

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

Check the type of planning application(s) you are submitting.

- Consent/Severance/Boundary Adjustment
- Surplus Farm Dwelling Severance and Zoning By-law Amendment
- Minor Variance
- Easement/Right-of-Way

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

A. Applicant Information

Name of Owner Jeff Purdy

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.

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

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and agent noted above.

Owner Agent Applicant

Names and addresses of any holder of any mortgages, 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 Highway 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:

3. Present use of the subject lands:

Residential and Agricultural



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

Existing is a old farm house converted to a bunkhouse, a new house currently under construction and an assortment of older style agricultural farm buildings.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a 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 new construction is proposed at this time.

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. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	565m	30m		30.48m	
Lot depth	405m			60.96m	
Lot width					
Lot area	37ha	0.4ha		1858.1 sqm	2141.9sqm
Lot coverage					
Front yard		6m			
Rear yard		9m			
Height		11m			
Left Interior side yard		1.2m			
Right Interior side yard		1.2m			
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

The Hamlet Residential zone provisions do not take into account the provision of partial municipal services.

In this case, municipal water service is available. The proposed reduced lot size is consistent with similar lots created within Courtland recently.

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: n/a _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

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

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: n/a _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: n/a
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: 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):

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:

Information provided by owner.

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. All Applications: 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:

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:

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

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. All Applications: 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. All Applications: 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)

Individual private septic systems are proposed. Soils analysis provides a "T" time of 10

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:

Highway 59

G. All Applications: 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.

Premise and Justification report 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 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. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

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:

- On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- Environmental Impact Study
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or 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.

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.

[Signature]
Owner/Applicant Signature

June 3 / 25
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 & Charitelle 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.

Charitelle Purdy
Owner

June 3rd, 2025
Date

[Signature]
Owner

June 3 / 2025
Date

K. 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:

Simcoe Ont



Owner/Applicant/Agent Signature

In NORFOLK COUNTY

This 10th day of JULY 2025

A.D., 20 25



A Commissioner, etc.

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

NORFOLK SOILS ANALYSIS

(a division of 002068251 Ontario Inc.)

55 Gibson Drive, Simcoe, ON, N3Y 3L1, 519-410-6222, email: norfolksoils@gmail.com

Date: November 20, 2024

Invoice: SA2024216

TO: David McPherson
8 Culver Lane
Simcoe ON N3Y 5C8

Soils analysis: Property Owner: Jeff Purdy, 4929 Hwy. 59 Courtland, ON (Norfolk County)

Soils analysis in accordance with Section 8.2.1.2 of the Ontario Building Code, The Unified Soil Classification System, and ASTM D6913 of which the soils gradation distribution graph representing the sample provided is attached.

