

Property Number 010.020.065

**COMMITTEE OF ADJUSTMENT  
THE CORPORATION OF THE TOWNSHIP OF NORFOLK**

**DECISION OF COMMITTEE**

**DATE OF MEETING:** May 14, 1997

**FILE NO.:** A-7/97-N

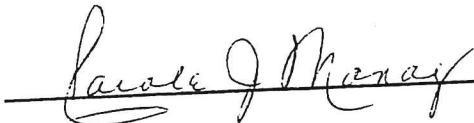

**APPLICANT:** DeCloet Ltd.  
Highway NO. 3 East  
Box 145  
Tillsonburg, ON  
N4G 4G8


**PROPERTY:** Part of Lot 16, Concession 2 & 3, N.T.R., Township of Norfolk (Middleton).

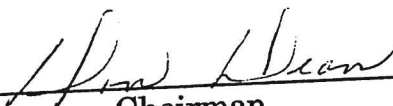
**DECISION:** APPROVES

**RELIEF OF:** The applicant is requesting relief of minimum yard requirements from daylight corners at the intersection of Highway No. 3 and closed road allowance between Concessions 2 & 3.

**REASON:** The application is considered minor in nature and within the general intent of the Norfolk District Plan and Zoning By-Law and considered an appropriate development for the site.

 \_\_\_\_\_  \_\_\_\_\_

 \_\_\_\_\_ \_\_\_\_\_  
Members

 \_\_\_\_\_  
Chairman

**CERTIFICATION**

I hereby certify this to be a true copy of the Committee of Adjustment and this decision was concurred in by a majority of the members who heard the application at a meeting duly held on May 14, 1997.

# SITE PLAN APPROVAL

Office Use:

File Number:

SPPL 2012 268

Related File:

Fees Submitted:

Dec 13, 2012

Application Submitted:

Dec 13, 2012

Complete Application:

Dec 20, 2012

ME

This development application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

Property assessment roll number: 3310-541.020.06500

Site plan by-law no. 402-NO-97.

## A. APPLICANT INFORMATION

Name of Applicant <sup>1</sup> REID & DELEYE Phone # 519-688-2600  
Address BOX 272 Fax # 519-688-2700  
Town / Postal Code COURVILLE, ON N0S1E0 E-mail greg@reid-deleye.com

<sup>1</sup> If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent Phone #  
Address Fax #  
Town / Postal Code E-mail

Name of Owner <sup>2</sup> TLI HOLDINGS Phone # 519-847-7381  
Address 1250 JACKSON RD Fax # 519-842-6122  
TILSONBURG, ON N4G-4G7 E-mail atownsend@townsendlumber.com

<sup>2</sup> 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.

Name of Engineer MC ENGINEERING Phone # 519-428-6790  
Address PO BOX 1602 Fax # 519-426-8960  
Town / Postal Code SURREY, ON V3Y-5B3 E-mail mail@mcengineering.net

Please specify to whom all communications should be sent <sup>3</sup>: ☒ Applicant ☒ Agent ☒ Owner

<sup>3</sup> Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed, then such will be forwarded to the Applicant and Agent.



## SITE PLAN APPROVAL

### B. LOCATION/LEGAL DESCRIPTION OF SUBJECT LANDS

Geographic Township	<u>NORFOLK (FORMER MIDDLETON)</u>	Urban Area or Hamlet	<u>COUNTY OF NORFOLK</u>
Concession Number	<u>3 NTL</u>	Lot Number(s)	<u>PART 16</u>
Registered Plan Number		Lot(s) or Block Number(s)	
Reference Plan Number		Part Number(s)	
Municipal Civic Address	<u>1250 JACKSON RD, TILSONBURG, ON</u>		

For questions regarding requirements for a municipal civic address please contact [NorfolkGIS@norfolkcounty.on.ca](mailto:NorfolkGIS@norfolkcounty.on.ca).

To obtain your municipal civic address please contact your local building inspector.

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

☐ Yes ☒ No

If yes, describe the easement or covenant and its effect:

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### C. PROPOSED USE(S) OF LANDS AND BUILDINGS

Please explain what you propose to do on the subject lands/premises (if additional space is required, please attach a separate sheet):

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WAREHOUSE ; ADDITION TO EXISTING PRODUCTION SPACE

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Present zoning:

M.R.

