

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

Check the type of planning application(s) you are submitting.

- ☒ Consent/Severance/Boundary Adjustment
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☐ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 3310-541-020-42700**A. Applicant Information****Name of Owner** Jeff Purdy

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 56 Adams Street**Town and Postal Code** Courtland, ON N0J 1E0**Phone Number** _____**Cell Number** 519-688-8618**Email** purd@sympatico.ca**Name of Applicant** Agent**Address** _____**Town and Postal Code** _____**Phone Number** _____**Cell Number** _____**Email** _____

Name of Agent David McPherson
Address 8 Culver Lane
Town and Postal Code Simcoe, ON N3Y 5C8
Phone Number _____
Cell Number 519-427-6483
Email david-a-mcpherson@hotmail.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and agent noted above.

☐ Owner ☒ Agent ☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

n/a

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Lot 161 Concession 1 NTR Middleton

Municipal Civic Address: 4929 Highway 59

Present Official Plan Designation(s): Urban Residential

Present Zoning: Agricultural

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Residential and Agricultural

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Existing is a single storey house converted to a bunkhouse and a new dwelling under construction.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

n/a

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

n/a

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

75 years

9. Existing use of abutting properties:

agricultural and residential

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	565m			30.48m	
Lot depth	405m			60.96m	
Lot width					
Lot area	91.45 acres			1858.1sqm	
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

2. Please explain why it is not possible to comply with the provision(s) of the Zoning

By-law:

n/a

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: 30.48m

Depth: 60.96m

Width: 30.48m

Lot Area: 1858.1 sqm

Present Use: agricultural

Proposed Use: residential

Proposed final lot size (if boundary adjustment):

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added:

Description of land intended to be retained in metric units:

Frontage: 565m

Depth: 405m

Width: 565m

Lot Area: 91.45 acres

Present Use: agricultural

Proposed Use:

Buildings on retained land: Dwelling and farm buildings

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: n/a

Depth:

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: n/a
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:
Information provided by owner.

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. All Applications: Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

Property is not within a WHPA

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☒ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☒ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☒ Municipal piped water
☐ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

- ☐ Municipal sewers
☐ Septic tank and tile bed in good working order
- ☐ Communal system
☐ Other (describe below)

new septic system proposed

Storm Drainage

- ☐ Storm sewers
☐ Other (describe below)

- ☒ Open ditches

2. Existing or proposed access to subject lands:

- ☒ Municipal road
☐ Unopened road

- ☐ Provincial highway
☐ Other (describe below)

Name of road/street:

Highway 59

G. All Applications: Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

Premise and Justification report is attached

I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

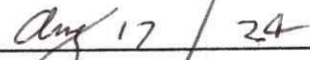
Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.



~~Owner/Applicant/Agent~~ Signature

 Aug 17 24

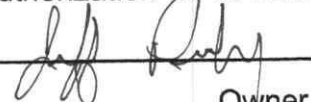
Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Jeff Hardy am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David McPherson to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



