



Working together with our community

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## Public Hearings Committee – May 06, 2025

Subject: Applications 28TPL2024415 and ZNPL2024407 proposing to develop an eight (08) residential lots draft plan of subdivision that requires a zoning by-law amendment from Hamlet Residential (RH)(H) to Hamlet Residential (RH)(H) with special provisions for the lands located on LaPlante Road within the Hamlet Area Boundary of Norfolk Middleton.

Report Number: CD 22-056  
Division: Community Development  
Department: Planning  
Ward: Ward 2  
Purpose: For Public Meeting

### Recommendation(s):

That staff Report CD-22-056 for development application(s) 28TPL2024415 and ZNPL2024407 be received for information; and

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

### Public Meeting Notification:

A public meeting is a statutory requirement in accordance with the Planning Act, and is intended to allow members of the public to submit written or oral comments in relation to the proposed development. Additionally, any person may make written submissions at any time prior to County Council making its final decision on the application.

Pursuant to the requirements of the Planning Act R.S.O. 1990, C. P. 13 ("Planning Act"), a notice of the statutory public meeting was posted 20 days in advance of the Public Meeting. Notifications were mailed to neighbors within 120 m of the subject lands; and a yellow notification sign was posted on the site on no later than April 16, 2025.

### Discussion:

The applicant is proposing to develop to develop an eight (08) residential lots draft plan of subdivision that requires a zoning by-law amendment from Hamlet Residential (RH)(H) to Hamlet Residential (RH)(H) with special provisions for the lands located on LaPlante Road within the Hamlet Area Boundary of Norfolk Middleton.

An overview summary of the development application(s) that have been submitted for the subject property municipally known as PT LT 5 CON 4 NTR MIDDLETON AS IN NR516000; NORFOLK COUNTY, is contained within Attachment A.

This includes an outline of the site context, the applications and technical reports, any technical or public feedback to date and overview of development considerations. The submitted or draft by-law amendment(s) is/are included as Attachment E.

### **Strategic Plan Linkage:**

This report aligns with the 2022-2026 Council Strategic Priority “Creating a sustainable community and a positive legacy”.

Explanation: Development that results from applications under consideration will support housing supply and residential intensification in the Hamlet Area Boundary.

### **Conclusion:**

A recommendation report will be provided on this matter following review of the circulation, planning considerations and this statutory public hearing meeting regarding the submitted, “complete” development applications.

### **Attachments:**

Attachment A Development Application Overview  
Attachment B Existing Planning Policy and Zoning Considerations  
Attachment C Technical Comments  
Attachment D Public Input  
Attachment E Proposed Draft Zoning Bylaw Amendment

### **Approval:**

Approved and Reviewed By:  
Bohdan Wynnycky, MCIP, RPP  
Director of Planning  
Community Development Division  
Planning Department

Prepared By:  
Soumaya Ben Miled  
Planner, M.Arch, M.PI  
Community Development Division  
Planning Department

Attachment A - Report CD 25-056  
**Development Application Overview**

# **LaPlante Road, Norfolk Middelton**

Application File Numbers: 28TPL2024415 and ZNPL2024407

Applicant: Phil Ruggeri

Agent: J.H. Cohoon Engineering, Bob Philips

**Statutory Public Hearing**

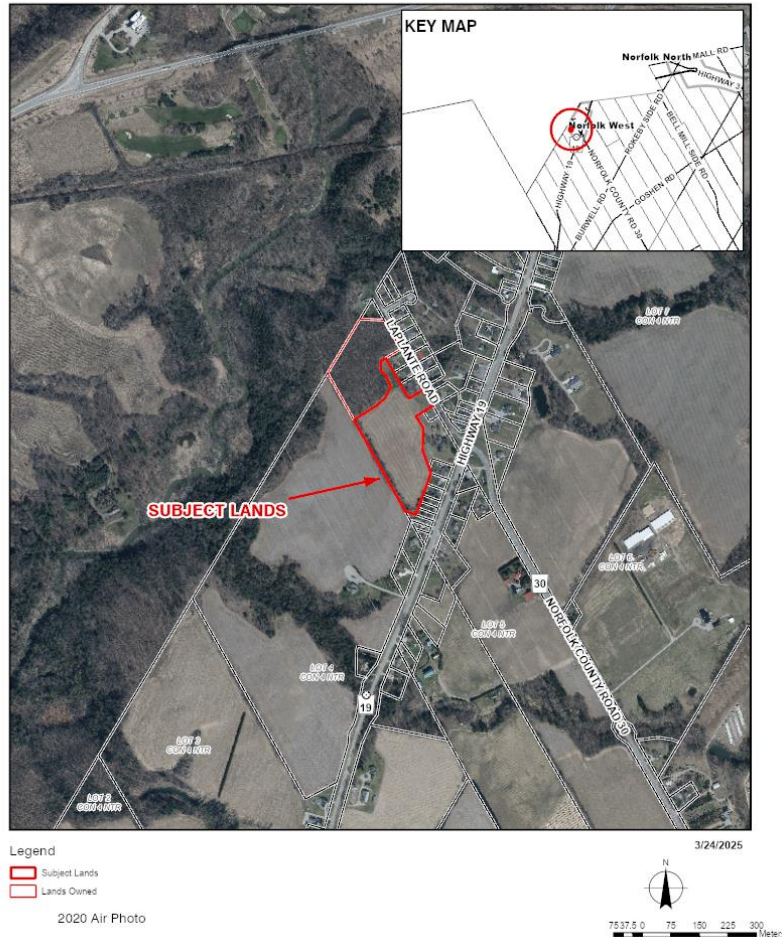
Date: May 6<sup>th</sup>, 2025

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# Site Context

MAP A  
CONTEXT MAP  
Geographic Township of MIDDLETON

28TPL2024415  
ZNPL2024407



## Site Characteristics:

- Subject property is 17.05 acres (6.9 hectares)
- Lands subject to proposed development 9.85 acres (3.9 hectares)
- Located in the Hamlet Boundary Area of Norfolk Middleton, on LaPlante Road.
- Subject lands are designated Hamlet in the County's Official Plan, currently vacant and used for farming