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# SITE PLAN APPROVAL

	SITE INFORMATION			
	Existing		Proposed	
Lot frontage	329 m	ft	329 m	ft
Lot depth	140.57 m	ft	140.57 m	ft
Lot width	12 m	ft	m	ft
Lot area	25,290 m <sup>2</sup>	ft <sup>2</sup>	25,290 m <sup>2</sup>	ft <sup>2</sup>
Lot coverage	17 %	%	21 %	%
Front yard	27.4 m	ft	20.35 m	ft
Rear yard	20 m	ft	20 m	ft
Interior side yard (left)	16 m	ft	16 m	ft
Interior side yard (right)	77.55 m	ft	14.55 m	ft
Exterior side yard (corner lot)	16 m	ft	16 m	ft
Landscaped open space	15 %	%	15 %	%
Access width (entrance)	7 m	ft	7 m	ft
Access width (exit)	9 m	ft	9 m	ft
Size of fencing or screening	NONE m	ft	m	ft
Type of fencing	NONE			

	BUILDING SIZE			
	Existing		Proposed	
Number of storeys	1		1	
Building height	7 m	ft	7 m	ft
Total ground floor area	4529 m <sup>2</sup>	ft <sup>2</sup>	5458 m <sup>2</sup>	ft <sup>2</sup>
Total gross floor area	4529 m <sup>2</sup>	ft <sup>2</sup>	5458 m <sup>2</sup>	ft <sup>2</sup>
Total useable floor area	4529 m <sup>2</sup>	ft <sup>2</sup>	5458 m <sup>2</sup>	ft <sup>2</sup>

## SITE PLAN APPROVAL

	OFF STREET PARKING AND LOADING FACILITIES	
	Existing	Proposed
Number of off street parking spaces	61	61
Number of visitor parking spaces	2	2
Number of parking spaces for disabled persons	1	1
Number of off street loading facilities	2	2

### Multiple Family Residential

Number of buildings proposed:

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Playground area (%):

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Is this a conversion or addition to an existing building?

☐ Yes ☐ No

If yes, describe:

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Type	Number of Units	Floor Area Per Unit	
Bachelor		m <sup>2</sup>	ft <sup>2</sup>
One bedroom		m <sup>2</sup>	ft <sup>2</sup>
Two bedroom		m <sup>2</sup>	ft <sup>2</sup>
Three bedroom		m <sup>2</sup>	ft <sup>2</sup>
Group townhouse		m <sup>2</sup>	ft <sup>2</sup>
Street townhouse		m <sup>2</sup>	ft <sup>2</sup>

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool, etc.):

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## SITE PLAN APPROVAL

### Commercial / Industrial Uses

Number of buildings existing:

1

Number of buildings proposed:

1

Is this a conversion or addition to an existing building?

☒ Yes

☐ No

If yes, describe:

929 m<sup>2</sup> WAREHOUSE ADDITION

Using the following chart indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Type of Use	- FOR ENTIRE FACILITY INCLUDING ADDITION				Gross Floor Area	
	OFFICE	200	m <sup>2</sup>			ft <sup>2</sup>
	PRODUCTION / WAREHOUSE	5258	m <sup>2</sup>			ft <sup>2</sup>
		5459	m <sup>2</sup>			ft <sup>2</sup>

Seating capacity (for assembly halls, etc.):

Total number of fixed seats:

Describe the type of business(es) proposed:

SALON / HARDWOOD FLOORING

Total number of staff proposed initially:

20

Total number of staff proposed in five years:

25

Maximum number of staff on the largest shift:

25

## SITE PLAN APPROVAL

Is open storage required?

