



Working together with our community

Page 1 of 4

Public Hearings Committee – December 02, 2025

Subject: ZNPL2025308 and ZNPL2025309 proposing to amend the zoning to add a special provision for the lands described as 657 Culver Road, Norfolk County.

Report Number: CDS 25-101
Division: Community and Development Services
Department: Planning
Ward: Ward 7
Purpose: For Public Meeting

Recommendation(s):

That staff Report CDS-25-101 for development applications ZNPL2025308 and ZNPL2025309 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 metres of the subject lands on November 10, 2025, and a yellow notification sign was posted on the site on November 17, 2025.

Discussion:

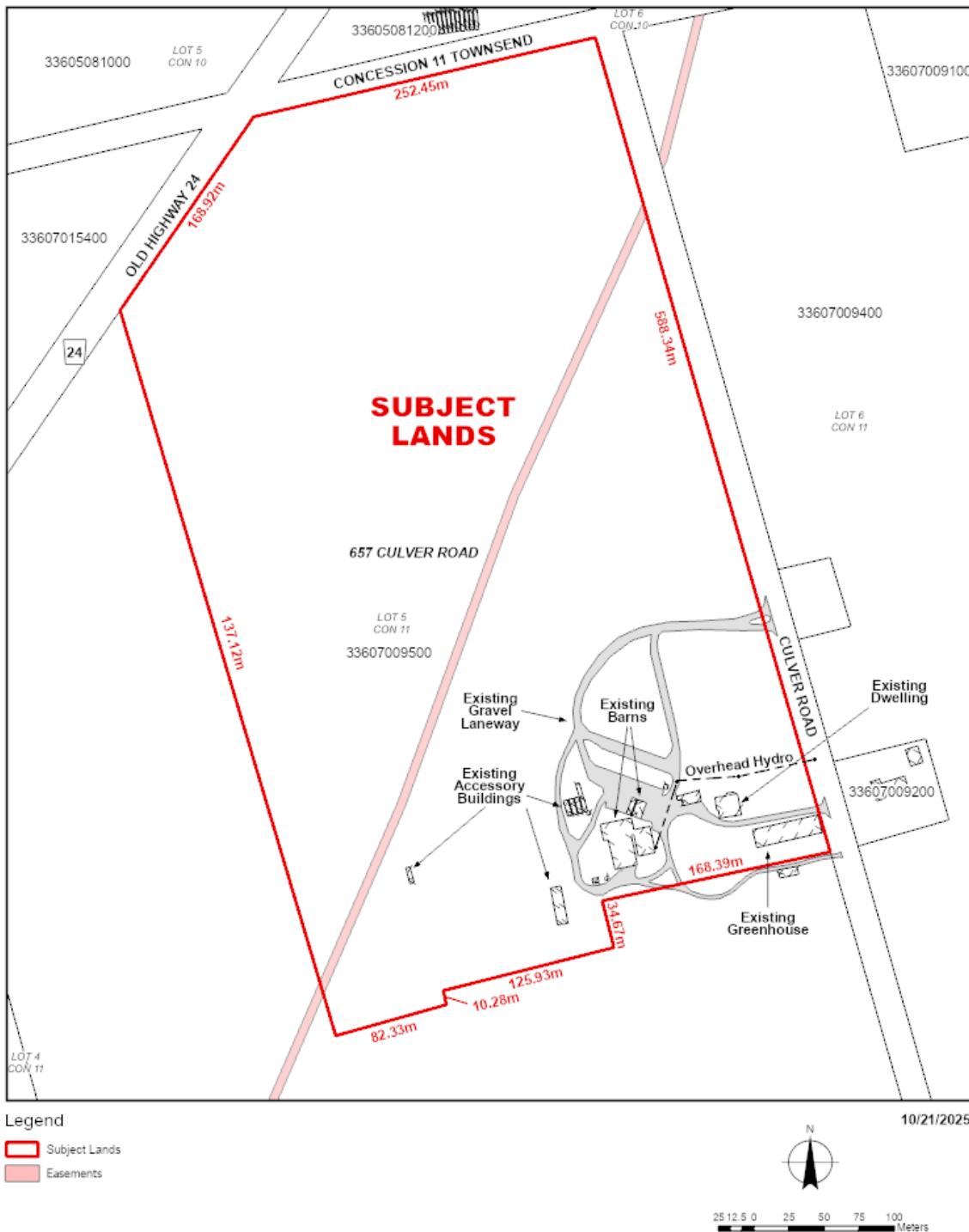
The applicant is proposing two Zoning By-law amendments to permit reduce lot areas and the removal of a single detached dwelling as a permitted use. The intent of these applications is to facilitate two related consent applications which sever the golf course lands from the farmlands. The location of the lands affected can be found on the maps below.

