

**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
- ☒ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Please summarize the desired result of this application (for example, a special zoning provision on the subject lands to include additional use(s), changing the zone or official plan designation of the subject lands, creating a certain number of lots, or similar)

The purpose of this application is to rezone lands from Agricultural to Hamlet Residential by implementing the Official Plan Urban Residential designation on this property.

**Property Assessment Roll Number:** 3310-541-020-42700

## A. Applicant Information

**Name of Owner** Jeff Purdy

**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

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):

Lot 161 Concession 1 NTR Middleton

Municipal Civic Address: 4929 Hwy 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 corresponding number:

3. Present use of the subject lands:

Agricultural

4. Please describe **all existing** buildings or structures on the subject lands and whether they will 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 the 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:

The owner is currently constructing a new home on the farm. There are an assortment of agricultural barns and the "old farmhouse" has been converted into a bunkhouse for farm employees.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: 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:

No construction is currently proposed.



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:

100 + 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.**

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

We currently have 3 severance applications before the Committee of Adjustment for the creation of residential building lots. Planning staff have suggested that rezoning the property to match the Official Plan designation is appropriate to facilitate the proposed severances.

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

The property complies with the Official Plan. To facilitate the 3 proposed severances rezoning from Agricultural to Hamlet Residential is appropriate.

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:



5. 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):

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6. Description of land intended to be severed in metric units:

Frontage: 

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Depth: 

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Width: 

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Lot Area: 

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Present Use: 

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Proposed Use: 

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Proposed final lot size (if boundary adjustment): 

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

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Description of land intended to be retained in metric units:

Frontage: 

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Depth: 

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Width: 

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Lot Area: 

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Present Use: 

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Proposed Use: 

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Buildings on retained land: 

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7. Description of proposed right-of-way/easement:

Frontage: 

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Depth: 

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Width: 

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Area: 

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Proposed use: 

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8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

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**9. Site Information****Zoning****Proposed**

Please indicate unit of measurement, for example: m, m<sup>2</sup> or %

Lot frontage	565m	565m
Lot depth		253m
Lot width		
Lot area	92 acres	
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		
Landscaped open space		
Entrance access width		
Exit access width		
Size of fencing or screening		
Type of fencing		
10. Building Size		
Number of storeys		
Building height		
Total ground floor area		
Total gross floor area		
Total useable floor area		
11. Off Street Parking and Loading Facilities		
Number of off street parking spaces		
Number of visitor parking spaces		
Number of accessible parking spaces		
Number of off street loading facilities		

12. Residential (if applicable)

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: \_\_\_\_\_

Type	Number of Units	Floor Area per Unit in m2
Single Detached	_____	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool):

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

\_\_\_\_\_

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Seating Capacity (for assembly halls or similar): \_\_\_\_\_

Total number of fixed seats: \_\_\_\_\_

Describe the type of business(es) proposed: \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No If yes please describe:

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14. Institutional (if applicable)

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: \_\_\_\_\_

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

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15. Describe Recreational or Other Use(s) (if applicable)

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#### 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):

Owner supplied information.

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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:

Owner supplied information. Third generation farmer on the property.

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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. 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:

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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:

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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

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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. 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. 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 private septic systems 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: Hwy 59

## 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. 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.

PJR is attached.

## H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, **folded** hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the properly named site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

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

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ 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
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

Your development approval might also be dependent on other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

**All final plans must include the owner's signature as well as the engineer's signature and seal.**

### **I. Development Agreements**

A development agreement may be required prior to site plan approval, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

## J. Transfers, Easements and Postponement of Interest

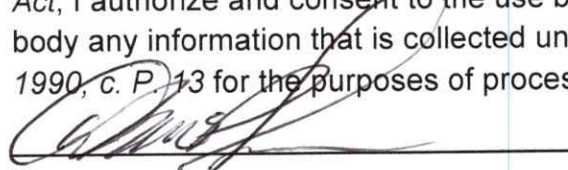
The owner acknowledges and agrees that if required, it is their solicitor's responsibility on behalf of the owner, to disclose the registration of all transfer(s) of land and/or easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's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

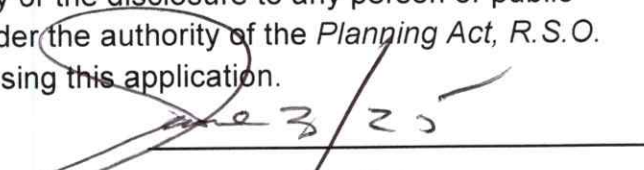
## K. Permission to Enter Subject Lands

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.

