Related File Number Pre-consultation Meeting	NPL2023221 N/A une 30, 2023	Application Fee Conservation Authority Fee Well & Septic Info Provided Planner Public Notice Sign	\$2743.00 \$514.15 N/A Hanne Yager
Check the type of plant	ning application(s	) you are submitting.	
<ul> <li>□ Consent/Severance/I</li> <li>□ Surplus Farm Dwellin</li> <li>■ Minor Variance</li> <li>□ Easement/Right-of-W</li> </ul>	ng Severance and	ent Zoning By-law Amendmer	nt
Property Assessment I	Roll Number: 3310	-541-030-15900	
A. Applicant Information	on		
Name of Owner	Jacob Dougherty		
It is the responsibility of to ownership within 30 days		ant to notify the planner o	f any changes in
Address	1194 Byerlay Side Roa	d	
Town and Postal Code	Courtland		
Phone Number			
Cell Number	519-717-7692		
Email	jakedougherty27@gma	il.com	
Name of Applicant	Agent		
Address			
Town and Postal Code	3		
Phone Number			
Cell Number			
Fmail			



Name of Agent	David McPherson	
Address	8 Culver Lane	
Town and Postal Code	Simcoe, ON N3Y 5C8	8
Phone Number		
Cell Number	519-427-6483	
Email	david-a-mcpherson@	hotmail.com
	notices in respect o	s should be sent. Unless otherwise directed, of this application will be forwarded to the
☐ Owner	■ Agent	☐ Applicant
Names and addresses o encumbrances on the su		mortgagees, charges or other
<ul> <li>B. Location, Legal De</li> <li>1. Legal Description (incomplete Block Number and U</li> <li>Lot 26 Concession 1 N</li> </ul>	clude Geographic T rban Area or Haml	Township, Concession Number, Lot Number,
Middleton		
Municipal Civic Addre	ess: 1194 Byerlay S	Side Road
Present Official Plan		gricultural
Present Zoning: Agric		
		fic zone on the subject lands?
☐ Yes ■ No If yes		
3. Present use of the su	ıbject lands:	



4.	structures, please describe the type of b setback, in metric units, from front, rear floor area, lot coverage, number of store attached sketch which must be included	hed or removed. If retaining the buildings or uildings or structures, and illustrate the and side lot lines, ground floor area, gross ys, width, length, and height on your
5.	If an addition to an existing building is be used for (for example a bedroom, kitche proposed, please describe.	eing proposed, please explain what it will be n, or bathroom). If new fixtures are
6.	Describe the type of buildings or structure	ation:
	Shown on attached site plan	
7.	Are any existing buildings on the subject Heritage Act as being architecturally and If yes, identify and provide details of the	d/or historically significant? Yes □ No ■
8.	If known, the length of time the existing of the excess of 50 years	uses have continued on the subject lands:
9.	Existing use of abutting properties:  Agricultural and residential	
10	. Are there any easements or restrictive c	ovenants affecting the subject lands? ment 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	61m				
Lot depth	61m				
Lot width	61m		9		
Lot area	0.4 Ha				
Lot coverage					
Front yard		13m		36.6m	
Rear yard		1.2m		6m	
Height		8m		8.5m	0.5m
Left Interior side yard		1.2m		45.72m	
Right Interior side yard		1.2m		3m	
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other	Max usable floor area	200 sq.m.		279 sq.m.	79 sq.m.



		y it is not possible to o	comply with the provision(s) of the Zoning
ı	By-law: Desire to retain existi	ng accessory building of 6	5.4 sqm and construct new accessory building of
	213.7 sqm	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
			ment: Description of land intended to be
	severed in metric (	units: n/a	
	Trontage.	11/4	
	Depth:		
	Width:		
	Lot Area:		
	Present Use:		
	Proposed Use:		
	Proposed final lot	size (if boundary adju	stment):
			ssessment roll number and property owner of
			ded:
	the lands to mile.		
	Description of land	d intended to be retain	ned in metric units:
	Frontage:		
	Depth:	***************************************	
	Width:		
	Lot Area:		
	Present Use:		
	Proposed Use:		
	Dullulings of Tetal		
	=	of May Description	of proposed right-of-way/easement in metric
4.	units:	-or-way: Description	of proposed right of way/edeement in mean
	Frontage:	n/a	
	Depth:		
	2 opun		



