



Development Application for Official Plan Amendment

Complete Application

The application must be completed by the owner or authorized agent. If the application is being submitted by an agent, the owner's written authorization is required. If the lands subject to this application are owned by more than one owner, the authorization of all owners is required. Submission of this application constitutes consent for authorized municipal staff to inspect the subject lands.

It is the responsibility of the applicant to research and evaluate the site and the proposal to ensure that the development will conform to the interests of the health, safety and welfare of future residents. Sufficient studies for the completion of the application should be carried out prior to submission and should be reflected in the application form.

Online Application Process

All applications must be submitted online via the County's CityView Portal. The portal can be accessed here: [Welcome - CityView Portal](#). The applicant will submit the materials required as part of a complete application. Once the County confirms receipt of a complete submission, the applicant will be contacted and provided further directions for payment options.

Pre-Consultation Meeting:

Pre-Consultation is highly recommended for Official Plan Amendment applications. The purpose of a Pre-Consultation meeting is to provide the applicant with an opportunity to present the proposed development, discuss potential issues, and for the Norfolk County and external agencies to identify the application requirements. The requirements, as detailed in the Pre-Consultation meeting comments, are valid for one year after the meeting date.

User Fees:

The planning application fee will be determined when the application can be deemed complete according to Norfolk County Community Planning user fees: [User Fees | Norfolk County](#)

Additional agency plan review fees may apply. Please see below for more information and forward fees directly to the applicable agency, as required:

Grand River Conservation Authority

[Plan Review fees | Grand River Conservation Authority](#)

Long Point Region Conservation Authority

[Planning Fees - Long Point Region Conservation Authority](#)



Cash, debit, credit or cheque payable to Norfolk County in the amount set out in the User Fees By-Law that will be accepted and deposited once the application has been deemed complete.

Development Application Process

Norfolk County staff will circulate the complete application to adjacent landowners, public agencies, and internal departments for comment. Planning Act decision timeframes will apply in accordance with the provisions of Section 17 of the Act.

Norfolk County collects personal information submitted through this form under the authority of the Municipal Freedom of Information and Protection Act. Norfolk County will use this information for the purposes indicated by this form.

Additional studies required for a complete application and any required peer reviews that may be necessary shall be provided at the applicant's sole expense. In these cases, Norfolk County staff will select the company to complete the peer review.

Norfolk County will refund the original fee if applicants withdraw their applications before circulation. If Norfolk County must recirculate your drawings, there will be an additional fee. If Norfolk County must do more than three reviews of engineering drawings due to revisions by the owner or failure to revise engineering drawings as requested, Norfolk County will charge an additional fee.

Contact Us

For additional information or assistance completing this application, please contact a Planner at 519-426-5870 or planning@norfolkcounty.ca.

Notification Sign Requirements

For public notification, Norfolk County will provide you with a sign to indicate the intent and purpose of the development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands.
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level and not on a tree.
3. Notify the Planner when the sign is in place.
4. Maintain the sign until the development application is finalized and, after that, remove it.



For Office Use Only:

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

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

- ☐ Official Plan Amendment - Regular
- ☒ Official Plan Amendment - Major

Property Assessment Roll Number: 54102 056000

A. Applicant Information

Note: It is the responsibility of the owner to notify the Planner of any changes in ownership or authorized applicant within 30 days of such a change

Name of Owner Mike and Sandy Kloefer

Address 89 Charlotteville Road 12

Town and Postal Code Delhi, Ontario N4B 2W4

Phone Number 519-550-1626

Cell Number 519-550-0457

Email mikek@aionfencing.com or sandyk@aionfencing.com

Name of Authorized Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Authorized Agent Stewart Findlater



Address 30 Village Gate Cr.
Town and Postal Code Dorchester, ON N0L 1G3
Phone Number _____
Cell Number 519-318-0128
Email sfindlater@rogers.com

Unless otherwise directed, Norfolk County will forward all correspondence and notices regarding this application to both 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):

Mid Con SRT Pt Lots 164-165

Plan 14B BLK 9 Lots 27-31

Municipal Civic Address: 256 Main Street Courtland

Land acquisition date (if known): June 2012

Present Official Plan Designation(s): Agricultural

Present Zoning: _____

2. Is there a site-specific provision on the subject lands?

☐ Yes ☒ No

If yes, please specify the corresponding number:

3. Present use of the subject lands:

Agricultural cash crops



4. Please describe **all existing** buildings or structures on the subject lands and whether they will be retained, demolished or removed.