LOCATION OF LANDS AFFECTED

ZNPL2025309

CONCEPTUAL PLAN

Geographic Township of TOWNSEND

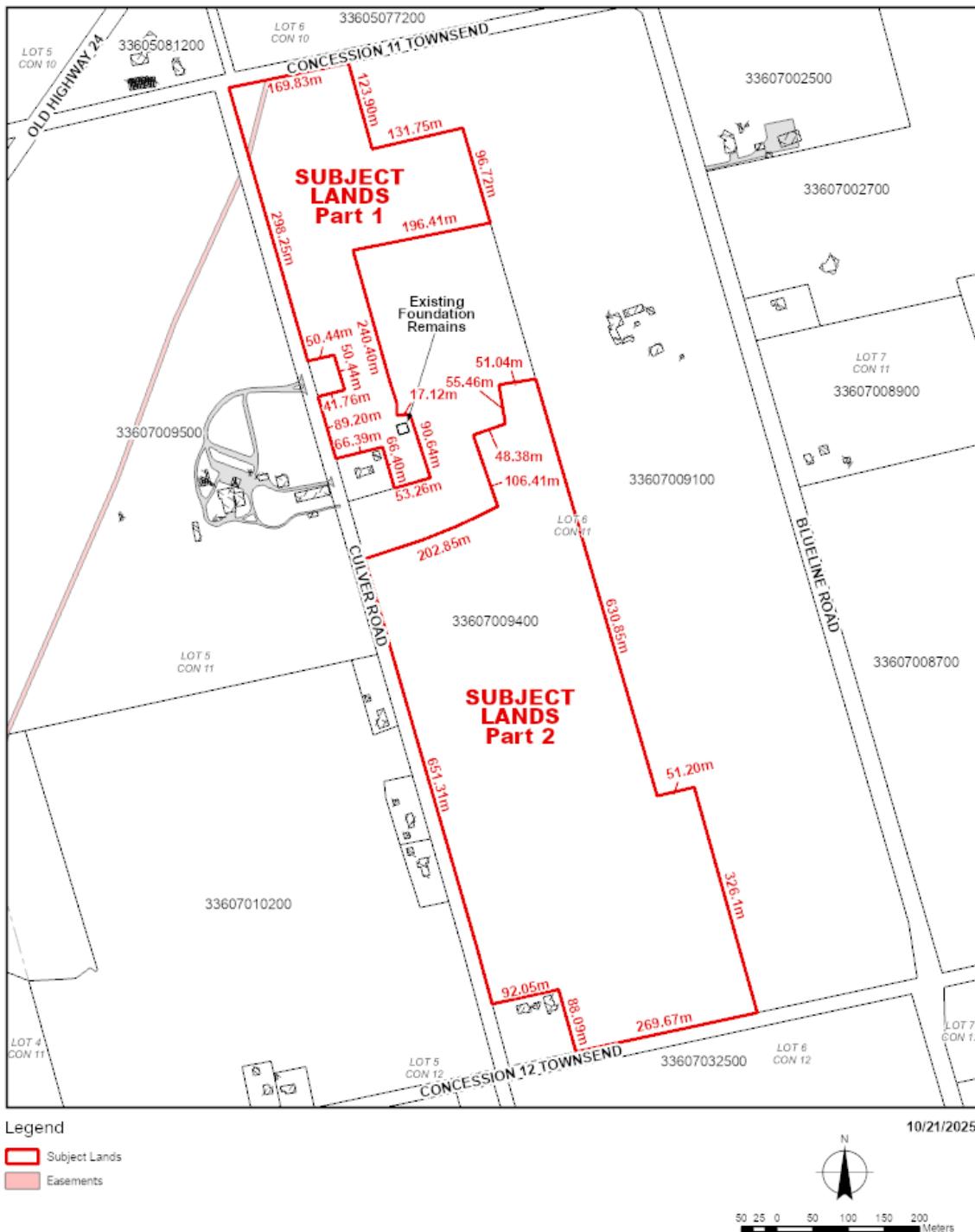


LOCATION OF LANDS AFFECTED

ZNPL2025308

CONCEPTUAL PLAN

Geographic Township of TOWNSEND



An overview summary of the development applications that have been submitted for the subject property at 657 Culver 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 draft by-law amendments are included as Attachments D and E.

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority Building Norfolk - Develop the infrastructure and supports needed to ensure complete communities

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 Proposed Zoning By-law Amendment – ZNPL2025308

Attachment E Proposed Zoning By-law Amendment – ZNPL2025309

Attachment F Planning Justification Report

Approval:

Reviewed and Approved By:

Bill Cridland, General Manager, Community and Development Services

Prepared By:

Alisha Cull, BES, MCIP, RPP, Ec.D., Acting Director, Planning and Realty Services

Attachment A - Report CDS-25-101
Development Application Overview

Springview Farms Zoning By-law Amendments

Application File Numbers: ZNPL2025308 and ZNPL2025309

Applicant: Springview Farm Inc.

Agent: Kayla DeLeye

Statutory Public Hearing

Date: December 2, 2025

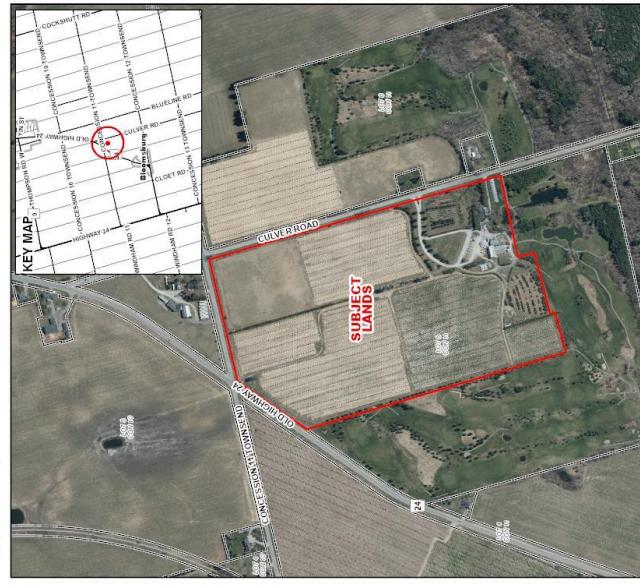
Site Context

MAP A
CONTEXT MAP
Geographic Township of TOWNSEND



ZNPL2025308

MAP A
CONTEXT MAP
Geographic Township of TOWNSEND



ZNPL2025309

Site Characteristics:

- East: 34.81 ha (total between two areas), west: 23.13 ha
- Located within the geographic township of Townsend, retained lands contain Springview Farm Golf Course
- East lands contain agricultural lands and woodlands
- West lands contain parking, clubhouse/barn, and agricultural land

Legend

Subject Lands
2020 Air Photo

ZNPL2025305

Surrounding Land:

Agricultural, residential, golf course

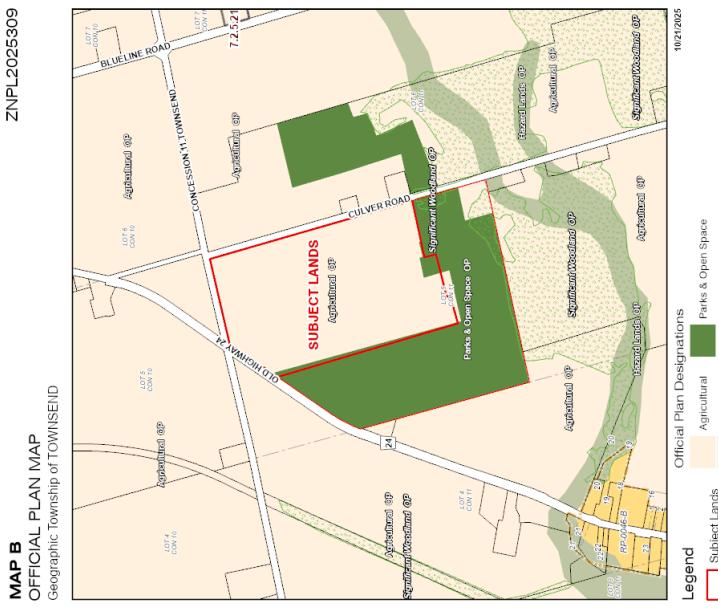
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Norfolk
COUNTY

Site Context

Official Plan Maps

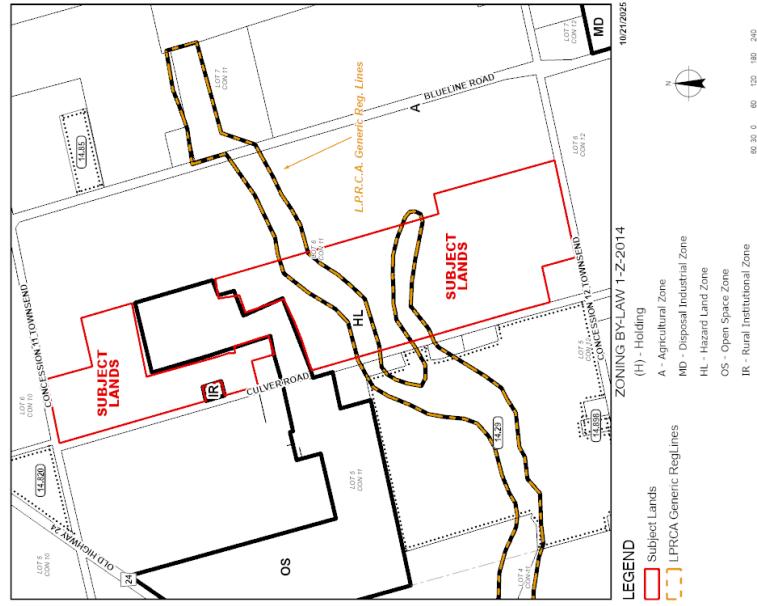


Site Context

Proposed Zoning By-law Amendment Maps

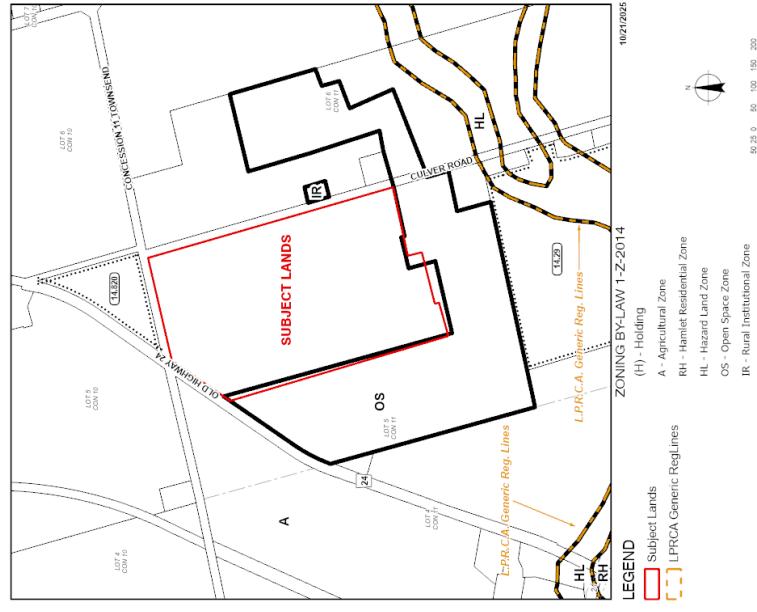
MAP C
PROPOSED ZONING BY-LAW AMENDMENT MAP
Geographic Township of TOWNSEND