Owner

 August 17 24

Date

Owner

Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

K. Declaration

I, David McPherson of Simcoe

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

SIMCOE, ONT




~~Owner/Applicant/Agent Signature~~

In NORFOLK COUNTY

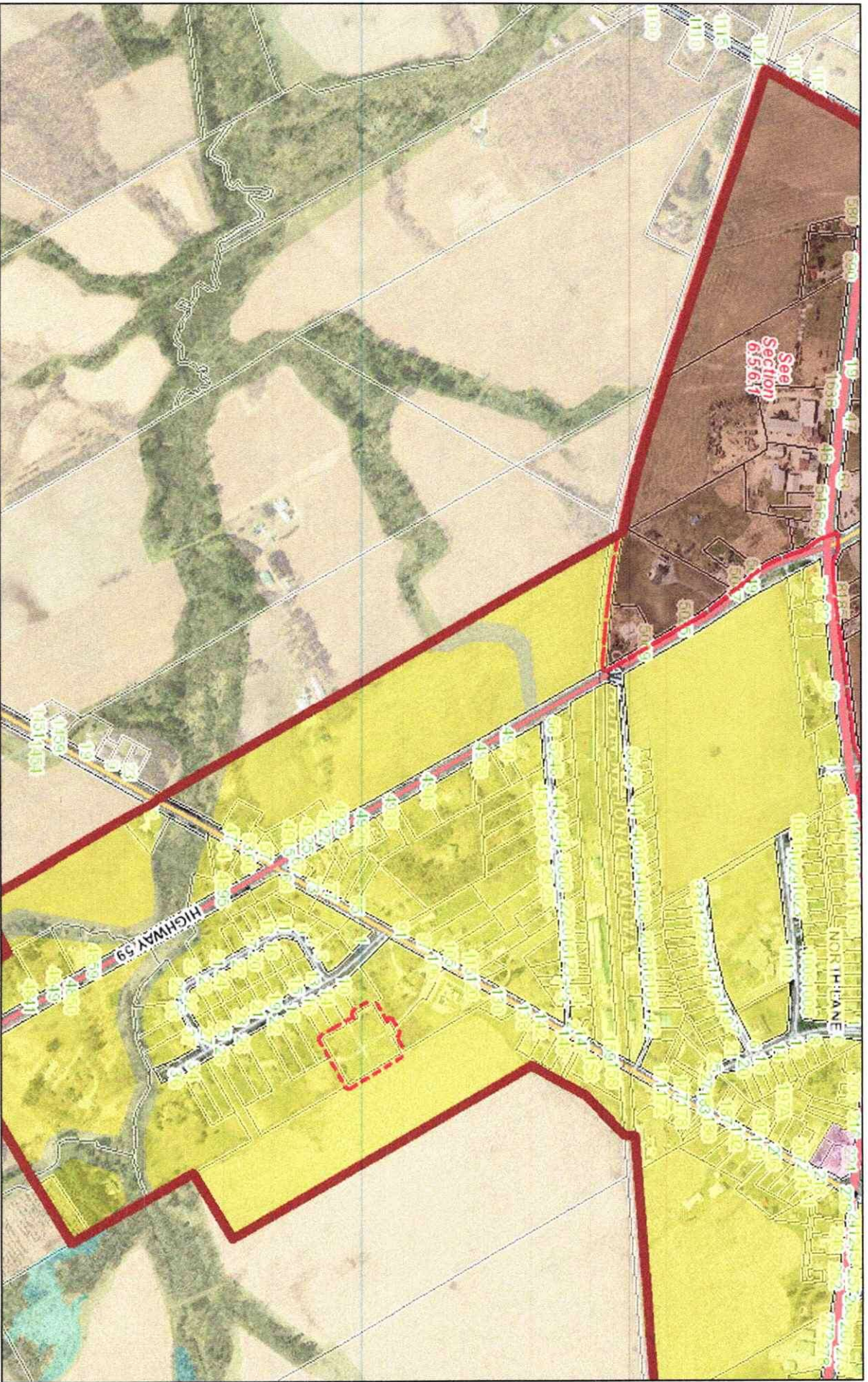
This 12th day of March 2025

A.D., 20


A Commissioner, etc.

Sherry Ann Mott, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires March 16, 2026.

MAP NORFOLK - Community Web Map



1/28/2025, 10:02:52 AM

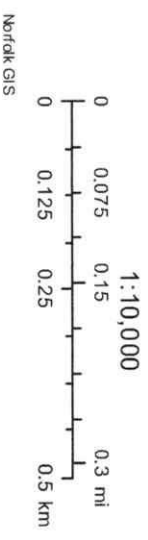
Community Boundaries

- Urban Area Boundary
- Hamlet Area Boundary

- Resort Area Boundary
- Site Specific Policy Area
- Special Policy Areas



Industrial Influence Area



Intent & Justification of Severance Application for 4929 Highway 59, Courtland

This application is to sever a lot for Residential purposes within the urban boundary of Courtland. The entire frontage of the Purdy farm on Highway 59 is designated as Urban Residential. Residential properties exist on the east side of Highway 59, both north and south of this proposed lot. Municipal water is available on the east side of Highway 59, as is natural gas. Soil analysis reveals a very desirable “T” time of 10 for the design of in situ septic systems without the need of a hydrogeological report.

In total, we are making applications for three severances from this property, all for Residential building lots. Please see attached sketch of proposed lots prepared by Kim Husted Surveying, Service Ontario plan of parent property, Norfolk County GIS map of Urban Residential Designation, and a report from Norfolk Soils Analysis on “T” time.

All three lots are proposed with a frontage of 30.48 m, a depth of 60.96 m, and a lot area of 1,858.1 sq.m.

Planning Act Considerations

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 the protection of ecological systems, including natural areas, features and functions, the orderly development of safe and healthy communities, the promotion of built form that is well-designed and encourages a sense of place.

Provincial Policy Statement, 2024 Considerations

Section 1: Building Healthy Communities of the PPS promotes the building of strong, healthy communities and includes policies about avoiding development and land use patterns which may cause environmental or public health and safety concerns. Section 1.1.3.1 indicates that settlement areas shall be the focus of growth and development.

Further, Section 1.1.3.2 states that “land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in

accordance with the criteria in policy 1.1.3.3". Further, section 1.1.3.4 highlights that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Section 2.2 states:

- 1) Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:
 - a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
 - b) permitting and facilitating:
 - i) all housing options required to meet the social, health, economic and well-being requirements of current and future residents including additional needs housing and needs arising from demographic changes and employment opportunities; and
 - ii) all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (eg. shopping malls and plazas) for residential use, development, and introduction of new housing options within previously developed areas, and redevelopment which results in a net increase in residential units in accordance with policy 2.3.1.3;
 - c) promoting densities for new housing which efficiently use land, resources, and infrastructure

Section 2.3.1 states:

- 1) Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.
- 2) Land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) optimize existing and planned infrastructure and public service facilities;
 - c) support active transportation;
 - d) are transit-supportive, as appropriate; and
 - e) are freight-supportive
- 3) Planning authorities shall support general intensification and re-development to support the achievement of complete communities, including by planning for a range

and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

- 4) Planning authorities shall establish and implement minimum targets for intensification and re-development within built-up areas, based on local conditions.

The proposed severance application enables the creation of an additional lot within the Urban Area of Courtland.

Official Plan Considerations

Land Use Designation: “Urban Residential Designation”

Section 5.3.1 support residential intensification in Urban areas such as Courtland.

Section 7.7.2 supports the development of single detached dwellings in the Urban Residential areas.

