



Working together with our community

Council Meeting – December 16, 2025

Subject: ZNPL2025308 and ZNPL2025309 Springview Farm
Recommendation Report
Report Number: CDS-25-106
Division: Community Development
Department: Planning and Realty Services
Ward: Ward 7
Purpose: For Decision

Recommendations:

That application ZNPL2025308, affecting the lands described as Townsend Concession 11, Part Lot 6, Norfolk County, known as 657 Culver Road, to amend the Norfolk County Zoning By-law 1-Z-2014 from Agricultural to Agricultural with special provisions, **be approved**, as shown in Attachment D to Report CDS-25-106; and

That application ZNPL2025309, affecting the lands described as Townsend Concession 11, Part Lot 5, Norfolk County, known as 657 Culver Road, to amend the Norfolk County Zoning By-Law 1-Z-2014 from Agricultural to Agricultural with a special provision, **be approved**, as shown in Attachment E to Report CDS-25-106; and

Further that all public input received for this application was considered as part of the decision, as outlined in staff report CDS-25-106.

Executive Summary:

The subject applications recognize lot area deficiencies on three parcels as a result of two related consent applications. A single detached dwelling is proposed to be removed as a permitted use on one of the parcels. The subject applications are consistent with the Provincial Planning Statement, 2024, and conform to the intent of the Official Plan. Staff recommend that these applications be approved.

Discussion -

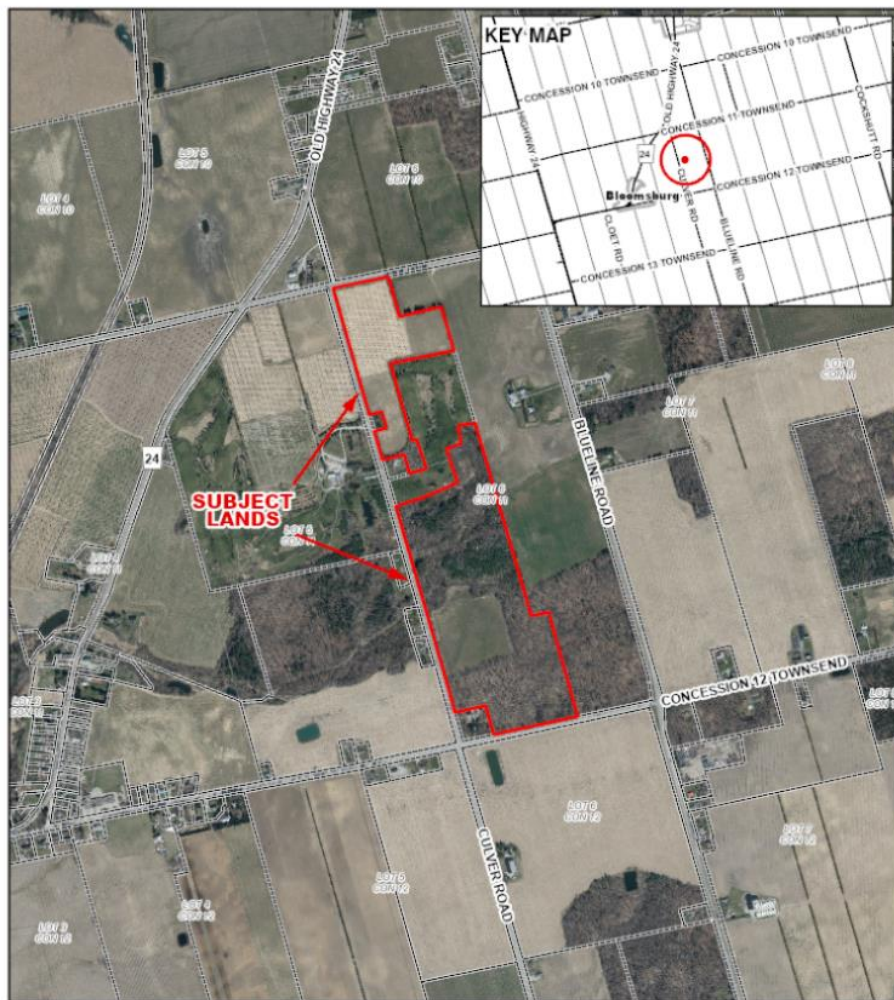
See Public Hearing Committee report CDS-25-101 [here](#) for additional background information on the site, proposal and context.

