



Council Meeting – December 16, 2025

Subject: Development application ZNPL2025199 to amend the Zoning By-law for the lands described as MID CON 1 NTR PT LOT 161
Report Number: CDS-25-103
Division: Community and Development Services
Department: Planning and Realty Services
Ward: Ward 2
Purpose: For Decision

Recommendation(s):

That application ZNPL2025199, affecting part of the lands described as MID CON 1 NTR PT LOT 161, Norfolk County, to amend the Norfolk County Zoning By-Law 1-Z-2014 from Agricultural to Development and Hamlet Residential with a Holding Provision and a site specific Special Provision, **be approved**, as shown in Attachment D to Report CD-25-103; and

Further that no public input was received for this application and was therefore not considered as part of the decision, as outlined in staff report CD-25-103.

Executive Summary:

The applicant is proposing a Zoning By-law Amendment with a Special Provision to facilitate the future severance of the lands for residential development within the Urban Residential designation.

The recommended Zoning By-law Amendment is included in Attachment C.

Discussion -

See Public Hearing Committee report CD-25-015 for additional background information on the site, proposal and context.

Site Context:

The subject lands are located on the west side of Highway 59, north of its intersection with Talbot Street. The site spans approximately 34.37 hectares (84.93 acres), with frontage onto Highway 59. The property is located partially within the Hamlet of Courtland, with portions of it being designated Hamlet Residential, Agricultural, Hazard

Lands, and Protected Industrial under the Norfolk County Official Plan. The location of the subject property is shown below in Figure 1.