☒ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use? Please describe: **NO**

### Institutional

Describe the type of use proposed:

Seating capacity (if applicable):

Number of beds (if applicable):

Total number of staff proposed initially:

Total number of staff proposed in five years:

Maximum number of staff on the largest shift:

Using the following chart indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Type of Use	Gross Floor Area	
	m <sup>2</sup>	ft <sup>2</sup>
	m <sup>2</sup>	ft <sup>2</sup>
	m <sup>2</sup>	ft <sup>2</sup>
	m <sup>2</sup>	ft <sup>2</sup>

## SITE PLAN APPROVAL

### E. PROVINCIAL POLICY

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:

Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans:

Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Lands	Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Wooded area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Municipal landfill	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Floodplain	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Industrial or commercial use (specify the use(s))	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 700m distance
Active railway line	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Adjacent distance
Seasonal wetness of lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Erosion	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance
Abandoned gas wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No ____ distance

## SITE PLAN APPROVAL

### F. SERVICING AND ACCESS

Indicate what services are available or proposed:

#### Water Supply

- ☐ Municipal piped water
- ☐ Communal wells
- ☒ Individual wells
- ☐ Other (describe below)

#### Sewage Treatment

- ☐ Municipal sewers
- ☐ Communal system
- ☒ Septic tank and tile bed
- ☐ Other (describe below)

#### Storm Drainage

- ☐ Storm sewers
- ☒ Open ditches
- ☐ Other (describe below)

If other, describe:

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Have you consulted with Public Works & Environmental Services concerning stormwater management?

- ☐ Yes ☒ No

Has the existing drainage on the subject lands been altered?

- ☐ Yes ☒ No

Does a legal and adequate outlet for storm drainage exist?

- ☒ Yes ☐ No ☐ Unknown

Existing or proposed access to subject lands:

- ☐ Unopened road
- ☒ Municipal road
- ☐ Provincial highway
- ☐ Other (describe below)

If other, describe:

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Name of road/street:

JACKSON ROAD

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## SITE PLAN APPROVAL

### G. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

☒ Yes ☐ No

If yes, describe:

OWNER REQUIRES COMPLETION TO VACATE FACILITY IN OXFORD CTY.

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

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## SITE PLAN APPROVAL

### H. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT

In order for your development application to be considered complete, **ten (10) complete sets of site plan drawings (folded to 8 1/2" x 11")** must be submitted, in metric units, drawn to scale, as part of the development application, which shows:

1. All measurements in metric
2. Key plan
3. Agent's or applicant's name, address, telephone, fax number and e-mail address
4. Project name, drawing date and revision number
5. Municipal address and legal description
6. Scale, legend and north arrow
7. All dimensions of the subject lands
8. Dimensions of all buildings and structures
9. All building setbacks
10. Names of adjacent streets
11. Vehicular entrances (widths and radii)
12. Location, dimensions and number of parking spaces (including visitor and disabled) and aisles
13. Refuse disposal and storage areas including any related screening
14. Location of winter snow storage
15. Landscape areas with dimensions
16. Size, type and location of all signs, fencing, screening, buffering and lighting
17. Building entrances and grades
18. Existing and proposed easements
19. All hard surface materials
20. Location of the closest fire hydrant(s)

Also, **ten (10) complete sets of the following (folded to 8 1/2" x 11")** must be submitted, as part of the development application:

1. Existing and proposed grades around perimeter and within site
2. Stormwater management plans
3. Site servicing plans

In addition to the above, **five (5) copies of the following information (folded to 8 1/2" x 11")** may also be required prior to site plan approval:

1. Lot coverage percentage
2. Floor area ratio
3. Gross, ground and useable floor area
4. Parking space totals – required and provided
5. Erosion and sediment control plan
6. Tree preservation and conservation plan
7. Landscape plan
8. Traffic reports
9. Elevations of proposed buildings
10. Professional stamp

If other documentation/supporting material becomes necessary, you will be contacted. This information must be submitted prior to your development application proceeding.

## SITE PLAN APPROVAL

### I. SITE PLAN AGREEMENTS

Site plan agreements may be required for some developments prior to site plan approval. Should this be necessary for this development, an additional fee will be required for the preparation, administration and registration of the agreement.

### J. PERMISSION TO ENTER SUBJECT LANDS

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

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

DEC-13-12  
\_\_\_\_\_  
Date

### 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 purposes of processing this development application.

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

DEC-13-12  
\_\_\_\_\_  
Date

## SITE PLAN APPROVAL

### Recreational or Other Uses

Describe the use(s):

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### D. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?