Section 9.6.3.2c) outlines criteria which should be regarded when considering consents to sever:

- i) consents shall only be granted when the land fronts onto an existing, assumed public road that is maintained on a year-round basis;
- ii) consents shall have the effect of infilling in existing areas and not extending existing development;
- iii) creation of the lot does not compromise the long-term use of the remaining land or retained parcel.

The subject severance does not have the effect of proposing a new use which is incompatible within the Urban Residential designation, but does allow the creation of a new residential lot within the Urban boundary.

Zoning By-law Considerations

Existing zoning permits single detached dwellings.

The proposed lots will be serviced by municipal water and private septic systems.

The proposed lot size is similar to the two lots recently approved in Courtland on Talbot Street, the three lots approved on St. Ladislaus Street, and the 24 lots created in February of this year on North Street.

Conclusion

This severance application is consistent with the Provincial Policy Statement, complies with the policies of the Norfolk County Official Plan regarding consent to sever policies in the Urban Residential designation, and meets the intent and zone provision requirements of the Norfolk County Zoning By-law.

The proposed lots has frontage on a publicly maintained road, Highway 59.

The proposed severance complies with the Planning Act, the Provincial Policy Statement, the Norfolk County Official Plan, and the Norfolk County Zoning By-law.

There are no constraints to these severances.

David McPherson

SKETCH

PREPARED ILLUSTRATING PROPOSED SEVERANCE
FOR: PURDY PARK FARMS LIMITED

PROPERTY DESCRIPTION:

PART OF LOT 161
CONCESSION NORTH OF TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF MIDDLETON
NORFOLK COUNTY

ROAD ALLOWANCE BETWEEN LOTS 161 AND 162
THE KING'S HIGHWAY No. 59
(30.480 WIDE AS WIDENED)

REGISTERED

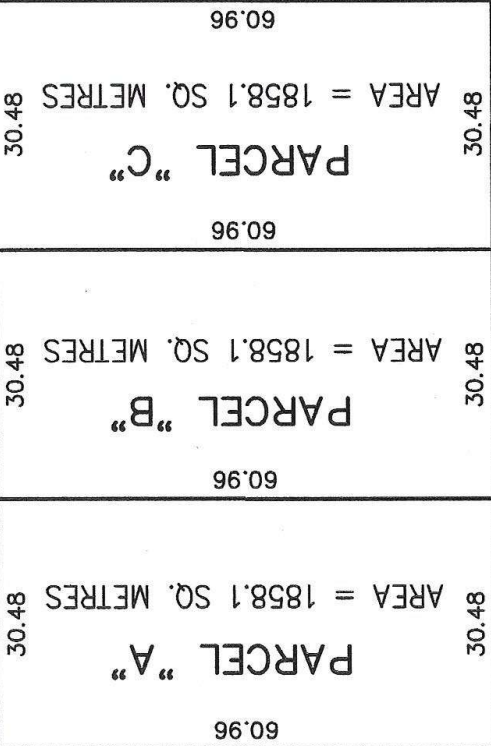
PLAN

572

(MTO PLAN P-2688-6)

PART 1
37R-3631

LOT



60.960

161

DRIVE

GRAVEL

PART 1

PART 4

GEOGRAPHIC

TOWNSHIP OF

MIDDLETON

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CONCESSION NORTH OF TALBOT ROAD

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK



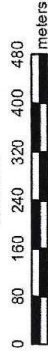
KIM HUSTED
SURVEYING
MAPPING
S U R V E Y I N G L T D . O I S

A wholly owned subsidiary of J.D. Barnes Limited

30 Harvey St., Tillsonburg, ON N4G 3J8
T: (519) 842-3638 F: (519) 842-3639 www.jdbarnes.com

WLP	DRAWN
KSH	CHECKED
12/13/24	DATED:
24-53-420-00	Ref. No.

SCALE



PROPERTY INDEX MAP
NORFOLK(No. 37)

LEGEND

	FREEHOLD PROPERTY
	LEASEHOLD PROPERTY
	LIMITED INTEREST PROPERTY
	CONDOMINIUM PROPERTY
	RETIRED PIN (MAP UPDATE PENDING)
	PROPERTY NUMBER
	BLOCK NUMBER
	GEOGRAPHIC FABRIC
	EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE
PROPERTY INFORMATION AS THIS MAP MAY
NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND
DOCUMENTS RECORDED IN THE LAND
REGISTRATION SYSTEM AND HAS BEEN PREPARED
FOR PROPERTY INDEXING PURPOSES ONLY