## Surrounding Land Uses:

**North and East:** Low density single detached dwellings, family farm market

**West:** Hazard Lands, Significant woodland, Area of Natural and Scientific Interest (ANSI)

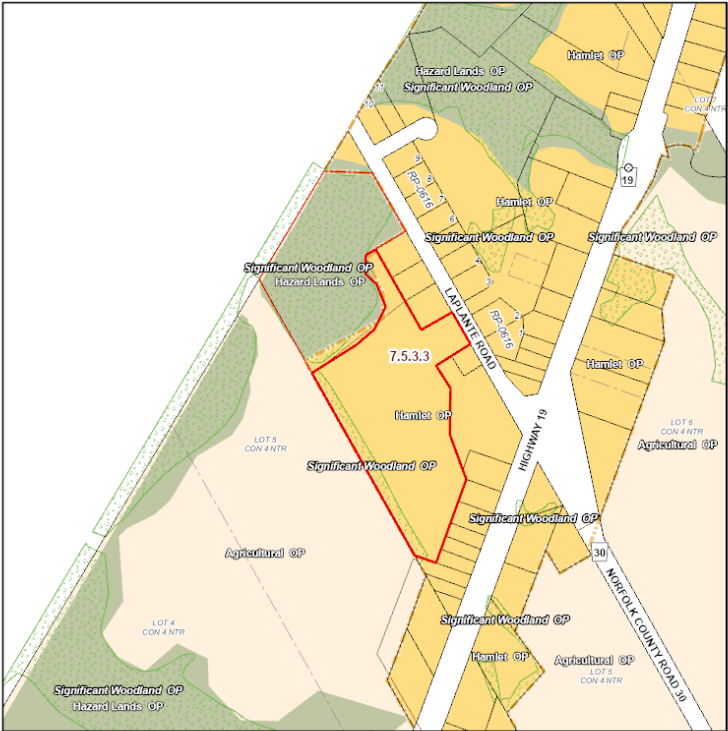
**South:** Agricultural lands, single detached dwellings along Highway 19

# Site Context

## Proposed Official Plan Amendment Map

**MAP B**  
OFFICIAL PLAN MAP  
Geographic Township of MIDDLETON

28TPL2024415  
ZNPL2024407



**Legend**

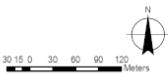
Subject Lands  
Lands Owned

**Official Plan Designations**

Agricultural  
Hazard Lands  
Hamlet

Hamlet Area Boundary  
Significant Woodland

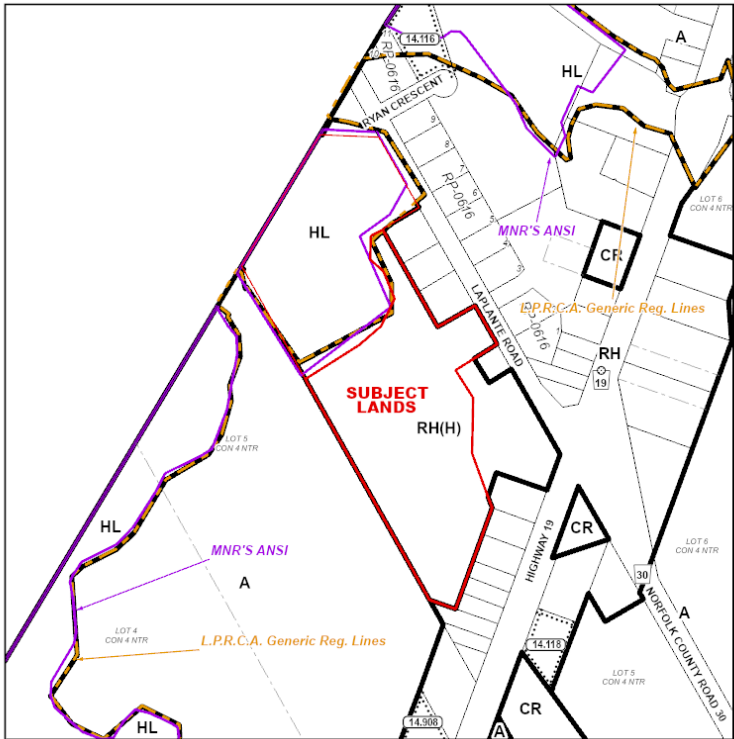
3/24/2025



## Proposed Zoning By-law Amendment Map

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

28TPL2024415  
ZNPL2024407



**LEGEND**

Subject Lands  
Lands Owned  
MNR ANSI  
LPRCA Generic Reg. Lines

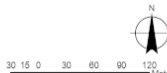
**ZONING BY-LAW 1-Z-2014**

(H) - Holding

A - Agricultural Zone  
CR - Rural Commercial Zone  
RH - Hamlet Residential Zone  
HL - Hazard Land Zone