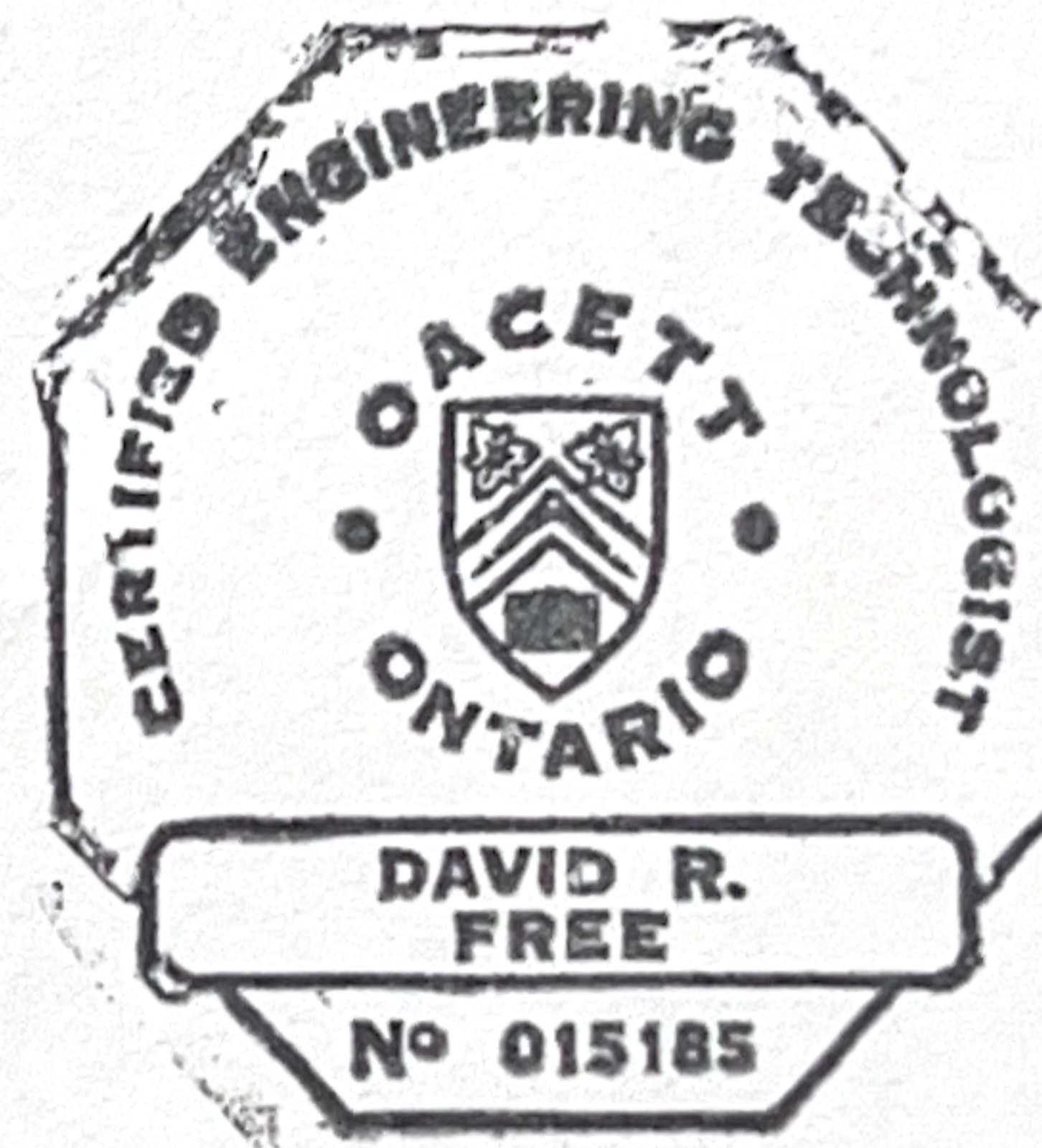
Soil Composition = SP

T time = 10 min/cm

Moisture content = 6%

DM = 7

DT = 12



Our Fee in Total: \$370.00

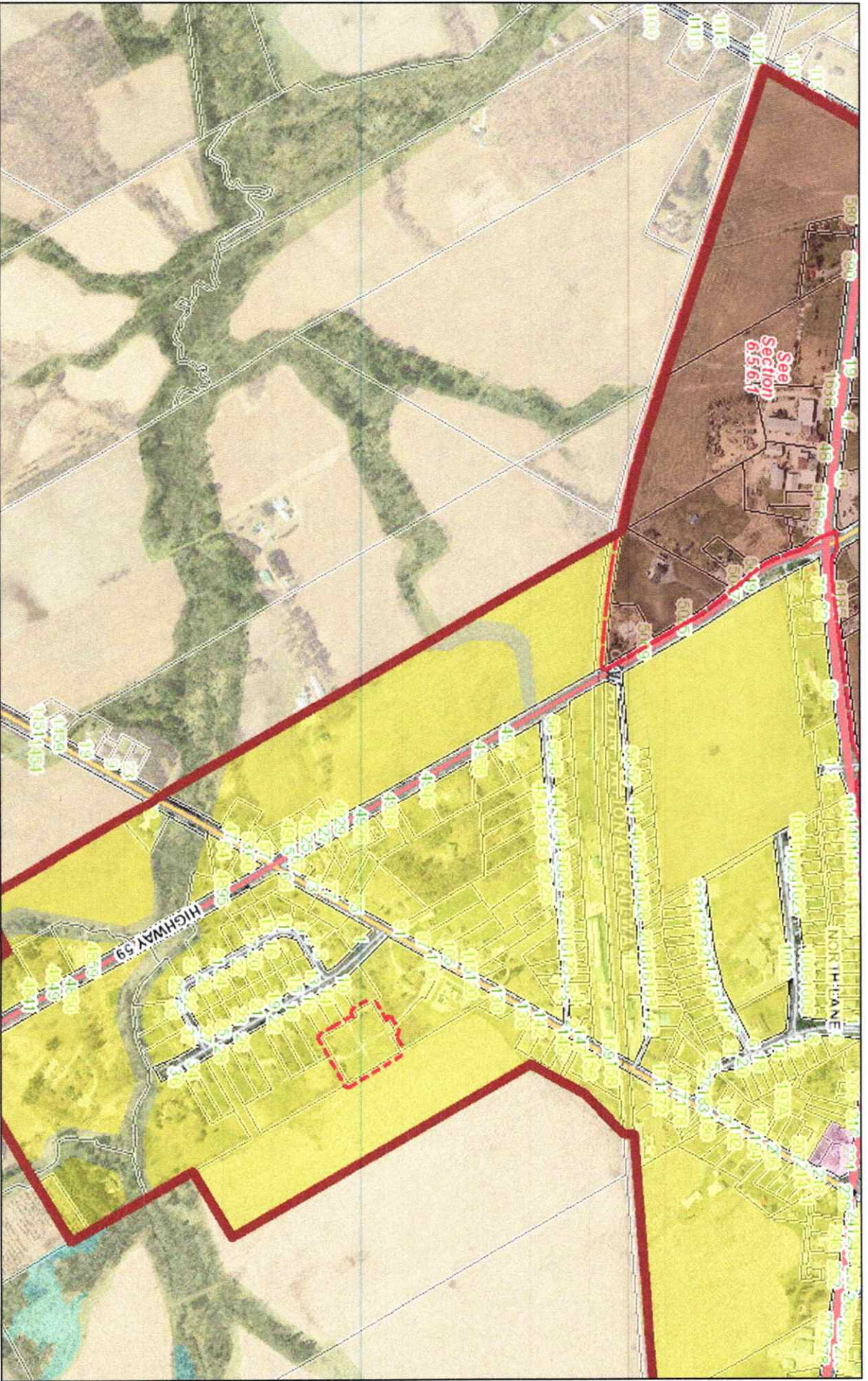
HST \$ 48.10
894069806

TOTAL: \$418.10

e-transfer payment send to joanfree55@icloud.com

Payment Due on Receipt of Invoice

MAP NORFOLK - Community Web Map