## L. 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 Signature

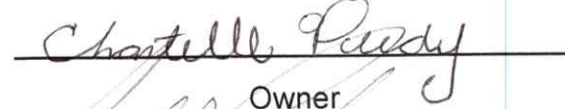
  
Date

## M. Owner's Authorization

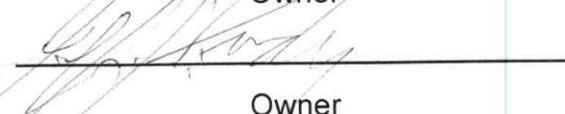
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

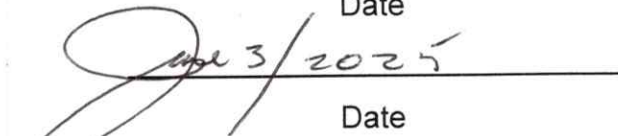
I/We Jeff & Chantelle Purdy am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize \_\_\_\_\_ 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 3<sup>rd</sup>, 2025  
Date

  
Owner

  
Date

**N. Declaration**

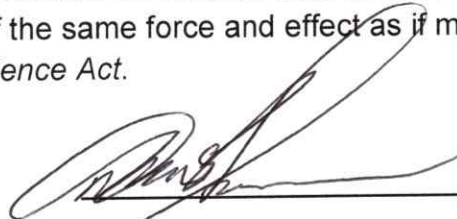
I, David McPherson of Simcoe

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:

Norfolk County



Owner/Applicant Signature

In Simcoe, ONT

This 4<sup>th</sup> day of June 2025

A.D., 2025



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

A Commissioner, etc.



# **Planning Justification Report**

## **Zoning By-Law Amendment**

### **4929 Highway 59, Norfolk County**

This planning justification report is intended to provide justification and supporting information respecting a zoning by-law amendment application to facilitate residential development within an area designated for residential use on lands by the Official Plan, known as 4929 Highway 59, Norfolk County (herein referred to as the "Site").

The applicant is seeking to amend the zoning to implement the existing Official Plan designation (Urban Residential) to permit residential development on the subject lands, as permitted by By-law 2022-106.

#### **1.0 Site Overview**

The site is located on the west side of Highway 59 and north side of Talbot Street, in the western limit of the urban area of Courtland, and has an area of 37 hectares (91.45 ac.). The Site is legally described as Part Lot 161, Concession 1 NTR, in the Geographic Township of Middleton. The Site is irregular in shape with frontage on Highway 59 and Talbot Street, and is abutted by the former CN Railway ROW to the north. A portion of the lands are within the Urban boundary of Courtland, as per recently approved amendments to the Norfolk County Official Plan.

The Site contains an existing dwelling with a number of agricultural buildings (storage barn, silos, storage building) served by a driveway from Highway 59. Woodlands are present on the southwestern portion of the subject lands, in the vicinity of the wooded ravine encompassing Little Otter Creek. A municipal drain, the Purdy Drain, traverses the property from east-west and outlets into a ravine.

The land uses surrounding the Site consist of agricultural uses to the west and north, with residential uses within the urban area of Courtland to the east and southeast, an office use (Reid & Deleye) to the east, and rural residential development on Talbot Street.

A farm dwelling and agricultural outbuildings are present on the adjacent property to the west, also owned by the applicant. These buildings are served by the driveway serving the subject lands, and a separate driveway from Talbot Road.

## 2.0 Proposed Development

The Owner is proposing to rezone the portion of the subject lands that are currently designated Urban Residential from Agricultural to Hamlet Residential, to permit residential development. No change to the balance of the subject lands is proposed at this time.

The subject property is designated 'Agricultural' and 'Urban Residential' in the Norfolk County Official Plan and are zoned 'Agriculture' and 'Hazard Lands' in the Norfolk County Zoning By-law.

## Provincial Planning Statement

Section 2.2 provides that 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 immediate 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:
  - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
  - 2. 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, infrastructure, and public service facilities, and support the use of active transportation; and
- d.) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas. 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.