**From: RH (H)**  
**To: RH (H) with Special Provisions**

3/24/2025

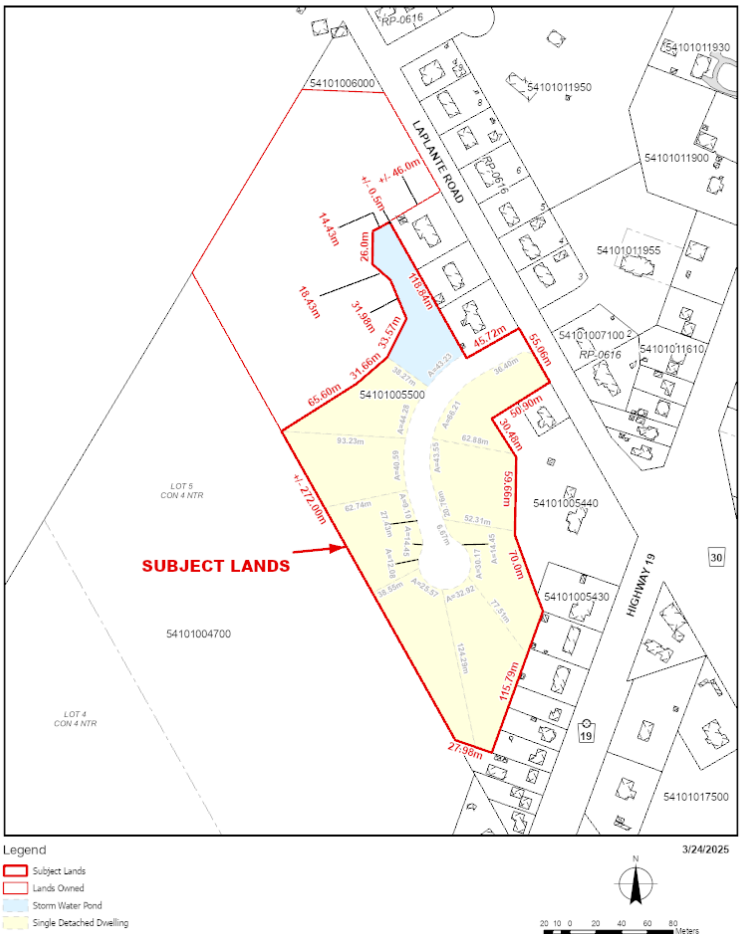


# Development Proposal

## Concept Plan

MAP D  
CONCEPTUAL PLAN  
Geographic Township of MIDDLETON

28TPL2024415  
ZNPL2024407



## Key Features/Proposed :

### Development Proposal:

Consists of eight (08) residential lots intended for single detached dwellings

Development is on private servicing consisting of private wells and septic systems

Cul-de-sac accessed from LaPlante Road (local road)

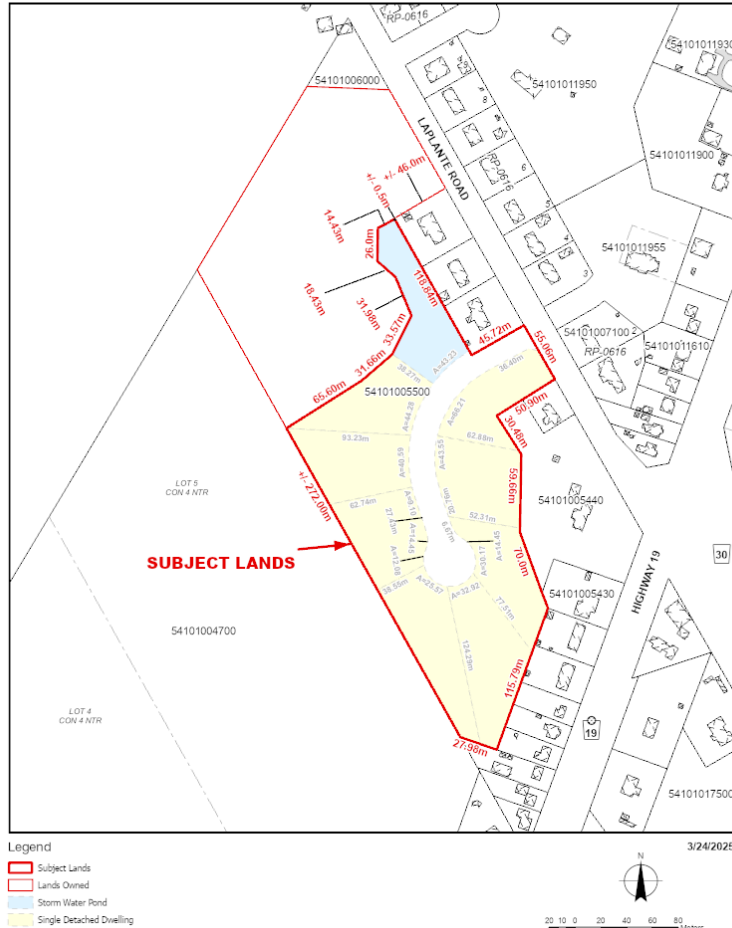


# Development Proposal

## Concept Plan

MAP D  
CONCEPTUAL PLAN  
Geographic Township of MIDDLETON

28TPL2024415  
ZNPL2024407



## Proposed Zoning By-law Amendment

- To add special provision 14.1076 to amend the zoning of the subject lands from Hamlet Residential (RH)(H) to Hamlet Residential (RH)(H) with special provisions
- Reduced lot area of Lots 1 to 3, Lots 6 to 8, and Block 9
- Reduced lot frontage of Lot 5
- Prohibited development and site alteration within 10 metres of the significant woodland dripline
- "Holding" provision to the lands zoned Hamlet Residential (RH)(H) zone to be maintained until such time as a plan of subdivision and agreement have been prepared

# Preliminary Review

## Technical Reports:

- Stormwater Management Report, J.H. Cohoon Engineering Limited (February 2025)
- Draft Plan of Subdivision Drawing, J.H. Cohoon Engineering Limited (November, 2024)
- Civil Engineering Drawings, J.H. Cohoon Engineering Limited
- Geotechnical Investigation and Limited Chemical Testing, PML Peto MacCallum Ltd. (February 8, 2022)
- Hydrogeological Site Assessment, PML Peto MacCallum Ltd. (November 19, 2024)
- Functional Servicing Report, J.H. Cohoon Engineering Limited (November 2024)
- Stage 1 & 2 Archaeological Assessment, LEC Lincoln Environmental Consulting (July 24, 2024)
- Planning Justification Report
- Traffic Impact Assessment Report J.H. Cohoon Engineering Limited (November 14, 2024)
- Environmental Impact Memo, GeoProcess Research Associates (July 17, 2024)



# Preliminary Review

## Technical Comments:

Long Point Region Conservation Authority (LPRCA) will review the final stormwater management design in conjunction with the grading plan using the 2003 MECP Stormwater Management Planning and Design Manual, MTO Drainage Manual, LID Stormwater Management Manual, the sustainable technologies STEP website <https://sustainabletechnologies.ca/>, and the Municipal SWM guidelines.

Building department provided that a 15 metres clearance is required between the storm water management pond and septic system treatment units, and distribution lines. [OBC 8.2.1.6]





Ministry of Transportation informed that the above-mentioned Land Development Review request submitted March 27, 2025 does not require review by the Ministry of Transportation's Highway Corridor Management Office.

Agreement administrator provided that Conditions of Draft Subdivision Plan approval will be included as part of the planning report. One of these conditions will be for the Owner to enter into a Subdivision Agreement, and any subsequent amending or supplementary Agreements thereto, and that the Agreements shall be registered on title to the subject lands, all at the Owner's expense. The draft plan conditions will need to be fulfilled or satisfied prior to registration of the subdivision agreement.

