For Office Use Only: File Number Related File Number Pre-consultation Meeting Application Submitted Complete Application	NPLZ019056 Feb 15/19 Feb 26/19 Feb 26/19	Conservation Authority Fee / (4 OSSD Form Provided Planner					
Check the type of plann	ing application(s)	you are submitting.					
☐ Consent/Severance/E	•						
☐ Surplus Farm Dwellin ☐ Minor Variance	g Severance and 2	Zoning By-law Amendment					
☐ Easement/Right-of-W	'ay						
Duamanti Annanani D		010 . 14220 . 0000					
Property Assessment R	on Number: 371	.010.14225.0000					
A. Applicant Informatio							
Name of Owner	Name of Owner RANDY FRENCT! MARY SMITH.						
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	Address 438 Hwy 195						
Town and Postal Code	TILISONBURG	, ON N4G 4G9					
Phone Number	2519-550	-1495					
Cell Number	4	7					
Email	randy @ plat	tinumstre ca	·				
	`						
Name of Applicant	RANDY FRENC	H					
Address	438 HWY 1	95					
Town and Postal Code	TILLSONBURC	1,0N N4G 4GG					
Phone Number							
Cell Number	519-550 -	1495					
Email	rander @ platinum fire.ca						



me of Agent	www.						
dress		The state of the s					
wn and Postal Code		PALES LAGRENIPAL ANNUAL LAGREN PROGRAMMENT ANNUAL MANAGEMENT CONTRACTOR CONTR					
one Number							
ll Number							
nail							
correspondence and n							
Owner	☐ Agent	☐ Applicant					
Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands: RENDER RECEIVED RECEIVE							
Present Official Plan D	Designation(s): <u>Hamlet</u>						
Is there a special prov	ision or site specific zone on t	the subject lands?					
☐ Yes ☐ No If yes,	please specify:						
	Correspondence and nation to noted above. Owner mes and addresses of cumbrances on the subsequence of the	wn and Postal Code one Number Il Number asil asse specify to whom all communications should be correspondence and notices in respect of this applicant noted above. Owner Agent mes and addresses of any holder of any mortgagee cumbrances on the subject lands: Record Location, Legal Description and Property Infor Legal Description (include Geographic Township, Complete Block Number and Urban Area or Hamlet):					



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: SHED - TO BE REDOUGD 1-1/2 STORY SINCLE FAMILY DURLING SHED - TO SHED - TO SHED - TO SH
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.
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: 3 CAR CARRER STORE 1750 55 gross area.
7.	Are any existing buildings on the subject lands designated under the <i>Ontario</i> 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:
9.	Existing use of abutting properties:
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.	Site Information	Existing	Proposed					
Ple	Please indicate unit of measurement, for example: m, m² or %							
Lo	t frontage	46.269 m						
Lo	t depth	84.125m. 46.269m						
Lo	t width	46.269 m						
Lo	t area	3884.98 sm						
Lo	t coverage	•	-					
Fro	ont yard	49.07 m.						
Re	ar yard	18.288 m.						
Le	ft Interior side yard	33.52m.						
Riç	ght Interior side yard	16.66 m						
Ex	terior side yard (corner lot)							
3.	1.31 m from max accessory building height of 6 m to allow 7.31 m 6 2.58 sq m from max accessory building useable floor area of 100 sq m to allow 162.58 sq n 3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law: 10 Depter To MATCH ENSTING House IT IS NEEDED TO EXCERT BULLIAW COURAGE FOR STAKE							
4.	Description of land intended to Frontage: Depth: Width: Lot Area: Present Use:	be severed in metr	ic units:					
	Proposed Use:							
	Troposed Ose.							



		t size (if boundary adjustment): ustment, identify the assessment roll number and property owner of					
	the lands to which the parcel will be added:						
	Description of lar Frontage:	nd intended to be retained in metric units:					
	Depth:						
	Width:						
	Lot Area:						
	Present Use:						
	Proposed Use:						
	Buildings on reta	ned land:					
5.	Description of pro	pposed right-of-way/easement in metric units:					
	Depth:						
	Width:						
	Area:						
	Proposed Use:						
6.		in Norfolk County, which are owned and farmed by the applicant ne farm operation:					
O۷	wners Name:						
Ro	oll Number:						
То	tal Acreage:						
W	orkable Acreage:						
Ex	isting Farm Type:	(for example: corn, orchard, livestock)					
Dv	velling Present?:	☐ Yes ☐ No If yes, year dwelling built					



