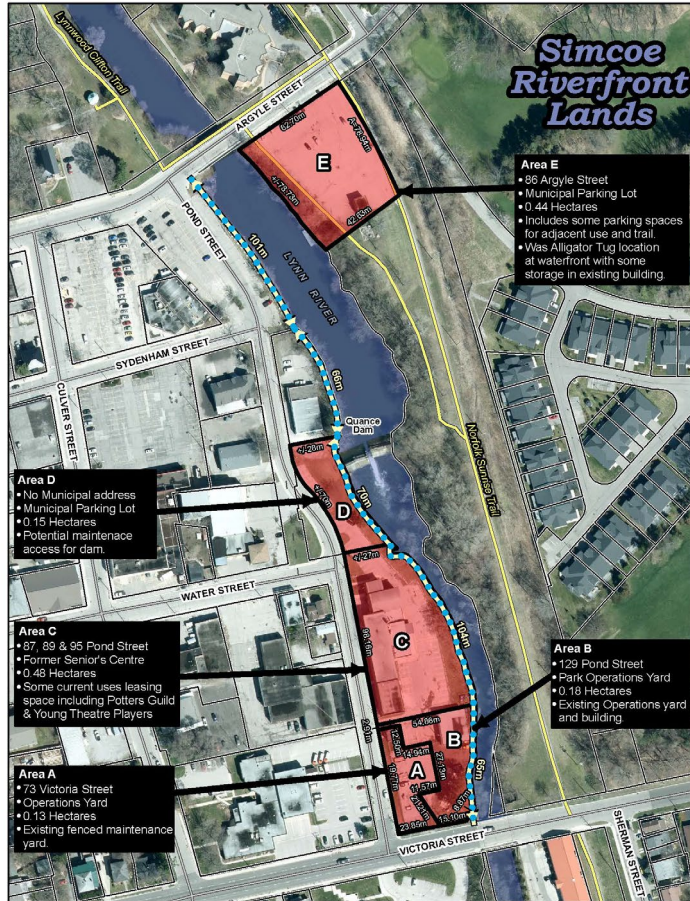
Applicant: County of Norfolk

Agent: Fo Tenn Consulting Ltd. c/o Nathan Petryshyn

Statutory Public Hearing

Date: February 4th, 2025

Site Context



Site Characteristics:

- Total Land Area approximately 1.38 Ha (3.40ac)
- Located at Victoria, Pond, Argyle Streets
- The subject lands consist of parking lots, open space and vacant former industrial buildings

Surrounding Land: Predominantly residential and commercial with some parks and open space.

North: Residential

East: Open Space Golf Course Residential

South: Commercial and Residential

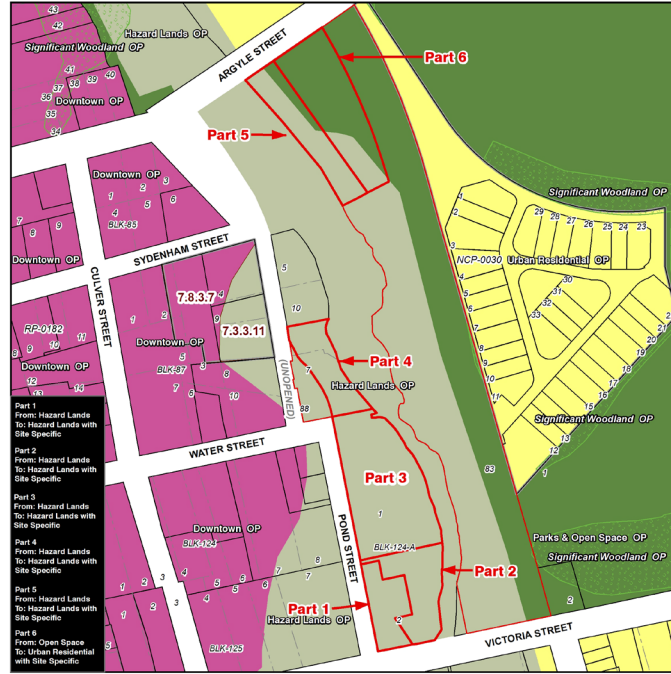
West: Simcoe Downtown, CBD Retail and Commercial

Site Context

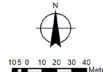
Official Plan Map

MAP B
PROPOSED OFFICIAL PLAN AMENDMENT MAP
Urban Area of SIMCOE

OPNPL2024400
ZNPL2024398



- Legend**
- Subject Lands
 - Lands Owned
 - Hazard Lands
 - Urban Residential
 - Downtown
 - Parks & Open Space
 - Urban Area Boundary
 - Significant Woodland