Section 3.6.4 of the PPS directs that where municipal services or private communal services are not available, planned or feasible, individual on-site sewage and water services may be used,

provided that the site conditions are suitable for the long-term provision of such services with no negative impacts.

### **Official Plan**

The proposed development is located within the Urban Residential designation. The predominate use of land within this designation shall be a variety of urban dwelling types, including single detached dwellings, semi-detached dwellings, duplex dwellings, and similar low-profile residential buildings. Within the Courtland Urban Area, private servicing limitations shall determine the density of development.

The use of the lands for single detached dwellings on individual lots, suitably sized for private services, is consistent with the development of lands designated Urban Residential.

### **Zoning By-Law**

The subject lands are zoned Agricultural in the Norfolk County Zoning By-law. To be consistent with other residential development in Courtland, the development application proposes to rezone the property from Agricultural to Hamlet Residential.

Permitted uses within the Hamlet Residential Zone include a single detached dwelling, bed & breakfast, day care nursery, home industry, home occupation, accessory residential dwelling unit, and accessory uses thereto.

### **Planning Analysis**

As previously described, the development application submitted would rezone a portion of the subject property from Agricultural to Hamlet Residential, to implement the existing Official Plan designation and facilitate the development of residential lots through future consent applications.

The proposal is considered to be consistent with the PPS policies respecting the development of housing within a settlement area, as outlined in Section 2.2. The proposal will facilitate the development of additional housing choice and units within a settlement area, and will make efficient use of existing municipal infrastructure.

The proposal is consistent with the policies of the Official Plan for development within the Urban Residential Designation. The Urban Residential Designation permits low density residential development, and the proposed zoning by-law amendment would zone the lands to permit residential development, as contemplated by the Official Plan.

The proposal is also in keeping with the general intent of the zoning by-law. Low density residential development in the Urban Area of Courtland is generally Hamlet Residential, reflecting that higher densities may not be suitable for all sites due to the required private septic systems.



All development matters arising from the creation of the residential lots will be appropriately addressed through the inclusion of conditions associated with the consent approval.