## Public Input:

General inquiries about the development proposal have been received.

# Preliminary Considerations

Key Items		Preliminary Review
Housing		The proposal would assist in facilitating the development of (08) low density residential lots proposed through concurrent draft plan of subdivision application 28TPL2024415 and zoning by-law amendment application ZNPL2024407 within the the Hamlet Boundary Area.
Transportation (TIS)		The TIS provided indicates that the anticipated increased traffic from the development would be considered insignificant.
Hazard Lands		A portion of the subject property to the west is designated and zoned Hazard Land in the County's Official Plan and Zoning By-Law. No development or site alteration are proposed within the hazard lands.
Natural Heritage (EIS)		Development and/or site alteration are prohibited within 10 metres of the dripline of the significant woodland. The proposed development will not generate adverse impacts on the existing adjacent natural heritage features consisting of a Life Science ANSI .

# Next Steps & Recommendation

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

## Public Hearing Committee Report Recommendation:

*THAT staff Report CD 22-056 for development applications 28TPL2024415 and ZNPL2024407 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.*

## **Attachment B – Existing Planning Policy and Zoning Considerations**

### **Report CD 25-056**

#### **Planning Act**

Section 2 of the Planning Act outlines matters of provincial interest to which local boards shall have regard to, in carrying out their responsibilities that include but are not limited to:

- (a) the protection of ecological systems, including natural areas, features and functions;*
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (h) the orderly development of safe and healthy communities;*
- (j) the adequate provision of a full range of housing, including affordable housing;*
- (o) the protection of public health and safety;*
- (p) the appropriate location of growth and development;*

Section 3 of the Planning Act requires that, in exercising any authority that affects a planning matter, planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be”.

Section 34 of the Planning Act permits amendments to the zoning by-law by Councils of local municipalities.

#### **Provincial Planning Statement 2024 (PPS)**

The Provincial Planning Statement, 2024 (PPS) provides policy directions on matters of provincial interest related to land use planning and development, which are intended to be complemented by local policies addressing local interests.

Policy 2.2.1 states 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 regional market area*” by permitting and facilitating “*all types of residential intensification*” and “*promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities*”.

Policy 2.3. outlines that Settlement areas shall be the focus of growth and development. “*Land use patterns within settlement areas should be based on densities and a mix of land uses*” that efficiently use land and resources as well as optimize existing infrastructure.

Policy 3.1.3 states that *“Infrastructure should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Chapter 5: Protecting Public Health and Safety”*.

Policy 3.6.4. states that *“Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts”*.

Policy 3.6.8. outlines that *“Planning for stormwater management shall :*

- b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;*
- c) minimize erosion and changes in water balance including through the use of green infrastructure;*
- d) mitigate risks to human health, safety, property and the environment;*
- e) maximize the extent and function of vegetative and pervious surfaces;*
- f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and*
- g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale”*.

Policy 4.1.8 states that *“Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas...unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions”*.

Policy 5.1.1. states that *“Development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards”*.

*Policy 5.2.2.b) states that “Development shall generally be directed to areas outside of hazardous lands adjacent to river, stream ... which are impacted by flooding hazards and/or erosion hazards”*.

### **Norfolk County Official Plan**

The subject property is designated “Hamlet” and “Hazard lands” in the County’s Official Plan. The development is proposed on the subject lands designated “Hamlet” and located within the hamlet settlement area.

Policy 5.3. of the Official Plan outlines that the County shall ensure that *“a full range of housing types and densities are provided to meet the anticipated demand and demographic change”*.

Policy 6.6. states that *“The County will promote limited growth in Hamlet Areas and support their rural character and evolving role as service and residential centres to the agricultural community in recognition of changing social and economic conditions”*.

Policy 6.6.further specifies that *“Limited growth will be permitted provided that the growth is within the Hamlet Area boundary will not be detrimental to the rural character of the surrounding agricultural and/or resource area, will not have adverse environmental or human health consequences, and will not have a negative impact on the County’s financial sustainability”*.

### **Planning comments**

Residential intensification in the Hamlet Boundary area reduces the need for settlement boundary expansion and encroachment onto prime agricultural lands.

Limited growth is permitted within the Hamlet Area Boundary subject to the preservation of the rural character of the community and the avoidance of environmental negative impacts.

Conformity to the applicable policies will be further discussed when technical comments are provided.

Policy 7.3.2. a) states that “Development on Hazard Lands which would aggravate or contribute to the hazard shall not be permitted”.

Policy 7.3.2.d) states that “The extent of the Designation shall be considered approximate on Schedule “B”. In all cases, it shall be necessary to verify the boundaries on an individual basis in consultation with the appropriate Conservation Authority”.

### **Planning comments**

The proposed development is outside hazard lands.

The application has been circulated to the Long Point Region Conservation Authority (LPRCA) for comments.

The application has been circulated to Oxford County for comments which will be addressed when provided.

Policy 8.9.2.a) states that “The primary means of wastewater disposal in the Rural Area and the Hamlet Areas, is the septic tank and weeping tile system. It is anticipated that such systems or other private waste water disposal systems will continue to be the principal means of waste water disposal outside of Urban Areas. The installation of septic systems is subject to the approval of the authority having jurisdiction”.



Policy 8.9.2. states that “The County and/or appropriate agency shall approve all new septic tank and tile or leaching bed systems”.

### **Planning comments**

It is a policy of the Official Plan that municipal water and waste water are not generally provided in areas outside the urban areas.

A Functional Servicing Report (FSR), prepared by J.L. Cohoon Engineering Limited (dated November 2024) highlights that the eight (08) residential single dwellings residential lots are proposed as a single-phase development on private servicing. The owner is responsible for the installation and maintenance of the servicing systems. *The report confirms that “The proposed lots are to be developed with individual septic systems designed in accordance with the requirements of the Ontario Building Code” and “The provision of water to the proposed residences will be provided through the provision of individual wells located on the subject lands in accordance with the requirements of the Ontario Building Code”.*

Block 9 at the western end of the proposed subdivision will include a stormwater management facility for stormwater management controls and the reduction of the development on existing drainage systems.