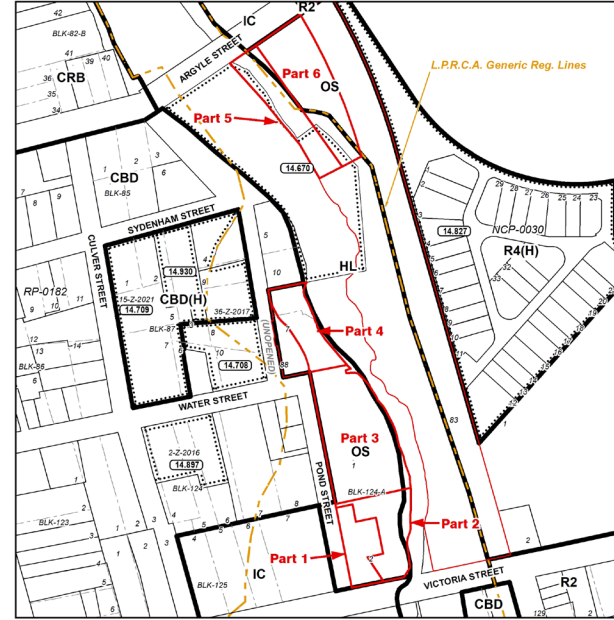


1/3/2025

Proposed Zoning By-law Amendment Map

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

OPNPL2024400
ZNPL2024398



- LEGEND**
- Subject Lands
 - Lands Owned
 - LPRCA Generic RegLines
 - Part 1 From: OS To: OS with Special Provision
 - Part 2 From: OS To: OS with Special Provision
 - Part 3 From: OS To: OS with Special Provision
 - Part 4 From: OS To: OS with Special Provision
 - Part 5 From: HL To: HL with Special Provision
 - Part 6 From: OS To: R6 with Special Provision
 - ZONING BY-LAW 1-Z-2014 (H) - Holding CBD - Central Business District Zone CRB - Residential Commercial Business Zone IC - Community Institutional Zone HL - Hazard Land Zone OS - Open Space Zone R2 - Residential R2 Zone R4 - Residential R4 Zone



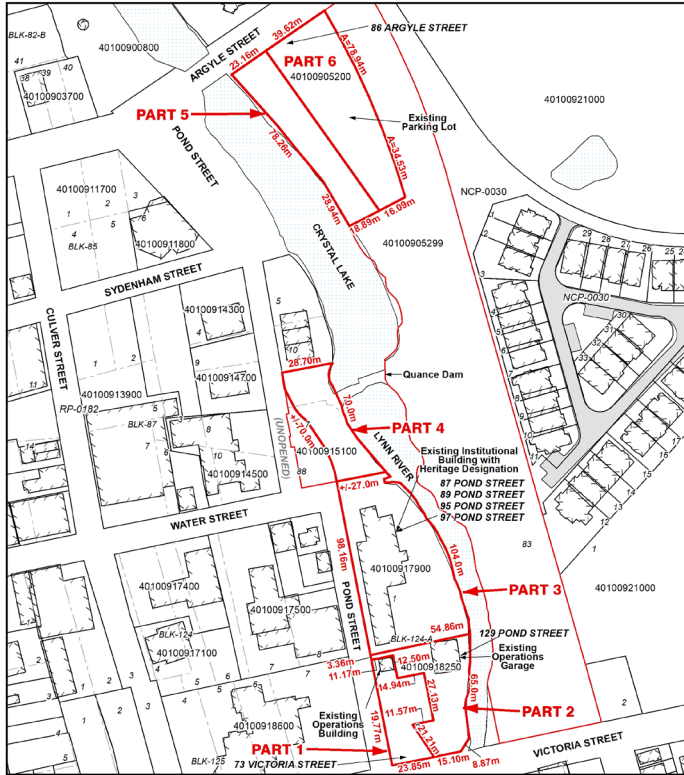
1/3/2025

Development Proposal

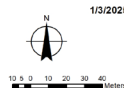
Concept Plan

MAP D
CONCEPTUAL PLAN
Urban Area of SIMCOE

OPNPL2024400
ZNPL2024398



Legend
Subject Lands
Lands Owned



Proposed Development:

Development Proposal: an Official Plan Amendment and Zoning Bylaw Amendment to permit a wide variety of uses on the subject lands.

Proposed Official Plan Amendment:

