

711 Schafer Side Road, Middleton Proposed Zoning Bylaw Amendment

Application File Numbers:ZNPL2025074

Applicant: Mike & Sandy Kloepfer

Agent: Vallee Consulting

Statutory Public Hearing

Date: September 3, 2025

Site Context

Site Characteristics:

- Total Land Area approximately 40 Hectares (100 Acres)
- Located on Schafer Side Road in Middleton
- The subject land contains a former Government Research Facility. The land is also actively farmed.

Surrounding Land:

North – Agricultural Uses

South – Agricultural Uses

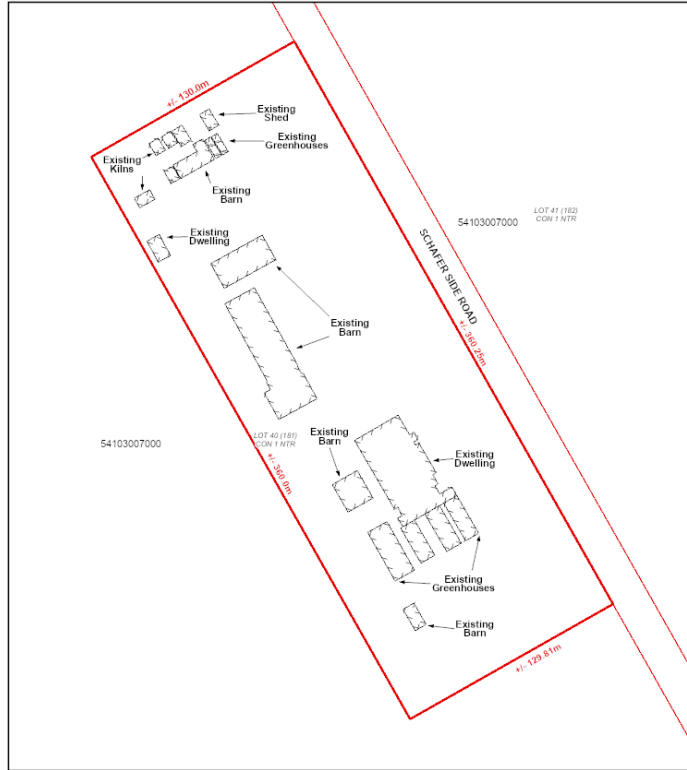
East – Agricultural Uses

West – Agricultural Uses and Significant Woodlands

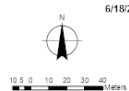
The lands are serviced with private septic systems and cisterns for potable water. Fire protection also exists on the site.

LOCATION OF LANDS AFFECTED
CONCEPTUAL PLAN
Geographic Township of MIDDLETON

ZNPL2025074



Legend
Subject Lands
Lands Owned



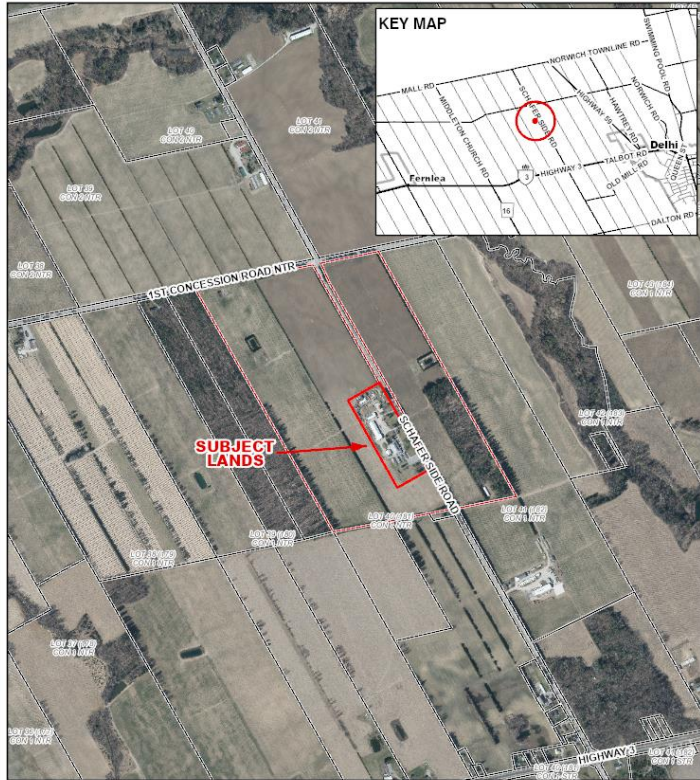
6/18/2025

Site Context

Context Map

MAP A
CONTEXT MAP
Geographic Township of MIDDLETON

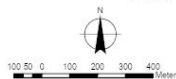
ZNPL2025074



Legend

Subject Lands

2020 Air Photo



Development Proposal

To rezone a portion of the subject lands zoned Agricultural (Temporary Use for Special Needs Housing) to Agricultural (Special Provision for Emergency/Transition Shelters)