A Hydrogeological Site Assessment was conducted by Peto MacCallum Ltd. And a report dated November 19, 2024 was provided to confirm that the development of eight (08) individual lots serviced by private sewage systems and private water supply wells is feasible. The report indicates that advanced treatment systems for nitrate reduction will be required.

Stormwater Management (SWM) Report prepared by J.H. Cohoon Engineering Limited (dated February 2025) confirms that no adverse impacts will affect local surface water conditions. Water quantity and quality controls will be provided via a combination of Low Impact Development (LID) controls and an infiltration-based SWM Pond Facility. The SWM report further confirms that *“The proposed SWM plan demonstrates that the proposed development will not negatively impact landowners adjacent to or downstream of the subject site. Siltation and erosion controls will be provided to mitigate erosion and sedimentation impacts during construction”.*

Policy 3.5.2. b) states that *“Development or site alteration proposed in, or adjacent to, a Natural Heritage Feature(s), whether illustrated on Schedule “C” or only described in Table 2, shall be subject to the completion of an Environmental Impact Study, in accordance with Section 9.7.1 (Environmental Impact Study) of this Plan”.*

Policy 3.5.2. b) further states that *“Development or site alteration in, or adjacent to, such features shall not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions that cannot be adequately mitigated”.*

### **Planning comments**

Areas of Natural and Scientific (ANSI) are provincially designated areas of land and water containing natural landscapes or features identified as having life science or earth science values related to protection, scientific study or education.

The western lands of the subject property located outside the Hamlet Boundary Area include a Life Science ANSI. Development on adjacent lands, within 120 metres of the ANSI boundary is subject to the recommendations of the GeoProcess Research Associates Memo (dated July 17, 2024).

The report states that previous site inspections were conducted on site in 2016 and that the memo complements the observation made on site.

The report concludes that *“the reassessment of the natural heritage features within the subject property found that all four butternuts have died, and as a result, no further assessments, such as a Butternut Health Assessment or communications with the MECP under the Species at Risk Act, are required. The hedgerow was found to still be supporting a variety of large-diameter trees that are recommended to be protected with a 5 m setback from their driplines. The larger woodland community associated with the Big Otter Creek Areas of Natural Scientific Interest (ANSI) and Significant Woodland to the north of the subject property continues to be in good condition. Its protection is recommended through the implementation of a 10 m setback from its dripline. If these mitigation measures are implemented, no negative impacts to the ANSI are anticipated”*.

Conformity to the applicable policies will be further discussed when technical comments are fully provided.

Policy 8.2.e) states that *“Connectivity of the transportation network within the County and crossing into adjacent jurisdictions shall be maintained and, where possible and feasible, improved”*.

Policy 8.2.i) states that *“The impact of a development on the transportation system, including the means of access, shall be examined through a traffic impact study. Only those development proposals that can be accommodated in the existing system will be permitted”*.

### **Planning comments**

A Traffic Impact Study prepared by J.H. Cohoon Engineering Limited (dated November 14, 2024). The report provides an estimate of the traffic to be generated and concludes *“the anticipated increased traffic from the development would be considered insignificant as it relates to the overall capacity of the existing infrastructure in the area”*.

Technical reviews will further address the recommendations of the Traffic Impact Study.

### **Zoning By-Law 1-Z-2014**

The subject lands within the Hamlet Boundary Area are zoned Hamlet Residential (RH)(H) zone. The remaining lands are zoned Hazard Land (HL).

The holding provision was placed on the subject lands by enactment of By-law 136-N0-90 (enacted on August 17, 1990) that changed the zoning of the lands from "Agricultural" to "Hamlet Residential". By-law 136-N0-90 specifies that the holding provision will remain in effect until such time as an appropriate plan of subdivision and an agreement have been prepared.

The minimum lot requirements in the Hamlet Residential (RH) Zone are specified under Section 5.7.2. a) and 5.7.2. b) hereafter.

#### *5.7.2 Zone Provisions*

*In an RH Zone, no building or structure shall be erected or altered except in accordance with the following provisions:*

*a) minimum lot area: 0.4 hectares*

*b) minimum lot frontage:*

*i) interior lot 30 metres*

*ii) corner lot 30 metres*

The subject lands are subject to a concurrent draft plan of subdivision application 28TPL2024415. The zoning by-law amendment is required to allow for a reduced minimum lot area of 3500 sq.m. for Lots 1, 2, 3, 6, 7, 8 and Block 9 as opposed to a required minimum lot area of 0.40 ha (4000 sq.m.).

A special zoning by-law provision is required to allow for a reduced lot frontage of 27.0 metres for interior lot 5 as opposed to a required lot frontage of 30 metres.

Development and site alteration will be prohibited on adjacent lands to the significant woodland, located within 10 metres of its dripline.

The proposed development complies with all other provisions of the County's zoning by-law.

## **28TPL2024415 and ZNPL2024407 – LaPlante Road**

### **Attachment C: Technical Comments**

#### **Agreement Administrator, Norfolk County**

Conditions of draft approval will be included as part of the planning report. One of these conditions will be for the Owner to enter into a Subdivision Agreement, and any subsequent amending or supplementary Agreements thereto, and that the Agreements shall be registered on title to the subject lands, all at the Owner's expense. The draft plan conditions will need to be fulfilled or satisfied prior to registration of your subdivision agreement.

Possible conditions of approval could include, but are not limited to:

- Easements for utilities, servicing and drainage purposes
- Cash in lieu of parkland payment (land appraisal pre planning approval will be required)
- Payment for trees per unit
- Engineering design drawings adherence to the County design criteria
- Civic addressing for new lots
- Final plans preapproval by Registry Office
- Postponement of interest (if applicable)

Performance securities for public works infrastructure, landscaping and as constructed drawings will be required. The County will hold your performance securities to ensure that the development is completed in adherence with your approvals. Insurance coverage will be required to be kept in good standing until the securities have been released at the completion of your project and maintenance period.

#### **Ministry of Transportation**

No Land Development Review Required

Please be informed that the above-mentioned Land Development Review request submitted March 27, 2025 does not require review by the Ministry of Transportation's Highway Corridor Management Office. However, review and/or approvals from other agencies may apply.

Should the information or location provided in MTO-LD-2025-31L-000140 change, this confirmation will be deemed invalid.