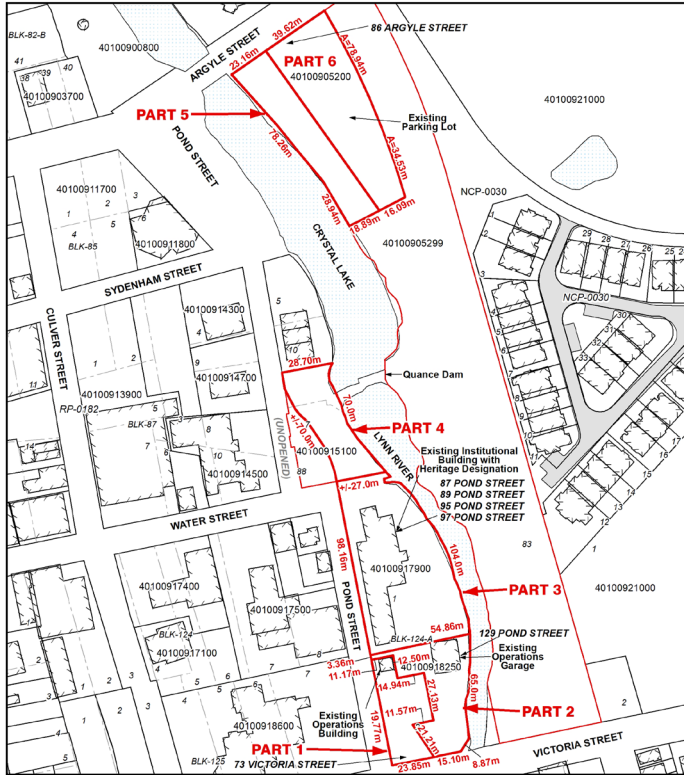
- The applicant is proposing an Official Plan Amendment to permit a variety of uses on the subject property:
 - Part 1 From Hazard Lands to Hazard Lands with Site Specific Provisions
 - Part 2 From Hazard Lands to Hazard Lands with Site Specific Provision
 - Part 3 From Hazard Lands to Hazard Lands with Site Specific Provision
 - Part 4 From Hazard Lands to Hazard Lands with Site Specific Provision
 - Part 5 From Hazard Lands to Hazard Lands with Site Specific Provision
 - Part 6 From Open Space to Urban Residential with Site Specific Provisions

Development Proposal

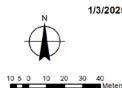
Concept Plan

MAP D
CONCEPTUAL PLAN
Urban Area of SIMCOE

OPNPL2024400
ZNPL2024398



Legend
Subject Lands
Lands Owned



Proposed Development:

Development Proposal: an Official Plan Amendment and Zoning Bylaw Amendment to permit a wide variety of uses on the subject lands.

Proposed uses:

Antique shop, Art gallery, Auction centre, Bar or night club, Boutique, Brew-your-own, Clinic or doctors office, College or trade school, Contractor supply / service shop, Convenience store, Deli and specialty food shop, Department store, Equipment rental, Farmers market, Financial institution, Florist shop, Fruit and veg outlet, Hardware store, Library, Lumber yard & building supply, Merchandise serviceshop, Museum, Office (all types), Parking lot, Personal service shop, Pharmacy, Photo studio or shop, Place of entertainment, Place of sports and recreation, Printing & publishing establishment, Private club, Radio, TV studio, Restaurant (all types), Retail store, Supermarket, Training & rehab centre, Video store, Wholesale outlet.

Preliminary Review

Technical Reports:



- Planning Justification Report (Fo Tenn , November 2024)
- Transportation Brief (CGH Transportation, November 2024)
- Functional Servicing & Stormwater Management Report (Land Smith Engineering, November 2024)

Technical Comments:

Some Technical Comments pending

Public Input: Public input has not been received at this time.

Preliminary Considerations

Key Items		Preliminary Review
Redevelopment		The subject lands are mostly vacant with the exception of some existing commercial/industrial buildings.
Servicing		The proposed redevelopment would be serviced by existing municipal services.

Next Steps & Recommendation

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

Public Hearing Committee Report Recommendation:

THAT staff Report CD 2025-11 for development applications OPNPL2024400 & ZNPL2024398 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 Policies and Zoning Considerations

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:

- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (p) the appropriate location of growth and development and

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 34 of the Planning Act permits amendments to the zoning by-law by Councils of local municipalities.

Consistency with the Provincial Planning Statement – 2024

The Provincial Planning Statement, 2024 (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 proposed OPA and ZBA applications are consistent with a number of key directions to develop healthy livable and safe communities as set out in Section 2.1.6 of the PPS. The intention of the OPA and ZBA is to allow future residential development on underutilized lands, while incorporating an adaptive re-use of existing buildings to complement the nearby downtown area and Central Business District.

Section 2.2.1 states 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 [...].

The proposed amendment will allow for mixed-use residential development on an existing underutilized lot.

Section 2.3.1 discusses Settlement Areas and the intent of how they should be the focus of growth and development.

The subject lands are located within the Settlement Area of Norfolk County.

Section 2.4.1 discusses Strategic Growth Areas' goal to create complete communities through a range of housing options, intensification, and more mixed-use development.

The OPA and ZBA applications support this goal through the intensification of underutilized land into mixed-use development with a variety of housing options, and the site specific provisions to allow a range of non-residential uses within the existing buildings.

Section 2.8.1 discusses promoting economic development.

Through the rezoning and resignation of the subject lands, there are opportunities for future employment and businesses within the existing building

Section 3.6.1 discusses planning for sewage and water services.

The subject lands will use existing municipal services.

Section 4.6 discusses protecting cultural heritage.

The subject lands contain heritage buildings, which will be preserved

Section 5 Discusses Natural Hazards and protection of public health and safety. The Lynn River is adjacent to the subject properties. The proposed development will not provide any further risk in the hazard lands.

Conformity with the Official Plan

The Norfolk County Official Plan (the Plan) provides the essential tool to direct future growth, development and change in the County and to create the community envisioned by Norfolk's residents. This Plan responds to the uncertain nature of the future with clear and resilient principles and policies. It ensures that the planning framework and processes are clearly identified to ensure that Norfolk County remains a healthy, safe and successful community with a rich agricultural base and a strong economy, a diverse natural environment, and a great place to live.

