

**OFFICE USE ONLY**

File No. 2-M 11/96  
Roll No. 20-79  
Date Submitted \_\_\_\_\_  
Date Accepted \_\_\_\_\_  
Sign Issued \_\_\_\_\_

**TOWNSHIP OF NORFOLK  
APPLICATION FOR AN AMENDMENT TO ZONING BY-LAW**

**A. APPLICANT INFORMATION**

\* 1. Name of Owner MURDOCH-MARGARET McLEAN Phone No. 519-582-2795

Address R.R. 3 DELHI, ONT. Fax No. \_\_\_\_\_

Postal Code N4B2W6

Date property acquired by current owner \_\_\_\_\_

2. Owner's Solicitor  
or Authorized Agent \_\_\_\_\_ Phone No. \_\_\_\_\_

Address \_\_\_\_\_ Fax No. \_\_\_\_\_

Postal Code \_\_\_\_\_

Please specify to whom all communications be send:

☒ Owner ☐ Solicitor/Agent

The names and addresses of any mortgages, charges or other encumbrances in respect of the subject lands?

\_\_\_\_\_

\_\_\_\_\_

-

**B. LOCATION/LEGAL DESCRIPTION OF PROPERTY**

1. Former Municipality MIDDLETON
- Town or Village \_\_\_\_\_
- Concession Number 1 NTR Lot Number \_\_\_\_\_
- Frontage: 150' ± Depth 11 regular
- Area: 1754 ±
- Registered Plan Number \_\_\_\_\_ Lot(s)/Block(s) \_\_\_\_\_
- Reference Plan Number \_\_\_\_\_ Part Number(s) \_\_\_\_\_
- Number & Name of Street/Road Shafer Rd. Hwy 3
- ACCESS:
- ☐ Provincial Highway ☐ Regional Road
- ☒ Township of Norfolk Road
2. Are there any easements or restrictive covenants affecting the property?
- ☐ Yes ☒ No. If YES, describe the easement or covenant and its effect:
- \_\_\_\_\_

**C. PROPERTY & SERVICING INFORMATION:**

1. Present District Plan Designation AGRICULTURAL - RURAL
2. Present Use of the Subject Land RESIDENTIAL
- \_\_\_\_\_
3. Please describe any existing buildings or structures on the subject land and whether they are to be retained, demolished or removed.
- HOUSE GARAGE "GRANNY FLAT"
- \_\_\_\_\_

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

☐ Yes ☒ No ☐ Unknown

If YES, specify the uses \_\_\_\_\_

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

☐ Yes ☒ No ☐ Unknown

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

☐ Yes ☒ No ☐ Unknown

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

☐ Yes ☒ No ☐ Unknown

8. What information did you use to determine the answers to questions 4 through 7 above?

PERSONAL KNOWLEDGE 25 YEARS +

9. If you answered YES to any of questions 4 through 7, a previous use inventory showing all known former uses of the subject land, or if appropriate, the adjacent lands, is needed.

Is the previous use inventory attached? ☐ Yes ☐ No

10. Indicate what services are proposed:

Water Supply

☐ Piped Water

☒ Individual Wells

☐ Other (Describe)

\_\_\_\_\_

Sewage Treatment

☐ Sewers

☐ Communal System

☒ Septic Tank & Tile Bed

Other (Describe)

Storm Drainage

☐ Storm Sewers

☐ Open Ditches

☐ Other (Describe)

\_\_\_\_\_

**\*Have you consulted with the Township of Norfolk Drainage Superintendent concerning storm water management?**

☐ Yes ☒ No

**\*Does a legal and adequate outlet for storm drainage exist?**

☐ Yes ☐ No ☒ Unknown

**11. Are any of the following uses or features on the subject lands or within 500 metres (1640 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 (1640 feet) of subject lands (indicate distance)
An Agricultural Operation, including livestock facility or stockyard (see 12)	N/A	
A Municipal Landfill	N/A	
A Sewage Treatment Plant or Waste Stabilization Plant	N/A	
A Provincially Significant Wetland (Class 1, 2 or 3 wetland)	N/A	
Lands within 120 metres (400 feet) of a Provincially Significant Wetland	N/A	
Floodplain	N/A	
A Rehabilitated Mine Site	N/A	
A Non-operating Mine Site within 1 kilometre	N/A	
An Active Mine Site	N/A	
An Industrial or Commercial Use (specify the use(s))	N/A	
An Active Railway line	N/A	
Seasonal Wetness of Land	N/A	
Erosion	N/A	
Abandoned Gas Wells	N/A	

**12. If there are any livestock operations within 500 metres (1640 feet) of the subject lands, please complete Form 3 which is available upon request.**



**D. PURPOSE OF APPLICATION**

1. Present Zone AGRICULTURAL
2. Proposed Zone AGRICULTURAL + TEMPORARY USE BY LAW
3. Please explain what you propose to do on the land/premises which make this application necessary. (If additional space is required, please attach a separate sheet).