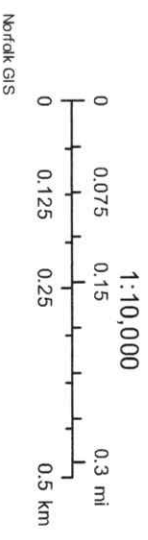


1/28/2025, 10:02:52 AM

- Community Boundaries**
- Urban Area Boundary
- Hamlet Area Boundary

- Resort Area Boundary
- Site Specific Policy Area
- Special Policy Areas

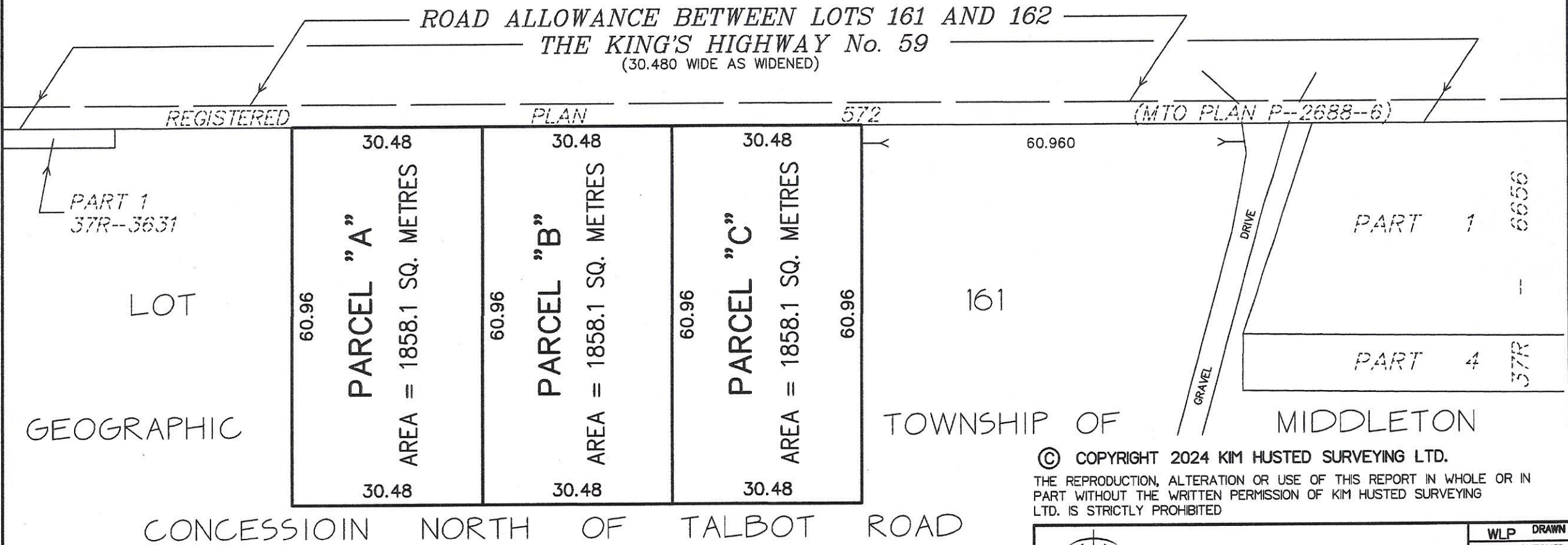
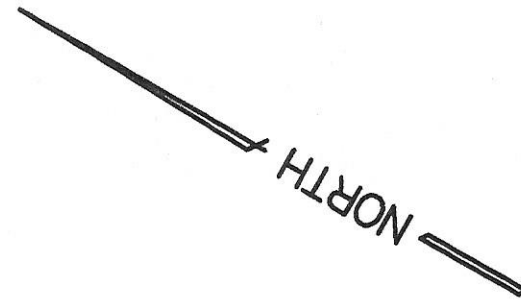
- Industrial Influence Area