☒ Yes      ☐ No      ☐ Unknown

If yes, specify the uses:

FORMERLY DECLOET MANUFACTURING

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☐ Yes      ☒ No      ☐ Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

☐ Yes      ☒ No      ☐ Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

☒ Yes      ☐ No      ☐ Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes      ☒ No      ☐ Unknown

Provide the information you used to determine the answers to the above questions:

PHASE I ENVIRONMENTAL WAS COMPLETED IN 1997 WHEN LANDS  
CHANGED FROM DECLOET TO TLI.

If you answered yes to any of the above questions, 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



## SITE PLAN APPROVAL

### L. DECLARATION

I, GREG EYRE of COURTNEY 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:

\_\_\_\_\_

In \_\_\_\_\_

This 13 day of DEC

A.D., 2012

\_\_\_\_\_  
A Commissioner, etc.

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

### M. OWNER'S AUTHORIZATION

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

I/We TLI am/are the registered owner(s) of the lands that is the subject of this development application for site plan approval.

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

\_\_\_\_\_  
Owner

DEC-13-12  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date



**SITE PLAN APPROVAL**

**L. DECLARATION**

I, REID & DELEY LTD. of Norfolk County 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:

the Town of Southwell

In Norfolk County

This 13 day of Dec

A.D., 2012

Darlene June Russell  
A Commissioner, etc.

[Signature]  
Owner/Applicant/Agent signature

DARLENE JUNE RUSSELL, a  
Commissioner, etc., Norfolk County, for  
REID & DELEY CONTRACTORS LTD.  
Expires April 3, 2013.

**M. OWNER'S AUTHORIZATION**

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

I/We TLI Holdings am/are the registered owner(s) of the lands that is the subject of this development application for site plan approval.

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

[Signature]  
Owner

DEC-13-12  
Date

\_\_\_\_\_  
Owner

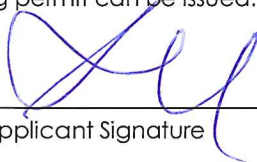
\_\_\_\_\_  
Date



## SITE PLAN APPROVAL

### N. DECLARATION OF APPLICANT AND AGENT

I hereby apply for site plan approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that site plan approval is required before a building permit can be issued.

  
\_\_\_\_\_  
Applicant Signature

DEC-13-12

  
\_\_\_\_\_  
Date  
\_\_\_\_\_  
Agent Signature  
\_\_\_\_\_  
Date  
\_\_\_\_\_  
On behalf of Norfolk County  
\_\_\_\_\_  
Date

✓  
P.C.

THE CORPORATION OF THE TOWNSHIP OF NORFOLK

DECLARATION UNDER SECTION 34 OF THE PLANNING ACT

I, Merlin M. Howse, hereby certify that the Notice for By-Law No. 402-NO-97 of The Corporation of the Township of Norfolk, passed by the Council of the Corporation on the 26th day of February, 1997 was given in manner and form and to the persons and agencies prescribed by regulation made by the Lieutenant Governor-in-Council under Subsection 18 of Section 34 of The Planning Act, R.S.O. 1990.

I also certify that the twenty day appeal period expired on March 19, 1997 and to this date no notice of appeal of the By-Law has been filed by any person in the office of the Clerk-Administrator.

Dated this 24th day of March, 1997.



Merlin M. Howse,  
Clerk-Administrator.

Certified to be a true copy

Dated March 24 1997



Clerk-Administrator

BY-LAW NUMBER 402-NO-97

Being a By-Law to amend Regional Municipality  
of Haldimand-Norfolk Zoning By-Law 1-NO 85,  
as amended, of the Township of Norfolk.

WHEREAS Township of 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 c.p. 13 and Section 98 of the Regional Municipalities Act, R.S.O. 1990 c.r. 8.

AND WHEREAS this By-Law conforms to the Official Plan for the Haldimand-Norfolk Planning Area including the District Plan for the Township of Norfolk;

NOW THEREFORE the Council of the Township of Norfolk hereby enacts as follows:

1. THAT Schedule "A2" to By-Law 1-NO 85, as amended, of the Township of Norfolk is hereby amended by changing the zoning of the lands shown as Parcel 1 of the Subject Lands on Maps "A" and "B" (attached to and forming part of this By-Law) from "Agricultural" to "Rural Industrial".
2. That said By-Law 1-NO 85, as amended, by By-Law 381-NO-96 is hereby further amended by deleting any reference to Subsection 32.156 from the lands shown as Parcel 1 of the Subject Lands on said Maps "A" and "B".