EXTEND PERIOD FOR GRANT FLAT

**E. STATUS OF OTHER PLANNING APPLICATIONS**

1. Is the subject land also the subject of a proposed official plan or plan amendment that has been submitted for approval.

☐ Yes ☒ No ☐ Unknown

If Yes, indicate the file number and the status of the application.

File \_\_\_\_\_ Status \_\_\_\_\_

2. Is the subject land also the subject of an application for approval of a plan of subdivision?

☐ Yes ☒ No ☐ Unknown

If Yes, indicate the file number and the status of the application.

File \_\_\_\_\_ Status \_\_\_\_\_

3. Is the subject land also the subject of an application for approval of consent?

☐ Yes ☒ No ☐ Unknown

If Yes indicate the file number and the status of application.

File No. \_\_\_\_\_ Status \_\_\_\_\_

If the consent application has been approved, what is the lapsing date of the consent?

\_\_\_\_\_

**F. OTHER INFORMATION**

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

Yes ☐ No ☐ Describe \_\_\_\_\_

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

*MOTHER OF OWNER STILL RESIDES IN GRANNY FLAT*

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

**G. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT**

In order for your application to be considered complete, a plan must be submitted drawn to scale as part of this application which shows.

- (a) The area and dimensions of the property.
- (b) The topographical features.
- (c) The location of all features, including but not limited to, pipelines, gas wells, watercourses, ditches, swamps, wooded areas, wells, septic systems.

- (d) The location and dimension of any road, lanes, highways, railways, driveways, easements or encroachments, both existing and proposed.
- (e) Outlines of all buildings, including building setbacks, building dimensions and groupings for each building existing and proposed on the site.
- (f) Outlines of all planting beds, buffer planting, lawn areas, areas to be seeded and sodded and any other landscaping or site improvements.
- (g) Location and dimensions of off-street parking, parking structures and aisles, the number of parking spaces to be provided and location of accesses.
- (h) Any pylon signs, fascia signs, etc. any lighting facilities and their location.
- (i) Any proposed subdivision of the property.
- (j) The nature of existing uses of adjacent land.
- (k) The legal description of the property in question (lot, concession, Registered Plan No., former municipality).
- (l) Location of outside storage and refuse storage and disposal facilities.

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

## **H. NOTIFICATION SIGN REQUIREMENTS**

For the purpose of public notification and in order for staff to easily locate your land, you are required to erect a sign(s) on the subject land.

The sign(s) will be supplied to you soon after your development application is received. Signs are to be installed at the rate of one sign per frontage. They are to be placed in a conspicuous location as close to the property frontage as possible and are to be at least three feet above ground level. It is the applicant's responsibility to ensure that the sign is properly maintained until the application is finalized and thereafter removed.

**NOTE:** The sign must be in place a minimum of 30 days prior to the public meeting.

It is the applicant's responsibility to notify the Planner when the sign is in place so that the development application may be processed as quickly as possible.

**I. FREEDOM OF INFORMATION**

For the purposes of the 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 for the purposes of processing this application.

Margaret McLean  
Owner/Applicant/Agent Signature

JUNE 26/96  
Date

**J. DECLARATION**

I, \_\_\_\_\_ of the TOWNSHIP  
of NORFOLK in the REGION  
of HALDIMAND - NORFOLK 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.

Margaret McLean  
Owner/Applicant/Agent Signature

**K. AUTHORIZATION**

If the applicant is not the owner of the land that is the subject of this application, the authorization set out below must be completed by the owner.

**AUTHORIZATION OF OWNER**

I/WE \_\_\_\_\_ am/are the owner(s) of the land that is the subject of this application for approval of a zoning by-law amendment. I/WE authorize \_\_\_\_\_ to make this application on my/our behalf and to provide any of my/our personal information that will be included in this application or collected during the processing of the application.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**L. NOTES TO APPLICANTS**

One completed application form is required along with the required sketch, supporting information (if applicable) and required fee in cash or cheque made payable to the Township of Norfolk.