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
-	
Owners Name:	
Roll Number:	
Total Acreage:	
Workable Acreage:	· .
	(for example: corn, orchard, livestock)
	☐ Yes ☐ No If yes, year dwelling built
Owners Name:	
Roll Number:	
Total Acreage:	
Workable Acreage:	
•	(for example: corn, orchard, livestock)
	☐ Yes ☐ No If yes, year dwelling built
_	space is needed please attach a separate sheet.
Note: Il additional	space is needed please attach a separate sneet.
D. Previous Use of	the Property
	n industrial or commercial use on the subject lands or adjacent ✓No □ Unknown
If yes, specify the	uses (for example: gas station, or petroleum storage):
	believe the subject lands may have been contaminated by former or adjacent sites? Yes Yo Unknown



	3.	Provide the information you used to determine the answers to the above questions:					
	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)	1.	Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the <i>Planning Act, R.S.O. 1990, c. P. 13</i> ? ☑ Yes ☑ No					
C.		If no, please explain:					
	2. It is owner's responsibility to be aware of and comply with all relevant feed provincial legislation, municipal by-laws or other agency approvals, inclu Endangered Species Act, 2007. Have the subject lands been screened to that development or site alteration will not have any impact on the habitatendangered or threatened species further to the provincial policy statements 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 \(\subseteq \text{No} \) If no, please explain:					
		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 adjacent
	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 <u>30 m</u>
	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 □ Communal wells ☐ Individual wells ☐ Other (describe below) Sewage Treatment ☐ Municipal sewers ☐ Communal system ☑ Septic tank and tile bed ☐ Other (describe below) Storm Drainage □ Storm sewers □ Open ditches ☐ Other (describe below) 2. Existing or proposed access to subject lands: ☐ Municipal road ☐ Provincial highway ☐ Unopened road Name of road/street: Access Highway 19 THURE IS ALREADY 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.



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. Names of adjacent streets
- 8. 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:
Zoning Deficiency Form
☐ On-Site Sewage Disposal System Evaluation Form
☐ 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.

K. Declaration					
1, RANDY FRENCH	OF TILLSONBURG				
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 <i>The Canada Evidence Act</i> .					
Declared before me at:					
Langton	Mal				
V	Owner/Applicant/Agent Signature				
In Norfolk County	_				
This 26th day of February					
A.D., 20 <u>19</u>	Steven James Collyer, a Commissioner, etc., Province of Ontario, for the Corporation of Norfolk County. Expires April 3, 2021				
A Commissioner, etc.					



I. 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 for the registration of all transfer(s) of land to the County, and/or transfer(s) of 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.

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.

Freedom of Information

The anglitude for the second with the second w	Tal. Favi					
J. Owner's Authorization						
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.						
IME RANDY FRENCH MARY SMITH	am/are the registered owner(s) of the					
lands that is the subject of this application for s	ite plan approval.					
I/We authorize RANDY TREACHto 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 s	shall be your good and sufficient					
authorization for so doing.						
	Feb 20, 2019					
Owner	Date					
	F-6820, 2019.					
Owner	Date					





Evaluation Form for Existing On-Site Sewage Systems

General Information Applicable to Sewage Evaluations:

- 1. Please complete the following form by checking appropriate lines and filling out blanks.
- 2. This Evaluation Form must be completed by a "Qualified" person engaged in the business of constructing on site, installing, repairing, servicing, cleaning or emptying sewage systems.
- 3. If sewage system malfunctions are found during an evaluation (surfacing or discharge of improperly treated sewage effluent) which indicate a possible health hazard or nuisance, orders may be issued for correction.
- 4. Evaluations should be scheduled accordingly so as not to delay the application process.
- 5. Completed Forms <u>MUST</u> be submitted as part of a "complete" Planning Application. Failure to meet this date may cause the application to be deferred.
- 6. Completed Forms must be returned to:

Building Division

Simcoe Office 185 Robinson St. Suite 200 Simcoe, ON N3Y 2J4 Fax: (519) 427-5901 Langton Office 22 Albert St. Langton, ON N3Y 2J4 Fax: (519) 875-4789

- 7. Evaluation Forms will become part of the property records of Norfolk County Building Division.
- 8. No On-Site Sewage System Evaluation will be conducted where:
 - snow depth exceeds two (2) inches, or
 - grass and brush exceeds twelve (12) inches
- 9. The comments that are given as a result of this evaluation are rendered without complete knowledge or observation of some of the individual components of the sewage system and applies only to the date and time the evaluation is conducted.