Vacant

5. If an addition to an existing building is being proposed, please explain the proposed use.

N/A

6. Please describe **all proposed** buildings or structures/additions on the subject lands.

Residential Subdivision

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being of cultural heritage value or interest?

☐ Yes ☒ No

If yes, identify and provide details:

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

100 plus years

9. Existing use of abutting properties:

Agricultural to the north, south and east, residential to the west

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.

1. Please describe the proposed development on the subject lands:

See attached documents



2. Please explain why it is not possible to conform to the policies of the Official Plan:

Please see attached Planning Justification Report

3. What land uses would the requested official plan amendment authorize?

Residential

4. Are any Official Plan schedules or maps proposed to be changed or replaced

☒ Yes ☐ No

If yes, please provide a proposed key land use schedule map.

5. Have the subject land or lands within 120 metres ever been and/or currently are the subject of a Planning Act application:

- Plan of Subdivision ☐ Yes ☒ No
- Official Plan Amendment ☒ Yes ☐ No
- Zoning Bylaw, or Zoning Order Amendment ☒ Yes ☐ No
- Site Plan ☐ Yes ☒ No
- Consent/Minor Variance ☐ Yes ☒ No

If yes, indicate the application file number and the status of the application Not yet assigned

6. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or establish a new area of settlement in the municipality?

☒ Yes ☐ No

If yes, describe its effect:

See attached Planning Justification Report

7. Does the requested amendment remove the subject land from an area of employment?

☐ Yes ☒ No

If yes, describe its effect:



8. Does the requested amendment alter, replace, or delete a policy of the Official Plan?

☐ Yes ☒ No

If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

D. 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:

4. If you answered yes to any of the above questions in Section D, a previous land use inventory showing all known former uses of the subject lands, and/or when applicable, the adjacent lands, is required.

Is the land use inventory of former land uses attached? ☐ Yes ☐ No

E. Provincial Planning Statement

1. Is the requested amendment consistent with the Provincial Planning Statement 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 the 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 Planning Statement?

☐ 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:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C, Intake Protection Zone (IP-Z), Issue Contributing Area (ICA), please attach relevant information and approved mitigation measures from the Risk Management Official.

4. 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

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

Significant Woodland

☐ 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 or other environmental feature

☐ On the subject lands or ☒ within 500 meters – distance 100 m

Floodplain

☐ On the subject lands or ☒ within 500 meters – distance 100 m

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. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

Municipal piped water ☒

Individual wells ☐

Communal wells ☐

Other (describe below): ☐

Storm Drain

Storm sewers ☐

Open ditches ☒

Other (describe below): ☐

Sewage Treatment

Municipal sewers ☐

Communal system ☐

Septic tank and tile bed in good working order ☒

Other (describe below): ☐

Existing or proposed access to subject lands

Municipal road ☐

Provincial highway ☒

Unopened road ☐

Name of road/street: Hwy 3 _____

Other (describe below): ☐



2. Does the application require development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent produced per day as a result of the development being completed?

☐ Yes ☒ No

If yes, provide (i) Servicing Options Report and (ii) Hydrogeological Report with the submission.

G. Other Information

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

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

2. Please provide a proposed strategy for consulting with the public with respect to this application:

As required under the Planning Act

H. Supporting Material to be submitted by Applicant

i. Concept sketch

A sketch drawn to scale showing in metric units, the following;

- 1) the boundaries and dimensions of the subject lands and where applicable, total land holdings owned by the applicant and encompassing the lands for which the application is being made;
- 2) the distribution of the proposed land uses, including the location, size and use of all proposed building and structures, landscaping and parking areas on the subject land. In the case of a plan of subdivision, a lotting plan shall be submitted.

ii. Additional plans, studies and reports

The following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan



- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Agricultural Impact Assessment
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Calculations
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Stormwater Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required

The approval of the proposed development might be subject to additional federal or provincial legislation, municipal by-laws or other agency approvals.