SKETCH

PREPARED ILLUSTRATING PROPOSED SEVERANCE
FOR: PURDY PARK FARMS LIMITED

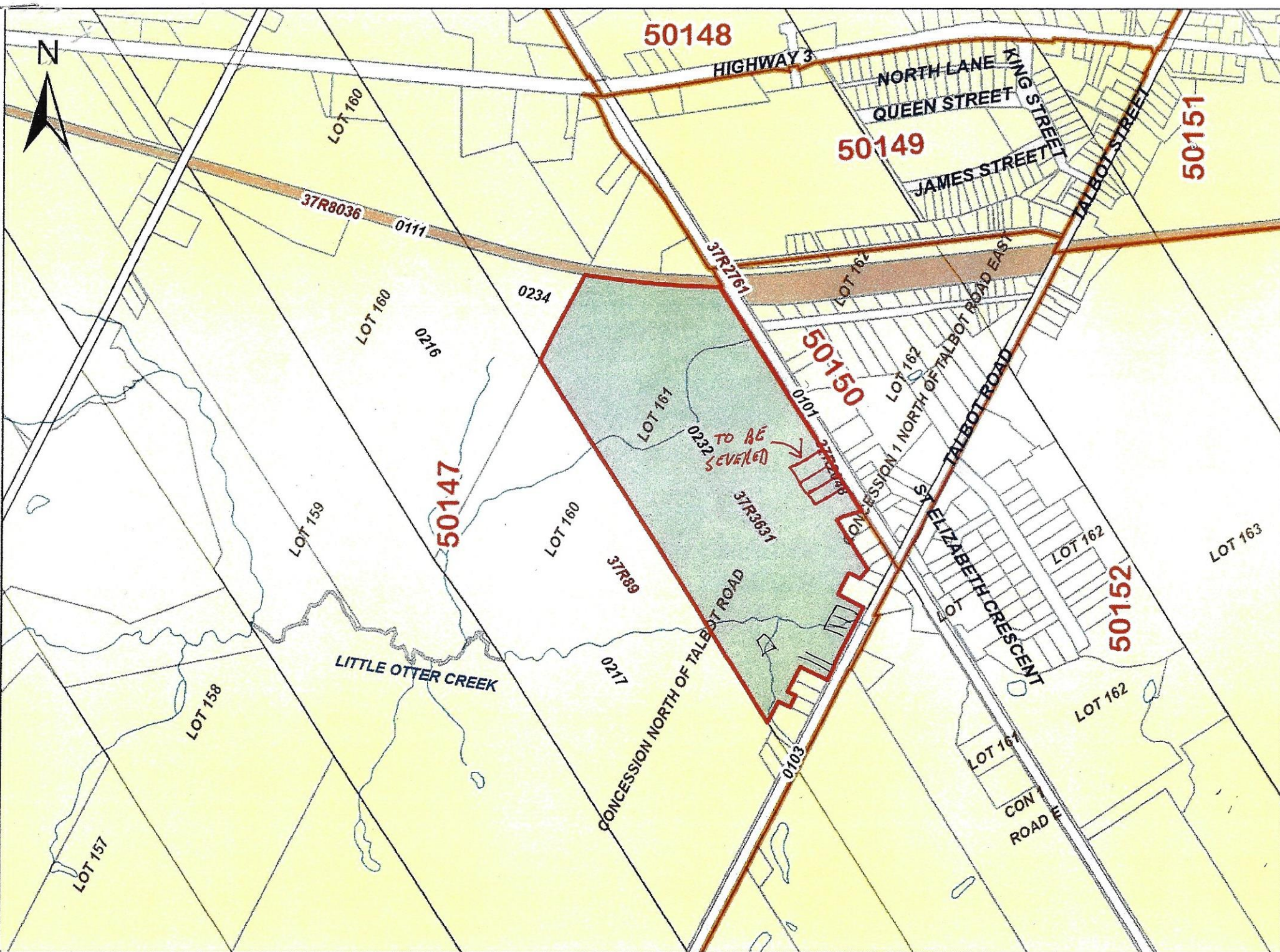
PROPERTY DESCRIPTION:
PART OF LOT 161
CONCESSION NORTH OF TALBOT ROAD
GEOGRAPHIC TOWNSHIP OF MIDDLETON
NORFOLK COUNTY



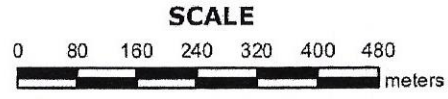
CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK

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<p>KIM HUSTED SURVEYING LTD. A wholly owned subsidiary of J.D. Barnes Limited 30 Harvey St., Tillsonburg, ON N4G 3J8 T: (519) 842-3638 F: (519) 842-3639 www.jdbarnes.com</p>	SURVEYING MAPPING GIS	WLP DRAWN CHECKED KSH DATED: 12/13/24 Ref. No. 24-53-420-00
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PRINTED ON 06 DEC, 2024 AT 08:21:55
FOR LISAHAWLEY



PROPERTY INDEX MAP
NORFOLK(No. 37)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



Intent and Justification of Minor Variance Applications for 4929 Highway 59, Courtland

This planning justification report is intended to provide justification and supporting information respecting the reduced lot size proposed for the creation of 3 lots for residential use, within an area designated for residential use, on lands known as 4929 Highway 59, Courtland.

This Minor Variance application is companion to Severance Application **BNPL2025082, BNPL2025083, and BNPL2025084**. All 3 of the proposed lots are for residential use. Please see the attached sketch of the proposed lots prepared by Kim Husted Surveying.

All 3 lots are proposed with a lot frontage of 30.48 m, a lot depth of 60.9 m, and a lot area of 1,858.1 sq.m.

The only relief we seek is a reduction in the 0.4 ha minimum lot size provision in the Hamlet Residential Zone. Our rationale is based on a recently completed Soils Analysis, which revealed a very desirable "T" time of 10 for the design of in situ septic systems, without the need of a hydrogeological report. Municipal water is available on the east side of Highway 59, as is natural gas.

In July of this year the subject property was re-zoned from Agricultural to Hamlet Residential to facilitate compliance with the Official Plan and to facilitate the development of these 3 residential lots.

Planning Act Considerations

Section 2 of the Planning Act outlines those land use matters of provincial interest and for which all county planning decisions shall have regard. The provincial interests that apply to development on this site include the orderly development of safe and healthy communities, the promotion of built form that is well-designed and that encourages a sense of place.

Provincial Planning Statement 2024 Considerations

The Provincial Planning Statement 2024 (PPS) provides policy direction on matters of provincial interest, related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable, and safe communities through the efficient use of land throughout the Province of Ontario. The PPS directs municipalities to focus their growth within settlement areas.

The PPS policies relevant to this site are related to healthy, livable, and safe communities in settlement areas.

Section 2.1 of the PPS supports the providing of an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents. It also states that planning authorities should support the achievement of complete communities by accommodating an appropriate range and mix of land uses.

Section 2.2 states:

- 1) 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 regional market 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:
 - i) all housing options required to meet social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 - ii) all types of residential intensification, including the development and re-development 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 re-development 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, and infrastructure

Section 2.3.1 states:

- 1) Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

- 2) 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
- 3) Planning authorities shall support general intensification and re-development to support the achievement of complete communities, including by planning for a range of and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities
- 4) Planning authorities shall establish and implement minimum targets for intensification and re-development within built-up areas, based on local conditions.

Under Section 45(1) of the Planning Act there are four tests a minor variance must meet. In order to be considered the application must meet all four tests:

- Does the application conform to the general intent and purpose of the Official Plan.
- Does the application conform to the general intent and purpose of the Zoning Bylaw.
- Is the application desirable for the appropriate development of the lands in question.
- Is the application minor.

Norfolk County Official Plan

Land Use Designation: “Urban Residential Designation”

Section 5.3.1 supports residential intensification in Urban areas such as Courtland.

Section 7.7.2 supports the development of single detached dwellings in the Urban Residential areas.

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

Norfolk County Zoning By-law 1-Z-2014

The subject lands are zoned Hamlet Residential. Permitted uses within the Hamlet Residential Zone include single family dwellings, bed and breakfast, day care nursery, home industry, home occupation, accessory residential dwelling unit, and accessory uses thereto.

The Hamlet Residential Zone requires a minimum lot area of 0.4 ha, minimum lot frontage of 30 m , minimum front yard depth of 6 m, minimum interior side yard of 1.2 m, minimum rear yard depth of 9 m, and a maximum building height of 11 m.

This proposal satisfies the provisions of the Residential Hamlet Zone, save for the minimum lot area previously described.

Is the Variance Desirable and Appropriate

This proposal facilitates the creation of new residential development within the Urban area of Courtland. This type of development is promoted by the Provincial Policy Statement 2024, and by the Norfolk County Official Plan.