Revised: March 18, 2016



Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009									
OFFICE USE ONLY	FILE No.:				DATE R	ECEIVED:			
PROPERTY INFORMATION	Municipal Addres	£:	5 TIL	 50	NAU	2 L	04 		
Owner:					Lot:			Concession:	
RANDU FR	LENCH N	(ARY Im	1774		R Lo	TLR	P	MID Cou L	1 NTR
Lot Area:	Lot Frontage:	Asse	ssment Roll	No.					
0.96AC	2 151.	80	1 541	. 01	0.14	5522.	000	0	
PURPOSE OF EVALUATION	☐ Consent	C3-141	nor Variance	•			Site Pla	an	
	☐ Zoning	□ Ot	her						
BUILDING INFORMATION	Residential	□ Co	ommercial		☐ Indus	strial		☐ Agricultural	
Building Area: 2900	No. of Bed	drooms: 3	No. of Fixtu	ıre Uni	its: 3.3	Is the b	uilding c No If N	urrently occupions, how long?	ed?
EVALUATOR'S INFORMATION	Evaluator's Name		TMAN			ny Name		TMA~ EX	CAUATIAL
Address: 14851 BAYHA				ر الا الداكم	Postal (Code:		Phone:	
Email:	cirwin outmo				BCIN#		57		
SITE EVALUATION	Ground Cover (tr	rees, bushes. ?ASS	, grass, impe	rmeab	le surfac	e):	1 -	pe: チベク	
Site Slope: 🛭 Flat 🖼	Moderate □ Stee	ep Soil Co	nditions: 🗖	Wet	☐ Dry	De	pth of W	ater Table:	ft.
Surface Discharge Obser	ved: Yes No	Odour I	Detected: Y	es (Current \ س ن ک		(at time of eval	uation):
	Class of System:					/	•		
SYSTEM EVALUATION	☐ 1 (Privy)	☐ 2 (Greyw	vater) □3 (Cessp	oool) 🖼	4 (Leac	hing Bed) 🛘 5 (Holdin	ıg Tank)
<u>Taŋk</u> : ☑Pre-cast ☐ Plastic 〔	⊐ Fibre Glass □ V	Vood □ Oth	er		Size: _	1000	Gal.	Pump: Yes	(No)
Distribution System:		No. of Tile I	1		Length o			ce Between Tile	e Runs:
Area: ☑ Trench Bed □	Filter Medium	6			300 8 Feet				
<u>Tile Material</u> : □ PVC □ Clay ② Othe	FQUALIZEREN 136CHAMBINET	øls: Capped □ .	Joined	Cover Filt	r: er Cloth	Sand	i ⊒∕Top	Soil 🛂 Seede	∍d
Setbacks: Tank				Distribution Pipe					
Distance to Buildings & Structures (ft)				18'					
Distance to Bodies of Water (ft)	8	٥ '			95 Feel				
Distance to Nearest Well (ft)	10	01		3	100'				1
Distance to Proposed Property Lines Front 50 Rear 50 Side 50 Side 160				20	Front 50 Rear 60 Side 50 Side 160				

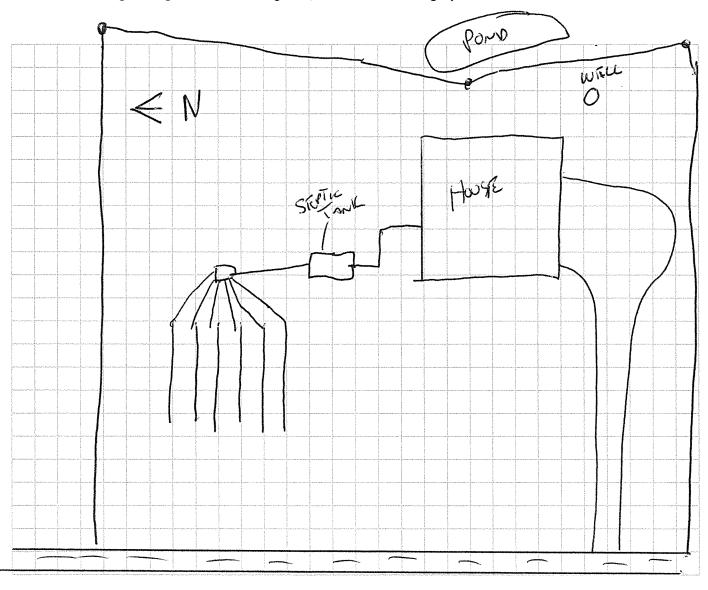
OVERALL SYSTEM RATING System Working Properly / No Work Required							
(Berner Grand Beardmaine Chairle (Beard	☐ System Functioning / Maintenance Required						
	☐ System Not Functioning / Minor Repair Required						
☐ System Failure/Major Repair / Replacement Required							
	Note:						
	Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-5870 for more information.						
Additional Comments:							
VERIFICATION							
OWNER: The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.							
I, (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.							
M	February 20, 2019						
Owner Signature	Date 2019						
EVALUATOR:							
1. I, Aun OATMAN declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied. Evaluator Signature Date							
BUILDING DIVISION COMMEN	ITS						
Comments:							
I, have reviewed the information contained in this form as submitted.							
Chief Building Official or d	lesignate Date						
	Revised: March 16, 2016						