ZNPL2025309



MAP C
PROPOSED ZONING BY-LAW AMENDMENT MAP
Geographic Township of TOWNSEND

ZNPL2025308



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Proposed Zoning Amendment

- To amend the zoning of the three “subject lands” parcels to permit undersized agricultural lands as a result of two severance applications.
- To remove a single detached dwelling as a permitted use on the north “subject lands” of the east parcel.
- These applications are conditions of related consent applications intended to sever the golf course use from the farm use. The three “subject lands” parcels are considered the retained lands in the consent applications.

Preliminary Review

Technical Reports

- Planning Justification Report (Kayla DeLeye Development Planning)

Technical Comments

- No concerns raised at this time.

Public Input

- No comments received at this time.

Preliminary Considerations

- This application will bring the proposed new lots into conformity with the Zoning By-law and with the intent of the Official Plan.

Next Steps & Recommendation

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

Public Hearing Committee Report Recommendation:

That staff Report CDS-25-101 for development applications ZNPL2025308 and ZNPL2025309 be received for information; and

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 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:

- (b) the protection of the agricultural resources of the Province;
- (h) the orderly development of safe and healthy communities;
- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities.

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.

Provincial Planning Statement, 2024 (PPS)

The PPS provides policy direction on development and use of land province-wide, helping achieve the provincial goal of meeting the needs of the province while enhancing the quality of life for all Ontarians.

Chapter 2.1, Planning for People and Homes, states:

6. Planning authorities should support the achievement of complete communities by:
 - a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;

Chapter 4.3 provides the Agriculture policies. Chapter 4.3.2, Permitted Uses, states:

1. In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance.
2. In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.

Chapter 4.3.3, Lot Creation and Lot Adjustments, states:

1. Lot creation in prime agricultural areas is discouraged and may only be permitted in accordance with provincial guidance for:
 - a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
 - b) agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;
 - c) one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:
 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and
 2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective; and
 - d) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.
 - d) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.
2. Lot adjustments in prime agricultural areas may be permitted for legal or technical reasons.
3. The creation of new residential lots in prime agricultural areas shall not be permitted, except in accordance with policy 4.3.3.1.c).

Norfolk County Official Plan

The subject lands are designated Agricultural in the Official Plan. Section 7.2.1 outlines the permitted uses:

- a) The primary use of land shall be for the growing of crops, including biomass, nursery and horticultural crops, the raising of livestock, the raising of other animals for food, fur and fibre, including poultry and fish, aquaculture, apiaries and maple syrup production and agro-forestry.

Section 7.2.3 outlines the Agricultural lot creation and lot adjustment policies.

- a) Consent to sever land may be considered for the following purposes:
 - i) the assembly or disassembly of agricultural lots for agriculture uses including agriculturally related boundary adjustments which do not result in the creation of a new lot, subject to the policies of Section 7.2.4 (Agricultural Designation - Agricultural Lot Size Policies);
 - ii) agriculture-related commercial and industrial uses in accordance with the policies of Section 7.2.2(Agricultural Designation – Land Use Policies);
 - iii) agriculture-related commercial, institutional and industrial uses existing prior to August 24, 1978, provided the retained parcel of land is not considered a vacant lot, and subject to the policies of this Plan;
 - iv) infrastructure and utilities, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way;
 - v) a currently habitable farm dwelling surplus to a farming operation as a result of the consolidation of farm properties located within Norfolk County and adjacent municipalities, subject to the policies of Sections 7.2.3(b) and (c);
 - vi) technical reasons including minor boundary adjustments, corrections of deeds, quit claims, easements or rights-of-way, or other purposes that do not create an additional separate lot, and which do not change the lot configuration such that a non-agricultural lot is created which would not be in conformity with the policies of this Plan.
- b) As a condition of the approval of a consent granted under Section 7.2.3 a) v), the County shall ensure that the land is zoned in the Zoning By-law such that no new residential dwelling shall be permitted on the retained agricultural lot. No consent shall be granted unless it is demonstrated that the severed lot will not adversely affect the operation or viability of the farm operation on the retained lot or any adjacent land.

Section 7.2.4, Agricultural lot size policies, states:

- a) The expansion of farm holdings through lot assembly is encouraged wherever possible. Agricultural lots may be assembled and disassembled, provided that the lots remain viable for agriculture uses, are of a size appropriate for the type of agriculture uses that are common in Norfolk County, and are sufficiently large to maintain flexibility for future changes in economic conditions and in the type or size of agricultural operations. The minimum agricultural lot size shall generally be 40 hectares. Assembly and disassembly of agricultural lots to sizes that are generally 40 hectares or larger shall be permitted and encouraged by the County. The County may consider applications to assemble and disassemble agricultural land into agricultural lots that are less than approximately 40 hectares in size, subject to the following considerations:

- i) agriculture shall be the proposed use of both the severed and retained lots;
 - ii) it shall be demonstrated that both the severed and retained lots will be flexible to respond to economic change. The applicant shall provide information necessary to evaluate the viability of the new farming operations on the parcels of land. Information pertaining to the scale and nature of the operation, projected revenue, expenses, financing, soil quality, water quality and quantity, and any other viability criteria relevant to the proposal shall be provided to the satisfaction of the County. The County may request a peer review of the information provided and/or consult with the Agricultural Advisory Board;
 - iii) The proposed farm and the retained farm lot are eligible for farming business registration under the Farm Registration and Farm Organizations Funding Act and are eligible for the Farm Property Class Tax Rate Program under the Assessment Act;
 - iv) it shall be demonstrated that nearby lots of similar size to that proposed are not available and suitable for the intended agriculture use;
 - v) the suitability of both the severed and retained lots shall be assessed based on the type and size of agricultural operations in the area as well as the lot sizes typically associated with the agricultural operation proposed;
 - vi) it shall be demonstrated that both the severed and retained lots remain sufficiently large to permit a change in the commodity produced, an adjustment in the scale of operation, diversification or intensification; and
 - vii) both the severed and retained lot shall comply with the minimum distance separation formulae.
- b) A minimum agricultural lot size of 40 hectares shall be established in the Zoning By-law. The County shall consider a proposal to disassemble agricultural land to a lot size smaller than 40 hectares by way of applications for Zoning By-law amendment and consent, subject to Section 7.2.4(a). Where all criteria outlined in Section 7.2.4(a) are satisfied, a minor deviation from the minimum farm size may be approved through a minor variance.

Zoning By-law 1-Z-2014

The subject lands are primarily zoned Agricultural (A). The A Zone permits the following uses:

- a) animal kennel, subject to Subsection 12.1.4
- b) bed & breakfast, subject to Subsection 3.4
- c) bunk house

- d) Cannabis Production and Processing, subject to General Provisions 3.21
- e) dwelling, single detached
- f) farm
- g) farm brewery, subject to Subsection 12.2.3
- h) farm distillery, subject to Subsection 12.2.3
- i) farm experience activity, subject to Subsection 12.2.2
- j) farm processing, accessory to a farm
- k) farm processing-value added, subject to Subsection 12.2.1
- l) farm produce outlet, accessory to a farm
- m) farm winery, subject to Subsection 12.2.3
- n) home industry
- o) home occupation
- p) on-farm diversified use, subject to Subsection 12.3
- q) seasonal storage of recreational vehicles and recreational equipment as a secondary use to a farm
- r) accessory residential dwelling unit, subject to Subsection 3.2.3

The minimum lot area in the Agricultural zone is 40 hectares. The applicant is proposing reduced lot areas as well as the removal of a single detached dwelling as a permitted use on one of the parcels.