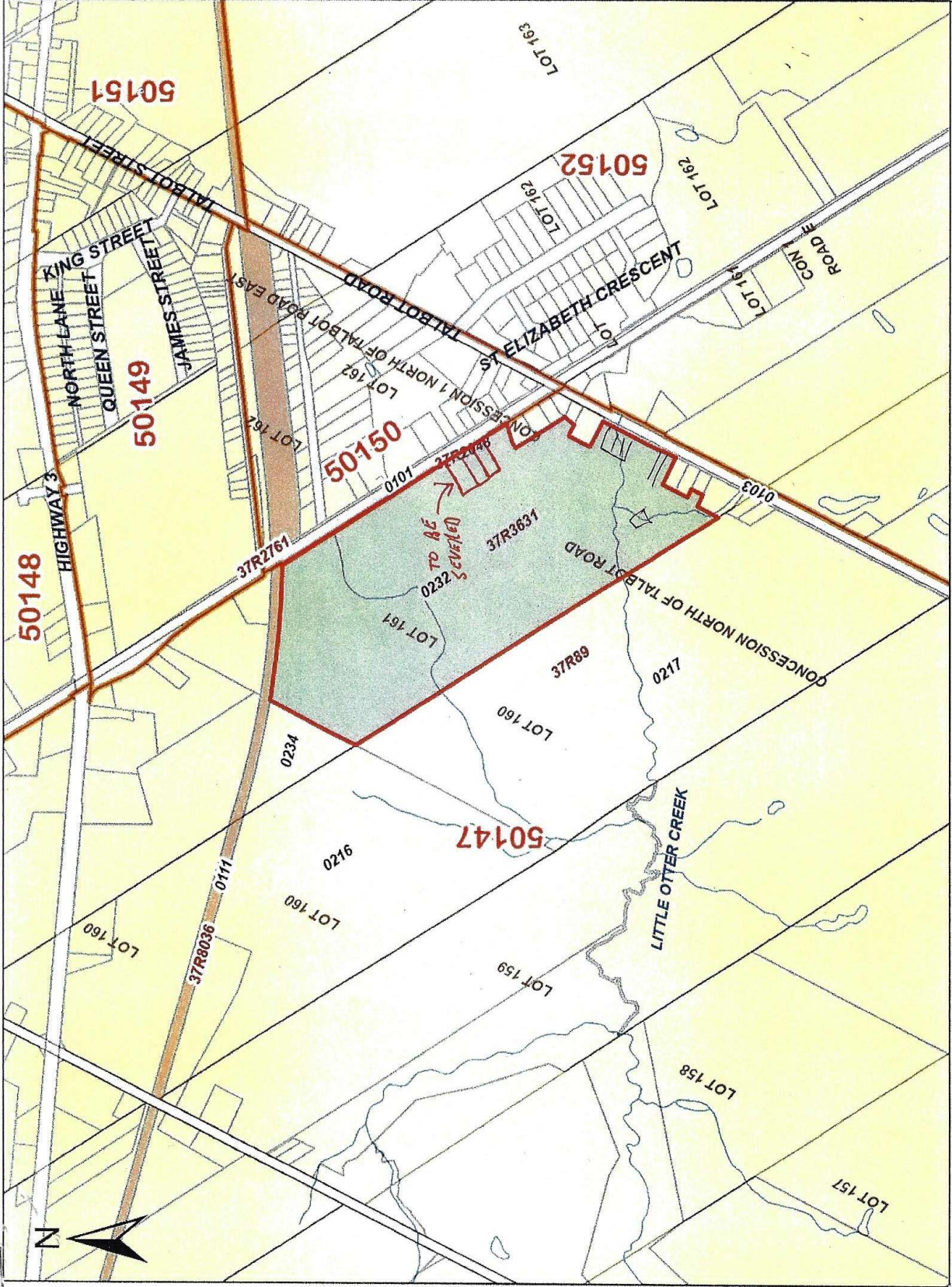
FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT
REFERENCE PLANS ARE NOT ILLUSTRATED



Ontario



NORFOLK SOILS ANALYSIS

(a division of 002068251 Ontario Inc.)

55 Gibson Drive, Simcoe, ON, N3Y 3L1, 519-410-6222, email: norfolksoils@gmail.com

Date: November 20, 2024

Invoice: SA2024216

TO: David McPherson
8 Culver Lane
Simcoe ON N3Y 5C8

Soils analysis: Property Owner: Jeff Purdy, 4929 Hwy. 59 Courtland, ON (Norfolk County)

Soils analysis in accordance with Section 8.2.1.2 of the Ontario Building Code, The Unified Soil Classification System, and ASTM D6913 of which the soils gradation distribution graph representing the sample provided is attached.