If you have any questions or require additional information, please contact:

Michael Kilgore  
Phone: +1 (226) 973-7021

Email: [Michael.Kilgore@ontario.ca](mailto:Michael.Kilgore@ontario.ca)

### **Long Point Region Conservation Authority**

Long Point Region Conservation Authority (LPRCA) staff have had an opportunity to review the applications 28TPL2024415/ZNPL2024407 and can provide the following comments based on LPRCA's plan review responsibilities for Norfolk County's consideration.

It is staff's understanding that the submitted application is a draft plan of subdivision proposing the creation of 8 new lots as well as an associated zoning by-law amendment which will facilitate a change from Hamlet Residential to Hamlet Residential with special provisions.

Delegated Responsibility from the Minister of Natural Resources, Chapter 5.2 of the Provincial Policy Statement, 2024

Conservation Authorities have been delegated responsibilities from the Ministry of Natural Resources to represent the provincial interests regarding natural hazards encompassed by Chapter 5.2 of the Provincial Policy Statement, 2024 (PPS). The overall intent of Chapter 5.0 - Protecting Public Health and Safety of the PPS is to reduce the potential public cost and/or risk to Ontario's residents from natural or human-made hazards. As such, "development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards."

The application is subject to the following subsections of Chapter 5.2 of the Provincial Policy Statement:

5.2.2 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.

5.2.3 Development and site alteration shall not be permitted within:

c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.

LPRCA staff can advise that the application is consistent with Section 5.2.2 b) and 5.2.3 c) of the Provincial Policy Statement, 2024.

Permitting under Ontario Regulation 41/24

The subject lands are not regulated by Long Point Region Conservation Authority under Ontario Regulation 41/24.

### Stormwater Management

LPRCA staff have reviewed the preliminary SWM Report and have the following comments:

- There is a concern regarding the long-term effectiveness of the Low Impact Development (LID) measures, which relies heavily on proper initial design, regular monitoring, and ongoing maintenance. It is essential to ensure that the necessary maintenance activities are consistently carried out. Other than this (maintenance activities), the proposed SWM strategy does not raise any additional concerns at this stage.

LPRCA will review the final stormwater management design in conjunction with the grading plan using the 2003 MECP Stormwater Management Planning and Design Manual, MTO Drainage Manual, LID Stormwater Management Manual, the sustainable technologies STEP website <https://sustainabletechnologies.ca/>, and the Municipal SWM guidelines.

Please feel free to reach out for any further questions related to this matter.

Braedan Ristine, Resource Planner  
Long Point Region Conservation Authority  
519-842-4242 | [planning@lprca.on.ca](mailto:planning@lprca.on.ca)

### **Drainage services, Norfolk County**

According to the plans:

Lots 7, 8 and Street 'A' are within the D'Hondt Drain Watershed. If lots are severed within 2025, the Service Fee #491 would be \$348.00 x 3.

Lots 4, 5, 6, 7 and Street "A" are within the Hessler Drain Watershed. If lots are severed within 2025, the Service Fee #491 would be \$348.00 x 5.

### **Building Department, Norfolk County**

1. Well records and installation of wells are the jurisdiction of the Ministry of Environment Conservation and Parks (MECP). References to the Ontario Building Code (OBC) to be removed from the function servicing report (FSR).
2. A 15 metre clearance is required between the storm water management pond and septic system treatment units, and distribution lines. [OBC 8.2.1.6] Dimension to the existing septic system located at 1045 LaPlante Road to be shown on the drawings. Based on records available, staff are unable to



determine this location [septic permit N-7418] Clearance to Lot 1 septic to be reviewed at time of Septic Permit application.

### **GIS, Norfolk County**

Norfolk GIS' comment is as follows:

Please contact NorfolkGIS for new civic addresses when building.

You can apply for a new civic address here. If a green sign is required in order to issue you an address (generally anywhere outside of an urban area) you will have to call Norfolk County Customer Service after applying to make payment before the address is issued (519-426-5870 or 226-NORFOLK).

If you would like to apply for a new Civic Address because you are planning to build on a vacant parcel of land, this is dealt with as part of the building permit process. The building inspector can provide you with a copy of a Civic Address Request Form. On the form there are several areas that need to be filled out with information, and a sketch showing the lot layout of the property for which the Civic Address is being requested. A sample sketch will be included with the form.

### **Canada Post**

Canada Post has reviewed the proposal for the above noted Development and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes.

To provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not conflict with any other utilities, including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed

to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.

- The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and Norfolk County.
- The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to
- include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Canada Post further requests the owner/developer be notified of the following:

- 1) The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2) Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3) There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4) Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5) The complete guide to Canada Post's Delivery Standards can be found at:  
[https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual\\_en.pdf](https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf)

Neil Mazey  
Delivery Services Officer | Delivery Planning  
Huron/Rideau Region  
955 Highbury Ave N  
London ON N5Y 1A3  
(519) 281-2253

[neil.mazey@canadapost.ca](mailto:neil.mazey@canadapost.ca)

### **Union Gas Ltd**

Enbridge Gas does not object to the proposed application(s), however, we reserve the right to amend or remove development conditions.

Please always call before you dig, see web link for additional details:  
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Draft Plan of Condo or Subdivision

All Ontario except City of Hamilton:

Thank you for your correspondence with regards to draft plan of approval for the above noted project.

It is Enbridge Gas Inc.'s request that prior to registration of the plan, the Owner shall make satisfactory arrangements with Enbridge Gas Inc. (Enbridge Gas) to provide the necessary easements and/or agreements required by Enbridge Gas for the provision of local gas service for this project. Once registered, the owner shall provide these easements to Enbridge Gas at no cost, in a form agreeable and satisfactory to Enbridge Gas.

### **Hydro One**

We are in receipt of your Application for Subdivision, 28TPL2024415 dated 2025-03-24. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at [subdivision@hydroone.com](mailto:subdivision@hydroone.com) or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link: Stormcentre ([hydroone.com](http://hydroone.com))

Please select "Search" and locate the address in question by entering the address or by zooming in and out of the map.

If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail [CustomerCommunications@HydroOne.com](mailto:CustomerCommunications@HydroOne.com) to be connected to your Local Operations Centre.

### **Fire Department, Norfolk County**

Norfolk Fire does not have a concern with this proposal at this time.