Site Context:

The subject lands consist of two parcels. ZNPL2025308 encompasses lands bound by the west side of Culver Road, the south side of Concession 11 Townsend, and the east side of Old Highway 24. ZNPL2025309 encompasses lands bound by the east side of Culver Road, the south side of Concession 11 Townsend, and the north side of Concession 12 Townsend. Both parcels share the civic address of 657 Culver Road and are located in the geographic township of Townsend, northeast of the hamlet of Bloomsburg. The lands contain Springview Farm Golf Course as well as active agricultural lands. The lands subject to the Zoning By-law amendments are comprised of farmlands, with the zoning of the golf course to remain the same. The maps below provide further context.

MAP A
CONTEXT MAP
Geographic Township of TOWNSEND

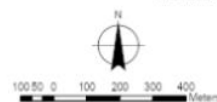
ZNPL2025308

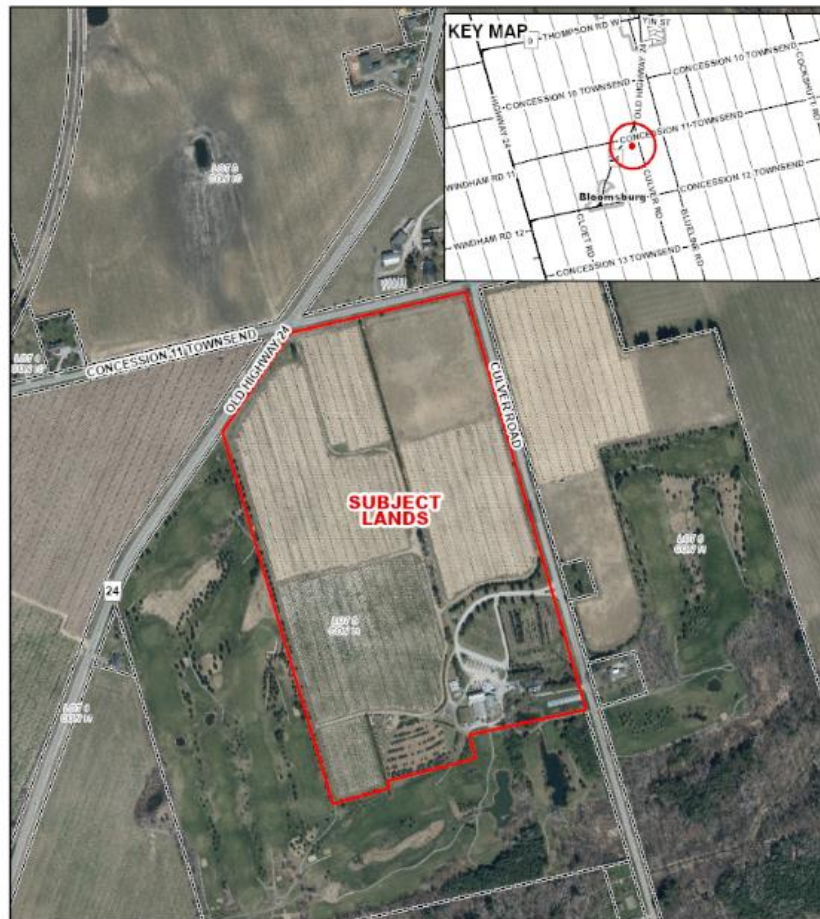


Legend

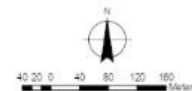
 Subject Lands

2020 Air Photo





Legend
[Red outline] Subject Lands
2020 Air Photo



Proposal Summary:

The subject applications propose to recognize three undersized agricultural parcels, and remove a single detached dwelling as a permitted use on one parcel as follows:

ZNPL2025308 – Part 1

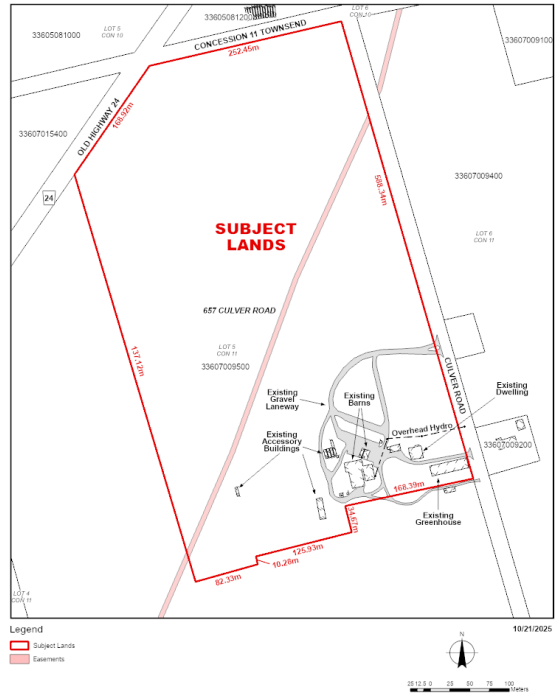
- Lot area of 9.24 hectares where 40 hectares is required
- Removal of a single detached dwelling as a permitted use