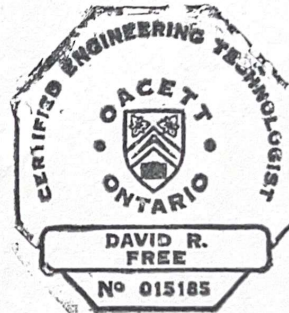
Soil Composition = SP

T time = 10 min/cm

Moisture content = 6%

DM = 7

DT = 12



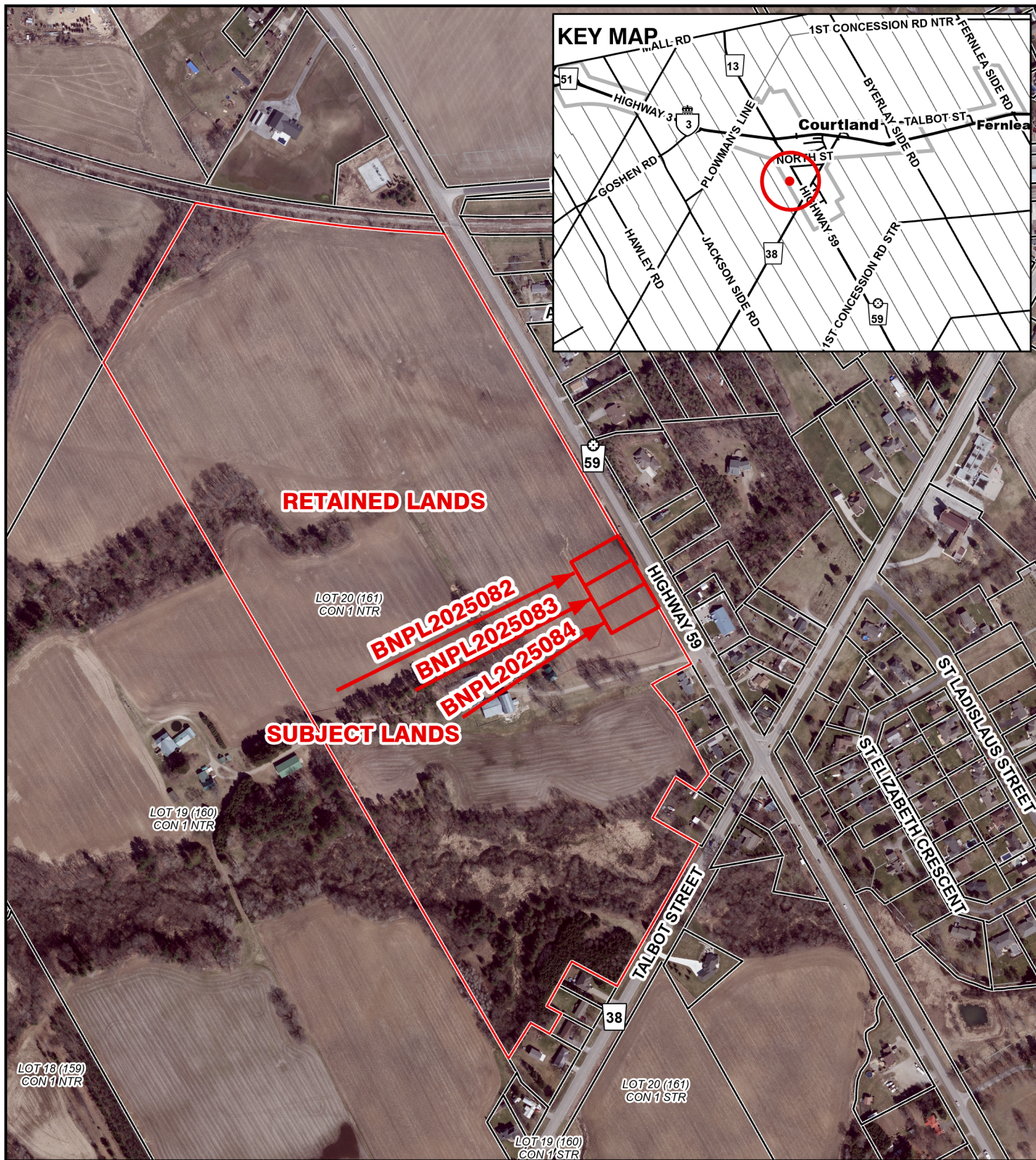
Our Fee in Total: \$370.00

HST \$ 48.10
894069806

TOTAL: \$418.10

e-transfer payment send to joanfree55@icloud.com

Payment Due on Receipt of Invoice

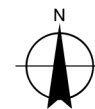


Legend