Attachment C – Technical Comments

Building Department

1. For fire safety reasons, farm buildings are required to have spatial separation calculations completed when located less than 30m from a property line. A qualified Designer needs to provide spatial separation calculations to determine if further Ontario Building Code compliance is required.
2. For the retained lands: It is not clear where the existing onsite sewage system is located. An On-Site Sewage System Evaluation form needs to be completed by a qualified person engaged in the business of constructing onsite sewage systems.

No Ontario Building Code review has been completed at this time and will be done at permit application stage. Please reach out to the building department if you have further questions. All general permitting inquiries: by email: permits@norfolkcounty.ca or by phone: 226-NORFOLK (226-667-3655) Ext 6016. Please refer to our website for current forms, and fees. <https://www.norfolkcounty.ca/business/building/>

Mississaugas of the Credit First Nation

This letter is to confirm receipt of the project-related correspondence sent by Norfolk County, on November 4, 2025, regarding 657 Culver Road, Waterford.

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the project will take place – specifically, the Between the Lakes Treaty No. 3, of 1792. The MCFN holds Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impacted by it. The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.

The DOCA consultation team has reviewed the project-related correspondence identified above, in addition to any associated documentation. The following DOCA Units have completed a review and their questions and comments have been included below.

Consultation Unit

Primary Reviewer: Abby Lee, MCFN DOCA- Consultation Coordinator Questions and Comments- Following our review of the submitted documents, the Mississaugas of the Credit First Nation Department of Consultation and Accommodation (MCFN DOCA) has no comments or concerns at this time. Please be advised that should any future ground disturbance be planned, MCFN DOCA requires a Stage 1 Archaeological Assessment to

be completed and circulated to our office for review and comment. If the Stage 1 Assessment indicates that a Stage 2 is necessary, MCFN DOCA expects to be involved in the fieldwork. All associated costs will be the responsibility of the proponent.

Until the questions, concerns, and/or interests identified in this letter have been satisfactorily addressed, the project must not receive approval or proceed with any ground-altering activities. We request a response to our feedback within two to three weeks' time.

DOCA expects to be notified of any and all future project updates and/or changes.

If you have any questions for the DOCA consultation team, please feel free to contact us.

Zoning

Refer to zoning comments made on consent application BNPL2025304:

BNPL2025303 - The retained Agricultural zoned lot is deficient in lot area by 18.7 ha. (40 ha required, ZBL reference 12.1.2 a)

BNPL2025304 - The retained Agricultural lots are deficient in lot area. 40 ha. required for each new created lot.

Six Nations

Circulated – no comments received.

Fire

Norfolk Fire does not have a concern with these proposals at this time.

Development Engineering

Development Engineering has recognized that the current open space zoning and the pending severance applications separate all of the existing buildings associated with the golf course operations from the golf course lands.

Development Engineering has located a site plan for this property, Parts of Lots 5 and 6, Concession 11 in Townsend are under Site Plan Control (By-law 11-SP-2003). The Site Plan (SP-010-2004) was approved February 16, 2006. It also appears from the 2006

site plan that the entrance, buildings and parking areas related to the golf course operation will be on a separate property with the approval of the proposed severances.

In relation to the proposed zone changes it is the recommendation of Development Engineering that a functional traffic assessment be completed to assess all residential and commercial entrances as well as all of the unmarked golf cart crossings.



The Corporation of Norfolk County

By-Law __-Z-2025

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Townsend Concession 11, Part Lot 6, located at 657 Culver Road.

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 Part 1 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Agricultural Zone (A) to Agricultural Zone (A) with special provision 14.1108;
2. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of Part 2 of the subject lands identified on Map A (attached to and forming part of this By-Law) from Agricultural Zone (A) to Agricultural Zone (A) with special provision 14.1109;
3. That Subsection 14 Special Provisions is hereby further amended by adding new 14.1108 as follows:

14.1108 In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *lot area*: 9.24 hectares.
 - b) A *single detached dwelling* shall not be *permitted*.
4. That Subsection 14 Special Provisions is hereby further amended by adding new 14.1109 as follows:

14.1109 In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *lot area*: 25.57 hectares.

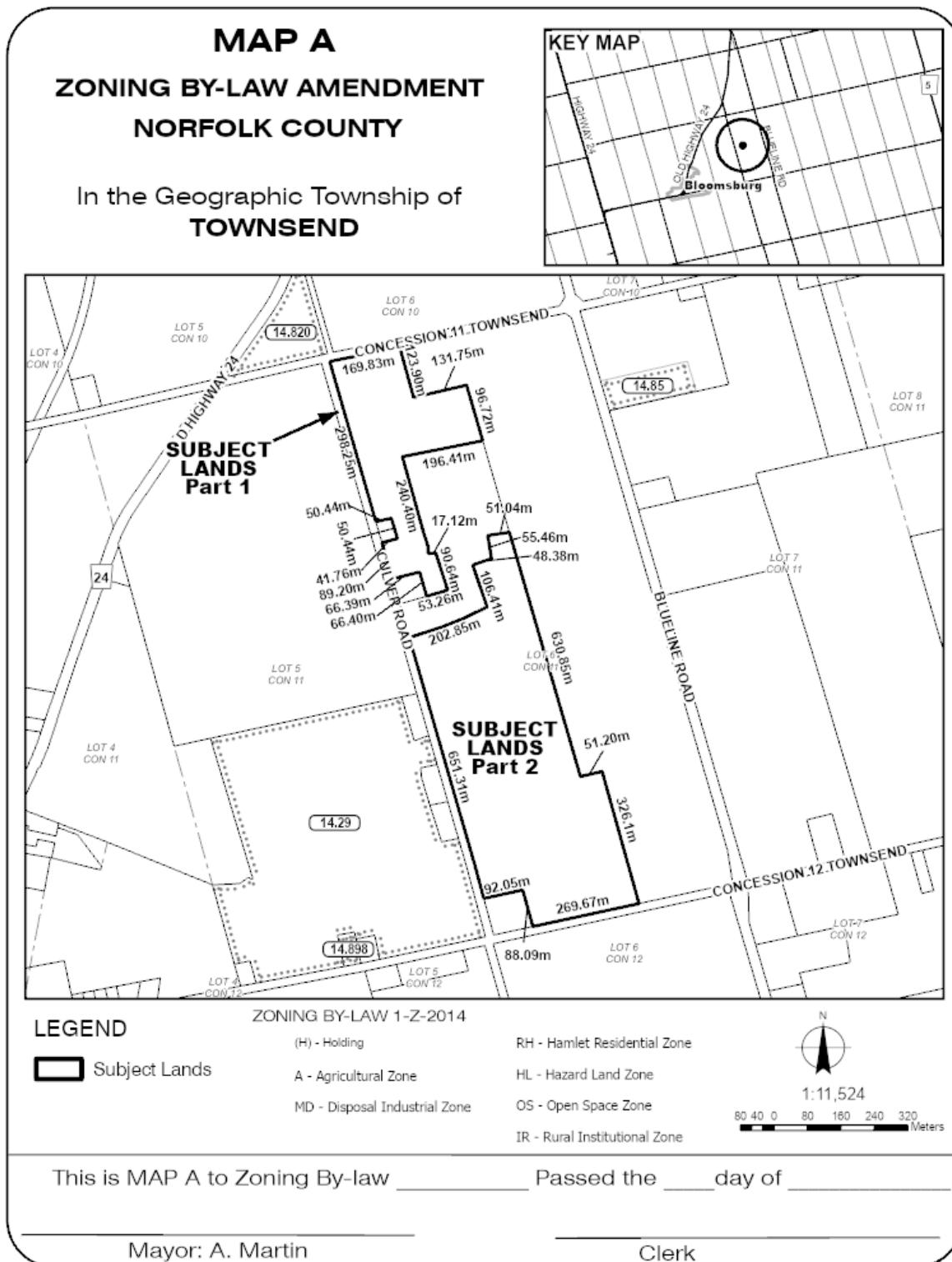
5. That the effective date of this By-Law shall be the date of passage thereof.