Width:	
Area:	
Proposed Use:	
	nces Only: List all properties in Norfolk County, he applicant and involved in the farm operation
Owners Name: n/a	
Roll Number:	
Total Acreage:	
Workable Acreage:	
Existing Farm Type: (for example: co	orn, 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: c	orn, 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: c	orn, 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, ord	hard, livestock)
Dwelling Present?: ☐ Yes ☐ No If yes, y	ear dwelling built
Date of Land Purchase:	
Owners Name:	
Roll Number:	
Total Acreage:	
Workable Acreage:	
Existing Farm Type: (for example: corn, ord	chard, livestock)
Dwelling Present?: ☐ Yes ☐ No If yes, y	ear dwelling built
Date of Land Purchase:	
Note: If additional space is needed pleas	se attach a separate sheet.
D. All Applications: Previous Use of the	Property
Has there been an industrial or commercial commerc	cial use on the subject lands or adjacent
lands? ☐ Yes ■ No ☐ Unknown	
If yes, specify the uses (for example: gas	s station, or petroleum storage):
O I there recent to believe the aubicot los	ada may have been contaminated by former
uses on the site or adjacent sites?	nds may have been contaminated by former s ■ No □ Unknown
abbo on the one of adjacont choose in	=
Provide the information you used to determine the information provided by owner	ermine 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? $\square$ Yes $\square$ No
Ε.	All Applications: Provincial Policy
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
	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: n/a
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:  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 75m
	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 □ Communal wells Municipal piped water Individual wells ☐ Other (describe below) Sewage Treatment ☐ Municipal sewers □ Communal system ■ Septic tank and tile bed in good working order □ Other (describe below) Storm Drainage Open ditches Storm sewers ☐ Other (describe below) Existing or proposed access to subject lands: ☐ Provincial highway Municipal road ☐ Other (describe below) □ Unopened road Name of road/street: Byerlay Side Road G. All Applications: Other Information 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.

See attache Premise and Justification Brief



## 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

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. Owner/Applicant/Agent Signature Date 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. I/We Jacob Kughelt am/are the registered owner(s) of the lands that is the subject of this application. I/We authorize David McPherson 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. Date Owner

\*Note: If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.



Owner

Date

K. Declaration  I, David McPherson	of Simcoe
solemnly declare that:	
all of the above statements and the state transmitted herewith are true and I make believing it to be true and knowing that it under oath and by virtue of <i>The Canada</i>	this solemn declaration conscientiously is of the same force and effect as if made
Declared before me at:	(Kans Some
In Simcoe	<del>Owner/Applicant</del> /Agent Signature
This 17th day of March	
A.D., 2023 Commit for the	nn Pfaff-Schimus, a ssioner, etc., Province of Ontario. Corporation of Norfolk County. March 1, 2025.

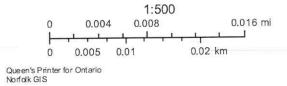


A Commissioner, etc.