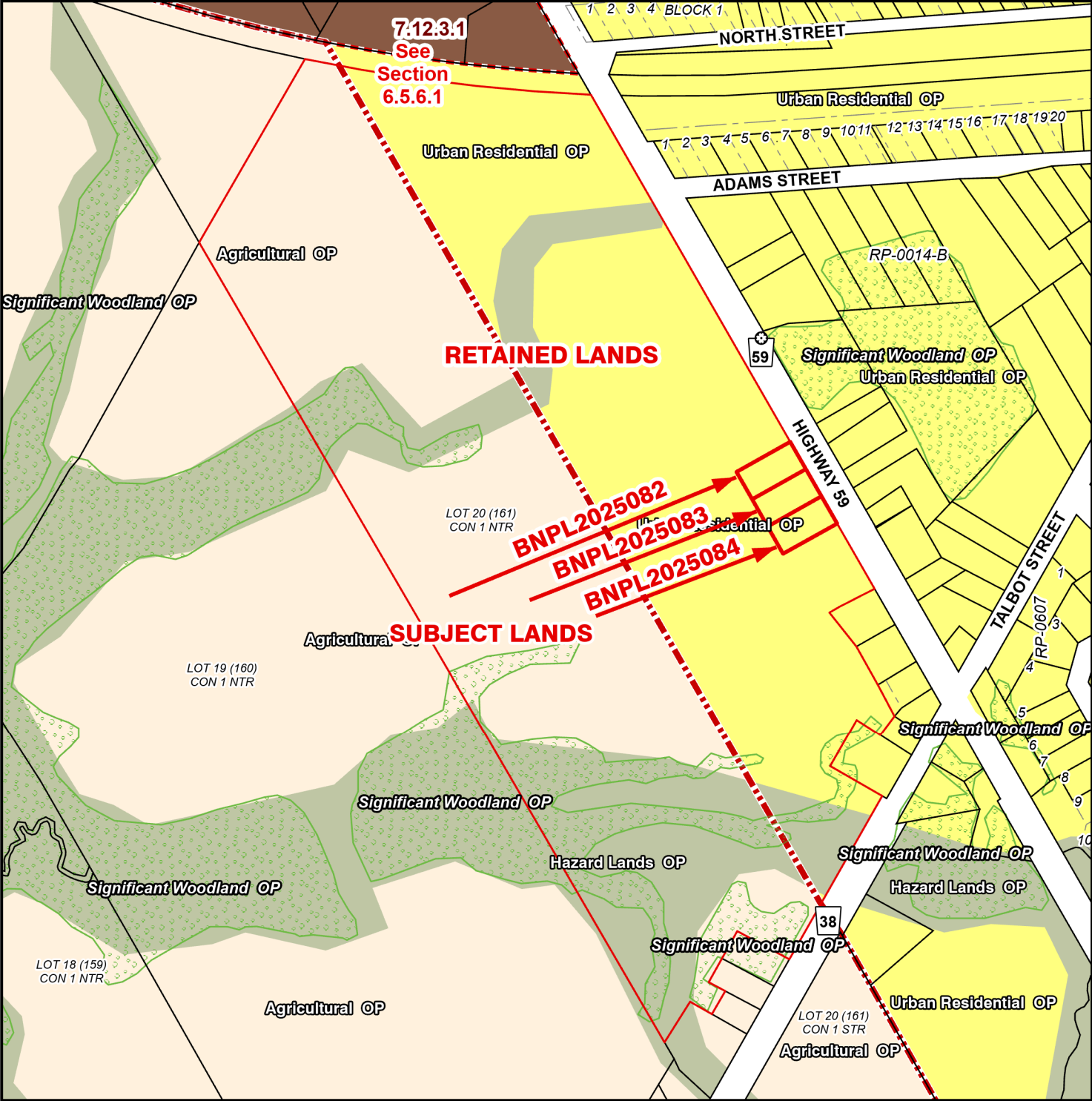
- Subject Lands
- Lands Owned

2020 Air Photo

7/15/2025



40 20 0 40 80 120 160
 Meters



Legend

- Subject Lands
- Lands Owned

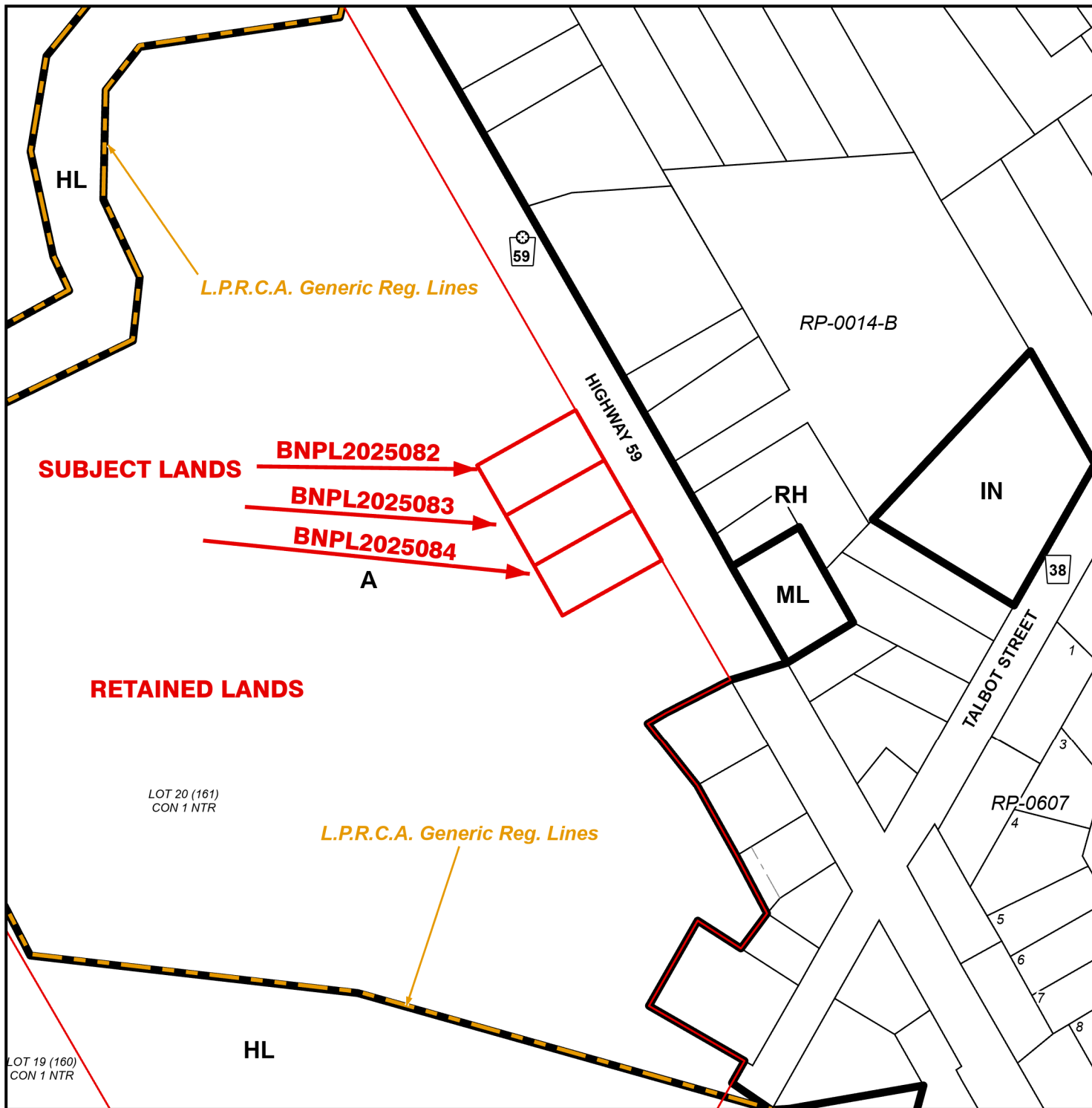
Official Plan Designations

- Agricultural
- Hazard Lands
- Urban Residential
- Protected Industrial
- Special Policy Area
- Urban Area Boundary
- Significant Woodland