**FORWARD TO:**

**Township of Norfolk,  
Box 128,  
22 Albert Street,  
Langton, Ontario.  
N0E 1G0.**

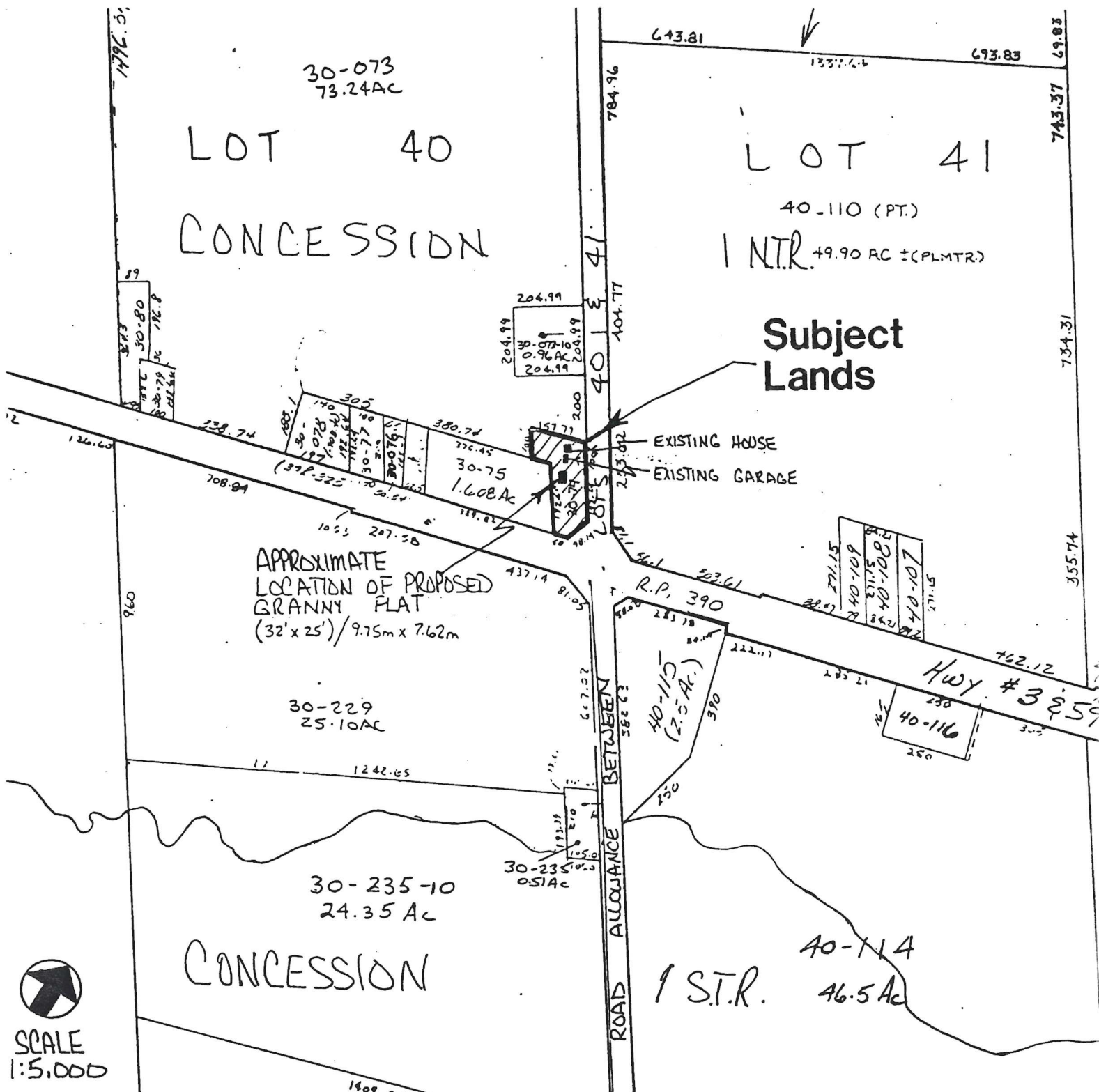
**Phone No. 519-875-4485  
Fax No.: 519-875-4789**