Enacted and passed this 16th day of December, 2025.

Mayor: A. Martin

County Clerk: W. Tigert

DRAFT



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

This By-Law affects a parcel of land described as Townsend Concession 11, Part Lot 6, located at 657 Culver Road.

The purpose of this By-Law is to change the zoning on the subject lands to recognize deficient lot areas created as a result of a related consent application, and to remove a single detached dwelling as a permitted use on Part 1.

DRAFT

Applicant Springview Farm Inc.
File Number ZNPL2025308
Report Number CDS-25-101
Assessment Roll Number 3310.336.070.09400



The Corporation of Norfolk County

By-Law __-Z-2025

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Townsend Concession 11, Part Lot 5, located at 657 Culver Road.

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 Map A (attached to and forming part of this By-Law) from Agricultural Zone (A) to Agricultural Zone (A) with special provision 14.1110;
2. That Subsection 14 Special Provisions is hereby further amended by adding new 14.1110 as follows:

14.1110 In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *lot area*: 20.13 hectares.
3. That the effective date of this By-Law shall be the date of passage thereof.

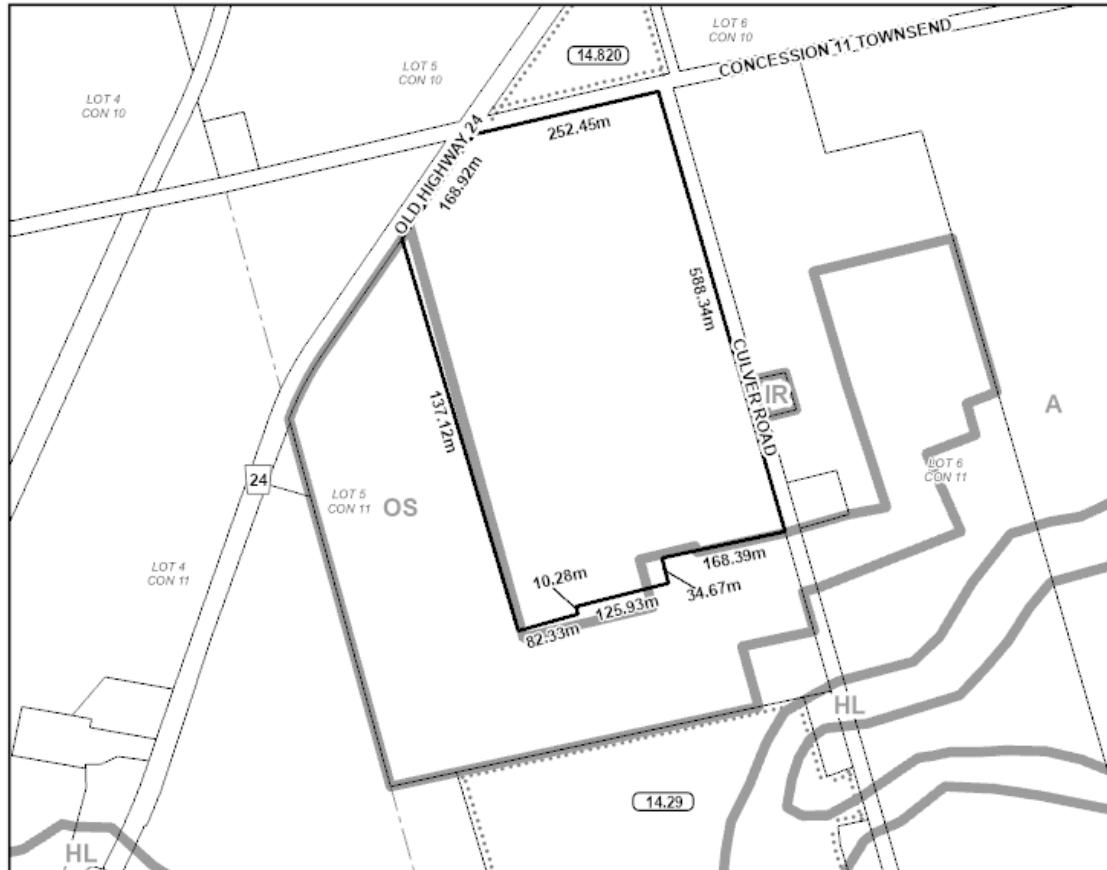
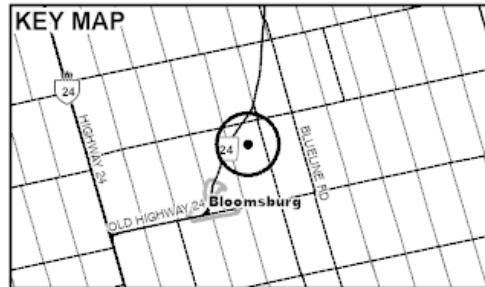
Enacted and passed this 16th day of December, 2025.

Mayor: A. Martin

County Clerk: W. Tigert

MAP A
ZONING BY-LAW AMENDMENT
NORFOLK COUNTY

In the Geographic Township of
TOWNSEND



LEGEND

ZONING BY-LAW 1-Z-2014

Subject Lands

(H) - Holding

OS - Open Space Zone

A - Agricultural Zone

IR - Rural Institutional Zone

HI - Hazard Land Zone

1

1:7,613

50 25 0 50 100 150 200 Metres

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

Mayor: A. Martin

Clerk

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

This By-Law affects a parcel of land described as Townsend Concession 11, Part Lot 5, located at 657 Culver Road.

The purpose of this By-Law is to change the zoning on the subject lands to recognize a deficient lot area created as a result of a related consent application.

DRAFT

Applicant Springview Farm Inc.
File Number ZNPL2025309
Report Number CDS-25-101
Assessment Roll Number 3310.336.070.09500

Planning Justification Report

Severances and Zoning By-law Amendment Applications

657 Culver Road, Waterford

September 15, 2025



1.0 INTRODUCTION

Kayla DeLeye Development Planning ("Agent") has been retained by the Owners of Springview Farms Golf Course ("Owners") to assist in obtaining three consent applications and associated zoning by-law amendments for the lands municipally known as 657 Culver Road, Waterford, Norfolk County. The lands are legally described as Part of Lots 5 and 6, Concession 11, Geographic Township of Townsend, Norfolk County.

These consent applications are proposed to separate the existing golf course operation from the larger agricultural parcel for estate planning purposes. The golf course, which spans across both the east and west sides of Culver Road, is operated by multiple generations of the same family. A severance was recommended by the family's financial planner to formalize the operational division between the two existing uses (being farming and recreational) and to allow flexibility for future succession.

To facilitate the proposal, three consent applications are being advanced. In addition, two site-specific Zoning By-law Amendments are proposed to address minimum lot area deficiencies and to remove a dwelling as a permitted use on certain parcels. This Planning Justification Report has been prepared in support of the three severances and two zoning by-law amendments. It will describe the applications, provide the rationale for the lot division, and demonstrate consistency with the Provincial Planning Statement (2024) and conformity to the Norfolk County Official Plan and the Norfolk County Zoning By-law.