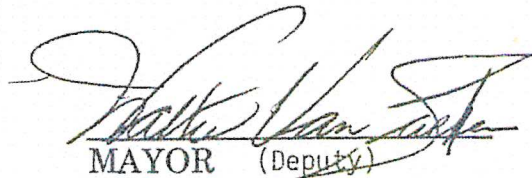
DeTown Investments  
File No. Z-NO-15/96

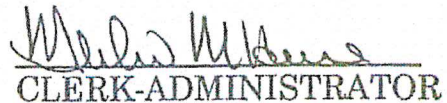
3. That Schedule "A-2" to said By-Law 1-NO 85, as amended, of the Township of Norfolk is hereby amended by delineating the lands shown as Parcels 1 and 2 of the Subject Lands on said Maps "A" and "B" as having reference to Subsection 32.158
4. That the following Subsection be added to Section 32 of said By-Law 1-NO 85, as amended of the Township of Norfolk.

32.158 That in addition to the uses permitted in the MR zone (Subsection 20.1) farm machinery and equipment manufacturing shall also be permitted on the lands identified as having reference to this subsection.

5. And that this By-Law shall become effective from and after the date of passing hereof.

THIS BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 26th DAY OF February, 1997.

  
MAYOR (Deputy)

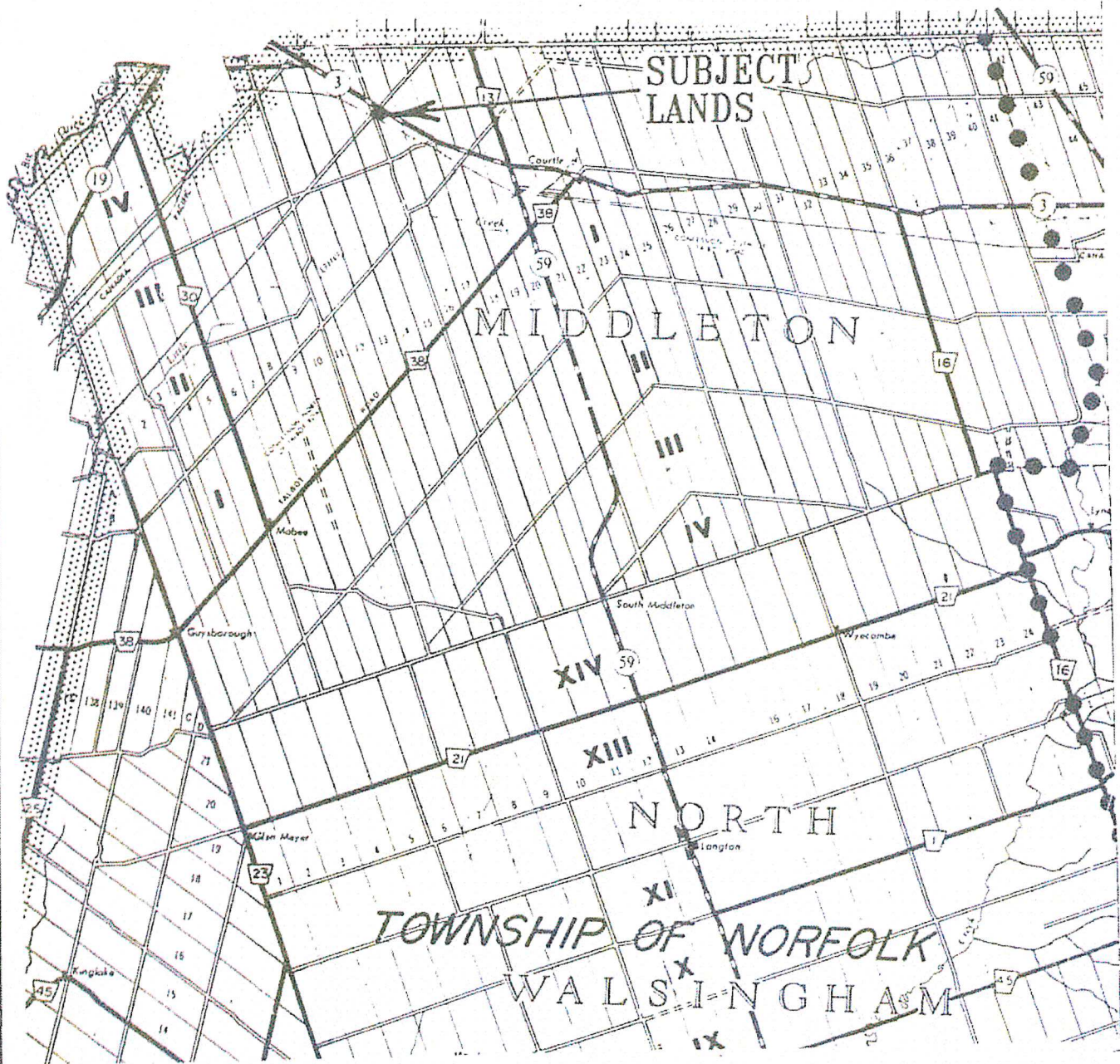
  
CLERK-ADMINISTRATOR

DeTown Investments Inc.  
File Z-NO-15/96

# Map A - key map

## TOWNSHIP OF NORFOLK

### FORMER TOWNSHIP OF MIDDLETON



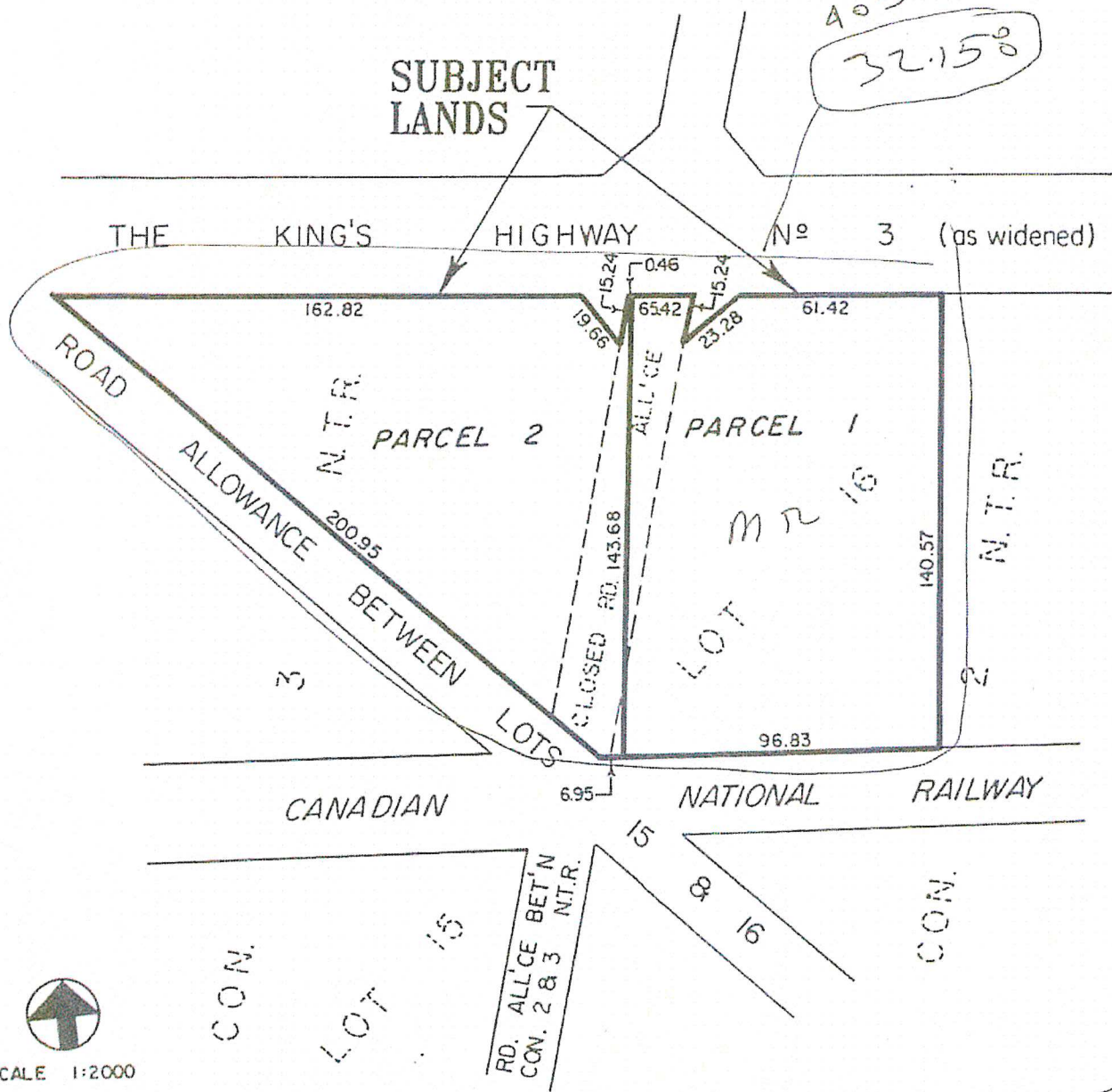
This is Map A to Zoning By-law 402-N0-97 Passed the 26th day of February, 1997.