# MAP NORFOLK - Community Web Map



3/12/2021, 12:33:50 PM Land Parcels Plan Lines DraftPlan



# MAP NORFOLK - Community Web Map

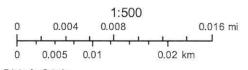


3/12/2021, 12:33:50 PM

Land Parcels

— Plan Lines

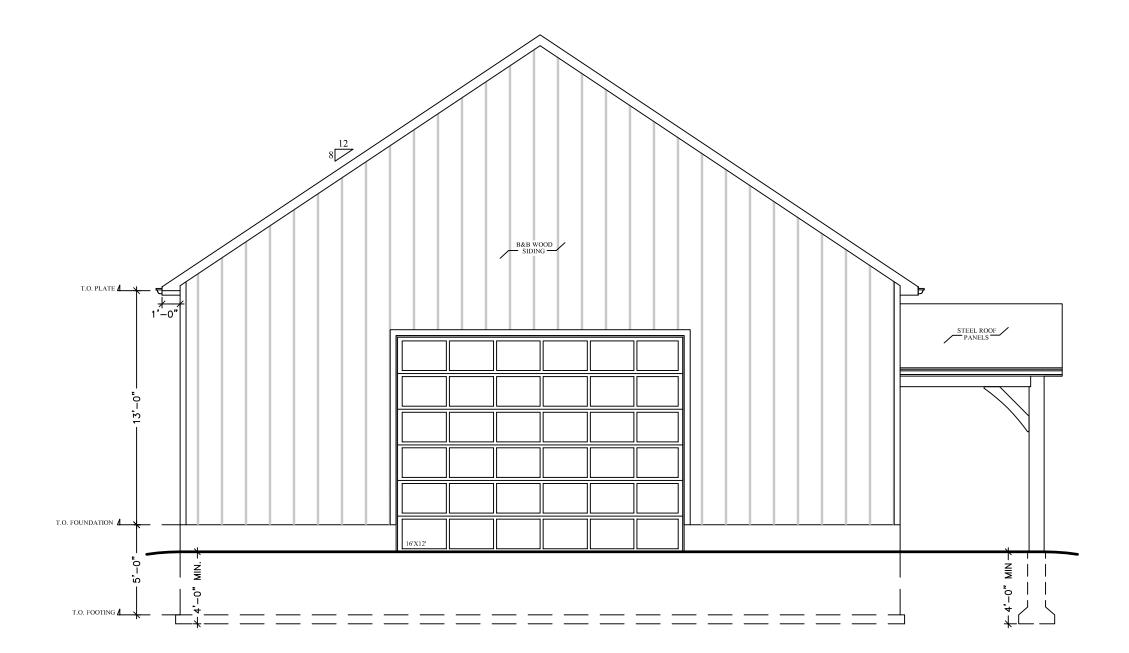
DraftPlan



Queen's Printer for Ontario Norfolk GIS

## LEFT ELEVATION

Scale 3/16"-1'-0"



### GENERAL NOTES:

FOUNDATION PLAN NOTES:
ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS

- 2. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL. (ASSUMED SOIL BEARING CAPACITY-2500 P.S.P.)
  3. APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
- 4. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4'-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.
- 5. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STREINGTH OF 25 MPB. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 22 MPB UNLESS OTHERWISE SPECIFIED. (6% AIR / 4"SLUM!)
- REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C. I am qualified, and the firm is registered, in the appropriate classes/cate

MAIN FLOOR 2400 SQ.FT.

REV.#	DATE:	DESCRIPTION:
4		
3		
2		
1	05/16	PERMIT ISSUE



## \*PROPERTY OF VIEW-IT DESIGN\*

VIEW-IT DESIGN RR# 1 PORT BURWELL OFFICE: 519-851-1173 FAX: 519-874-4087

# DOUGHERTY RES 1194 BYERLAY SIDE RD COURTLAND, ONT

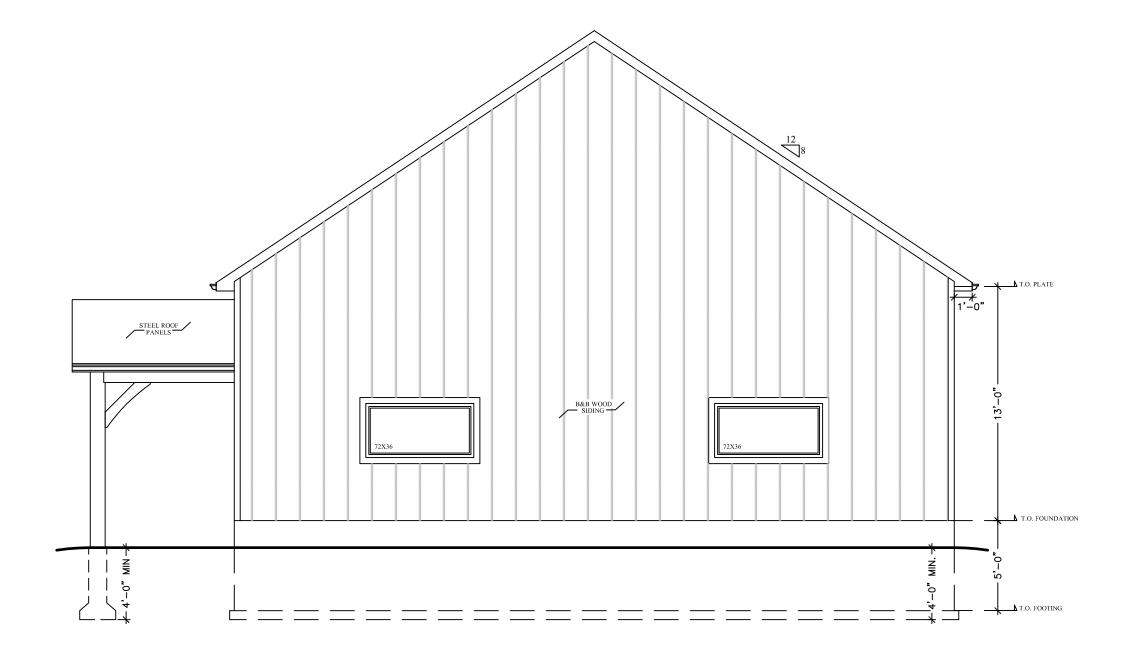
## PROPOSED STORAGE SHED PLAN ELEVATIONS