On Site Sewage Disposal System Location Plan

DATE: FUB 19,2019	APPLICATION NUMBER:
OWNER RANDY FRENCH MARY SMITH.	EVALUATOR
PROPERTY ADDRESS 438 HWY 195 TILLSON BLU	eg, ON N40, 409

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



PREPARED BY:____

NOTE: The above sketch is <u>not</u> to exact scale.

6920 1 35 BULDINGSER 50' LONG 15.24M 35 WWIE ,0.66 M HiGH 7.31 M 24 1650 >1 (← 12' > 35 HOUSE SFIT.L 1 HYDRO 41ME UNDAN GROUND GASLINIZ



Zoning Deficiency

Simcoe:

Langton:

185 Robinson St.

Simcoe, ON N3Y 5L6

519-426-5870

22 Albert St. Langton, On. NOE 1G0 519-875-4485

PROPERTY INFORMATION

Address: 438 Highway 19

Legal Decription:

Roll Number: 541010142200

Application #:

Information Origins: hand sketch site plan from owner, no construction drawings provided at this time

	Accessory Structure	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) building height	6.00	7.31	1.31	m
	b) minimum front yard	6.00	66.00		m
	c) minimum exterior side yard	6.00	n/a		m
	d) minimum interior side yard	1.20	3.65		m
	e) minimum <i>rear yard</i>	1.20	10.70		m
	f) through lot distance to street line	6.00	n/a		m
	g) Lot coverage (Note:Proposed Area)				m.sq
	i) lot coverage	10.00	4.18		%
	ii) usable floor area	100.00	162.58	62.58	m.sq
	Comments	No actual drawings to ensure all useable floor area has been calculated. No			

No actual drawings to ensure all useable floor area has been calculated. No habitable room permitted in an accessory building. No home industry permitted as 3.13(d) and (g) are not met.

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Prepared By:

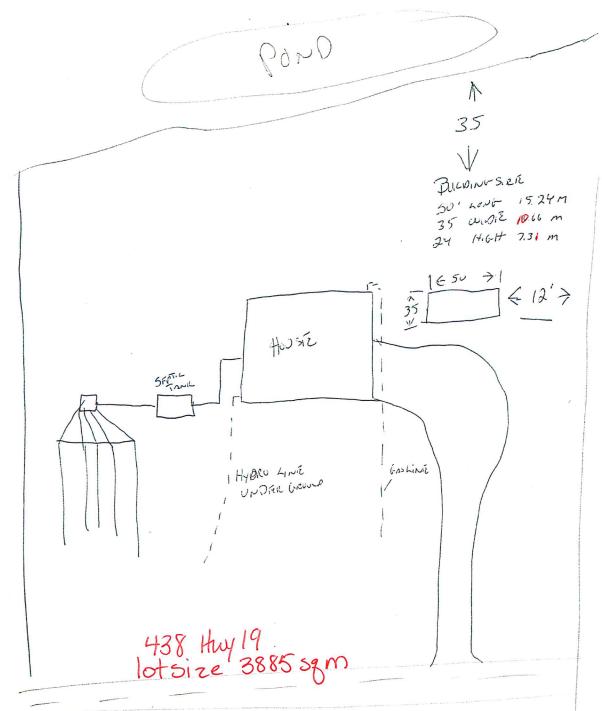
I have read and understand the above.

Signature of owner or authorized agent

r date

9. M

AS PER: Fritz R. Enzlin. CBCO, CRBO - Chief Building Official Manager, Building & Bylaw Division, Norfolk County



541-00142200

Zoned RH - accessory to resuse 162.58 sgm useable floor max is 100 sgm height proposed 7.31m max is 6m

of all or

NOTE: no actual drawings to ensure all useable floor carea has been calculated. no habitable room permitted, not human industrial Dermitted as 3.13/an not met.