7/15/2025



40 20 0 40 80 120 160 Meters



LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

- | | |
|--|---|
| (H) - Holding | ML - Light Industrial Zone |
| A - Agricultural Zone | MM - Marine Industrial Zone |
| CBD - Central Business District Zone | IN - Neighbourhood Institutional Zone |
| CHA - Hamlet Commercial Zone | OST - Open Space Tent & Trailer Zone |
| CS - Service Commercial Zone | OS - Open Space Zone |
| CSC - Shopping Centre Commercial Zone | PSW - Provincially Significant Wetland Zone |
| CM - Marine Commercial Zone | R1-A - Residential R1-A Zone |
| CN - Neighbourhood Commercial Zone | R1-B - Residential R1-B Zone |
| CR - Rural Commercial Zone | R2 - Residential R2 Zone |
| CRA - Resort Area Commercial Zone | R3 - Residential R3 Zone |
| CRB - Residential Commercial Business Zone | R4 - Residential R4 Zone |
| IC - Community Institutional Zone | R5 - Residential R5 Zone |
| D - Development Zone | R6 - Residential R6 Zone |
| MD - Disposal Industrial Zone | RR - Resort Residential Zone |
| MX - Extractive Industrial Zone | MR - Rural Industrial Zone |
| MG - General Industrial Zone | IR - Rural Institutional Zone |
| RH - Hamlet Residential Zone | MS - Special Industrial Zone |
| HL - Hazard Land Zone | |