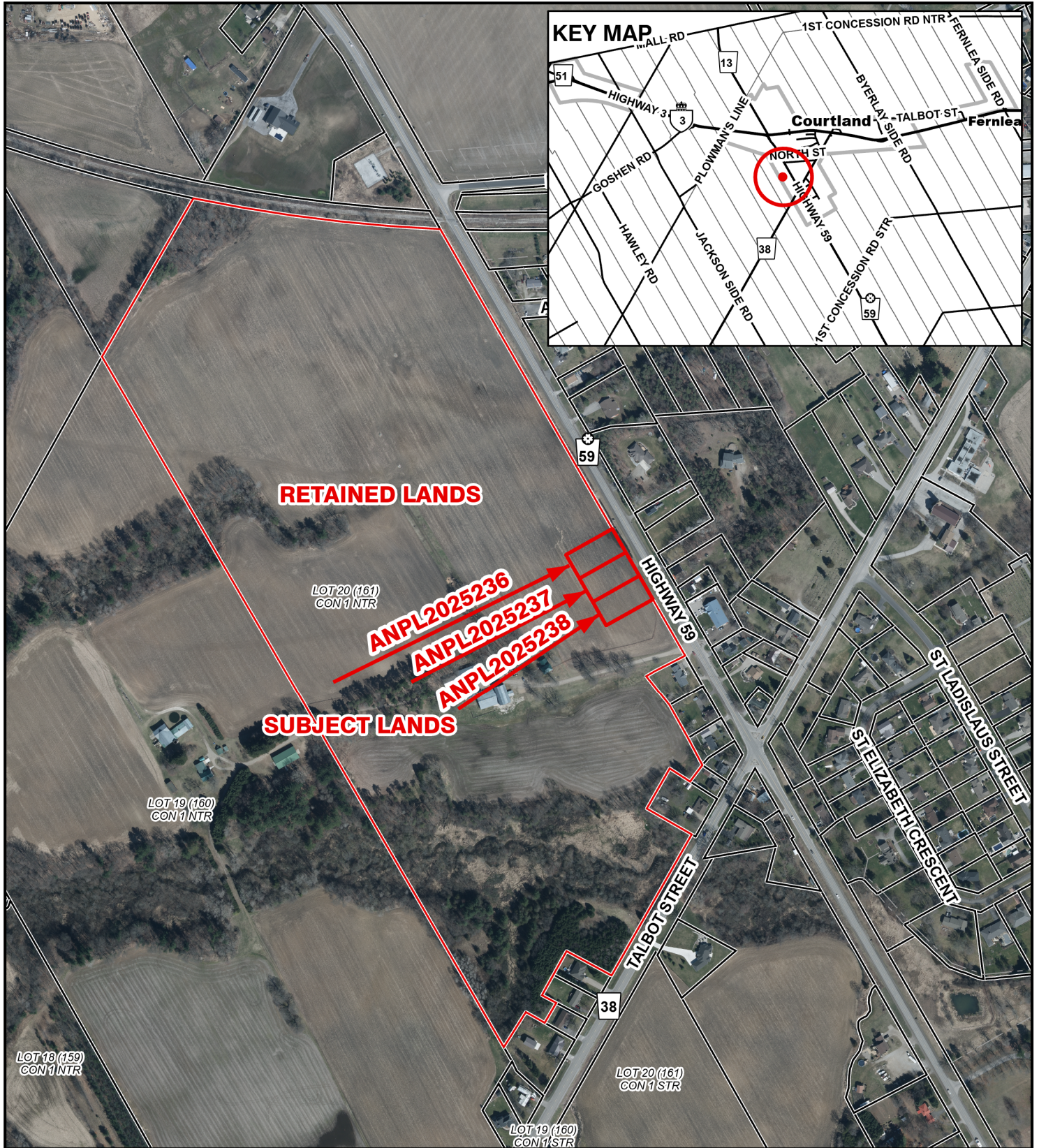
Is the Variance Minor in Nature

The existing zoning permits the proposed single detached dwellings. The proposed lots will be serviced by municipal water and private septic systems. A lot area of 1858.1 sq.m is proposed for each of the three lots proposed to be developed at this time. This lot area will provide sufficient space for a private septic system and the lots will be connected to municipal water services present on the east side of Highway 59. The proposed lot size is similar to the two lots recently approved in Courtland on Talbot Street, the three lots approved on St. Ladislaus Street, and 24 lots created in February of this year on North Street, all within Courtland.

Conclusion

This proposal will facilitate residential development and housing within the settlement area of Courtland. The development of these lots is encouraged by the Provincial Policy Statement, contemplated by the Official Plan, and permitted within the Hamlet Residential Zone. The reduction in lot area is well-supported by the Soils Analysis “T” time of 10 and the provision of municipal water from the east side of Highway 59.