2.2 Goals and Objectives

The six strategic goals and associated objectives set out in this Section of the Plan form the basis for the detailed policies that follow and reflect the six themes identified in the Strategic Plan.

2.2.1 Strong and Diversified Economy

2.2.2 Protecting and Enhancing the Natural Environment

2.2.3 Maintaining and Enhancing the Rural and Small Town Character

2.2.4 Maintaining a High Quality of Life

2.2.5 Upgrading and Expanding Infrastructure

2.2.6 Well Governed Well Planned and Sustainable County

Section 3: Sustainable Natural Heritage.

In partnership with the Long Point Region Conservation Authority (LPRCA), the Grand River Conservation Authority (GRCA) and the Province, the County strives to protect the natural environment.

The proposed amendments comply with the County's Goals of protecting the natural environment through the efficient use of land.

Section 4: Ensuring Economic Vitality

This section discusses how the County envisions a strong and viable economy. The proposed OPA/ZBA will allow a wide variety of diversified uses and economic and employment opportunities.

Section 5: Maintaining Healthy Communities

Maintaining a high quality of life has been fundamental to the evolution of the existing communities that comprise Norfolk County. In Norfolk County, the residents have identified many factors that combine to define their healthy community and their high quality of life.

One of the proposed uses is higher level education and skilled trades facilities.

Section 6 Managing Growth

The proposal aims to redesignate and rezone the subject lands at Argyle Street to facilitate the future development of a mixed-use or residential use. Additionally, it seeks to increase the range of permitted uses for the subject lands at Pond Street and Victoria Street, promoting employment and business opportunities. This initiative will enhance the variety of commercial opportunities and economic prospects within Simcoe's Urban Area. The proposal seeks to ensure that an efficient land use is practiced within Simcoe's Urban Area.

Section 7 Managing Land Use

Section 7 of the OP addresses land use management as outlined in Schedule "B." Currently, the lands at 86 Argyle Street are designated as Open Space (OS) and Hazard Lands (HL). The proposal seeks to amend only the portion of the subject land

designated as OS, reclassifying it to Urban Residential to allow for residential development. Additionally, the OPA aims to incorporate permitted uses for lands located at 73 Victoria Street and 87-129 Pond Street, which remain designated as Hazard HL. The OPA seeks to redesignate the subject lands located at 86 Argyle Street from OS to Urban Residential. The proposed OPA and ZBA will allow for residential or mixed-use development. The proposed conceptual development includes two concept plans, one with retail space at grade and one without. The OPA and ZBA seeks to permit small scale neighbourhood convenience commercial and personal service uses to serve the daily shopping needs of the neighbourhood, in the retail space of the mixed-use development.

Section 8 Networks and Infrastructure

All new development will be required to connect to full municipal services, including sanitary, water, stormwater management, solid waste management, electrical power, and transportation networks.

The proposed Official Plan Amendment seeks to redesignate subject lands at 86 Argyle Street from Open Space to Urban Residential to permit the development of a mixed-use or residential development. Additionally, the Official Plan Amendment seeks to include permitted uses in subject lands located at Pond Street and Victoria Street to include a broader range of uses within the existing Hazard Land zoning .

The proposed conceptual development for Argyle Street includes a five or six storey building that includes 38 and 47 units, respectively. Both proposed concept plans will include 81 parking spaces, ensuring that residential, retail and public parking needs are met. The proposed OPA will redesignate the subject land from Open Space to Urban Residential, with site specific provisions.

Zoning By-law 1-Z-2014 and any Proposed Amendments

The Lands on Argyle Street are currently zoned Open Space (OS) Zone.

The Permitted uses in the OS zone are:

- a) *campground*
- b) *dwelling, single detached*
- c) *dwelling unit in any permitted non-residential building* – maximum one (1)
- d) *fairground*
- e) *golf course*
- f) *golf driving range*
- g) *home occupation*
- h) *park*
- i) *place of recreation ancillary to a golf course but excluding an arena*
- j) *place of sports and recreation.*

The proposal would rezone these lands from Open Space to Residential 6 (R6) Zone.

ATTACHMENT C

Technical Comments

Accessibility – Reviewed

Agreements Coordinator – Circulated

Building Inspector – Circulated

By-law Services – Circulated

Canada Post – Circulated

Development Engineering – Circulated

Drainage These applications are not affected by Municipal Drains.

Thanks,

Enbridge Gas

Zoning Notices

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

Norfolk Fire – Good morning,

Norfolk Fire does not have any concerns with the proposal at this time.

Thank you,

Norfolk GIS Hello,

Norfolk GIS has no requirements at this time.

Thank you,

Adele Keyes

Paramedic Services – No comments from Paramedic Services

Realty Services – Circulated

Zoning Administrator – Circulated

Any further Technical Comments will be updated at either PHC or Council.

ATTACHMENT D

Public Comments

No Public comments have been received.