DRAWN BY: TONY WALL SCALE: SEE DWG BCIN: 29620 PO# 22147

DATE: MAY 2022 SHEET NO. 5 OF 16 A5

# RIGHT ELEVATION

Scale 3/16"-1'-0"



### GENERAL NOTES:

FOUNDATION PLAN NOTES:
ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS

2. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL. (ASSUMED SOIL BEARING CAPACITY - 2500 P.S.F.)
3. APPROVED GRANULAR FIIL SHALL BE COMPACTED IN 6° LAYERS TO 5% STANDARD PROCTOR MAXIMUM DRY DENSITY.

4. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.

5. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STREINGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR / 4" SLUM!)

REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C. I am qualified, and the firm is registered, in the appropriate classes/cate

MAIN FLOOR 2400 SQ.FT.

REV.#	DATE:	DESCRIPTION:
4		
3		
2		
1	05/16	PERMIT ISSUE



## \*PROPERTY OF VIEW-IT DESIGN\*

VIEW-IT DESIGN RR# 1 PORT BURWELL OFFICE: 519-851-1173 FAX: 519-874-4087

# DOUGHERTY RES 1194 BYERLAY SIDE RD COURTLAND, ONT

PROPOSED STORAGE SHED PLAN ELEVATIONS

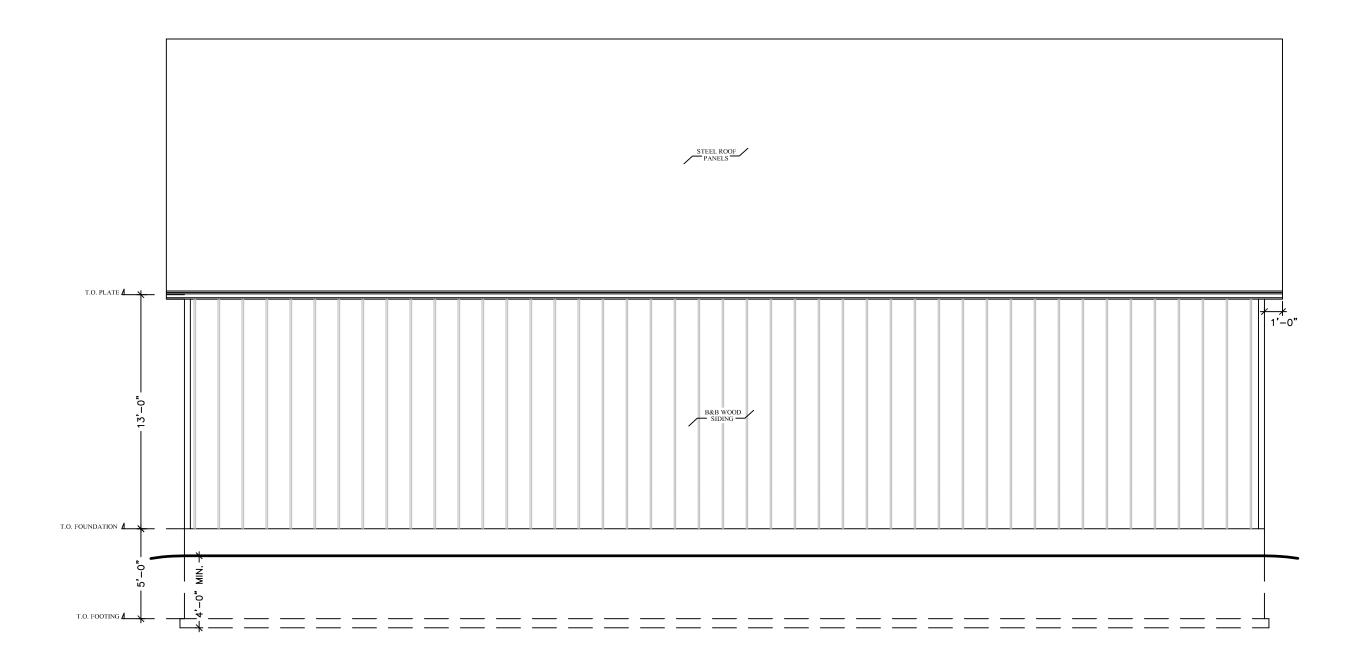
DRAWN BY: TONY WALL SCALE: SEE DWG BCIN: 29620 PO# 22147