*[Signature]*  
MAYOR (Deputy)

*[Signature]*  
CLERK-ADMINISTRATOR

# Map B - detailed map

TOWNSHIP OF NORFOLK  
FORMER TOWNSHIP OF MIDDLETON



NOTE: Measurements shown on this plan  
are in metres and may be converted  
into feet by dividing by 0.3048

This is Map B to Zoning By-Law 402-NO-97 Passed the 26th day of February 1997.

*[Signature]*  
MAYOR (Deputy)

*[Signature]*  
CLERK-ADMINISTRATOR

## EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW 402-NO-97

This By-Law affects a parcel of land located at the intersection of Highway No. 3 and the Jackson Side Road as shown on the attached map.

The purpose of this By-Law is to change the zoning of the lands shown as Parcel 1 from "Agricultural" to "Rural Industrial" and to place a special provision on all of the Subject Lands to permit the manufacturing of farm machinery and equipment.

DeTown Investments Inc.  
File No. Z-NO-15/96  
P.D. Report No. 12/97  
Assessment Roll No. 010.020.066

R<sup>c</sup>.

TOWNSHIP OF NORFOLK

BY-LAW 403-NO-97-SP

Being a By-Law to designate a certain area of  
land within the Township of Norfolk as a  
Site Plan Control Area.

WHEREAS Township of Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 41 of The Planning Act, R.S.O. 1990, c.p. 13 and Section 98 of the Regional Municipalities Act, R.S.O., 1990 c.r. 8.

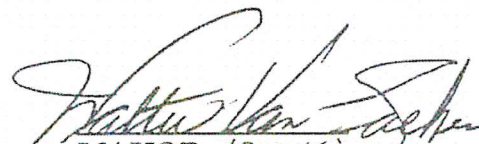
NOW THEREFORE the Council of the Township of Norfolk hereby enacts as follows:

1. THAT the lands as shown as the Subject Lands on Map A (attached to and forming part of this By-Law) are hereby declared as a Site Plan Control Area and shall be subject to the provisions of Section 41 of The Planning Act, R.S.O. 1990 c.p. 13;
2. THAT all development located on the said lands shall be subject to and in accordance with a Development Agreement if required pursuant to Section 41, of The Planning Act, R.S.O. 1990 c.p. 13;
3. THAT the Planner for the Township of Norfolk, or designate, is hereby delegated all of Council's powers and authority under Section 41 of The Planning Act, R.S.O. 1990 c.p. 13;

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4. AND THAT this By-Law shall become effective from and after the date of passing hereof.

THIS BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY  
PASSED THIS 26th DAY OF February, 1997.