Revised June/1996



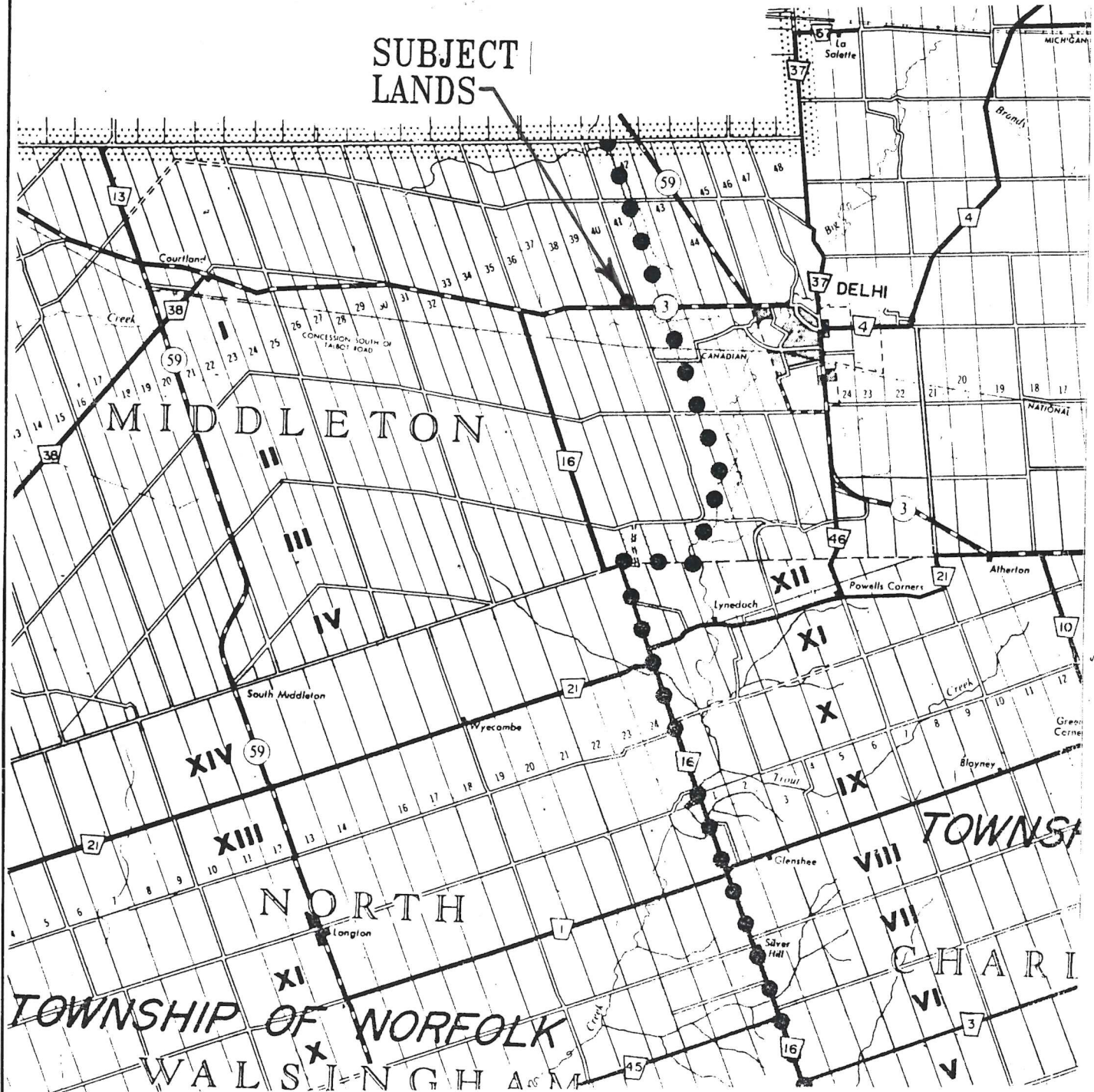
MAP N<sup>o</sup> 3 TO FILE NUMBER Z-NO-2/92

FORMER MUNICIPALITY: MIDDLETON



# Map A ~ key map

TOWNSHIP OF NORFOLK  
FORMER TOWNSHIP OF MIDDLETON



This is Map A to Temporary Use By-law \_\_\_\_\_ Passed the \_\_\_\_\_ day of \_\_\_\_\_ 1996.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**TOWNSHIP OF NORFOLK**  
**FORMER TOWNSHIP OF MIDDLETON**

## CONCESSION

*/ N.T.R.*

## SUBJECT LANDS

HIGHWAY



SCALE 1:2,000

## CONCESSION

ALL'NCE ▲ BET'N LOTS 40 8 & 41

# ROAD

№ 3 & 59

*I S.T.R.*

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 Temporary Use By-law\_\_\_\_\_Passed the\_\_\_\_day of\_\_\_\_\_1996.

**Mayor**

**Clerk**





**TOWNSHIP OF NORFOLK  
PLANNING REPORT**

**DATE:** August 20, 1996

**FILE NO.** Z-NO-11/96

**REPORT NO.** 247/96

**TO:** Mayor and Council

**SUBJECT:** Zoning Application

**FROM:** Jim McIntosh, Planner

**APPLICANTS:**

Murdoch & Margaret McLean  
R.R. #3  
Delhi, ON, N4B 2W6

**RECOMMENDATION:**

"THAT the application to amend Zoning By-Law 1-NO 85, as amended, of the Township of Norfolk by Murdoch & Margaret McLean, R.R. #3, Delhi, ON, N4B 2W6 for lands consisting of Part of Lot 40, Concession 1, N.T.R., Township of Norfolk (Middleton) BE APPROVED for reasons set out in P.D. Report No. 247/96.

**PURPOSE:**

The applicants propose to extend the period of a temporary use by-law for a "granny flat" (mobile home type) on a non-farm residential property.

**LOCATION:**

As shown on the attached maps the lands are located in Part of Lot 40, Concession 1, N.T.R., Township of Norfolk (Middleton).

**CIRCULATION COMMENTS:**

**Regional Health Department:**

No objection



**P.D. Report No. .... Page 2**

**Long Point Region Conservation Authority:**

No comment.

**Regional Environmental Services Department:**

Neither Regional Water nor Sewer services are available.

**Township of Norfolk Roads Department:**

No comment.