DATE: MAY 2022

A6 SHEET NO. 6 OF 16

# REAR ELEVATION

Scale 3/16"-1'-0"



### GENERAL NOTES:

FOUNDATION PLAN NOTES:
ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS

2. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL. (ASSUMED SOIL BEARING CAPACITY-2500 P.S.P.)
3. APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY. 4. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4'-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.

5. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STREINGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STREINGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR / 4 SLUMP)

5. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.

MAIN FLOOR 2400 SQ.FT.

REV.#	DATE:	DESCRIPTION:
4		
3		
2		
1	05/16	PERMIT ISSUE
	4 3 2	REV.# DATE: 4 3 2 1 05/16



## \*PROPERTY OF VIEW-IT DESIGN\*

VIEW-IT DESIGN RR# 1 PORT BURWELL OFFICE: 519-851-1173 FAX: 519-874-4087

# DOUGHERTY RES 1194 BYERLAY SIDE RD COURTLAND, ONT

PROPOSED STORAGE SHED PLAN

ELEVATIONS

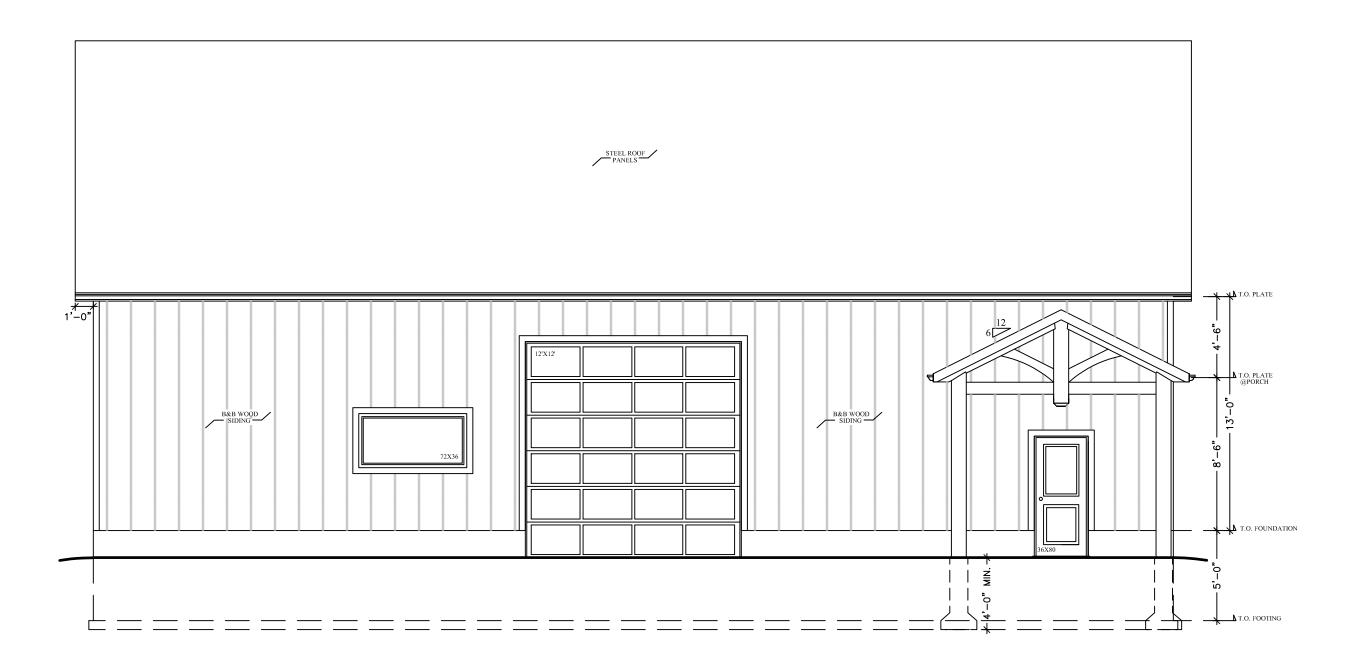
DRAWN BY: TONY WALL SCALE: SEE DWG BCIN: 29620 PO# 22147