**Zoning Administrator, Norfolk County**

- Lot frontage is not properly shown on the proposed plans and deficiencies cannot be determined. Refer to the lot illustration diagrams in the zoning by-law. Provide revised drawing showing correct lot frontage numbers.

- Lots 1,2,3,6,7,8 are deficient in area (minimum required is 4000 square meters)

**Six Nations**, Pending comments.

**Emergency Management, Norfolk County**, Pending comments.

**Paramedic services, Norfolk County**, Pending comments.

**Bell Canada**, Pending comments.

**Roads services, Norfolk County**, Pending comments.

**Mississaugas of the Credit**, Pending comments.

**Housing services, Norfolk County**, Pending comments.

**Finance services, Norfolk County**, Pending comments.

**Health Unit Residential Long Point Region Conservation Authority**, Pending comments.

**Realty Services, Norfolk County**, Pending comments.

**Environmental Infrastructure Services General Manager, Norfolk County**, Pending comments.

**Forestry services, Norfolk County**, Pending comments.

**Environmental Department, Norfolk County**, Pending comments.

**Development Engineering, Norfolk County**, Pending comments.

**Attachment D: Public Comments**  
**28TPL2024415 and ZNPL2024407 – LaPlante Road**

General inquiries received from the public about the proposed development.

## Soumaya Ben Miled

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**From:** Henrietta Van hulle [REDACTED]  
**Sent:** Thursday, March 27, 2025 1:23 PM  
**To:** Soumaya Ben Miled  
**Subject:** Additional information on zoning by-law amendment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Soumaya,

I received a notice regarding a proposed by-law amendment for the property across the road from me. The file number is 28TPL2024415/ZNPL2024407.

Could you please send me additional information regarding these changes as mentioned in the Notice letter.

Many thanks.

Henrietta Van hulle

[REDACTED]  
[REDACTED]



## Soumaya Ben Miled

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**From:** Wesley Hutchison [REDACTED]  
**Sent:** Thursday, March 27, 2025 3:22 PM  
**To:** Soumaya Ben Miled  
**Subject:** File # 28TPL2024415/ZNPL2024407

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

My name is Wesley Hutchison, [REDACTED]  
[REDACTED]

I recieved the letter for the above mentioned Subdivision Developement.  
I do have some concerns/questions to inquire on, if I may.

1) The proposal indicates the request to amend the zoning from Hamlet Residential (RH)(H) to Hamlet Residential (RH)(H) with special provisions. My question is..... what are the special provisions being ask?

2) In the subject lands, can I please see the lot layout?

3) What is the intital proposed timeframe for the start of physical develpoement. I know this date would have a range, but would like to know approximatley.

4) As there may be 8 lots in this develpoement, what guarantees are there that our well water quality and volume will not be effected in a negative way.

Thank you in advance  
Wes

Wesley Hutchison [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED] [REDACTED]  
[REDACTED] [REDACTED]

## Soumaya Ben Miled

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**From:** Linda Plati [REDACTED]  
**Sent:** Thursday, March 27, 2025 10:22 PM  
**To:** Soumaya Ben Miled  
**Subject:** File Number: 28TPL2024415 / ZNPL2024407

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam,

In receipt of the notice for location Mid Con 4 NTR PT Lot 5 RP, 37R 5183 PART 3  
1045 Laplante Road, Norfolk West, Norfolk County  
Roll Number 3310541010055100000  
Applicant: Phil Ruggeri [REDACTED]

Please specifically tell me what is planned for the zoning amendment plan to Hamlet Residential (RH) (H) with special provisions?  
In addition, I do want the notice of meeting and I do want notice of all plans.  
Meantime, please send me the copy of the draft plan(s).  
Anticipating kind reply, with thanks for your time.  
Linda Plati  
[REDACTED]  
[REDACTED]

## Soumaya Ben Miled

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**From:** [REDACTED]  
**Sent:** Wednesday, April 2, 2025 11:27 AM  
**To:** Soumaya Ben Miled  
**Subject:** Voice Mail (1 minute and 4 seconds)  
**Attachments:** audio.mp3

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day, Sumaya. My name is Linda Plattie. PLATI sent an e-mail last week concerning a proposed draft plan of a subdivision on Laplante Road. If you will call me, my number is [REDACTED] It will be very brief. Just want to gain some perspective on what the proposal is for the special provisions as well as obviously being included to receive copies of the proposed drafts as well as what's going and all continued communications concerning this. Thanks for your time once again. My name is Linda Platte PLATI, telephone number [REDACTED] Hope to hear from you. It is April the 2nd, 11:26 AM, Nice day, bye bye.

You received a voice mail from [REDACTED]

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Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

## Soumaya Ben Miled

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**From:** [REDACTED]  
**Sent:** Monday, April 7, 2025 12:31 PM  
**To:** Soumaya Ben Miled  
**Subject:** Voice Mail (47 seconds)  
**Attachments:** audio.mp3

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, this is Lynn Crossing. I got a letter in the mail that something about development field on my property here at Norfolk West right in the corner. The just had some questions about that, what the plan was, what they're going to put behind there, just didn't know what to reach out to see, what the plan was, just to see what's there's going to be a fence for privacy wise or what. So couple of questions there and you can reach me at [REDACTED]. Thank you.

You received a voice mail from [REDACTED]

---

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

## Soumaya Ben Miled

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**From:** Wesley Hutchison [REDACTED]  
**Sent:** Thursday, April 17, 2025 10:36 AM  
**To:** Soumaya Ben Miled  
**Subject:** Subject Lands Application Number 28TPL2024415 and ZNPL2024407

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from [REDACTED] [learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

In regards to the letter we received from the county on the above proposal.  
I do have several questions, but wondering if you could enlighten me as to what, "Block 9" means?  
What is that piece ? and what are the future plans for that area?

Thanks,  
Wes

Wesley Hutchison [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED] [REDACTED]  
[REDACTED] [REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



## Soumaya Ben Miled

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**From:** Joe Pecharich [REDACTED]  
**Sent:** Thursday, April 17, 2025 3:13 PM  
**To:** Soumaya Ben Miled  
**Subject:** Information Request for file 28TPL2024415

You don't often get email from [REDACTED] [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Soumaya,

I recently recieved a few letters in the mail about a proposed development on our street, Laplante Road.