7/15/2025



20 10 0 20 40 60 80
 Meters

MAP D

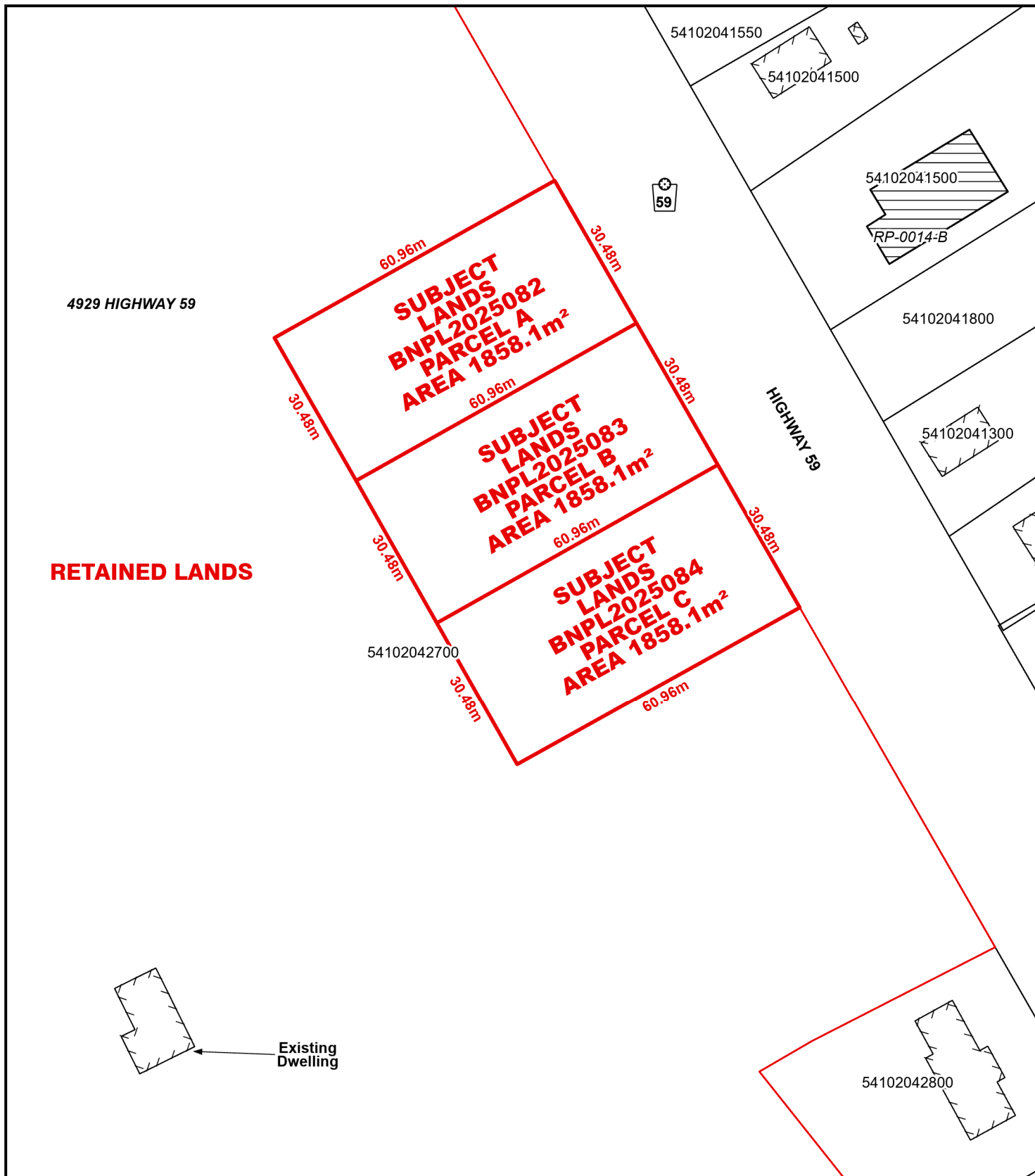
CONCEPTUAL PLAN

Geographic Township of MIDDLETON

BNPL2025082

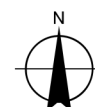
BNPL2025083

BNPL2025084



Legend

-  Subject Lands
-  Lands Owned



7/15/2025

8 4 0 8 16 24 32 Meters

LOCATION OF LANDS AFFECTED

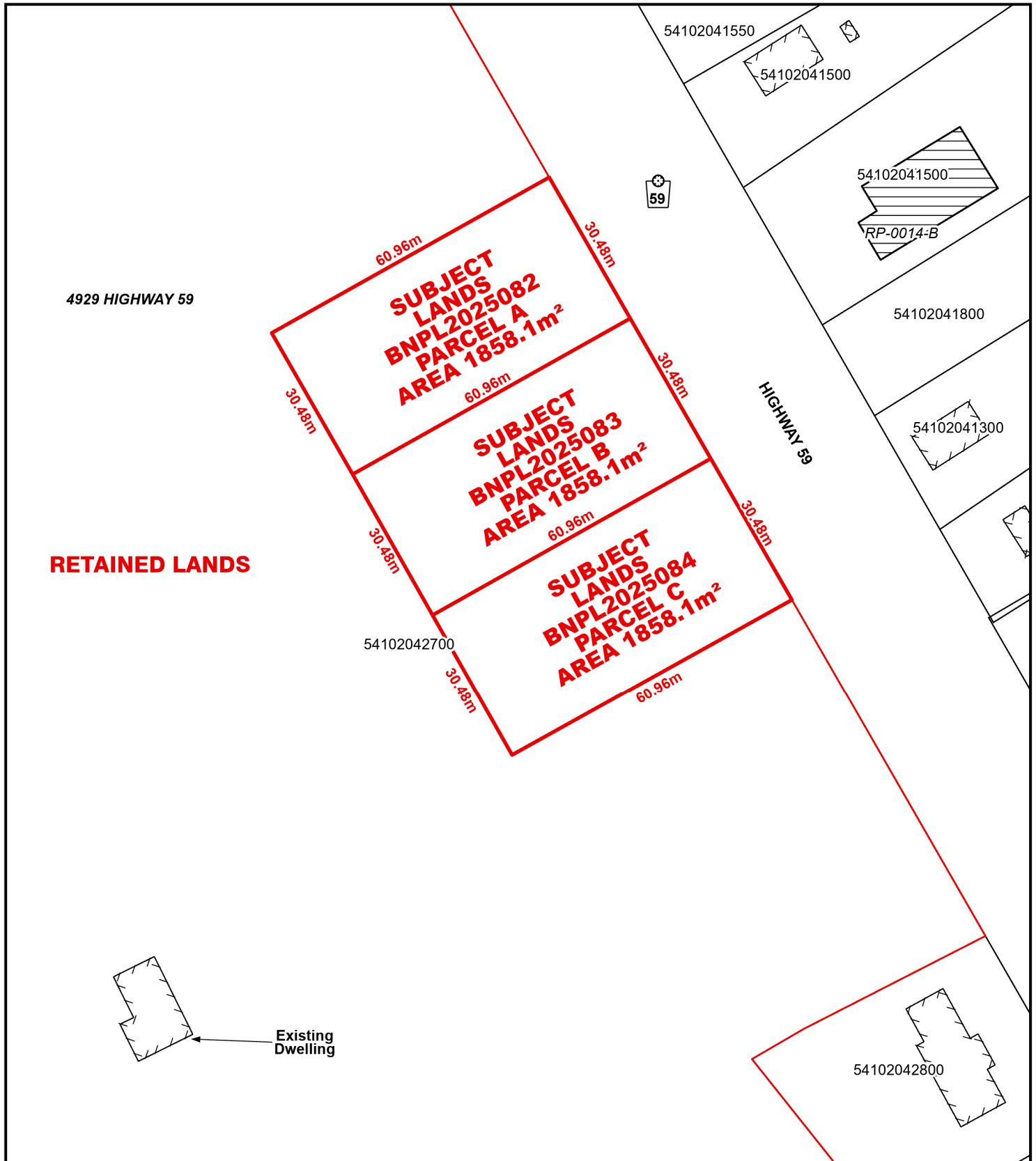
CONCEPTUAL PLAN

Geographic Township of MIDDLETON

BNPL2025082

BNPL2025083

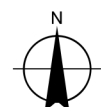
BNPL2025084



Legend

- Subject Lands
- Lands Owned

7/15/2025



8 4 0 8 16 24 32 Meters