2.0 SUBJECT LANDS DESCRIPTION

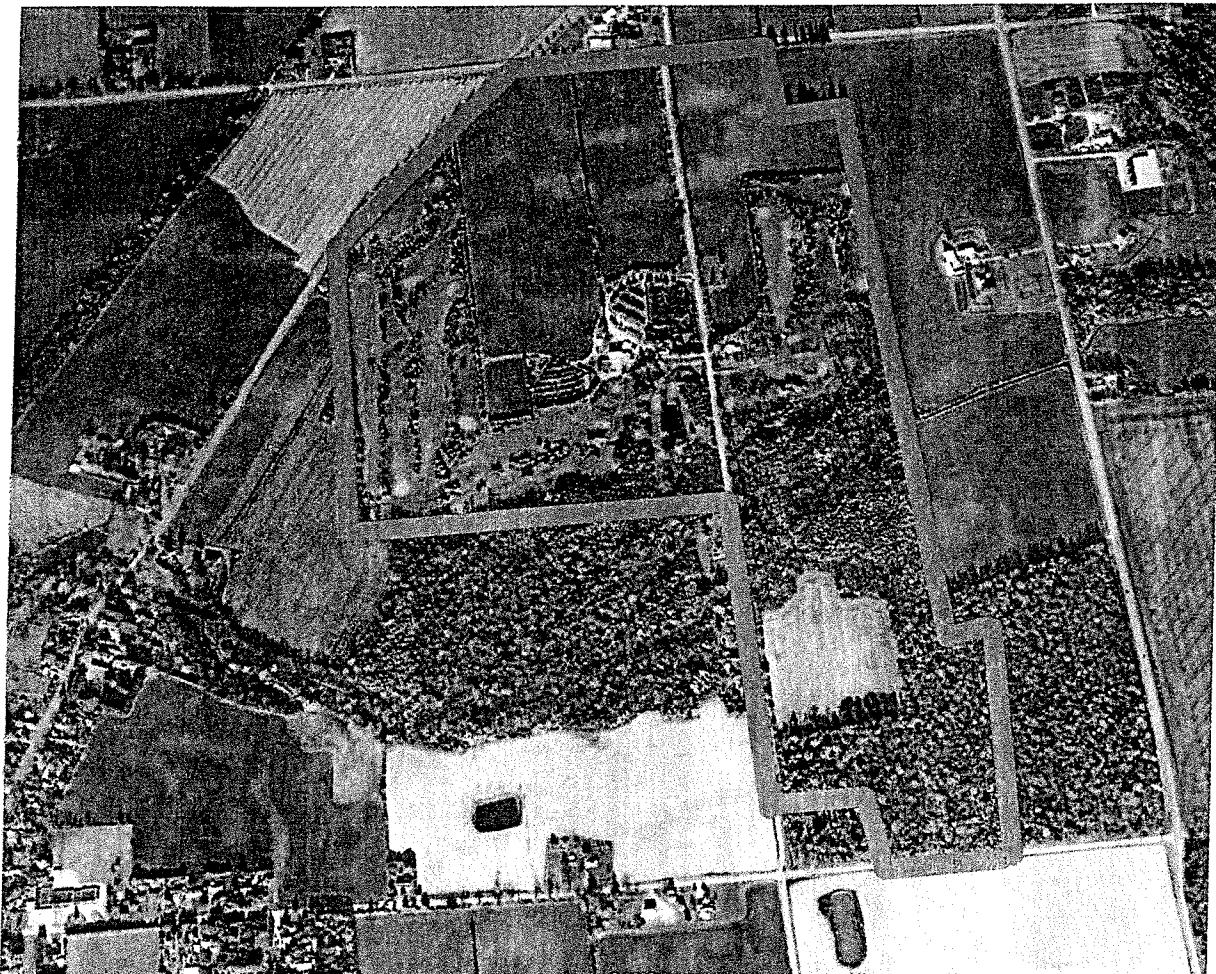
The subject lands are municipally known as 657 Culver Road, located on both the east and west sides of Culver Road in the geographic Township of Townsend, Norfolk County. The property is located approximately 4.3 kilometres south of downtown Waterford and approximately 2.7 kilometres north of Bloomsburg. The lands are legally described as Part of Lots 5 and 6, Concession 11, Geographic Township of Townsend.

The site contains a privately operated 18-hole golf course known as Springview Farms Golf Course, as well as associated clubhouse facilities, parking areas, and agricultural lands. The golf course is primarily situated within lands designated and zoned Parks/Open Space, while the surrounding lands remain designated and zoned Agricultural and Hazard Lands. The golf course spans both the east and west sides of Culver Road, with additional access and parking situated on the western portion of the site.

The total lot size is approximately 1223.11 hectares (3022.38 acres). Surrounding land uses are primarily agricultural, with a mix of rural residential uses scattered throughout the area. The lands are located within a well-established rural landscape characterized by open fields, farm operations, and wooded natural features. See Map 1 below for an aerial view of the subject lands.

Culver Road is a municipally maintained rural road that provides year-round access to the property. The site is not serviced by municipal water or sewer infrastructure and is reliant on private services.