MAP A
CONTEXT MAP
 Geographic Township of MIDDLETON

ZNPL2025199

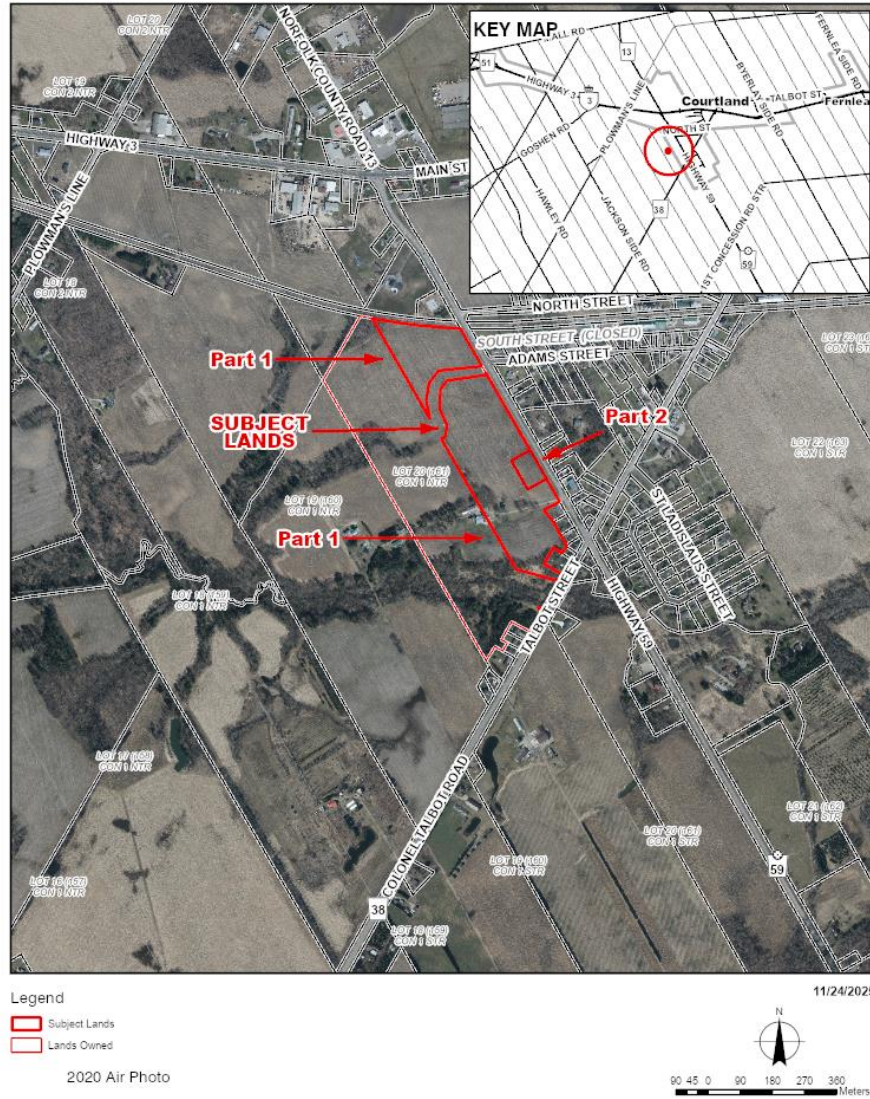


Figure 1. Subject lands and surrounding area.

Proposal Summary:

The applicant is proposing a Zoning By-law Amendment to rezone the subject lands from Agricultural (A) to Development and Hamlet Residential (Holding) (RH(H)) to facilitate Official Plan conformity, the future severance of residential lots, and further future residential development.

The only portion of the land proposed to be rezoned is the portion that is designated as Urban Residential in the Norfolk County Official Plan. The area of the three lots proposed to be severed are intended to be zoned as Hamlet Residential (Holding), with the remainder of the portion designated as Urban Residential to be zoned Development to facilitate future development.

The following proposed special provision to the Zoning By-law would facilitate the creation of the proposed lots to be severed:

14.1111 In lieu of the corresponding provision of Hamlet Residential (RH) Zone, the following shall be applied:

- a) Minimum lot area: 0.18 hectares

Consultation(s) -

Technical Comments / Analysis:

The application was circulated for comments amongst Norfolk County Departments and applicable agencies. The comments provided by Engineering have been discussed with the applicant and are the impetus for the Holding provision to be applied to the RH lands.

See Attachment B for the complete technical comments.

Regard for Public Input and Statutory Public Hearing Committee Meeting:

The Statutory Public Meeting for the development application(s) was held at the July 22, 2025 Public Hearings Committee. No public submissions were received.

Planning Considerations:

It is staff's opinion that the proposed application generally meets the intent of both the Planning Act and the Provincial Planning Statement, 2024 (PPS) because it would be bringing lands designated as Urban Residential into conformity for future development.

The Zoning By-law amendment conforms to the Official Plan, and the proposed special provision is appropriate for the lands as it is in keeping with lots already within the area. Additional planning commentary is contained within Attachment A to this report.

Finance Comments:

This application would have a minor positive impact on assessment growth and tax revenues as a result of the change in use from agriculture to residential and development. The amount of growth is dependent on the eventual assessment of the

properties by the Municipal Property Assessment Corporation (MPAC). Norfolk County would also receive Development Charges for any future development that occurs on the site as per the most recent Development Charges By-law. This would be offset by increased costs as a result of Norfolk County assuming the associated infrastructure, amenities and operating costs.

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: The proposed development will provide additional residential dwellings within the urban area of Courtland.

Conclusion:

In conclusion, the proposed Zoning By-law amendment will facilitate future development within an area designated as Urban Residential and will contribute to the County's growing housing market. Through policy analysis, it is identified that the Official Plan encourages residential growth within settlement areas that contribute to the County's 25% intensification policies.

It is staff's professional opinion that the proposed development generally meets the intent of the Official Plan and is consistent with the PPS. Therefore, staff recommend approval of this application as described in the report CD-25-103 and related attachments. Attachment C contains the recommended Zoning By-law Amendment.

Attachment(s):

- Attachment A Existing Planning Policy and Zoning
- Attachment B Technical Comments
- Attachment C Proposed Zoning By-Law Amendment

Approval:

Approved By:
Bill Cridland, General Manager, Community and Development Services

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

Prepared By:
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