ZNPL2025308 – Part 2

- Lot area of 25.57 hectares where 40 hectares is required

LOCATION OF LANDS AFFECTED
CONCEPTUAL PLAN
 Geographic Township of TOWNSEND

ZNPL2025309

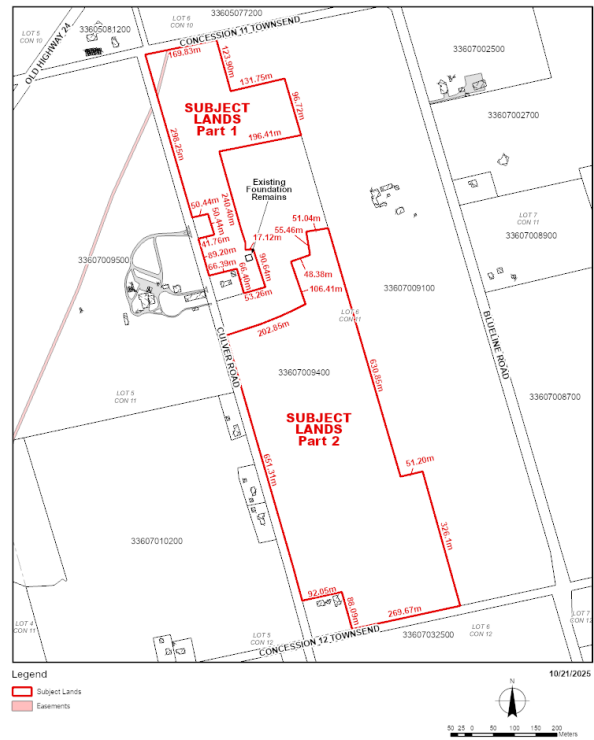


ZNPL2025309

- 23.13 hectares where 40 hectares is required

LOCATION OF LANDS AFFECTED
CONCEPTUAL PLAN
 Geographic Township of TOWNSEND

ZNPL2025308



The applications are conditions of consent applications BNPL2025303 and BNPL2025304, which were conditionally approved by the Committee of Adjustment on November 19, 2025. The applications were supported by a planning justification report prepared by Kayla DeLeye Development Planning.

Consultation(s) -

Technical Comments / Analysis:

No concerns were raised through the technical circulation. See Attachment A for the complete technical comments.

Regard for Public Input and Statutory Public Hearing Committee Meeting:

The Statutory Public Meeting for the development applications was held at the December 2, 2025 Public Hearings Committee (of Council). No public submissions were received.

Planning Considerations:

The intent of the subject applications is to recognize the deficient lot area of the retained parcels after the golf course lands are severed from the lot. Further, a single detached dwelling is proposed to be removed from one of the parcels. Agricultural land is not being removed from production through the severance of the golf course and will remain unchanged. The subject applications are consistent with the PPS and conform to the intent of the Official Plan.

See Attachment C for a detailed review of the policy and zoning considerations and planning comments.

Finance Comments:

There are no direct financial impacts of re-zoning the subject lands.

If the applicant subsequently submits a future application where development would occur on the re-zoned subject lands, it may result in increased property assessment and tax revenue for the County. Any future development to occur on the re-zoned area may also be subject to development charges, payable at the rate included in the Development Charges by-law in effect at that time.

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:

The recommended Zoning By-law amendments would place a special provision on each of the newly created agricultural parcels. All three of the special provisions would permit a reduced lot area, and one of them would also remove a single detached dwelling as a permitted use. The amendments would ensure that the conditionally approved severances maintain the intent of the Official Plan.

Attachments D and E contain the recommended Zoning By-law Amendments.

Planning staff support these applications and recommend that they be approved.

Attachment(s):

Attachment A – Technical Comments
Attachment B – Planning Consideration Review
Attachment C – ZNPL2025308 Recommended Zoning By-law Amendment
Attachment D – ZNPL2025309 Recommended Zoning By-law Amendment
Attachment E – 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