David McPherson

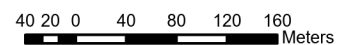
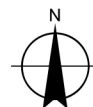


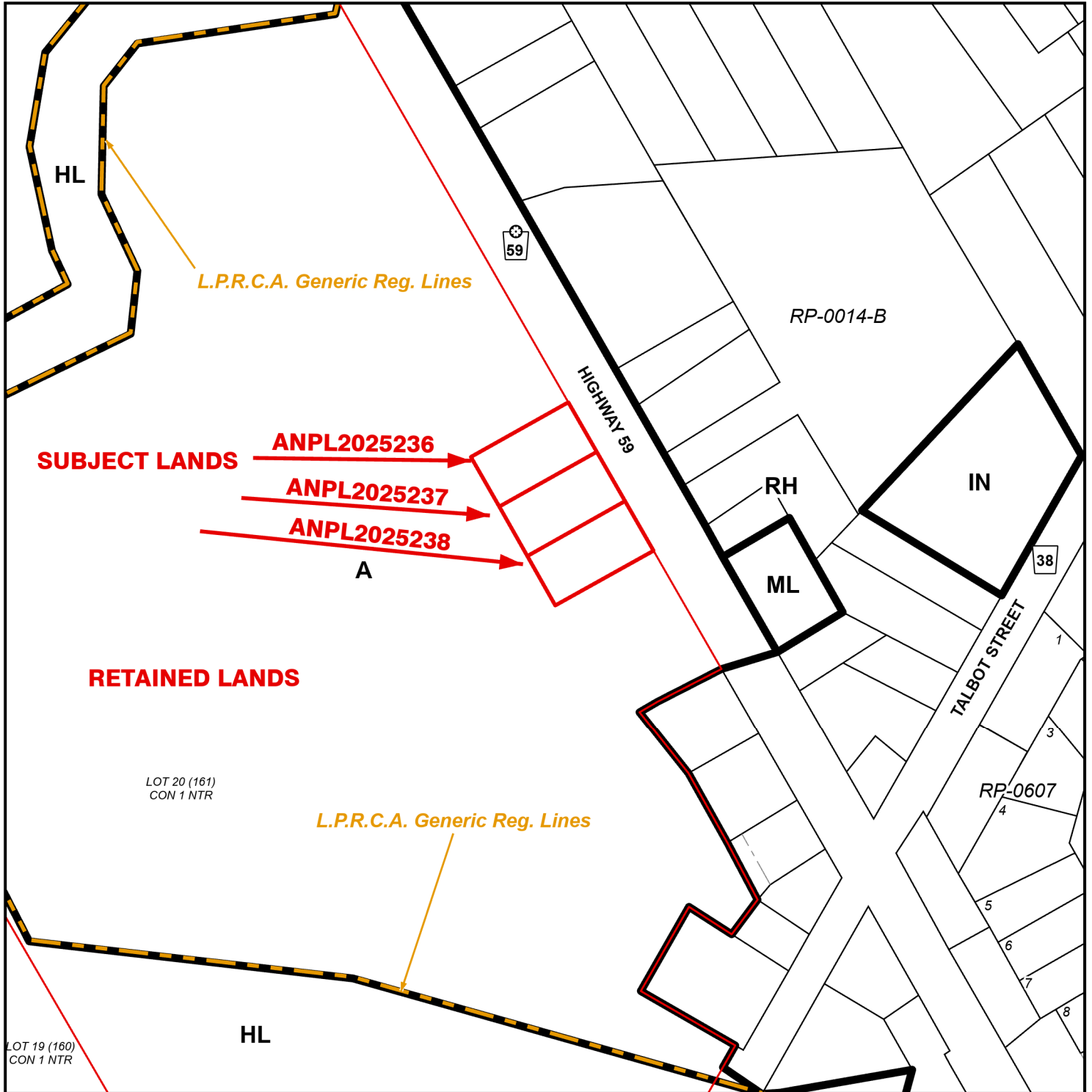
Legend

- Subject Lands
- Lands Owned

2020 Air Photo

8/5/2025





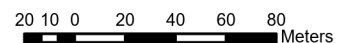
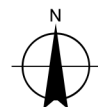
LEGEND

- Subject Lands
- Lands Owned
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

- | | |
|--|---|
| (H) - Holding | ML - Light Industrial Zone |
| A - Agricultural Zone | MM - Marine Industrial Zone |
| CBD - Central Business District Zone | IN - Neighbourhood Institutional Zone |
| CHA - Hamlet Commercial Zone | OST - Open Space Tent & Trailer Zone |
| CS - Service Commercial Zone | OS - Open Space Zone |
| CSC - Shopping Centre Commercial Zone | PSW - Provincially Significant Wetland Zone |
| CM - Marine Commercial Zone | R1-A - Residential R1-A Zone |
| CN - Neighbourhood Commercial Zone | R1-B - Residential R1-B Zone |
| CR - Rural Commercial Zone | R2 - Residential R2 Zone |
| CRA - Resort Area Commercial Zone | R3 - Residential R3 Zone |
| CRB - Residential Commercial Business Zone | R4 - Residential R4 Zone |
| IC - Community Institutional Zone | R5 - Residential R5 Zone |
| D - Development Zone | R6 - Residential R6 Zone |
| MD - Disposal Industrial Zone | RR - Resort Residential Zone |
| MX - Extractive Industrial Zone | MR - Rural Industrial Zone |
| MG - General Industrial Zone | IR - Rural Institutional Zone |
| RH - Hamlet Residential Zone | MS - Special Industrial Zone |
| HL - Hazard Land Zone | |

