



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.

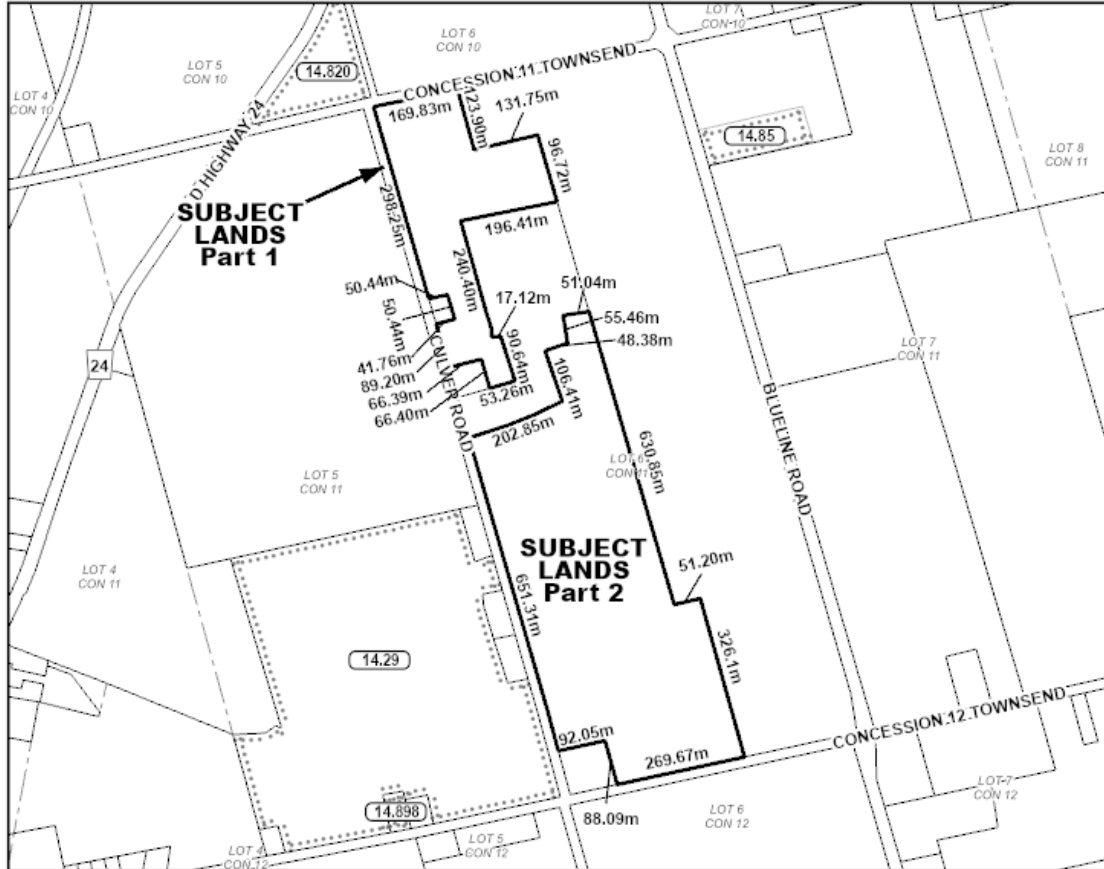
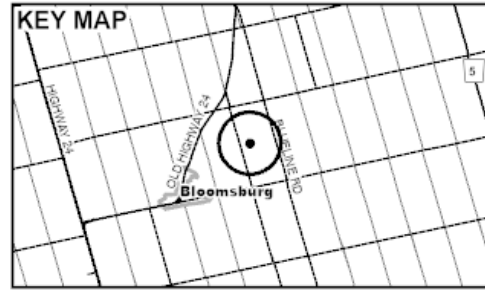
Enacted and passed this 16th day of December, 2025.

Mayor: A. Martin

County Clerk: W. Tigert

DRAFT

MAP A
ZONING BY-LAW AMENDMENT
NORFOLK COUNTY
 In the Geographic Township of
TOWNSEND



LEGEND	ZONING BY-LAW 1-Z-2014		 1:11,524 	
	Subject Lands	(H) - Holding		RH - Hamlet Residential Zone
		A - Agricultural Zone		HL - Hazard Land Zone
		MD - Disposal Industrial Zone		OS - Open Space Zone
		IR - Rural Institutional Zone		

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 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.

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