Any public comments received prior to the Public Hearing Committee meeting will be updated at the meeting. Any public comments received after the Public Hearing Committee meeting will be addressed in the recommendation report to Council.



The Corporation of Norfolk County

By-Law 2025-XX

Being a By-Law to Adopt Amendment Number 166 to the Norfolk County Official Plan in respect of lands described as: PLAN 182 BLK 124A LOT 2 IRREG 0.31AC 204.60FR D and known municipally as 73 Victoria Street, PLAN 182 BLK 124A PT LOT 2 REG 17424.00SF FR D and known municipally as 129 Pond Street, PLAN 182 BLK 124A LOT 1 CLOSED PT WATER ST IRREG 36630.00SF 322.06FR D and known municipally as 87, 89, 95, 97 Pond Street, PLAN 182 BLK 83 PT LOT E PT CRYSTAL LAKE RP 37R180 PART 2 & 5 IRREG 39639.00SF 205.90FR D and known municipally as 86 Argyle Street;

Whereas the *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended, Section 17 (22) states that "When the requirements of subsection (15) to (21), as appropriate, have been met and the Council is satisfied that the plan as finally prepared is suitable for adoption, the Council may adopt all or part of the Plan and, unless the plan is exempt from approval submit it for approval.";

And whereas the Council of The Corporation of Norfolk County has considered an amendment to the Norfolk County Official Plan in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13 as amended, Sections 17, 21 and 22.

Now therefore the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That amendment number 166 to the Norfolk County Official Plan as set out in the text and Schedule "A" attached hereto is hereby adopted.
2. That the effective date of this By-Law shall be the date of passage thereof.

Enacted and passed this xx day of --- 2025.

Mayor A. Martin

County Clerk

Amendment Number 166 to the Norfolk County Official Plan

Part A: Preamble to the Amendment

The proposed Official Plan Amendment application seeks text amendments to the County of Norfolk Official Plan to introduce a policy that allow a variety of uses within the existing buildings, and to allow for the continued uses of the existing associated parking lot use. Also to amend text and map amendments to the County of Norfolk Official Plan to redesignate the portion of 86 Argyle Street from Parks and Open Space to Urban Residential from a policy that allow a variety of uses within the existing buildings, and to allow for the continued uses of the existing associated parking lot use.

Location of the Lands Affected

As shown on the attached ‘Schedule “A”, the subject lands are located on PLAN 182 BLK 124A LOT 2 IRREG 0.31AC 204.60FR D and known municipally as 73 Victoria Street, PLAN 182 BLK 124A PT LOT 2 REG 17424.00SF FR D and known municipally as 129 Pond Street, PLAN 182 BLK 124A LOT 1 CLOSED PT WATER ST IRREG 36630.00SF 322.06FR D and known municipally as 87, 89, 95, 97 Pond Street, PLAN 182 BLK 83 PT LOT E PT CRYSTAL LAKE RP 37R180 PART 2 & 5 IRREG 39639.00SF 205.90FR D and known municipally as 86 Argyle Street;

Basis of the Amendment

The proposed Official Plan Amendment application seeks text amendments to the County of Norfolk Official Plan to introduce a policy that allow a variety of uses within the existing buildings, and to allow for the continued uses of the existing associated parking lot use.

Part B: The Amendment

That the Norfolk County Official Plan is hereby amended as follows:

Map Schedule Amendment

That Schedule B, Land Use, in the Norfolk County Official Plan is amended by identifying all the lands shown as the subject lands on ‘Schedule “A” attached to and a part of this amendment with the 7.3.3.13 and 7.3.3.14(Hazard Land SSP) and 7.7.3.24(Urban Residential SSP) site specific policy numbers.

Applicant Norfolk County

File Number OPNPL2024400 ZNPL2024398

Report Number CD 25-011

Assessment Roll Numbers 3310401009182000000, 3310401009179000000, 3310401009151000000, 3310401009052000000, 3310401009182500000

Text Amendment

That the following site specific policies 7.3.3.13, and 7.3.3.14 (Hazard Lands SSP be added to Section 7, Urban Residential Designation. Despite Section 7.3.1 and 7.3.2.(g), a range of non-residential uses and existing parking facilities may be permitted within the existing buildings and structures at the lands municipally known as 73 Victoria Street; 87, 89, 95, 97, and 129 Pond Street; and the parcel north of 87 Pond Street (with no municipal address), provided that the use will not pose additional risk to life or property and the requirements of the appropriate Conservation Authority have been satisfied.

Amend Schedule "B" of the Official Plan to redesignate the portion of 86 Argyle Street from "Parks and OpenSpace" to "Urban Residential"; and, To apply Site Specific Policy Area 7.7.3.24 on Schedule "B" at 86 Argyle Street with the following policy:

On lands designated Urban Residential – Site Specific Policy Area 7.7.3.24 on Schedule "B" to this Plan, in addition to the uses permitted, a hotel shall also be permitted.