**Township of Norfolk Drainage Superintendent:**

No comment.

**PROVINCIAL POLICY STATEMENTS:**

No conflict.

**ZONING:**

The lands are presently zoned "Agricultural". The applicants had received approval for a temporary use by-law to provide for the subject "granny flat" to be occupied by the applicants mother.

**OFFICIAL PLAN:**

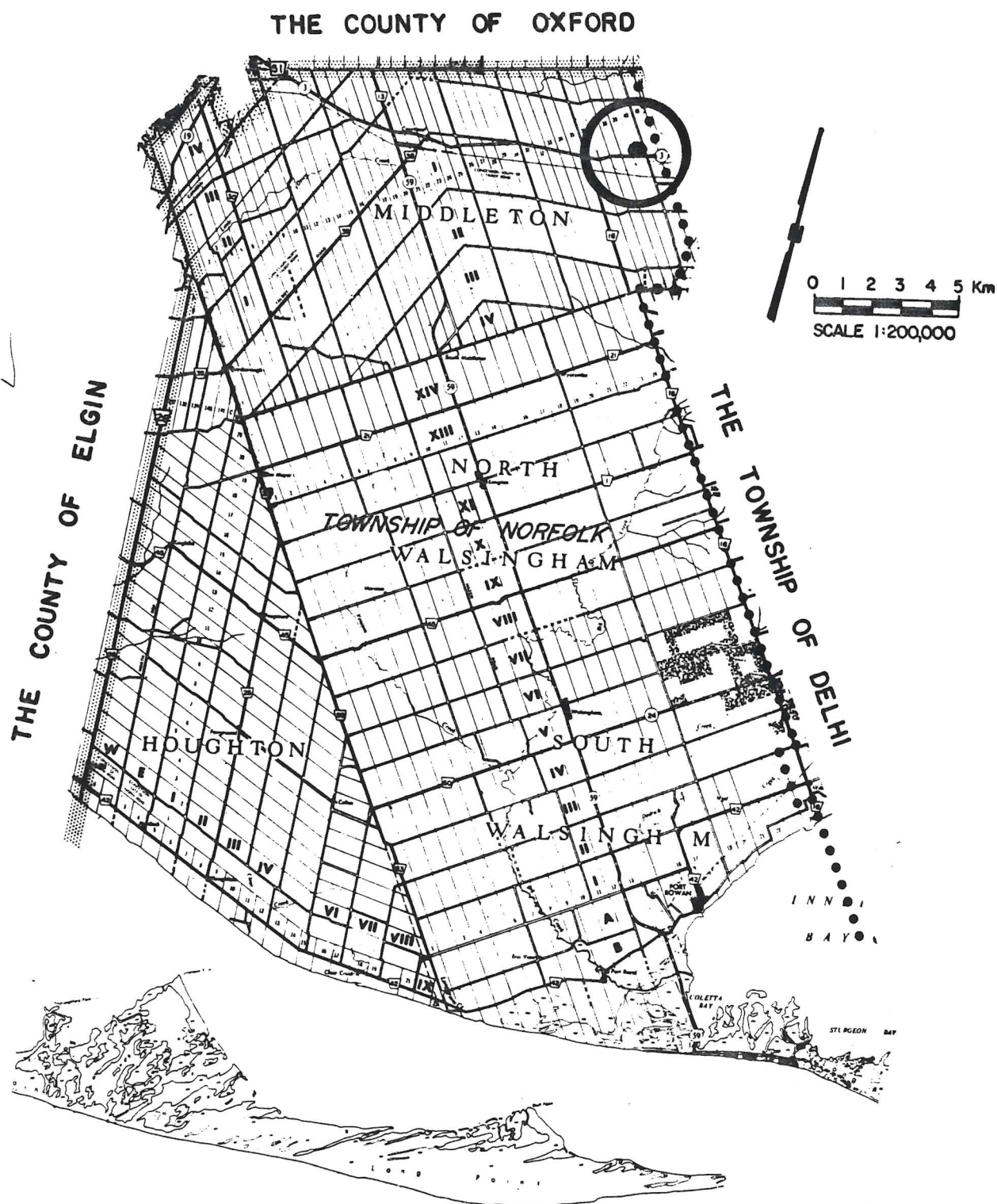
The lands are presently designated "Agricultural and Rural" in the Township of Norfolk District Plan. Portable living units such as proposed are generally permitted on a temporary basis where a legitimate need exists.

**PLANNING STAFF COMMENTS:**

In the opinion of Planning Staff the application remains consistent with official Plan policies. Commenting agencies generally support the proposal.