Map 1: Aerial view of Subject Lands

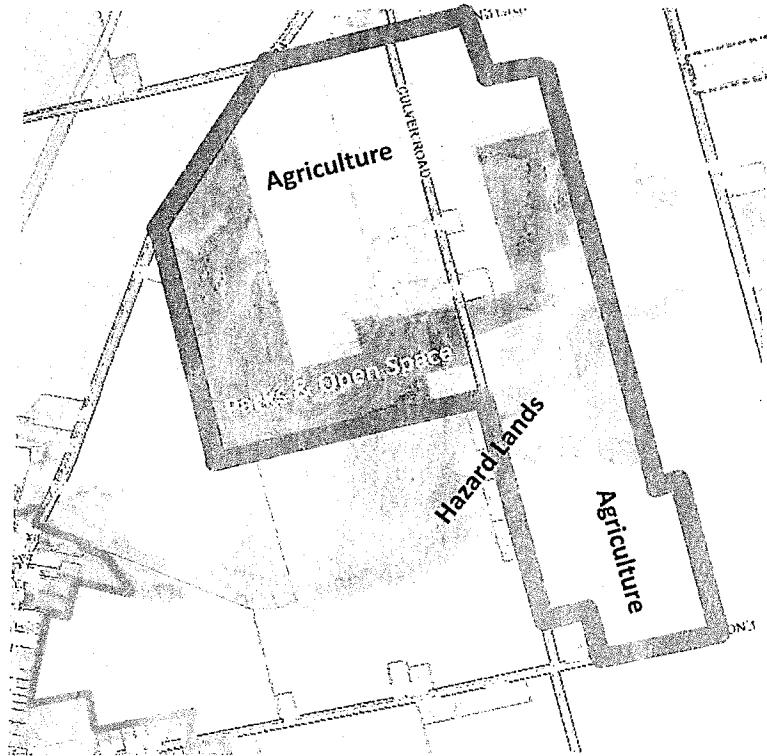


Official Plan Designation & Zoning By-law Provisions

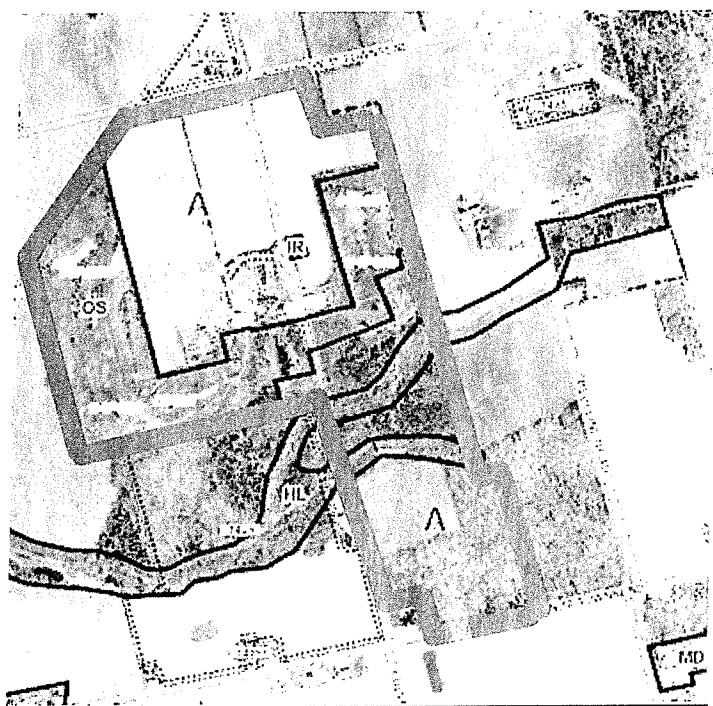
The subject lands are designated Parks/Open Space, Hazard Lands and Agricultural in the Norfolk County Official Plan (NCOP) and are zoned Parks/Open Space (OS), Hazard Lands (HL) and Agricultural (A) in Norfolk County Zoning By-law 1-Z-2014 (NCZB), as shown in Maps 2 and 3 below.

The portions of the property containing the Springview Farms Golf Course, located on both the east and west sides of Culver Road, are designated and zoned Parks/Open Space. The remainder of the lands, which are actively farmed, are designated and zoned Agricultural. A small portion of the lands are also zoned Hazard Lands and contain a woodlot and river.

Map 2: Subject Lands with Official Plan Designation



Map 3: Subject Lands with Zoning



3.0 PROPOSAL

The proposed development consists of three consent applications and site-specific Zoning By-law Amendments to formalize the division of the existing golf course and associated agricultural lands. The proposal reflects existing operational boundaries while addressing zoning deficiencies and ensuring long-term flexibility for succession, and continued operation. At this time there is no intent to sell or cease operations. To address the lot area deficiencies and remove dwelling as a permitted use on several parcels, minor zoning by-law amendments will be sought. The consent applications will be conditional, based on the approval of the Zoning By-Law Amendments.

Appendix A identifies the legal parts of the subject lands. On the west side of Culver Road, Parts 1, 2, and 3 (approximately 20.49 ha [50.64 ac]) are proposed to be severed together as one property, with Parts 4, 5, and 6 (approximately 23.13 ha [57.15 ac]) as the retained property. Parts 2 and 5 are existing easements containing buried telephone lines, that will remain in place following the severance. Part 6 contains a single detached dwelling, golf course clubhouse, parking areas, and primary access, which will continue to function in support of the golf course operations. The retained parcel will require a Zoning By-law Amendment to address a minimum lot area deficiency under the Agricultural (A) Zone.

On the east side of Culver Road, two severances are proposed to create an additional two lots. Parts 7, 8, and 9 (approximately 9.23 ha [22.82 ac]) will be retained as one property, with Part 8 representing an existing buried telephone line easement running through Parts 7 and 9. A Zoning By-law Amendment will be required to address the minimum lot deficiency and to remove the dwelling use.

Part 10 (approximately 7.18 ha [17.74 ac]) will be created as one golf course property and meets minimum zoning requirements. Part 11 (approximately 25.57 ha [63.18 ac]) will be severed as one property and will require a Zoning By-law Amendment to address a minimum lot area deficiency.

To recognize where development is most appropriate, the severed parcel comprising of Part Lots 1, 2, and 3 will have a residential building opportunity on the west side of Culver Road, and on the east, severed parcel that comprises of Part Lot 11 will have a residential building opportunity, restricting the remaining parcels from residential development.

Map 4 illustrates the proposed severance configurations in a simplified way. In this map, the parcel shown as Parcel 1 corresponds to Parts 1, 2, and 3 from the survey and represents the severed lands on the west side of Culver Road. The parcel shown as Parcel 2 corresponds to Parts 4, 5, and 6 from the survey and represents the retained lands on the west side, containing the existing dwelling, clubhouse, parking areas, and primary access for the golf course. The parcel shown as Parcel 3 corresponds to Parts 7, 8, and 9 from the survey, with part 8 being the buried telephone line easement, and represents the retained agricultural parcel on the east side of Culver Road. The parcel shown as Parcel 4 corresponds to Part 10 from the survey and represents a severed golf course parcel on the east side. Finally, the parcel shown as Parcel 5 corresponds to Part

11 from the survey, and represents the largest severed agricultural parcel on the east side. This configuration, as illustrated on Map 4, represents how the proposed lot configuration would be arranged following the severances. The golf course will continue to operate as a seasonal recreational use, while the retained and severed agricultural parcels will remain in active farm production. All parcels are currently serviced by private wells and septic systems, and access to each parcel will be maintained through the existing entrances from Culver Road.

The proposed severances and rezonings will formalize existing operational divisions, create appropriately sized and configured parcels for their intended uses, and address technical zoning deficiencies. The applications will maintain the agricultural character, recreational function, and environmental features of the lands, in keeping with the intent of the Norfolk County Zoning By-law and Official Plan.

Map 4: Proposed Severances



4.0 LAND USE PLANNING POLICY FRAMEWORK & ANALYSIS

The severance is reviewed under several policy and regulatory documents including:

- 1 – Provincial Planning Statement, 2024;
- 2 – Norfolk County Official Plan; and
- 3 – Norfolk County Zoning By-law 1-Z-2014.

A detailed land use planning policy framework and analysis is included below.

4.1 PROVINCIAL PLANNING STATEMENT, 2024 FRAMEWORK & ANALYSIS

The Provincial Planning Statement (PPS) is a consolidated statement of the government's interests and policies on land use planning in Ontario. It provides provincial policy direction for appropriate development and includes key land use planning topics that affect communities, such as building strong and healthy communities, the wise use and management of resources, and the protection of public health and safety. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The PPS is issued under Section 3 of the Planning Act, and according to the Act, all decisions affecting planning matters shall be consistent with the PPS. Municipalities are the primary decision-makers for local communities. They implement provincial policies through municipal official plans, zoning by-laws and planning-related decisions.

As per section 4.3.1 of the PPS, prime agricultural areas shall be protected for long-term use for agriculture. Prime agricultural areas are areas where prime agricultural lands predominate and includes Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area.

As per section 4.3.2 of the PPS, in prime agricultural areas, agricultural uses are permitted. Furthermore, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected, and the creation of new lots shall comply with the minimum distance separation (MDS) formula.

The subject lands are considered prime agricultural lands in the PPS. "Prime agricultural lands" are defined in the PPS as "*specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.*" The lands are also part of a "prime agricultural area", which is defined as "*areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry*

of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.”

Policy 4.3.3.1 of the PPS states, “*Lot creation in prime agricultural areas is discouraged and may only be permitted for:*

- a) agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;*
- b) agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services;*
- c) one new residential lot per farm consolidation for a residence surplus to an agricultural operation, provided that:*
 - 1. the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services; and*
 - 2. the planning authority ensures that new dwellings and additional residential units are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new dwellings or additional residential units are permitted on the remnant parcel may be recommended by the Province, or based on municipal approaches that achieve the same objective; and*
- d) infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.”*

The retained lands on the east side of Culver Road are currently in active agricultural production and will remain in agricultural use following the proposed severance. No buildings or infrastructure are proposed on the retained parcels as part of this application, and its size and configuration will continue to support a viable farming operation. The agricultural lands are already divided by roads, golf course and adjacent farm. The proposed severances do not further split up a farming operation given this unique situation.