8/5/2025



MAP C

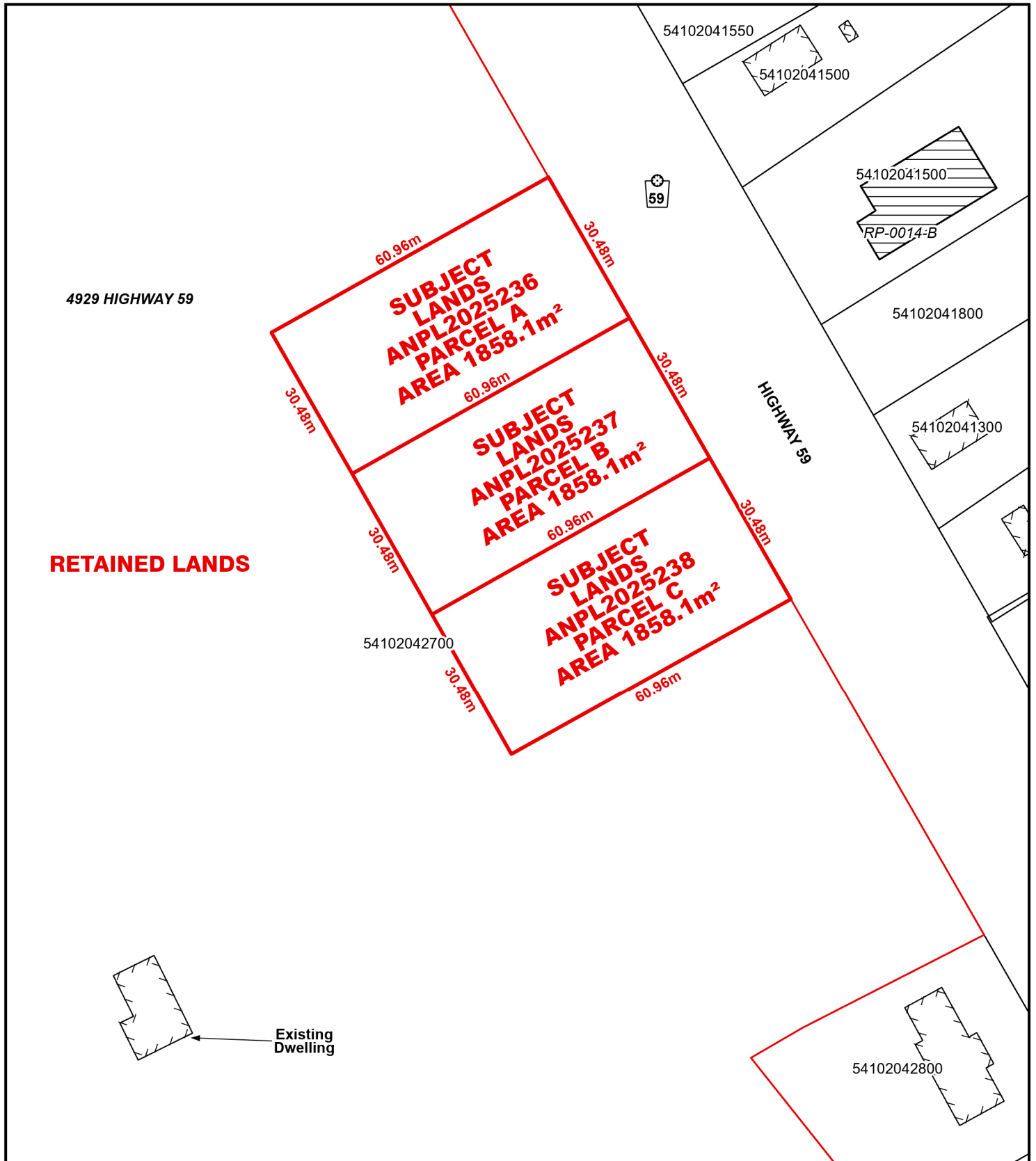
CONCEPTUAL PLAN

Geographic Township of MIDDLETON

ANPL2025236

ANPL2025237

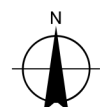
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Legend

-  Subject Lands
-  Lands Owned

8/5/2025



8 4 0 8 16 24 32 Meters