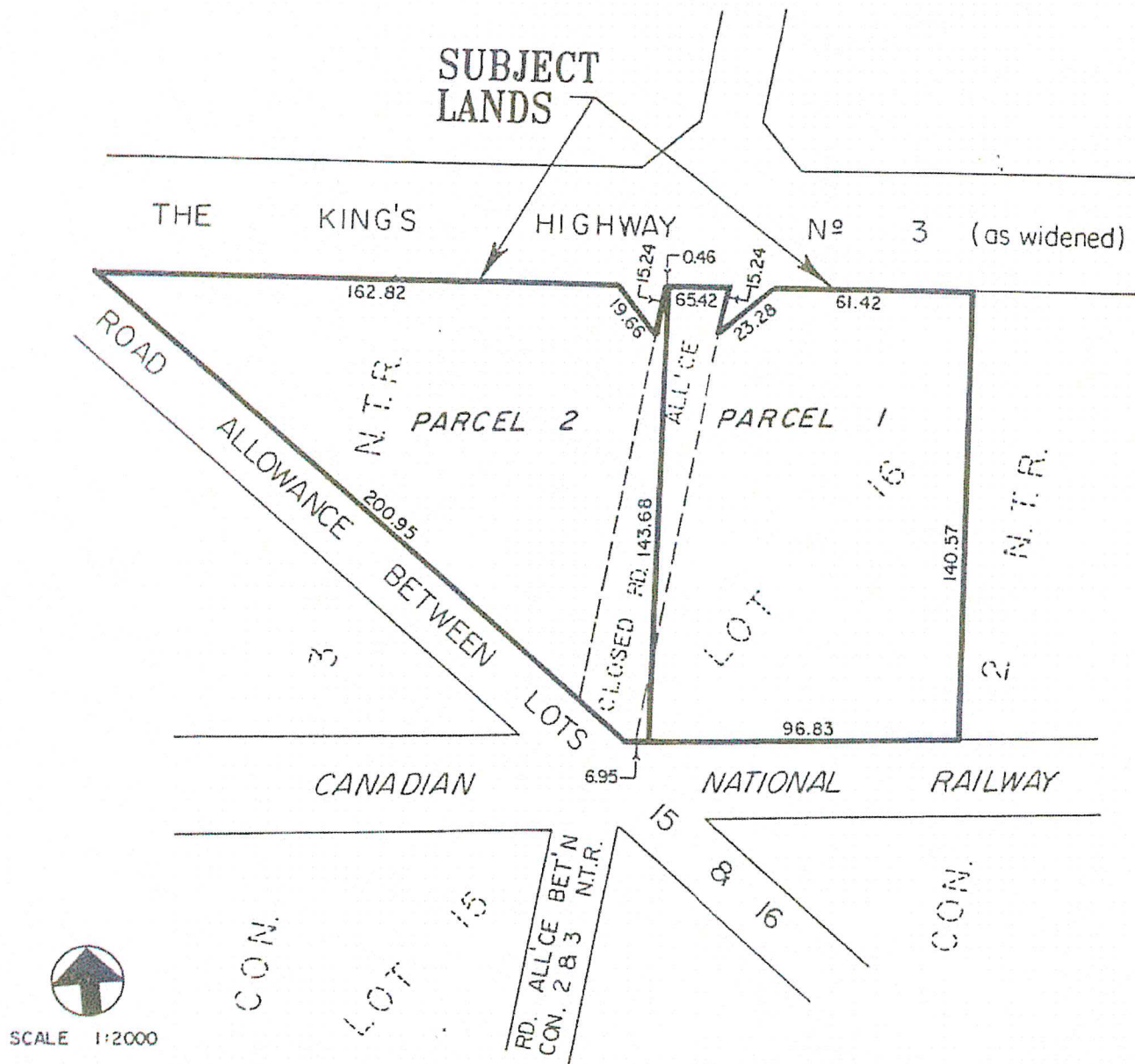
  
MAYOR (Deputy)

  
CLERK-ADMINISTRATOR

DeTown Investments Inc.  
File No. Z-NO-15/96

## Map A

TOWNSHIP OF NORFOLK  
FORMER TOWNSHIP OF MIDDLETON



NOTE: Measurements shown on this plan  
are in metres and may be converted  
into feet by dividing by 0.3048

This is Map A to Site Plan Control By-law 403-NO-97-SP Passed the 26th day of February, 1997.

MAYOR (Deputy)

CLERK-ADMINISTRATOR

Explanation of the purpose and effect of By-Law 403-NO-97-SP

This By-Law affects lands located at the intersection of Highway No. 3 and the Jackson Side Road as shown on the attached maps.

The purpose of this By-Law is to designate the lands as a Site Plan Control Area to afford the Township an additional measure of development control relative to such things as building location, screening, landscaping and storm water management.

DeTown Investments Inc.

File No. Z-NO-15/96

P.D. Report No. 12/97

Assessment Roll No. 010.020.066