MAP 1 File Number: ANPL2019056

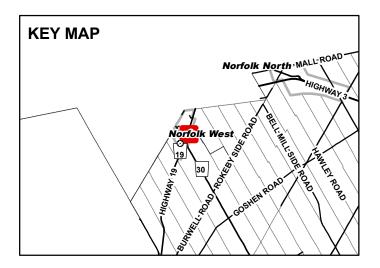
Geographic Township of

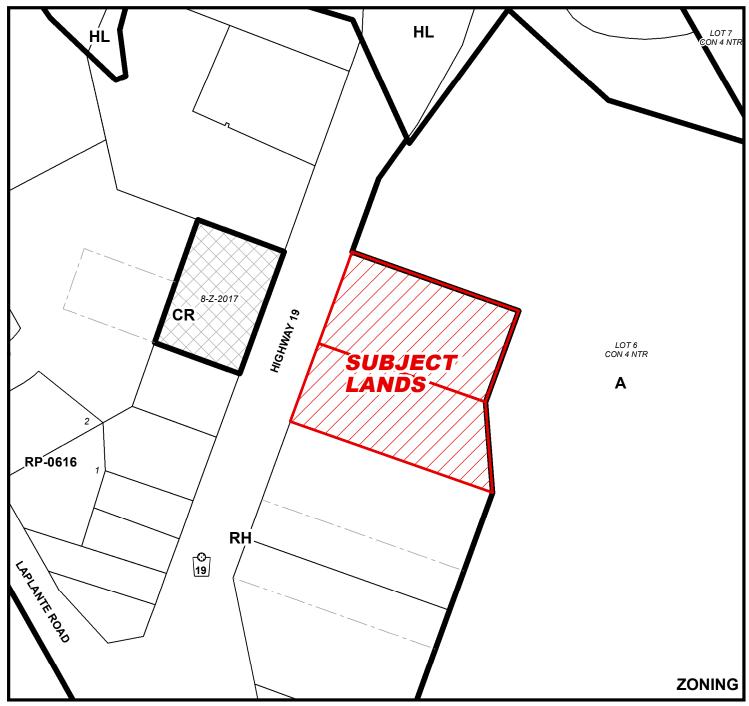
MIDDLETON



1:1,800

10 5 0 10 20 30 40

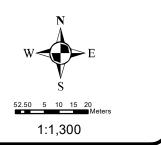




MAP 2

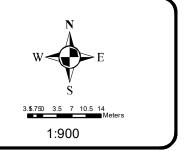
File Number: ANPL2019056

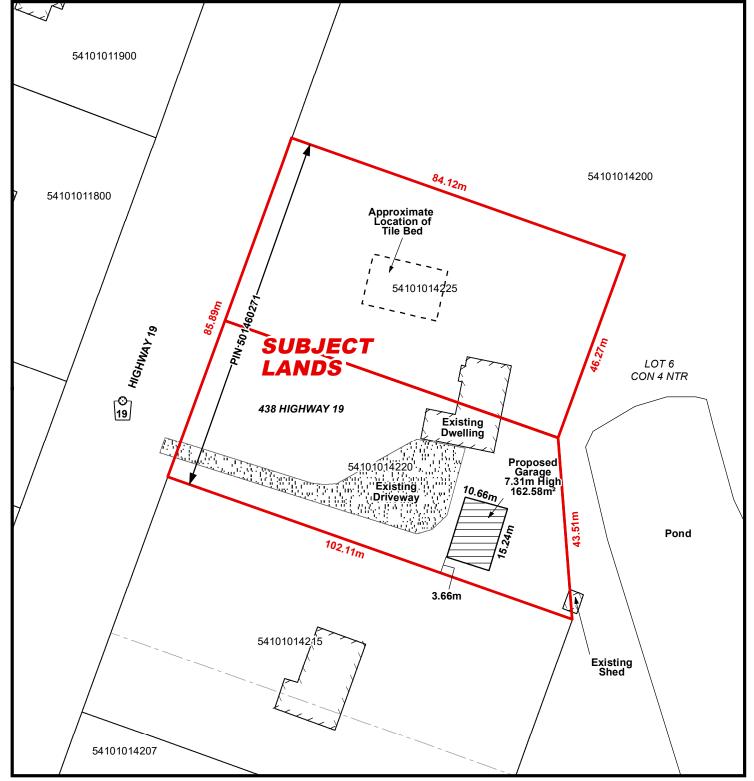
Geographic Township of MIDDLETON





MAP 3
File Number: ANPL2019056
Geographic Township of MIDDLETON





LOCATION OF LANDS AFFECTED

File Number: ANPL2019056

Geographic Township of MIDDLETON