The letters mention that additional information is available regarding this, and speaking to my neighbour who had reached out to you already they mentioned that this info needs to be seen in person and that an appointment is required.

I am wondering if there are any afternoon appointments available next week when I can come by and take a look at the available information. Of particular concern to me is any plans or information around drainage and stormwater management as this does appear to be an issue on the street already.

Thanks,

Joe





## The Corporation of Norfolk County

### By-Law \_\_-Z-2025

**Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as PT LT 5 CON 4 NTR MIDDLETON AS IN NR516000; NORFOLK COUNTY, municipally known as Roll number 3310541010055000000.**

Whereas Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Sections 34 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; and

Now therefore the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That Subsection 14 Special Provisions is hereby further amended by adding special provision 14.1076 as follows:

14.1076 Notwithstanding the corresponding provisions in the Hamlet Residential (RH) zone. The following shall apply:

- a) Within lands described as Part 1 of Map A, the following shall apply:
    - i. minimum interior *lot area* - 3500 square metres
    - ii. minimum corner *lot area* - 3500 square metres
  - b) Within lands described as Part 2 of Map A, the following shall apply:
    - i. minimum *lot frontage* - 27 metres;
  - c) Development and site alteration on adjacent lands to the significant woodland, located within 10 metres of the dripline are prohibited.
2. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by adding Part 1 & 2 identified on Map A (attached to and forming part of this By-Law);
  3. That the effective date of this By-Law shall be the date of passage thereof.

Enacted and passed this \_\_\_\_ day of \_\_\_\_\_, 2025.

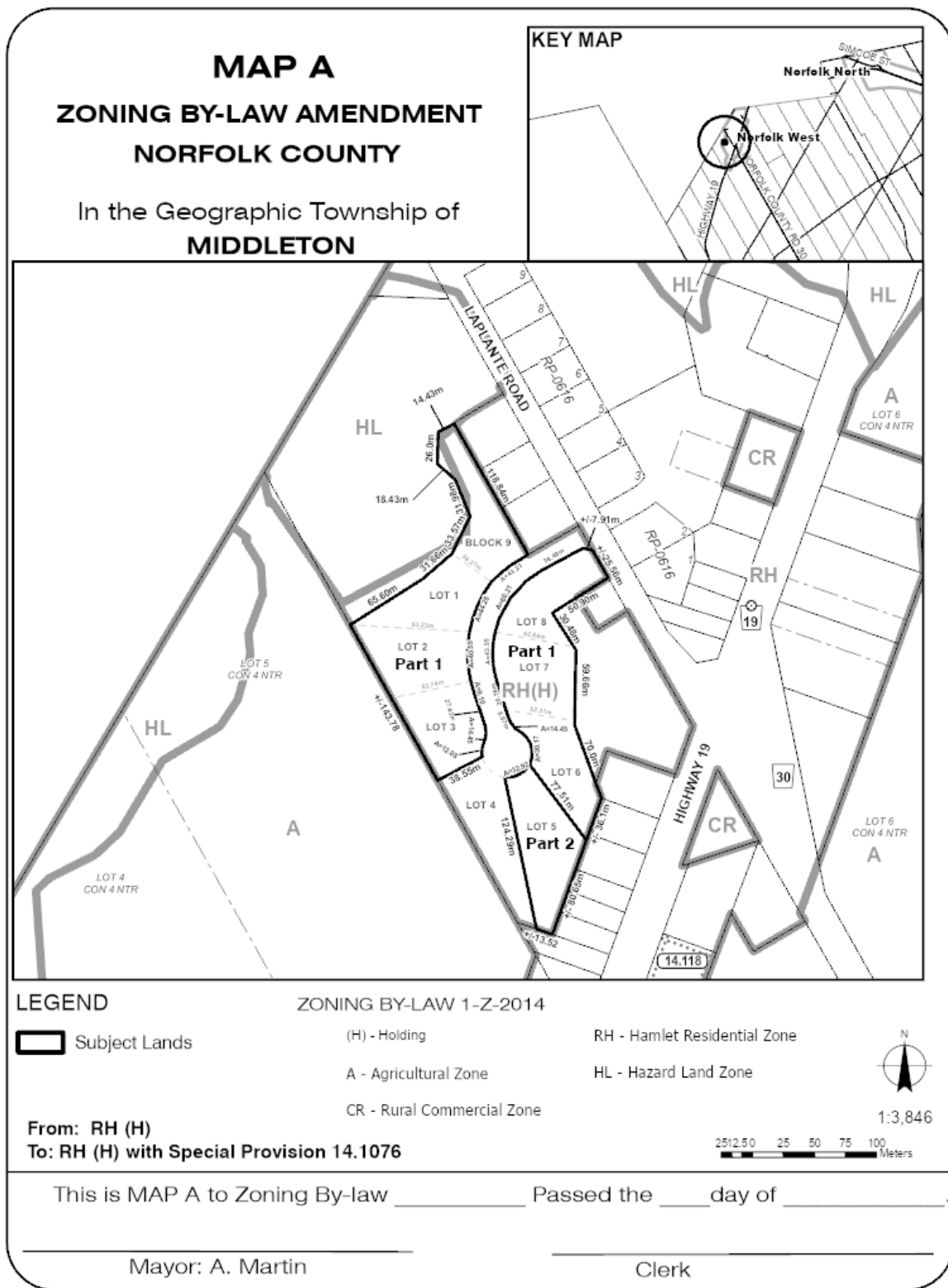
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Mayor

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Clerk

DRAFT



**Explanation of the Purpose and Effect of  
By-Law \_\_-Z-2025**

This By-Law affects a parcel of land described as PT LT 5 CON 4 NTR MIDDLETON AS IN NR516000; NORFOLK COUNTY, municipally known as Roll number 3310541010055000000.

The purpose of this By-Law is to add special provision 14.1076 to the current zoning on the subject lands. The change would have the effect of allowing undersized lots within Part 1 and reduced lot frontage for interior lot within Part 2.

The By-Law prohibits development and site alteration within 10 of the driplines of significant woodland.

This By-law also maintains a "holding" provision to the lands zoned Hamlet Residential (RH)(H) zone. This holding provision will remain in effect until such time as an appropriate plan of subdivision and agreement have been prepared.