



The Corporation of Norfolk County

By-Law 2025-102

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as Middleton Concession 1 NTR, Part Lot 161, Norfolk County, municipally known as 4929 Highway 59.

Whereas Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 and 36(1) of the Planning Act, R.S.O. 1990, CHAPTER P.13, as amended; and

Whereas this By-Law conforms to the Norfolk County Official Plan.

NOW THEREFORE the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified as Part 1 on Map A (attached to and forming part of the By-Law) from Agricultural (A) *Zone* to Development (D) *Zone*.
2. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified as Part 2 on Map A (attached to and forming part of the By-Law) from Agricultural (A) *Zone* to Development Hamlet Residential (RH(H)) *Zone* with special provision 14.1111 and a Holding provision.
3. That Subsection 14 Special Provisions is hereby further amended by adding Special Provision 14.1111 as follows:

14.1111 In lieu of the corresponding provision of Hamlet Residential (RH) *Zone*, the following shall be applied:

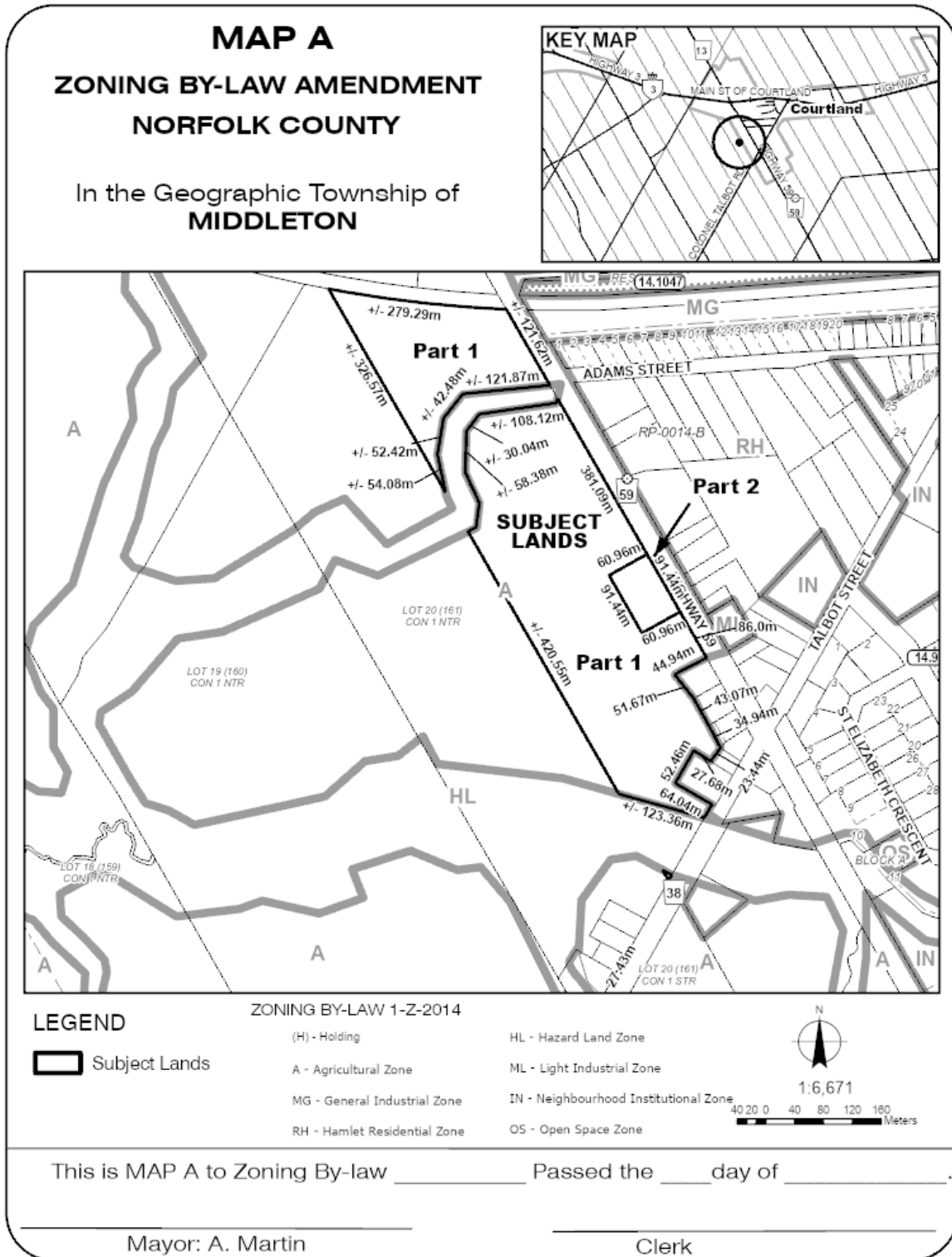
- a) Minimum *lot area*: 0.18 hectares
4. That the holding (H) provision of this By-Law shall be removed upon the following matters being addressed:

- a) A letter stating that the owners (and future owners) agree that any development on the RH lands will be required to connect to the municipal water supply, to the satisfaction of Norfolk County.
 - b) The submission of an acceptable hydrogeological study to confirm that the land/lots are of suitable in size and capacity to support on-lot septic servicing, to the satisfaction of Norfolk County.
 - c) The submission of a conceptual lot grading and stormwater provision plan demonstrating how these residential lands will be graded to control and relieve themselves of stormwater and how any increase or continued reliance on adjoining lands for relief of same is secured, to the satisfaction of Norfolk County.
 - d) The submission of an acceptable geotechnical study to confirm that the land is suitable to support residential land development, to the satisfaction of Norfolk County.
 - e) Confirmation that a driveway access permit can be obtained from the County to support the establishment of new driveways to Highway 59.
5. That the effective date of this By-Law shall be the date of passage thereof.

ENACTED AND PASSED this 16th day of December, 2025.

Mayor: A. Martin

County Clerk: Wm. Tigert



Applicant Jeff Purdy c/o David McPherson
 File Number ZNPL2025199
 Report Number CD-25-103
 Assessment Roll Number 3310541020427000000

**Explanation of the Purpose and Effect of
By-Law 2025-102**

This By-Law affects a parcel of land described as Middleton Concession 1 NTR, Part Lot 161, Norfolk County, municipally known as 4929 Highway 59.

The purpose of this By-Law is to change the zoning on Part 1 of the subject lands from Agricultural Zone (A) to Development, and to change the zoning of Part 2 of the subject lands to Hamlet Residential (RH) with a Holding Provision and a Special Provision to facilitate compliance with the Official Plan and future development.