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Jim McIntosh, Planner  
Township of Norfolk.  
JM/vf

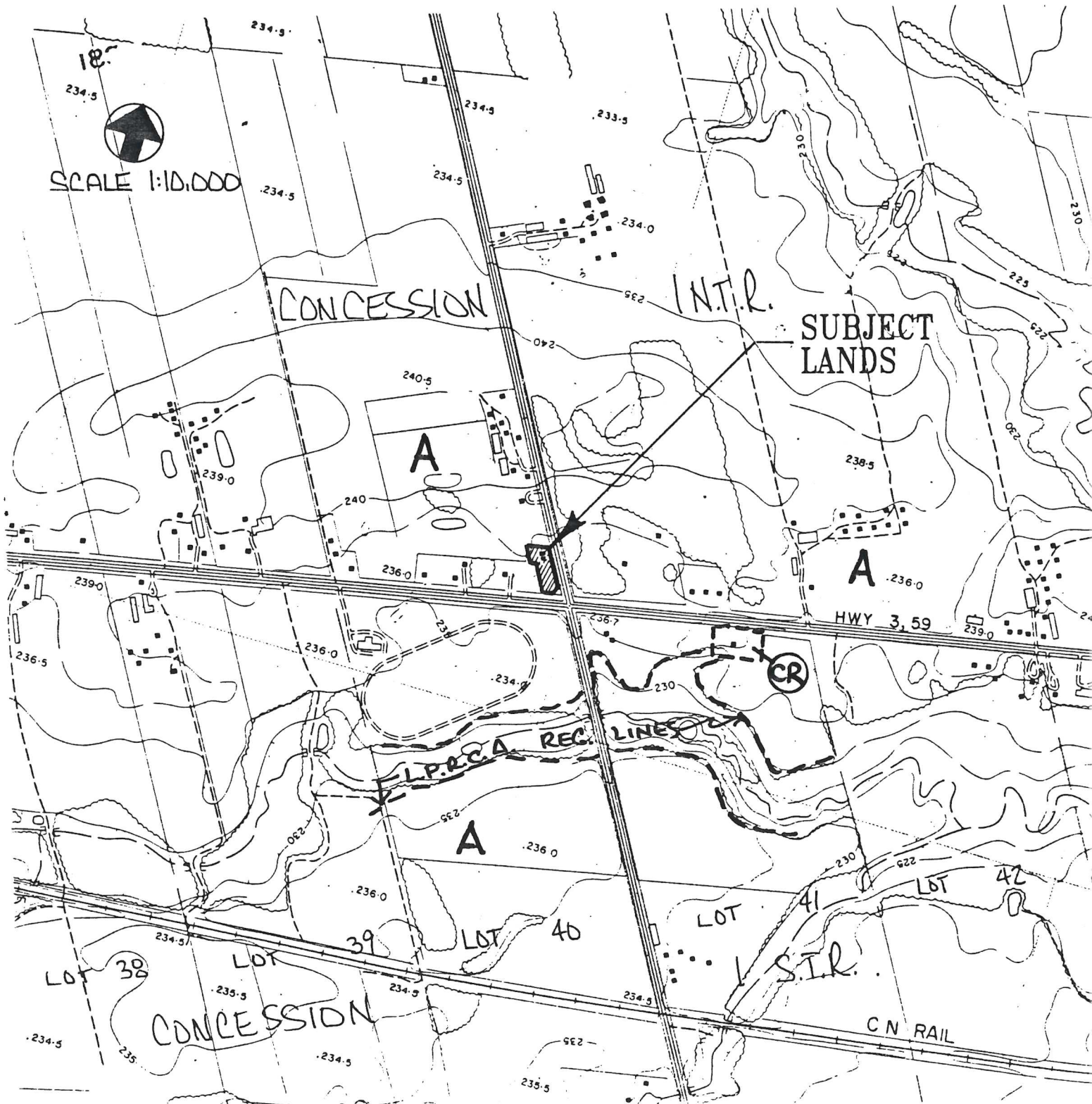
MAP N° 1 TO FILE NUMBER Z-NO-11/96



2-16

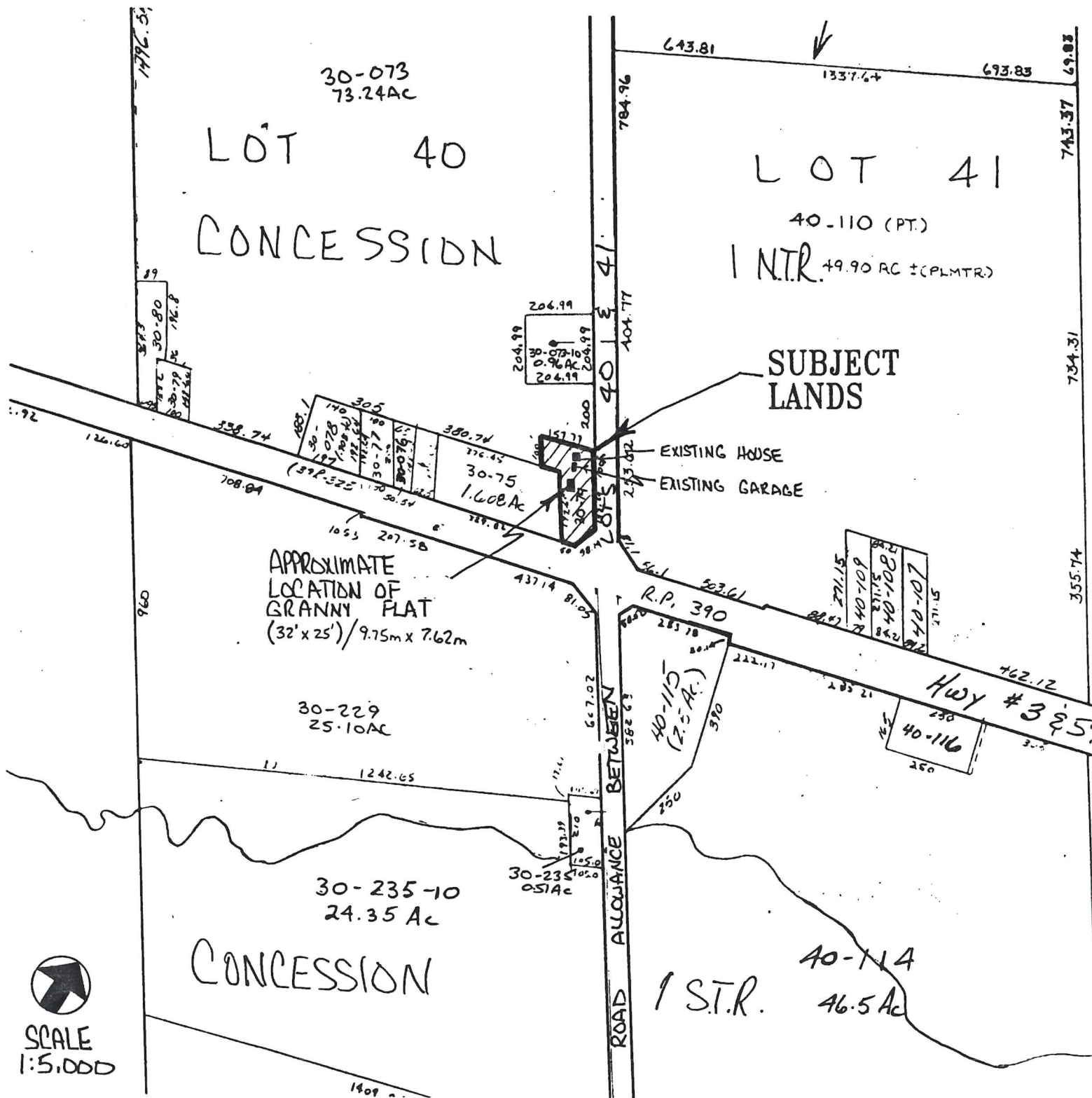
# MAP N° 2 TO FILE NUMBER Z-NO-11/96

FORMER MUNICIPALITY: MIDDLETON



# MAP N<sup>o</sup> 3 TO FILE NUMBER Z-NO-11/96

FORMER MUNICIPALITY: MIDDLETON



THE CORPORATION OF THE TOWNSHIP OF NORFOLK

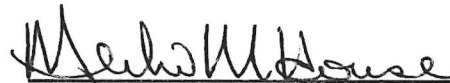
Jim

DECLARATION UNDER SECTION 34 OF THE PLANNING ACT

I, Merlin M. Howse, hereby certify that the Notice for By-Law No. 391-NO-96 of The Corporation of the Township of Norfolk, passed by the Council of the Corporation on the 20th day of August, 1996 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 September 10, 1996 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 16th day of September, 1996.



Merlin M. Howse,  
Clerk-Administrator.

Certified to be true copy

September 16, 1996



Clerk-Administrator



BY-LAW NUMBER 391-NO-96

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 this By-Law shall apply to lands described as Part of Lot 40, Concession 1, N.T.R., in the former Township of Middleton, now in the Township of Norfolk as shown as the Subject Lands on Maps "A" and "B" (attached to and forming part of this By-Law).
2. THAT for the purpose of this By-Law a temporary dwelling unit for senior shall be defined as follows:

"A detached mobile home or modular home unit that is placed on the same lot as a one family dwelling where such unit is established on a temporary basis to be occupied only by a person requiring care, supervision or common living."

3. THAT in addition to use permitted in the Agricultural Zone (Subsection 24.1) and notwithstanding Subsection 6.14 of Zoning By-Law 1-NO 85, as amended, of the Township of Norfolk on the lands described in Clause 1 of this By-Law a portable living unit for a senior person may be permitted for a temporary period of time commencing August 20, 1996 and expiring August 20, 1999.
3. 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 20th DAY OF August, 1996.