I. Transfers, Easements and Postponement of Interest

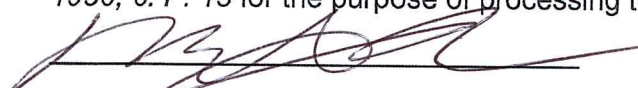
The owner acknowledges and agrees that if required, it is their solicitor's responsibility on behalf of the owner to disclose the registration of all transfer(s) of land and/or easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's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

J. 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 purpose of making inspections associated with this application, during normal and reasonable working hours.

K. 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 purpose of processing this application.


Owner/Authorized Applicant Signature

June 12, 2026

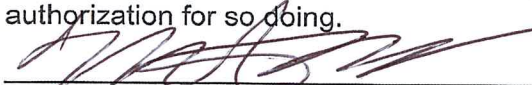
Date

L. Owner's Authorization

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

I/We _____ am/are the registered and authorized owner(s) of the lands that is the subject of this application.

I/We authorize Stewart Findlater 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

June 12, 2026

Date


Owner

June 12, 2026

Date

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



M. Declaration

I, Stewart Findlater of the Municipality of Thames Centre

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:
Thames Centre

A handwritten signature in black ink, appearing to read "Stewart", written over a horizontal line.

Owner/Authorized Applicant Signature

In County of Middlesex

This 12th day of June

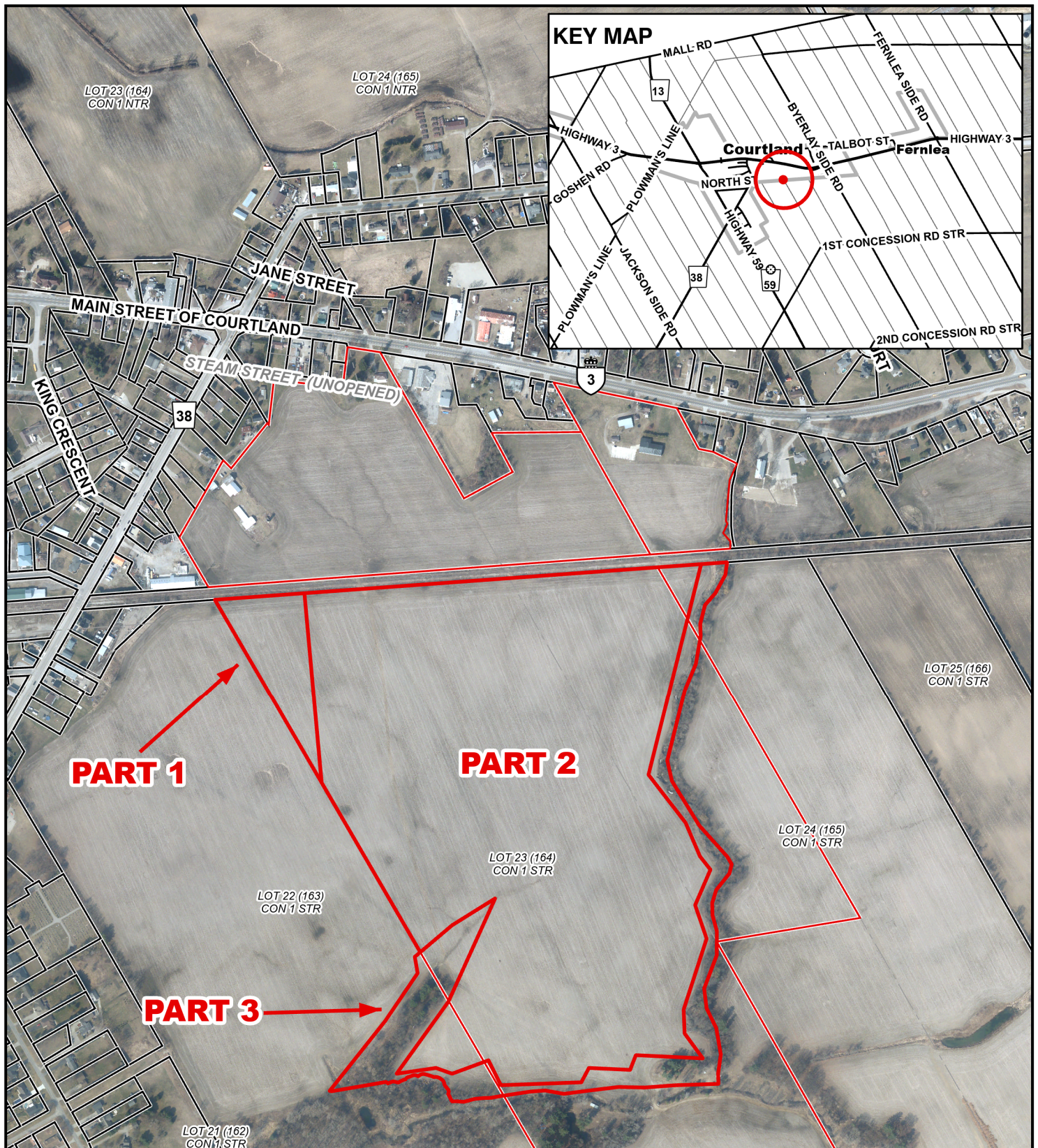
A.D., 2026

A handwritten signature in black ink, appearing to read "K. O'Brien", written over a horizontal line.

KENDRA MARIE O'BRIEN
a Commissioner, etc., Province of Ontario,
for the Corporation of the
Municipality of Thames Centre.
Expires January 16, 2028.