Part C: Additional Information

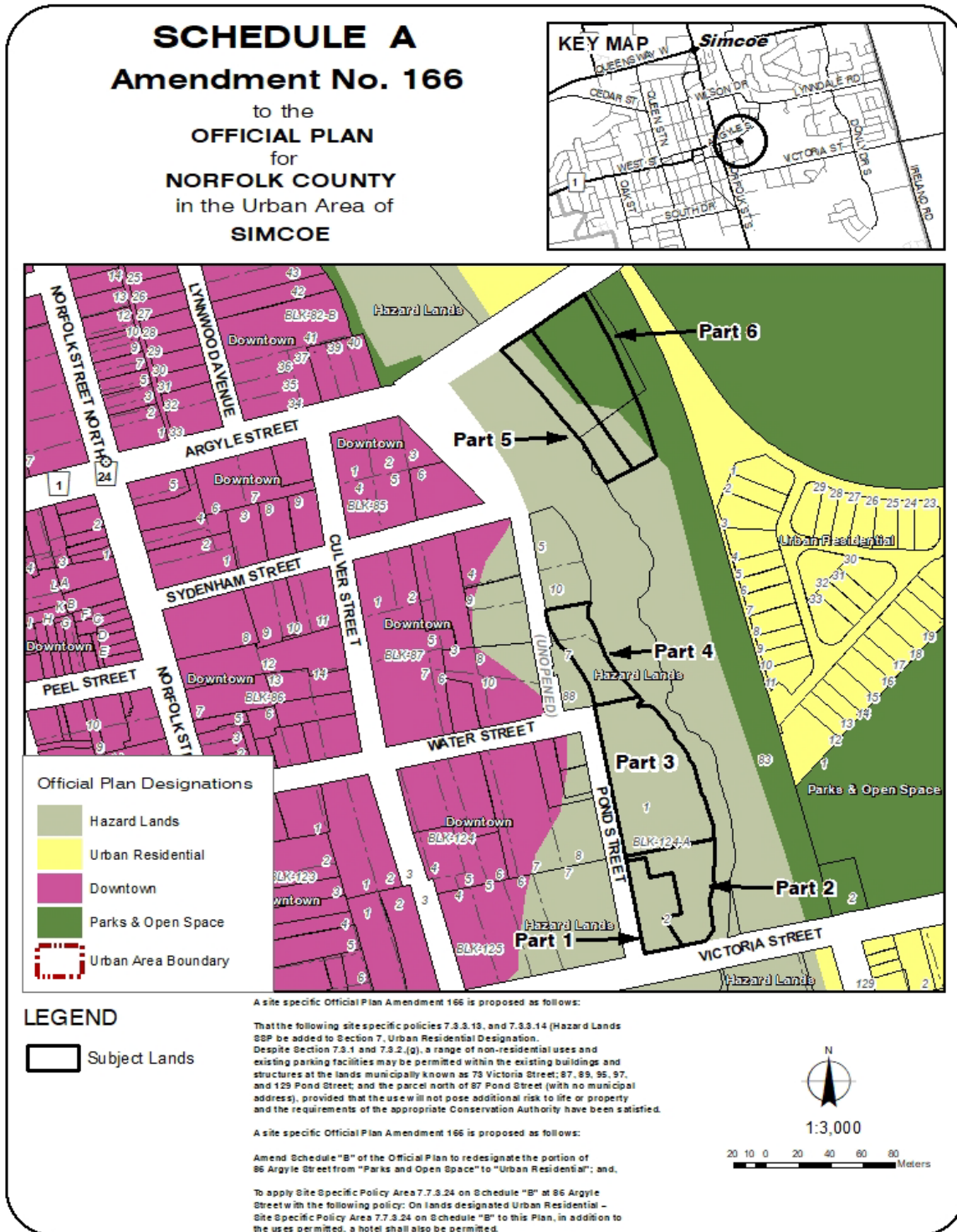
This document will be implemented by Norfolk County enacting an appropriate amendment to the Norfolk County Zoning By-Law 1-Z-2014.

Applicant Norfolk County

File Number OPNPL2024400 ZNPL2024398

Report Number CD 25-011

Assessment Roll Numbers 3310401009182000000, 3310401009179000000, 3310401009151000000, 3310401009052000000, 3310401009182500000



Applicant Norfolk County
 File Number OPNPL2024400 ZNPL2024398
 Report Number CD 25-011
 Assessment Roll Numbers 331040100918200000, 331040100917900000, 331040100915100000,
 331040100905200000, 3310401009182500000



The Corporation of Norfolk County

By-Law 2025-XX

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for properties described as PLAN 182 BLK 124A LOT 2 IRREG 0.31AC 204.60FR D and known municipally as 73 Victoria Street, PLAN 182 BLK 124A PT LOT 2 REG 17424.00SF FR D and known municipally as 129 Pond Street, PLAN 182 BLK 124A LOT 1 CLOSED PT WATER ST IRREG 36630.00SF 322.06FR D and known municipally as 87, 89, 95, 97 Pond Street, PLAN 182 BLK 83 PT LOT E PT CRYSTAL LAKE RP 37R180 PART 2 & 5 IRREG 39639.00SF 205.90FR D and known municipally as 86 Argyle Street;

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.