Further, Section 2.1.3.1 of the PPS permits lot adjustments in prime agricultural areas for legal or technical reasons, provided the lots are of an appropriate size for the type of agricultural use common in the area. In this case, the retained lands will continue to be used for farming and will maintain appropriate access, shape, and size to ensure continued agricultural viability. As such, the proposal maintains the intent of the PPS to support a strong and sustainable agricultural system across Ontario.

4.2 NORFOLK COUNTY OFFICIAL PLAN FRAMEWORK & ANALYSIS

The Norfolk County Official Plan (NCOP) is the local municipal planning policy document that describes how land in Norfolk County should be used. It is prepared with input from the community and helps manage growth and development within the County until 2036.

The NCOP provides a policy framework to guide economic, environmental and social decisions that have implications for the use of land.

The purpose of the NCOP is to provide an overall policy framework establishing clear development principles and policies including land use designations to:

- promote orderly growth and development;
- provide guidance to Council;
- ensure the financial sustainability of the County;
- establish goals and objectives to provide appropriate services;
- respond to population and economic change;
- implement monitoring, review and updates to policy as per new provincial interests; and
- assist in co-ordinating and integrating planning activities with cross-jurisdictional implications including:
 - ecosystem,
 - shoreline and watershed planning;
 - natural heritage planning;
 - management of resources;
 - transportation and infrastructure planning;
 - regional economic development;
 - cultural heritage planning,
 - air and water quality monitoring; and
 - waste management.

The subject lands are designated “Agricultural”, “Hazard Lands” and “Parks & Open Space” in the NCOP. Section 7.2 of the OP dictates the policies of the Agricultural designation.

As stated in Section 7.2, the objective of the designation is to strengthen the agricultural community by preventing the intrusion of incompatible land uses and by supporting flexible lot arrangements that protect the viability of agricultural operations over time.

Section 7.2.1(a) permits a broad range of agricultural uses, including the growing of crops and the raising of livestock. The retained parcels are currently used for active farm production and will continue to operate in that capacity following the severances, thereby remaining consistent with the permitted uses in the Agricultural designation.

Section 7.2.3(a)(i) permits lot adjustments for agricultural uses, including agriculturally related boundary adjustments and parcel restructuring, provided no new non-agricultural lots are created. The proposed severance meets this intent by maintaining the agricultural function of the retained lands and ensuring that the golf course use, although permitted in the Parks & Open Space designation, is separated from the agricultural use for estate and operational planning purposes.

Further, Section 7.2.4(a) encourages the assembly and disassembly of agricultural parcels, provided that the resulting lots remain viable for agricultural use and are of a size appropriate for the types of agriculture practiced in the region. While the retained agricultural parcels may not meet the general 40-hectare standard outlined in Section 7.2.4(b), the continued agricultural use and functional configuration of the retained parcel support the flexibility envisioned in the Official Plan. As permitted under Section 7.2.4(b), a minor deviation from the minimum farm size may be approved through a Zoning By-law Amendment, provided the retained lands remain sufficiently large to permit a viable and adaptable farming operation.

Section 7.3 of the OP provides the policy framework for lands designated Hazard Lands. The intent of the designation is to protect life and property by respecting natural and human-made hazards and constraints in land use development. New development should only take place in areas which are not susceptible to hazards. The Hazard Lands Designation comprises three principal hazards (riverine hazards, shoreline hazards and other hazards). Permitted uses include those that were legally established on the date of the adoption of the Plan, agricultural and related uses, excluding buildings and structures, forestry, conservation, floor and erosion control structures. A limited number of other uses are permitted provided that the use will not pose additional risk to life or property and that the requirements of the Long Point Region Conservation Authority are satisfied. The lands designated Hazard Lands contain a woodlot and river and are located on the east side of Culver Road. No new uses, buildings or structures are proposed on these lands.

This is a unique situation, where the existing agricultural land is surrounded by either roads or a golf course. The existing uses of the subject lands already divide the agricultural lands. The severance proposals do not impact the existing or future farming operation of the subject lands. The existing farm is already a viable farming operation and would not be impacted by a severance. The farmland is intended to continue to be farmed. The subject lands are eligible for farming business registration under the Farm Registration and Farm Organizations Funding Act and are eligible for the Farm Property Class Tax Rate Program. The Owners also own other farm parcels in the County that help support the overall farming operation. The proposed lots are a suitable size as they are already farmed and are proposed to continue to be farmed. The golf course already provides a physical delineation between the agricultural lands and adjacent agricultural lands owned by others.

4.3 NORFOLK COUNTY ZONING BY-LAW, 1-Z-2014 FRAMEWORK & ANALYSIS

The Norfolk County Zoning By-law 1-Z-2014 (NCZB) is a regulatory document that controls the land in Norfolk County in terms of compatibility, character and appearance, and implements the NCOP. The NCZB identifies that no land, building or structures shall be used, erected, altered or occupied except in conformity with the provisions of the NCZB.

The current zoning of the subject lands is Agricultural (A), Hazard Lands (HL) and Parks & Open Space (OS) in the NCZB (as shown on Map 3 above). The Agricultural Zone permits a wide range of agricultural uses, including the growing of crops, farm operations, and associated accessory uses such as farm buildings, farm produce outlets, and on-farm diversified uses. Single detached dwellings and accessory residential dwelling units are also permitted. Key zone provisions include a minimum lot area of 40 hectares, a minimum lot frontage of 30 metres, and various yard and separation requirements to ensure compatibility between farm and non-farm uses.

The Hazard Lands zone permits farming, excluding any buildings, dock, pier or wharf, parking lot accessory to a permitted use in an adjacent zone and public park, provided there are no buildings except buildings used as an open pavilion for sanitary facilities or change houses for bathers. The lands zoned HL are located on the east side of Culver Road and contain a woodlot and a river. No buildings are proposed within the HL zone or on any part of the subject lands.

The Parks & Open Space Zone permits a variety of recreational and open space uses, including golf courses, clubhouses, and accessory facilities such as parking areas. The intent of the OS zone is to protect lands used for active and passive recreation while accommodating accessory structures and amenities that support these uses.

The existing buildings and uses on the subject lands comply with the permitted uses and built form regulations of the applicable zones. The agricultural parcels are actively farmed consistent with the A zone permissions. The proposed severances do not introduce any new non-permitted uses or new buildings that would conflict with the zoning provisions.

However, due to the size and configuration of the proposed severed and retained agricultural parcels, three of the new parcels will not meet the minimum lot area requirement of 40 hectares under the Agricultural (A) Zone. In addition, two of these parcels currently permit a dwelling as-of-right. The proposed Zoning By-law Amendments will remove the dwelling permission on these parcels to ensure that no additional residential building opportunities are introduced beyond those already permitted. The parcel containing Part Lots 4, 5, and 6 will require an amendment for a minimum lot area deficiency. The parcel containing Parts 7, 8, and 9 will require an amendment to address the minimum lot area deficiency and remove a dwelling as a permitted use. The parcel containing Part Lot 11 will require an amendment for a minimum lot area deficiency.

The requested site-specific zoning amendments are technical in nature and are intended to bring the resulting parcels into conformity with the Zoning By-law while recognizing their ongoing agricultural or recreational function. The proposed lot configurations will continue to support viable agricultural operations and the long-term operation of the golf course.

5. CONCLUSION

It is my professional opinion that the severance applications and associated Zoning By-law Amendments to facilitate the severance of golf course and agricultural lands represents good planning and should be approved, as the planning justification has confirmed:

1. Consistency with the *Provincial Planning Statement*;
2. Conformity to the *Norfolk County Official Plan*; and
3. Conformity to the *Norfolk County Zoning By-law*.

We respectfully request the timely consideration of this application. Please do not hesitate to contact the undersigned should you have any questions related to this application.

Prepared and submitted by:

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