CONTEXT MAP

Geographic Township of MIDDLETON

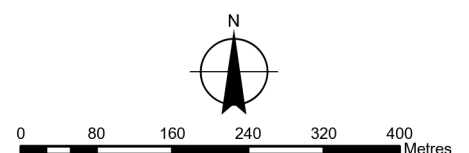


Legend

- Subject Lands
- Lands Owned

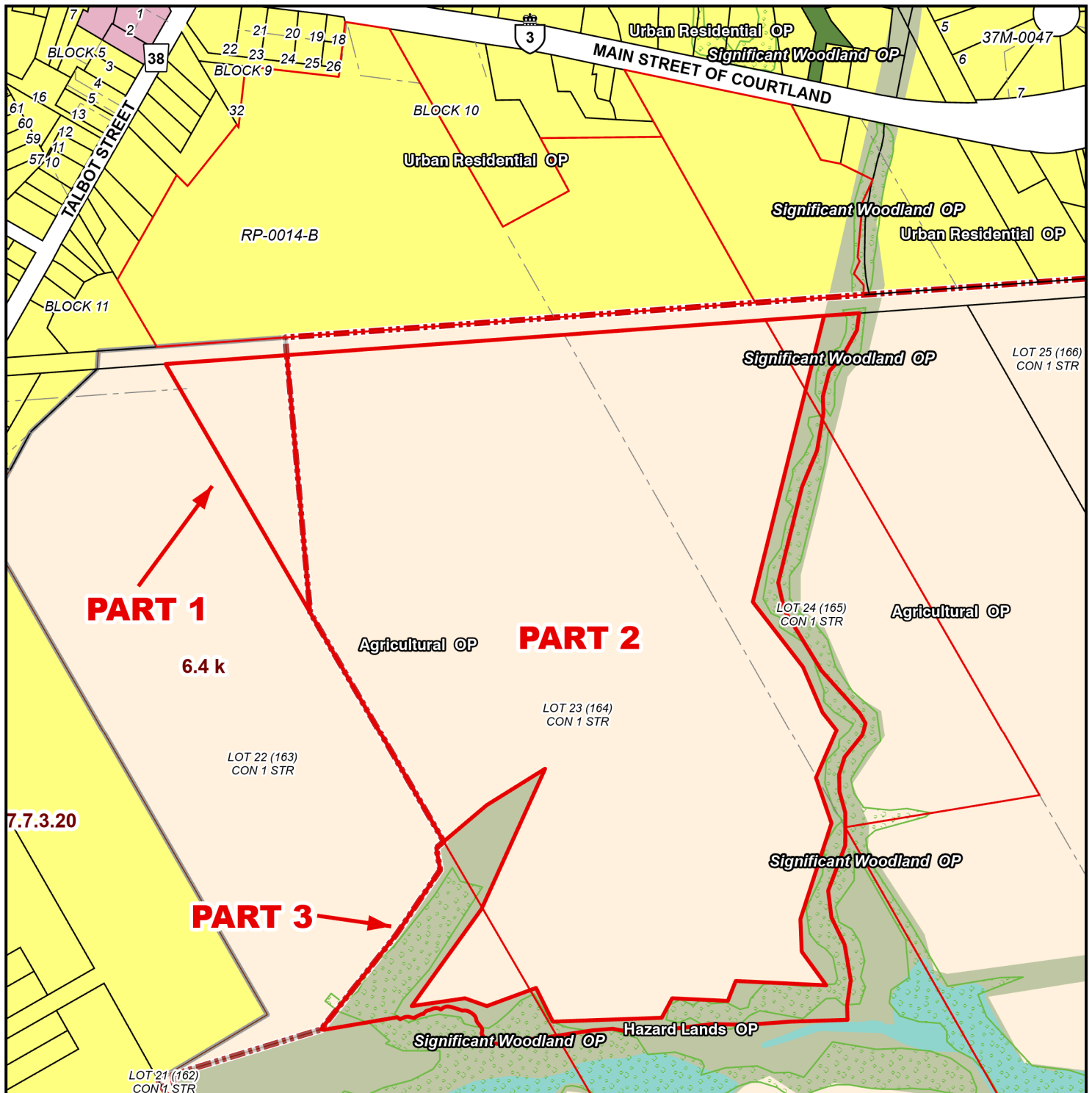
2025 Air Photo

8/26/2026



PROPOSED OFFICIAL PLAN AMENDMENT MAP

Geographic Township of MIDDLETON



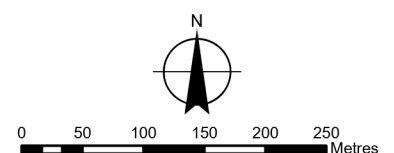
Legend

- Subject Lands
- Lands Owned

Official Plan Designations

- | | |
|---|---|
| Agricultural | Commercial |
| Hazard Lands | Parks & Open Space |
| Provincially Significant Wetland | Urban Area Boundary |
| Urban Residential | Significant Woodland |