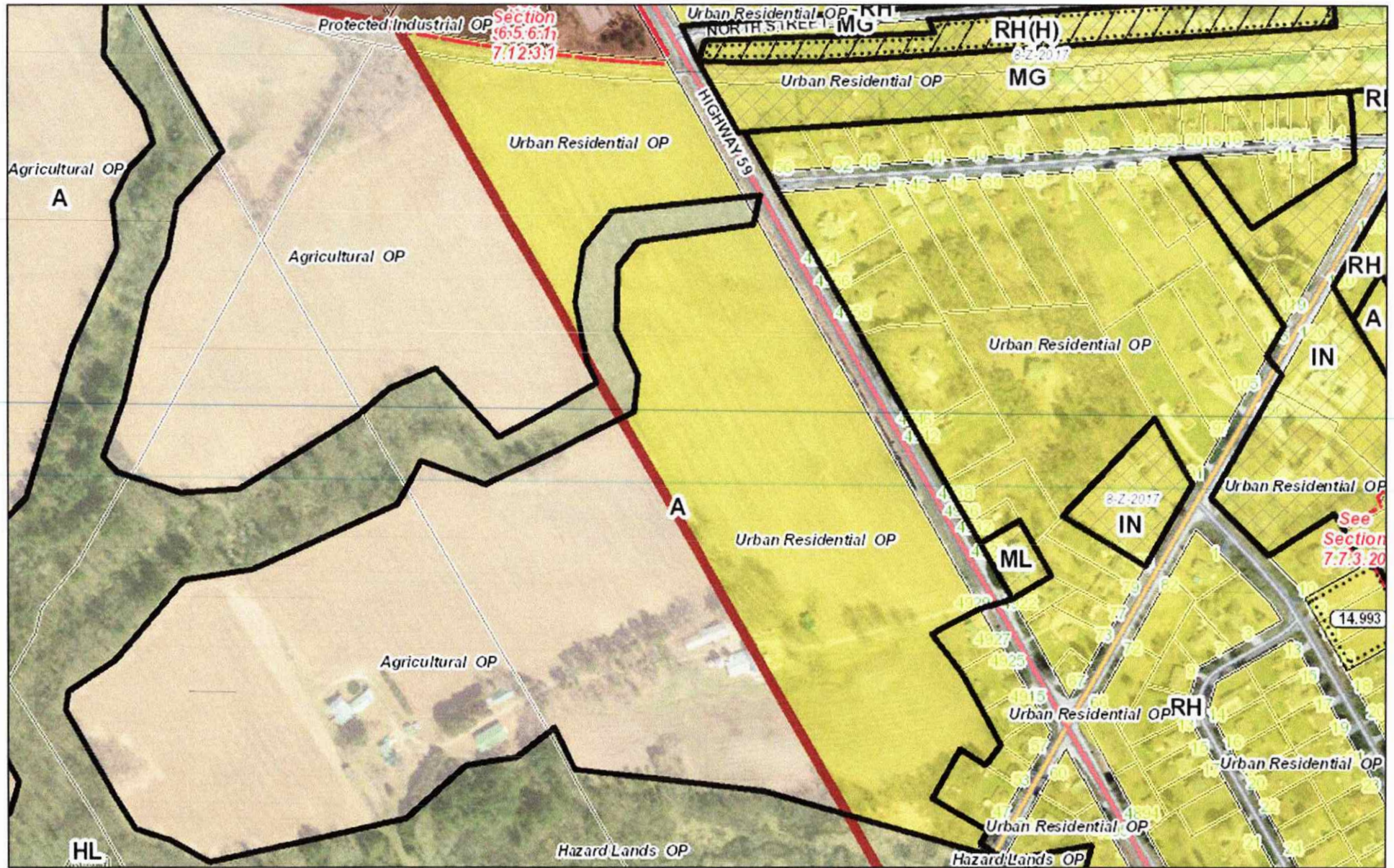
### **3.0 Summary**

As the proposal will facilitate residential development and housing within a settlement area, will implement the existing Official Plan designation for residential development, and will provide for an appropriate form of development encouraged by the PPS, contemplated by the Official Plan, and permitted by the RH zone, approval of the proposed zoning by-law amendment can be considered appropriate from a planning perspective.

David McPherson



# Subject Lands



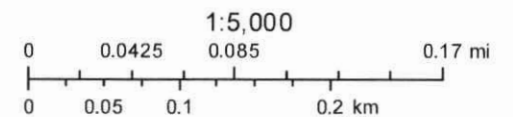
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## Zones 1-Z-2014

- Zone
- Zone with Holding Provision
- Special Provisions

- Site Plan Control
- Lakeshore Erosion Prone Areas
- Community Boundaries**
- Urban Area Boundary

- Hamlet Area Boundary
- Resort Area Boundary
- Site Specific Policy Area

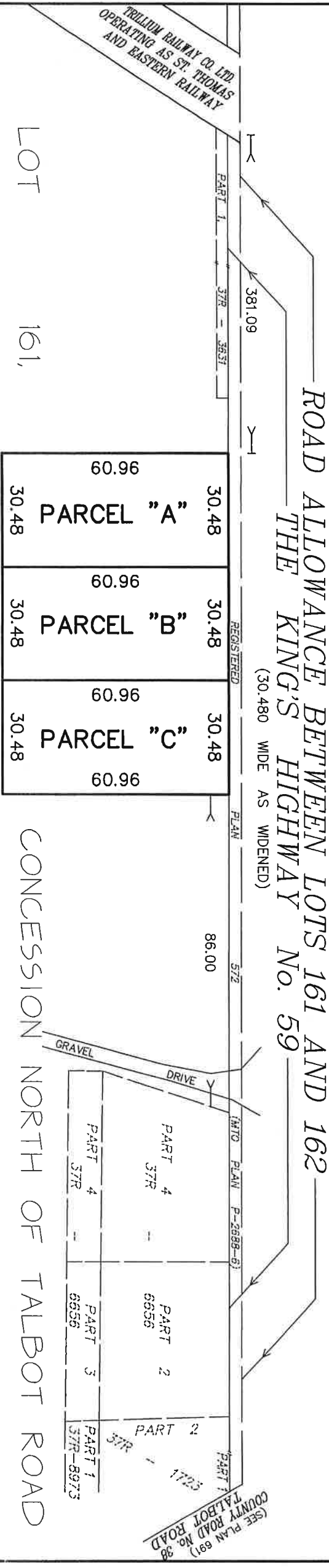


Norfolk GIS



SKETCH

PREPARED ILLUSTRATING PROPOSED SEVERANCE  
FOR: PURDY PARK FARMS LIMITED  
NOT TO SCALE



GEOGRAPHIC

TOWNSHIP

OF

MIDDLETON

LOT 161,

CONCESSION NORTH OF TALBOT ROAD

PARCEL "A"