SHEET NO. 4 OF 16

DATE: MAY 2022

## FRONT ELEVATION

Scale 3/16"-1'-0"



### GENERAL NOTES:

FOUNDATION PLAN NOTES:
ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS

2. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL. (ASSUMED SOIL BEARING CAPACITY-2500 P.S.F.)
3. APPROVED GRANULAR FIIL SHALL BE COMPACTED IN 6° LAYERS TO 5% STANDARD PROCTOR MAXIMUM DRY DENSITY.

4. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4'-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.

5. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STREINGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STREINGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR / 4 SLUMP)

5. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.

MAIN FLOOR	2400 SQ.FT.
REV.# DATE:	DESCRIPTION:
4	
3	

PERMIT ISSUE



\*PROPERTY OF VIEW-IT DESIGN\*

VIEW-IT DESIGN RR# 1 PORT BURWELL OFFICE: 519-851-1173 FAX: 519-874-4087

DOUGHERTY RES 1194 BYERLAY SIDE RD COURTLAND, ONT

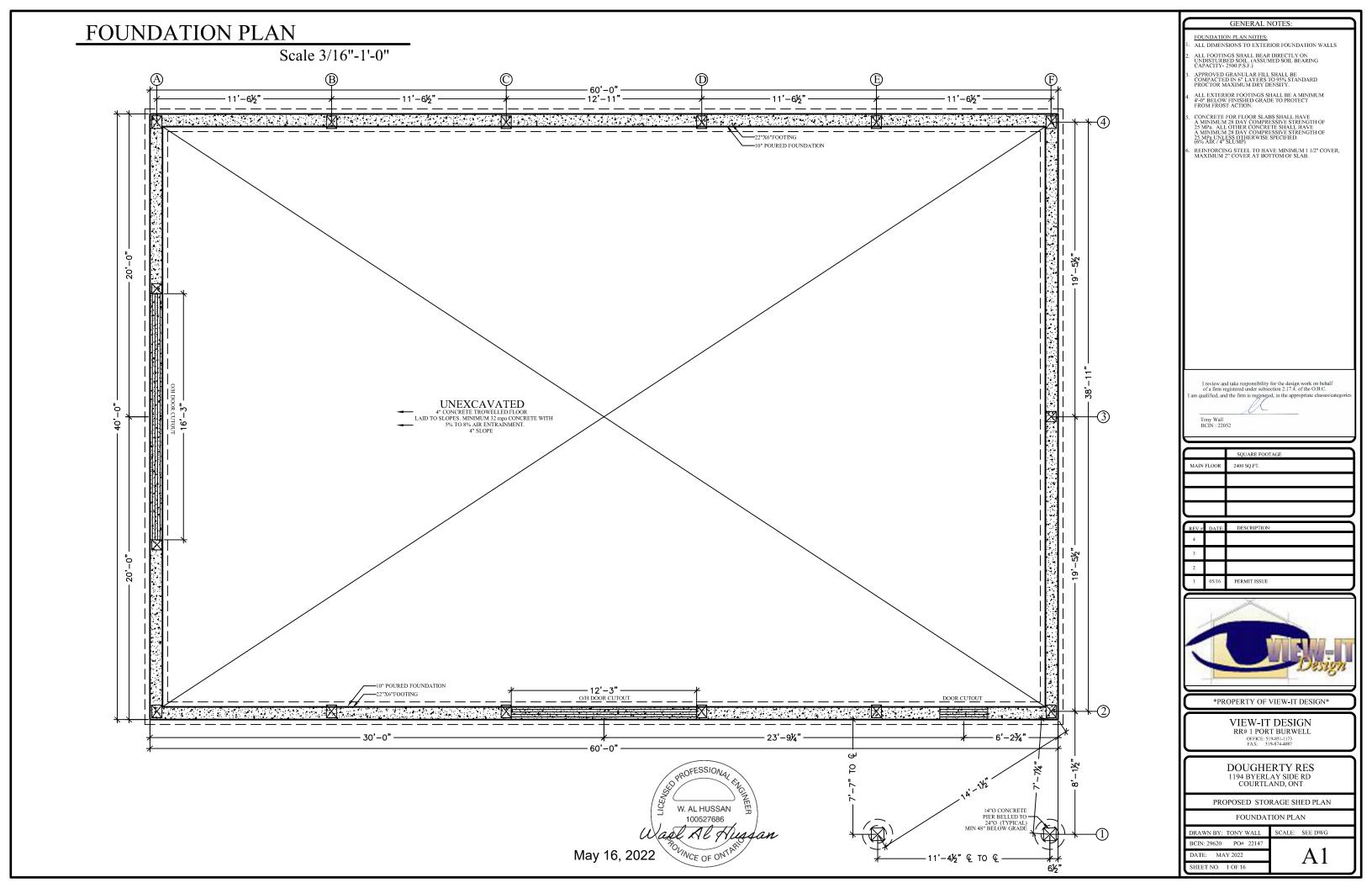
PROPOSED STORAGE SHED PLAN

ELEVATIONS

DRAWN BY: TONY WALL SCALE: SEE DWG BCIN: 29620 PO# 22147

SHEET NO. 3 OF 16