The special provision would include the following:

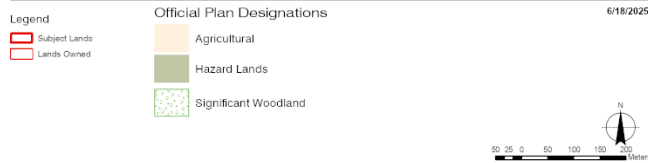
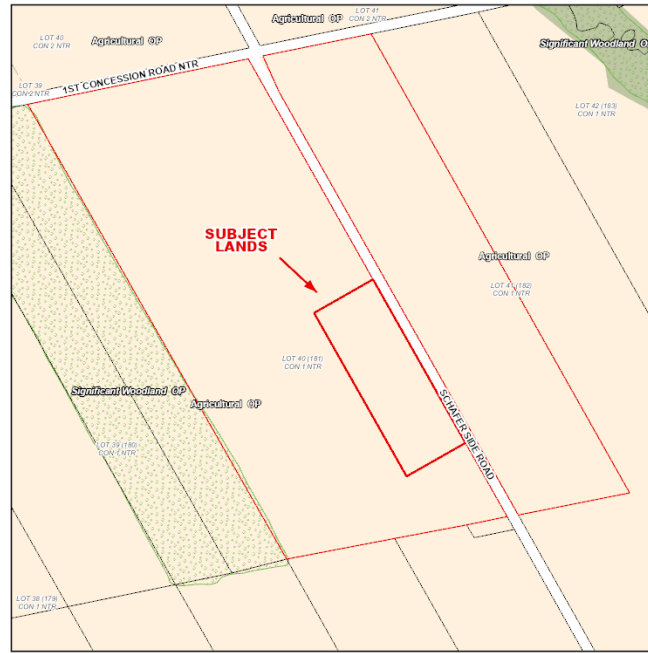
- a.) Parking Ratio: 1 space for every 4 units.

- b.) A proposed site specific definition of emergency/transition shelter.

Site Context

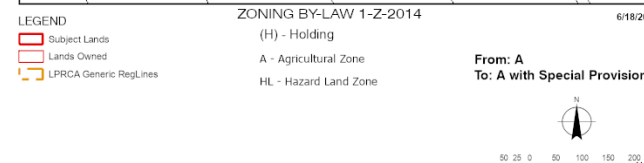
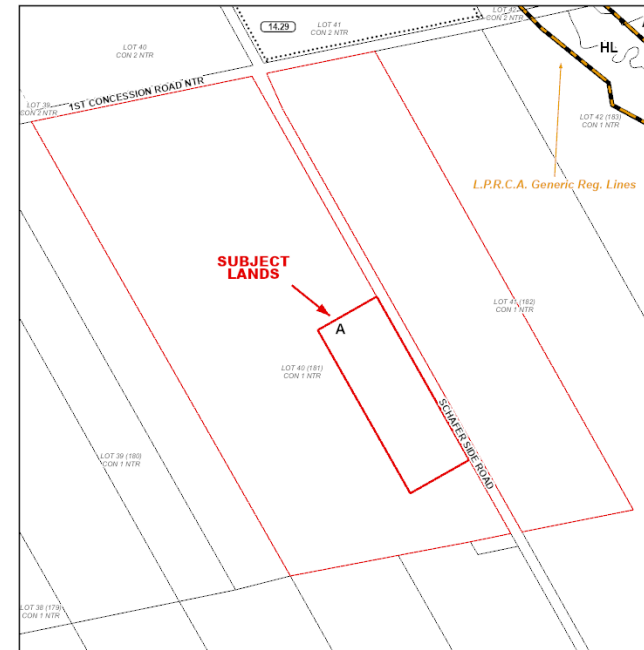
Official Plan Map

MAP B
OFFICIAL PLAN MAP
Geographic Township of MIDDLETON
ZNPL2025074



Proposed Zoning By-law Amendment Map

MAP C
PROPOSED ZONING BY-LAW AMENDMENT MAP
Geographic Township of MIDDLETON
ZNPL2025074



Preliminary Review

Technical Reports:

- Traffic Impact Study
- Planning Justification Report



Technical Comments:

Technical Comments (provided to date) are included in Attachment C

Public Input:

Public input has not been received at this time.

Preliminary Considerations

Key Items		Preliminary Review
Redevelopment		The subject lands are underutilized and have great redevelopment potential
Servicing		The proposed redevelopment would be serviced by existing private services.

Next Steps & Recommendation

- Consideration of Public Hearing Input
- Review of all Technical Comments
- Recommendation Report

Public Hearing Committee Report Recommendation:

THAT staff Report CDS-25-029 for development application ZNPL2025074 be received for information;

AND FURTHER THAT any comments received as part of the statutory public meeting be considered in a future recommendation staff report.