8/26/2026

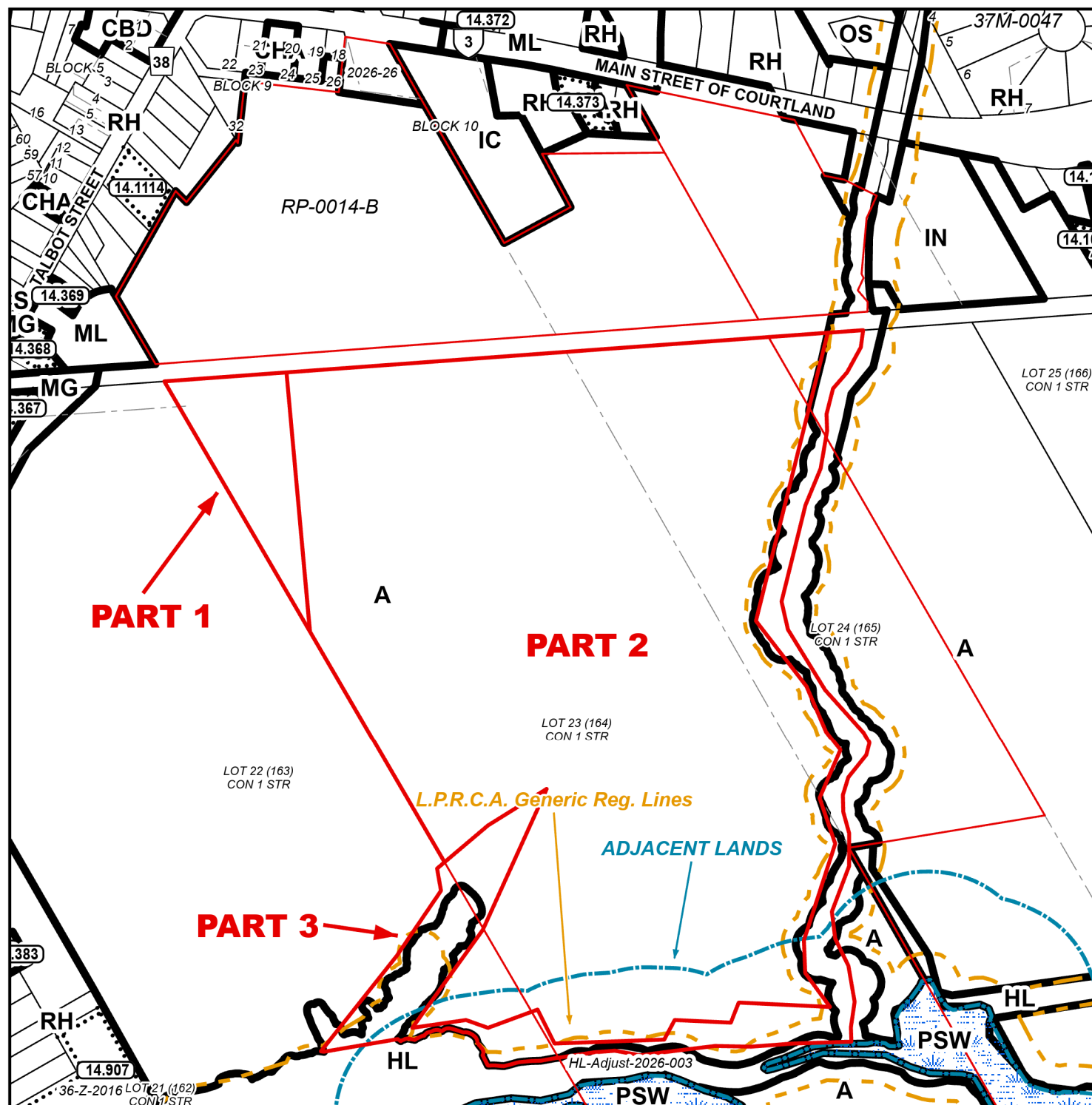


MAP C

ZONING BY-LAW MAP

Geographic Township of MIDDLETON

OPNPL2026158



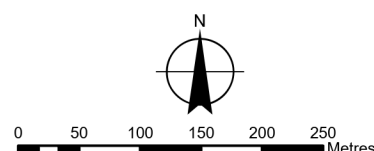
LEGEND

- Subject Lands
- Lands Owned
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