Now therefore the Council of The Corporation of Norfolk County hereby enacts as follows:

1. Notwithstanding the provisions in 9.1.1., the following uses are permitted within the existing buildings and structures at the lands municipally known as 73 Victoria Street; 87, 89, 95, 97, and 129 Pond Street; Antique shop, Art gallery, Auction centre, Bar or night club, Boutique, Brew-your-own, Clinic or doctor's office, College or trade school, Contractor supply / service shop, Convenience store, Deli and specialty food shop, Department store, Equipment rental, Farmers market, Financial institution, Florist shop, Fruit and veg outlet, Hardware store, Library, Lumber yard & building supply, Merchandise service shop, Museum, Office (all types), Parking lot, Personal service shop, Pharmacy, Photo studio or shop, Place of entertainment, Place of sports and recreation, Printing & publishing establishment, Private club, Radio, TV studio, Restaurant (all types), Retail store, Supermarket, Training & rehab centre, Video store, Wholesale outlet.
2. Storage shall be permitted to be located in the lower level of the existing building and will be accessory to the permitted use.
3. Notwithstanding the Provisions in 9.1.1 a parking lot is a permitted use at the parcel north of 87 Pond Street (with no municipal address) and may be used in association with permitted uses on lands municipally known as 87-97 Pond St.

4. Amend Zoning By-law 1-Z-2014 to rezone a portion of the property at 86 Argyle Street from Open Space (OS) to Urban Residential 6 (R6); and,

Add site-specific provisions (14.1073) to permit the following non-residential uses:

- Notwithstanding 6.1, a hotel and hostel are permitted uses;
- Notwithstanding 5.6.1, a daycare nursery, laundromat, merchandise service shop, personal service shop, and restaurant are permitted to be located within the ground floor of a mixed-use building;
- Notwithstanding 5.6.1, a boarding or lodging house, or emergency shelter are permitted in accordance with the provisions of the R6 zone;
- Notwithstanding 5.6.2.(c), the minimum interior side yard setback is 3 metres;
- Notwithstanding 5.6.2.(g), the maximum FSI shall be 1.0 for any building up to eight (8) storeys; and,
- Notwithstanding Section 4.9, vehicle parking is required at a rate of 1.5 spaces dwelling unit for residential and visitor spaces combined.
 - In addition to the provision above, ten (10) vehicle parking spaces shall be provided and maintained for public use.

That this By-Law shall become effective upon final approval of this file.

Enacted and passed this xx day of, 2025.