(TO BE SEVERED)

AREA = 1858.1 SQ. METRES

PARCEL "B"

(TO BE SEVERED)

AREA = 1858.1 SQ. METRES

PARCEL "C"

(TO BE SEVERED)

AREA = 1858.1 SQ. METRES

CAUTION

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

PROPERTY DESCRIPTION:

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

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S U R V E Y I N G L T D . G I S

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

WLP DRAWN

KSH CHECKED

DATED:

10/29/25

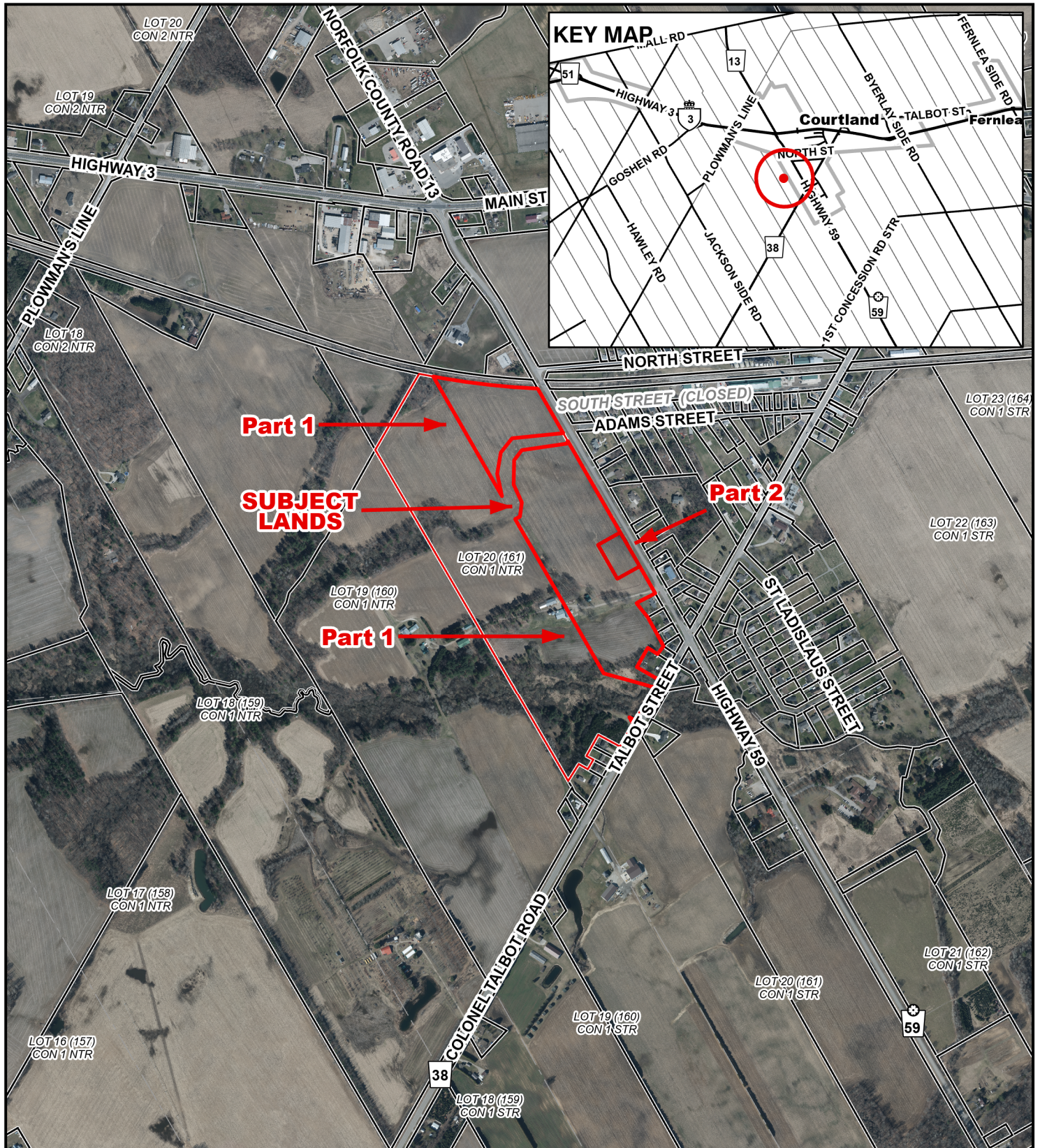
Ref. No.