## MAIN FLOOR PLAN FOUNDATION PLAN NOTES: ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS Scale 3/16"-1'-0" ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL. (ASSUMED SOIL BEARING CAPACITY- 2500 P.S.F.) APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4'-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION. -11'-6½" -11'-6½" 12'-11" --11'-6½" -11'-6½" CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. UN LESS OTHER WISE SPECIFIED. (0% AIR. 4" SLUMP) 10'-101/2" CLEAR SPAN 10'-101/2" CLEAR SPAN -12'-3" CLEAR SPAN -10'-10½" CLEAR SPAN-10'-101/2" CLEAR SPAN REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB. 10'-34" PROFESSIONAL W. AL HUSSAN 100527686 Wash Al Hussan **PROPOSED** STORAGE BARN OVINCE OF ONTA May 16, 2022 16' X 12' O/H GARAGE DOOR I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C. 2X10 RAFTERS @24" O.C. Tony Wall BCIN: 22052 SOUARE FOOTAGE MAIN FLOO 2400 SQ.FT. REV.# DATE: DESCRIPTION PERMIT ISSUE \*PROPERTY OF VIEW-IT DESIGN\* 8X12 HEADER 8**X**12 HEADER 8X12 HEADER 8X12 HEADER 12' X 12' O/H GARAGE DOOR VIEW-IT DESIGN RR# 1 PORT BURWELL OFFICE: 519-851-1173 FAX: 519-874-4087 · 17'–9" -6'-2¾" 12'-3" 23'-91/4" 30'-0" 30'-0" - 60'-0" DOUGHERTY RES TIMBER RAFTERS SEE ROOF PLAN TIMBER RAFTERS SEE ROOF PLAN 1194 BYERLAY SIDE RD COURTLAND, ONT **COVERED** PROPOSED STORAGE SHED PLAN **ENTRY** MAIN FLOOR PLAN DRAWN BY: TONY WALL SCALE: SEE DWG TIMBER TRUSS BCIN: 29620 PO# 22147 10X10 TIMBER POST -12'-2½**"**