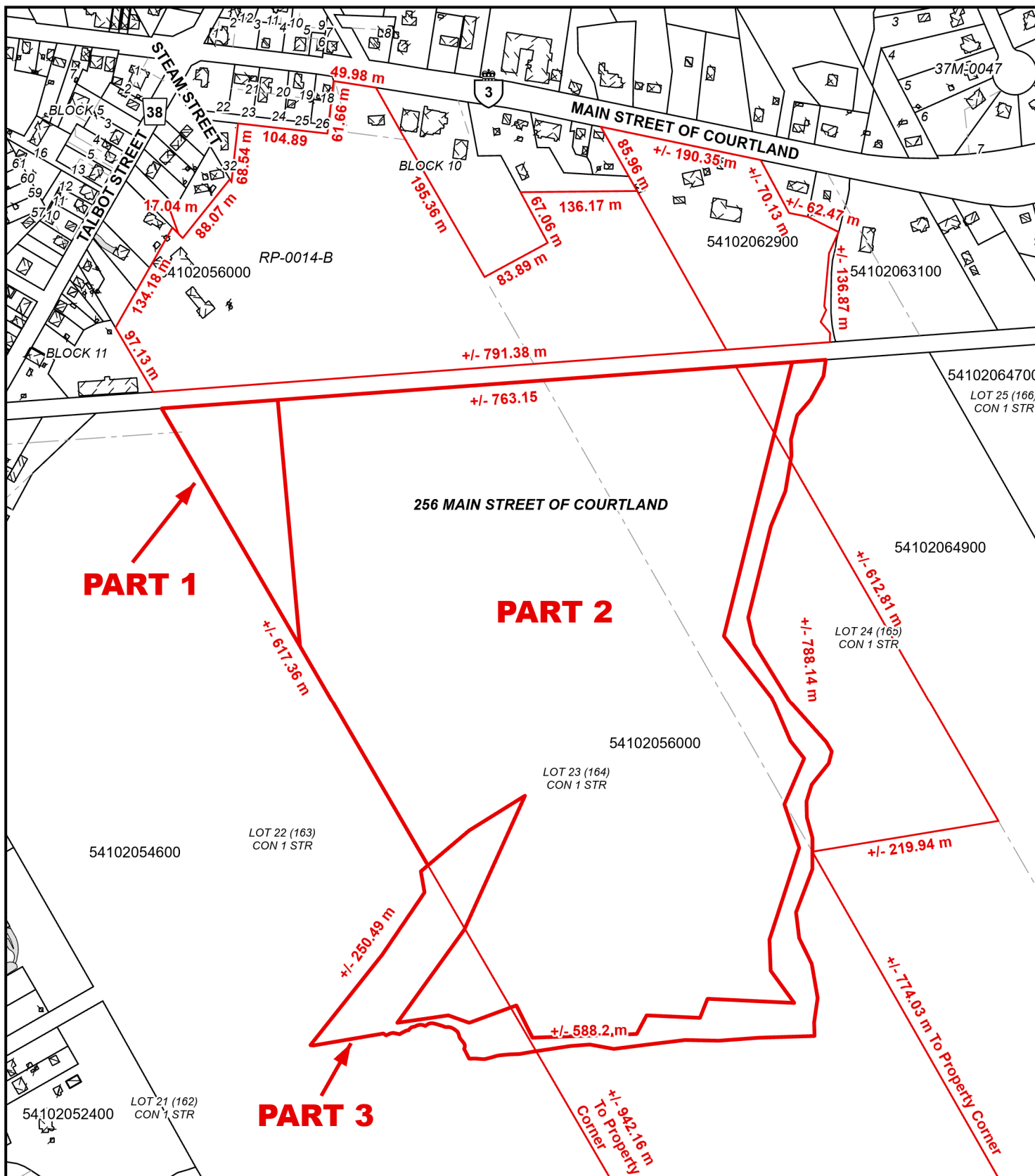
- (H) - Holding
- A - Agricultural Zone
- CBD - Central Business District Zone
- CHA - Hamlet Commercial Zone
- CS - Service Commercial Zone
- IC - Community Institutional Zone
- MG - General Industrial Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone
- ML - Light Industrial Zone
- IN - Neighbourhood Institutional Zone
- OS - Open Space Zone
- PSW - Provincially Significant Wetland Zone
- R3 - Residential R3 Zone