  
MAYOR

  
CLERK-ADMINISTRATOR

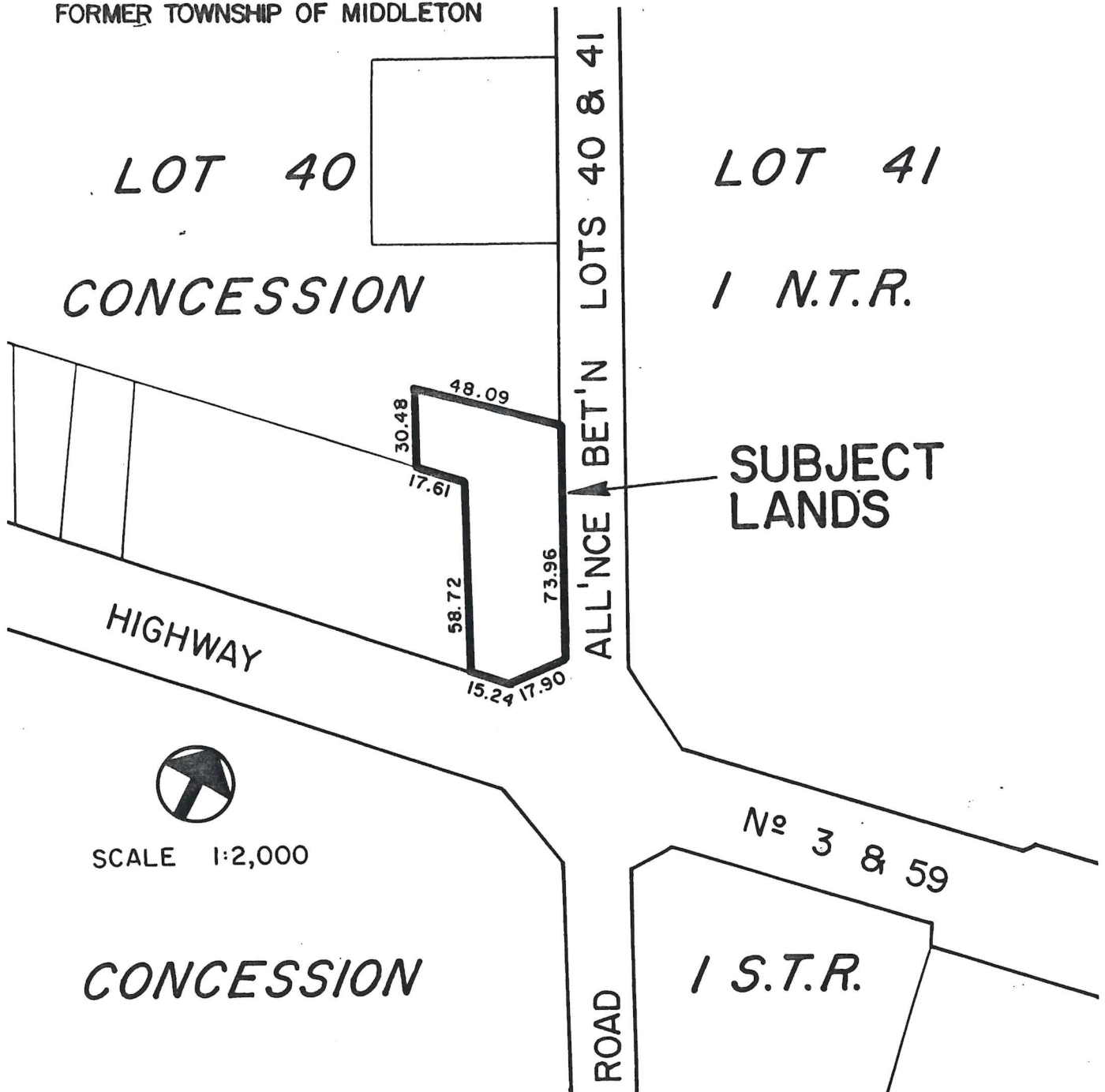
Murdoch & Margaret McLean  
File Z-NO-11/96

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 Temporary Use By-law 391-NO-96 Passed the 20th day of August 1996.

Hector Verhoeve  
Mayor

Merle H. Hesse  
Clerk-Administrator

## **EXPLANATION OF THE PURPOSE AND EFFECT OF BY-LAW 391-NO-96**

This By-Law affects a parcel of land located within the former Township of Middleton consisting of Part of Lot 40, Concession 1, N.T.R. as shown on the attached maps.

The purpose of this By-Law is to permit a temporary dwelling unit for a senior family member of the landowner. This By-Law would provide for such a use for a period of three years commencing August 20, 1996 to August 20, 1999. Extension of the terms of the By-Law would require consideration of a further By-Law.

**Murdoch & Margaret McLean  
File No. Z-NO-11/96  
P.D. Report No. 247/96  
Assessment Roll No. 010.020.074**