Mayor A. Martin

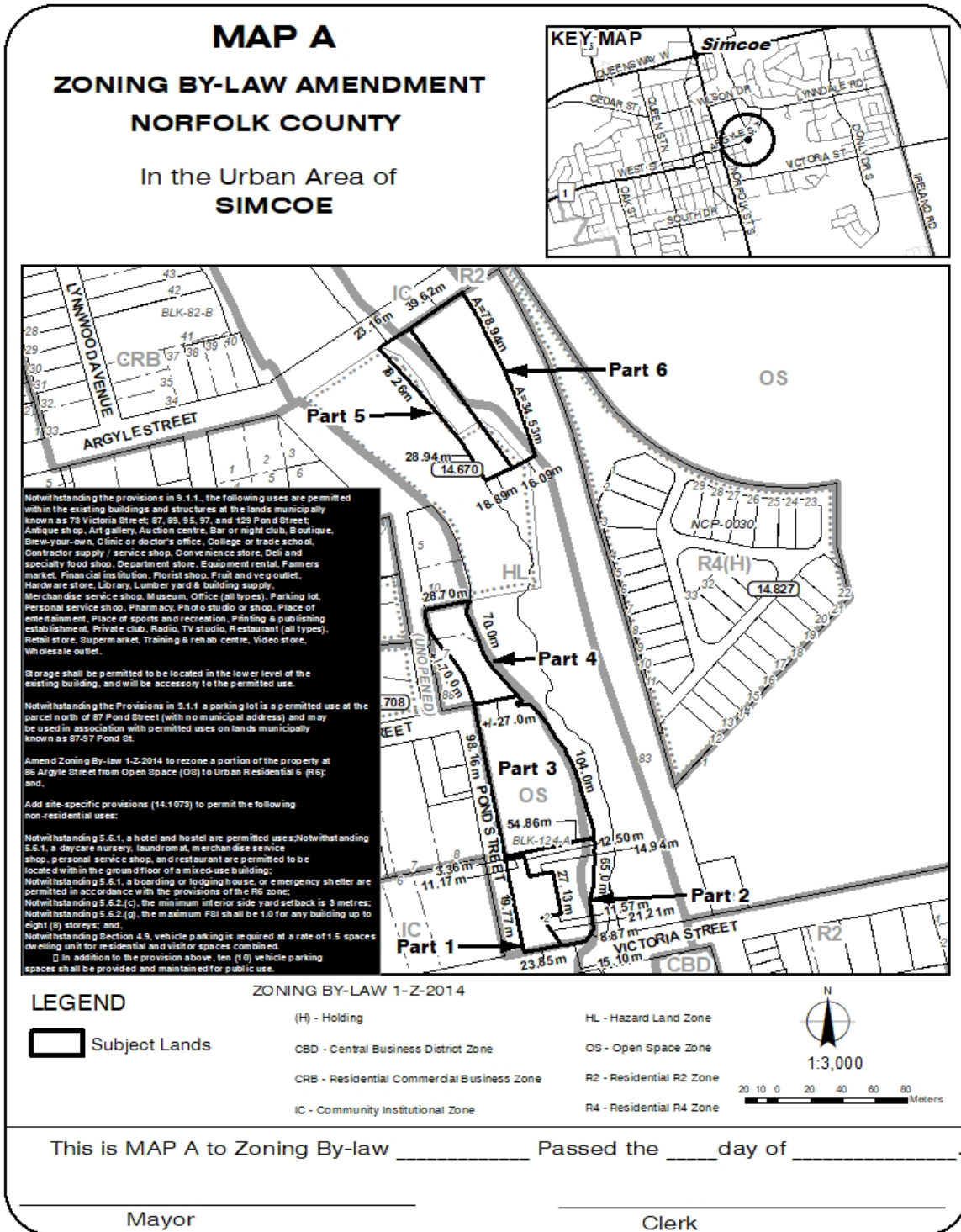
County Clerk

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

This By-Law affects properties described as PLAN 182 BLK 124A LOT 2 IRREG 0.31AC 204.60FR D and known municipally as 73 Victoria Street, PLAN 182 BLK 124A PT LOT 2 REG 17424.00SF FR D and known municipally as 129 Pond Street, PLAN 182 BLK 124A LOT 1 CLOSED PT WATER ST IRREG 36630.00SF 322.06FR D and known municipally as 87, 89, 95, 97 Pond Street, PLAN 182 BLK 83 PT LOT E PT CRYSTAL LAKE RP 37R180 PART 2 & 5 IRREG 39639.00SF 205.90FR D and known municipally as 86 Argyle Street;

The proposed Zoning By-law Amendment application seeks text and map amendments to Zoning By-law 1-Z-2014 to permit a range of non-residential uses in the Open Space (OS) zone within the existing Pond and Victoria Street buildings, and to permit the existing parking lot use.

The proposed Zoning By-law Amendment application seeks text and map amendments to Zoning By-law 1-Z-2014 to rezone a portion of the subject lands from Open Space (OS) to Urban Residential 6 (R6). Additionally, special provisions would permit ground floor non-residential uses in a mixed-use building, such as day care nursery, laundromat, merchandise service shop, personal services shop, and restaurant, as well as permitting a hotel use at the property.



Notwithstanding the provisions in 9.1.1, the following uses are permitted within the existing buildings and structures at the lands municipally known as 78 Victoria Street, 87, 89, 95, 97, and 123 Pond Street:

Antique shop, Art gallery, Auction centre, Bar or night club, Boutique, Brew-your-own, Clinic or doctor's office, College or trade school, Contractor supply / service shop, Convenience store, Deli and specialty food shop, Department store, Equipment rental, Farmers market, Financial institution, Florist shop, Fruit and veg outlet, Hardware store, Library, Lumber yard & building supply, Merchandise service shop, Museum, Office (all types), Parking lot, Personal service shop, Pharmacy, Photo studio or shop, Place of entertainment, Place of sports and recreation, Printing & publishing establishment, Private club, Radio, TV studio, Restaurant (all types), Retail store, Supermarket, Training & rehab centre, Video store, Wholesale outlet.

Storage shall be permitted to be located in the lower level of the existing building, and will be accessory to the permitted use.

Notwithstanding the Provisions in 5.1.1 a parking lot is a permitted use at the parcel north of 87 Pond Street (with no municipal address) and may be used in association with permitted uses on lands municipally known as 87-97 Pond St.

Amend Zoning By-law 1-Z-2014 to rezone a portion of the property at 87 Argyle Street from Open Space (OS) to Urban Residential 6 (R6); and,

Add site-specific provisions (14.1073) to permit the following non-residential uses:

Notwithstanding 5.6.1, a hotel and hostel are permitted uses; Notwithstanding 5.6.1, a daycare nursery, laundromat, merchandise service shop, personal service shop, and restaurant are permitted to be located within the ground floor of a mixed-use building;

Notwithstanding 5.6.1, a boarding or lodging house, or a emergency shelter are permitted in accordance with the provisions of the R4 zone;

Notwithstanding 5.6.2.(c), the minimum interior side yard setback is 3 metres;

Notwithstanding 5.6.2.(g), the maximum FSI shall be 1.0 for any building up to eight (8) storeys; and,

Notwithstanding Section 4.9, vehicle parking is required at a rate of 1.5 spaces dwelling unit for residential and visitor spaces combined.

□ In addition to the provision above, ten (10) vehicle parking spaces shall be provided and maintained for public use.