8/26/2026



CONCEPTUAL PLAN

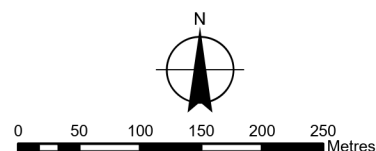
Geographic Township of MIDDLETON



Legend

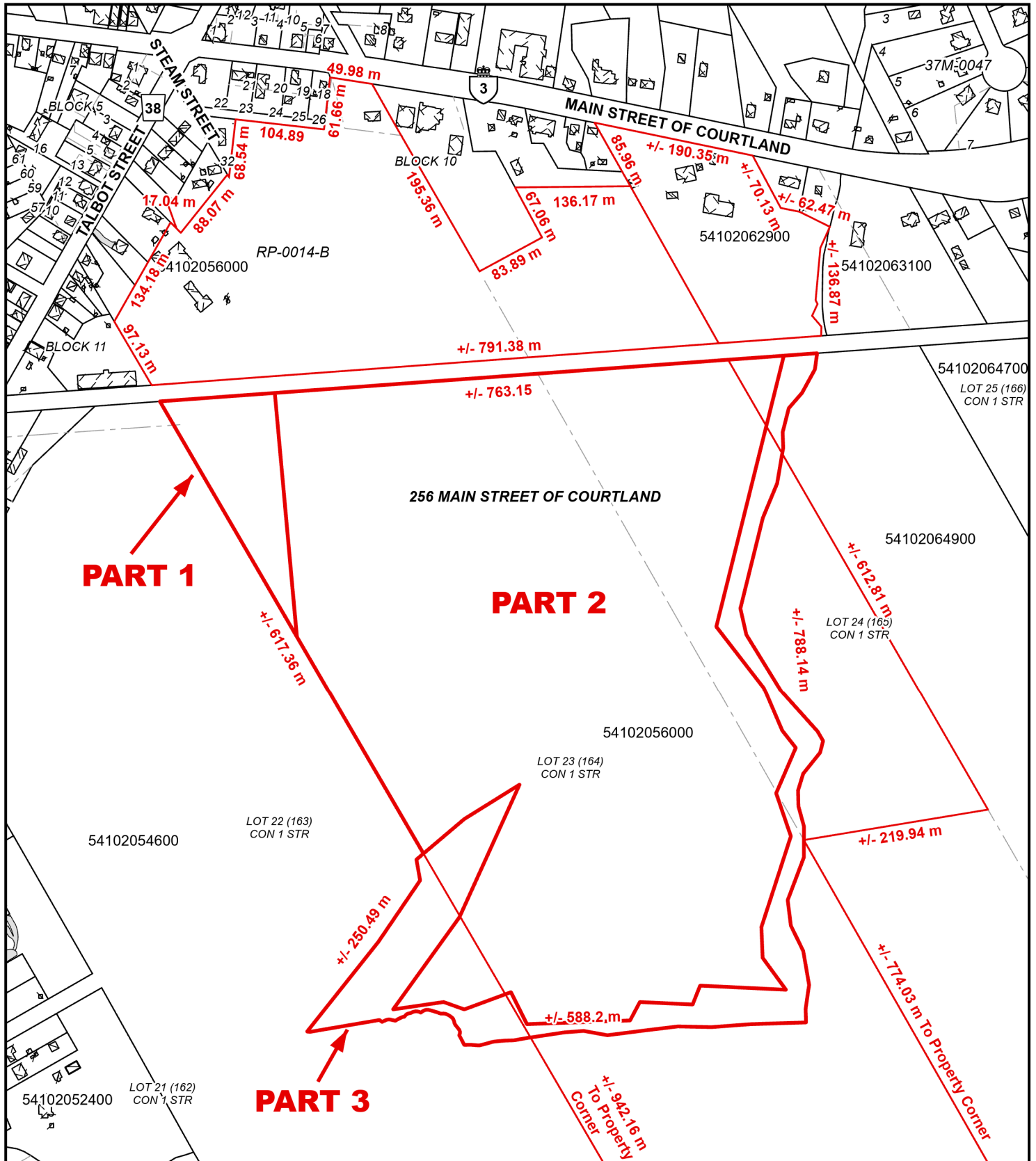
- Subject Lands
- Lands Owned

8/26/2026



CONCEPTUAL PLAN

Geographic Township of MIDDLETON



Legend

- Subject Lands
- Lands Owned

8/26/2026