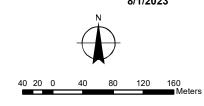
## CONTEXT MAP

Geographic Township of MIDDLETON



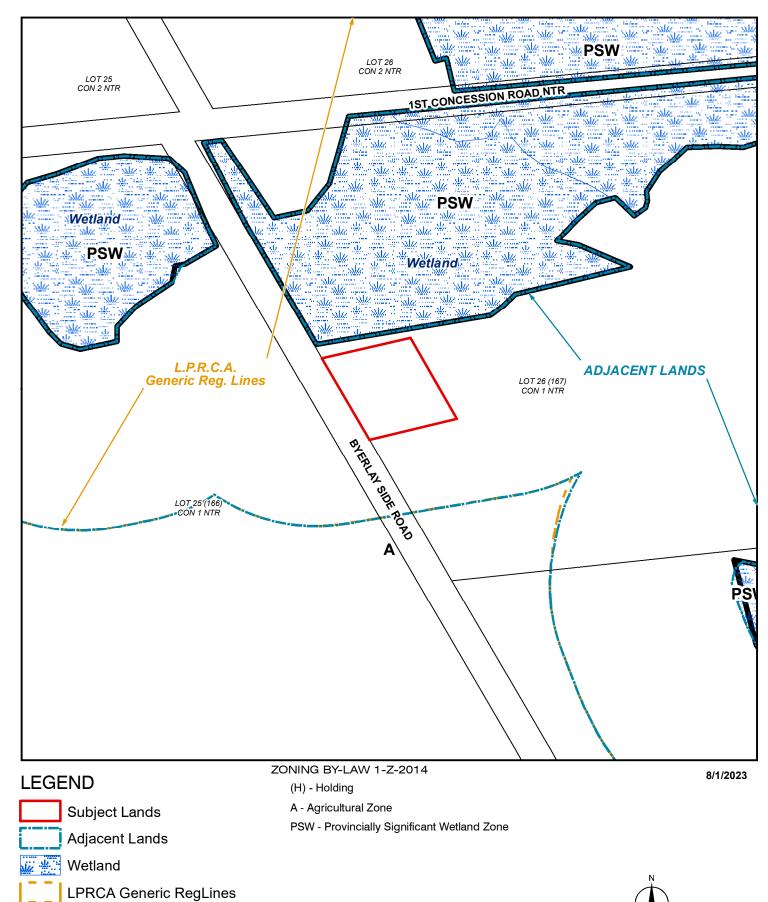
## Legend





## **ZONING BY-LAW MAP**

Geographic Township of MIDDLETON

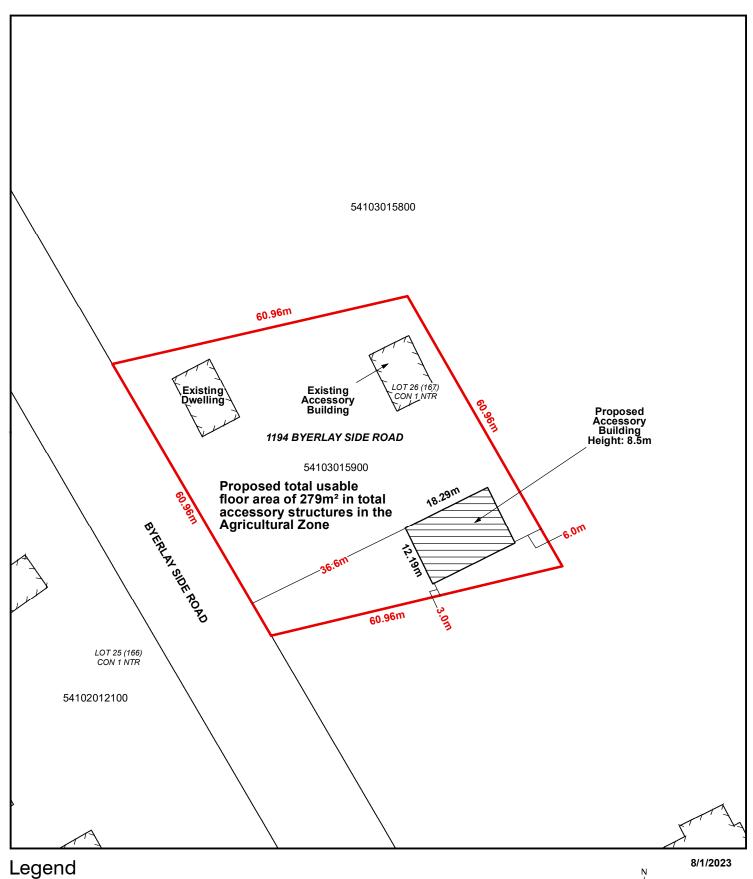


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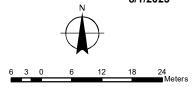
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## **CONCEPTUAL PLAN**

Geographic Township of MIDDLETON







## **CONCEPTUAL PLAN**

Geographic Township of MIDDLETON