24-53-420-00



## CONTEXT MAP

Geographic Township of MIDDLETON

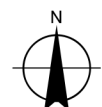


### Legend

- Subject Lands
- Lands Owned

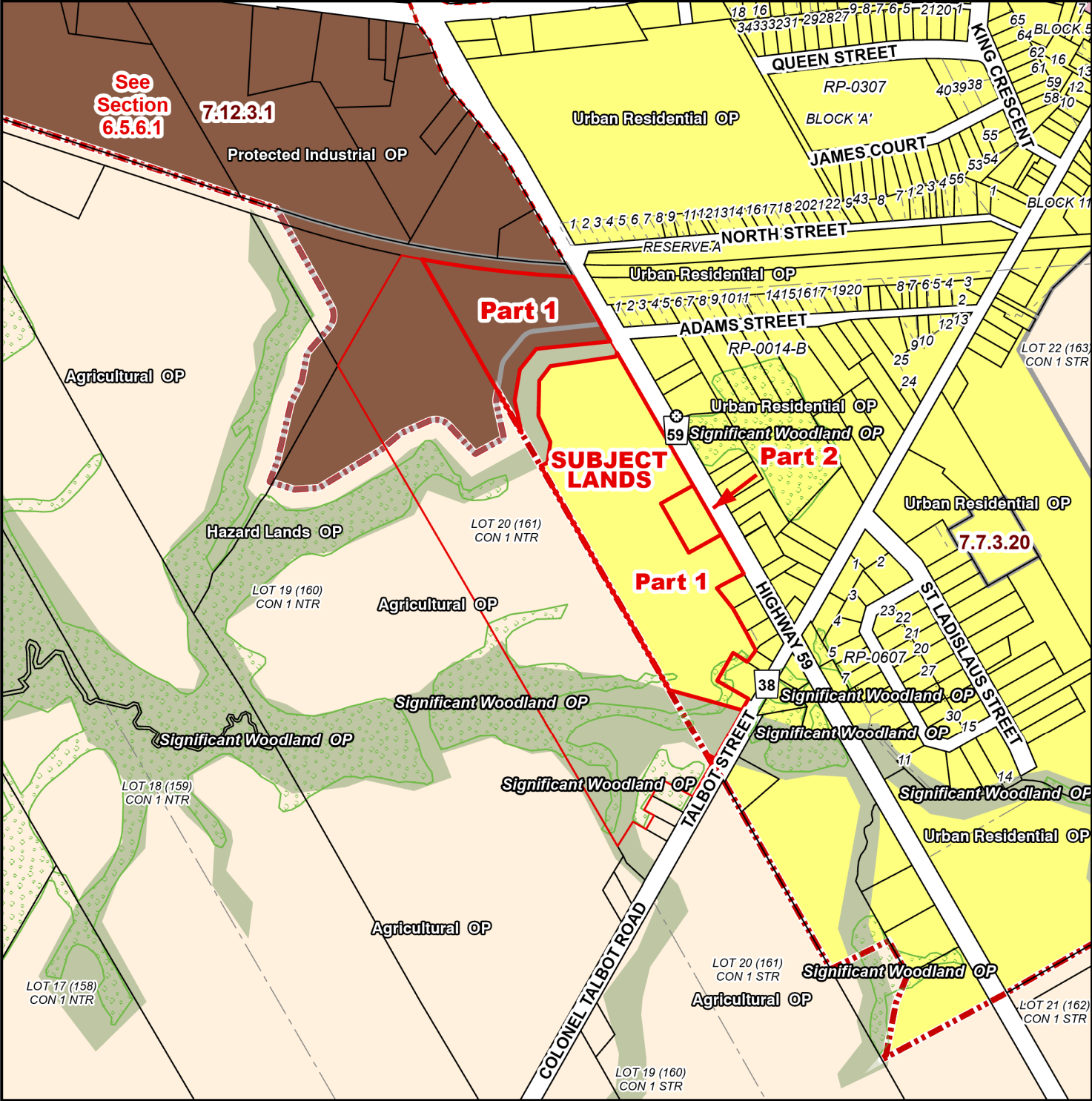
2020 Air Photo

11/24/2025

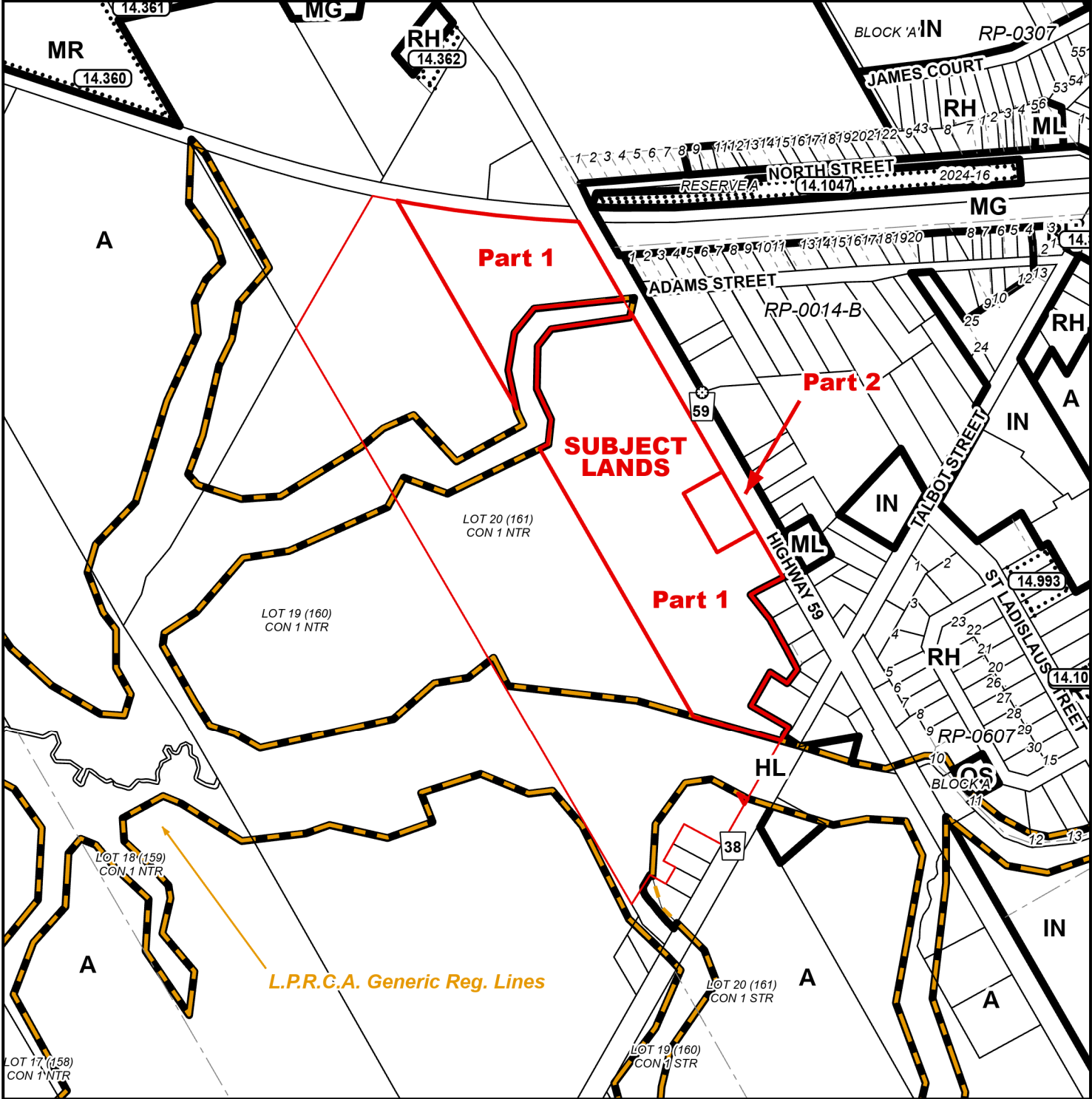


90 45 0 90 180 270 360  
Meters









LEGEND

Subject Lands

Lands Owned

LPRCA Generic Reg. Lines

(H) - Holding

A - Agricultural 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

R3 - Residential R3 Zone

MR - Rural Industrial Zone

ZONING BY-LAW 1-Z-2014

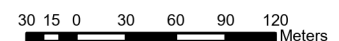
11/24/2025

N

60 30 0 60 120 180 240

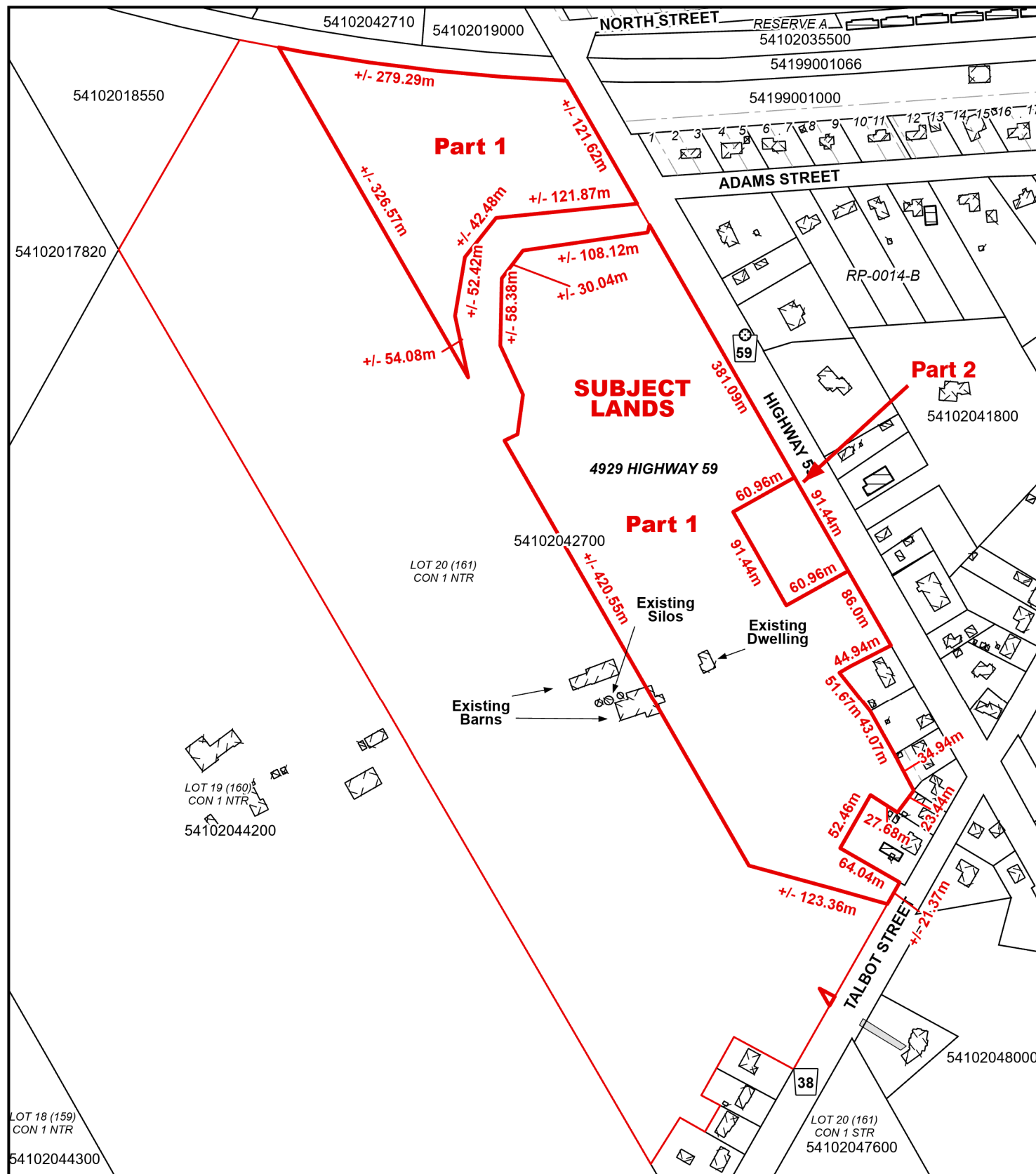
Meters

## Geographic Township of MIDDLETON



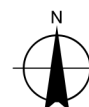
## CONCEPTUAL PLAN

Geographic Township of MIDDLETON



### Legend

- Subject Lands
- Lands Owned



11/24/2025

30 15 0 30 60 90 120 Meters