



For Office Use Only:

File Number _____
Related File Number _____
Application Submitted _____
Complete Application _____

Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____
Public Notice Sign _____

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

- Standard Minor Variance
- Complex Minor Variance (After the fact)
- Routine Minor Variance

Property Assessment Roll Number: 33 10541 0601865

A. Applicant Information

Name of Owner Ben Boese

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 1391 Middleton N Walsingham Townline Rd
Town and Postal Code RR#1 Delhi on N4B-2W4
Phone Number (519) 537-0906
Cell Number _____
Email eseob1978@gmail.com

Name of Authorized Applicant Same as above

Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____



Name of Authorized Agent _____
 Address _____
 Town and Postal Code _____
 Phone Number _____
 Cell Number _____
 Email _____

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

Owner Agent Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Municipal Civic Address: 1391 Middleton N Walsingham Township

Land acquisition date (if known): 2011

Present Official Plan Designation(s): Agriculture

Present Zoning: Agriculture

2. Is there a special provision or site specific zone on the subject lands?

Yes No

If yes, please specify:

3. Present use of the subject lands:

Residential

4. Please describe **all existing and proposed** buildings and structures on the subject lands and whether they are to be retained, demolished or removed.

	Existing	Proposed
Type of Building	_____	<u>Garage/Storage</u>
Number of Storey(s)	_____	_____
Number of Dwelling Units per lot	<u>1</u>	_____
Buildings/Structures/ARDU Width (m)	_____	<u>12.19m</u>
Building/ Structures /ARDU Length (m)	_____	<u>24.38 m</u>
Building/ Structures /ARDU Height (m)	_____	<u>8.1 m</u>
Usable Floor Area (sq.m)	_____	<u>295.97 sq m</u>
Lot coverage	_____	_____

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. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant?

Yes No

If yes, identify and provide details of the building:

7. If known, the length of time the existing uses have continued on the subject lands:

2011

8. Existing use of abutting properties:

Residential/Agriculture

9. Are there any easements or restrictive covenants affecting the subject lands?

Yes No If yes, describe the easement or restrictive covenant and its effect:

Union Gas Easement # NR 599963



C. Zoning Review (chart must be completed in metric units)

Please fill out the required information for the main and accessory buildings and structures

	Zoning By-law Requirement	Proposed	Deficiency
Lot area (m ²)			
Lot frontage (m)			
Lot depth (m)			
Front Yard Setback (m)	13 m	23.63 m	
Left Side Yard Setback (m)	1.2 m	13.79 m	
Right Side Yard Setback (m)	1.2 m	30.03 m	
Rear Yard Setback (m)	1.2 m	18.1 m	
Exterior side yard (if applicable) (m)			
Height (m)	8 m	8.1 m	.1 m
Lot coverage (%)	200 sqm	297 sqm	97 sqm
Buildings/structures separation (m)			
Detached Additional Dwelling Unit (ADU) or Accessory Building			
i) Usable floor area (m ²)			
ii) Height (m)			
iii) Building separation (m)			
Number of parking spaces			



D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands?

Yes No Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

Yes No Unknown

3. Provide the information you used to determine the answers to the above questions:

Homeowner

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. Is the requested amendment consistent with the Provincial Planning Statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

Yes No

If you answered no, please explain:

2. It is the 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 Planning Statement ?

Yes No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection?

Yes No

If no, please explain:

Note: If the subject lands are in an area of source water Wellhead Protection Area (WHPA) A, B or C, Issue Contributing Area, Intake Protection zone, please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Does the property have any significant environmental features on the subject land or within 500 metres:

Yes No

If yes, indicate: Significant Woodland Provincially Significant Wetland Floodplain Other _____

5. Does the property have any livestock facility or stockyard on the subject land or within 1000 metres:

Yes No

If yes, the submission of Minimum Distance Separation (MDS) calculations may apply.

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 in good working order
- 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
- Other (describe below)

Name of road/street:

Middleton - North Walsingham Townline Road

G. Other Information

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.

N/A

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with Ontario Regulation 200/96.

i. Sketch in Metric Units

A sketch showing the following, in metric units:

- a) The boundaries and dimensions of the subject land.
- b) The location, size, dimensions, and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- d) The current uses on land that is adjacent to the subject land.
- e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- g) The location and nature of any easement affecting the subject land.
- h) Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.



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 to undertake 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. The owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner to undertake 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 purpose 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 purpose of processing this application.

Ben Boese

Feb 24 / 2026

Owner/Applicant/Agent Signature

Date

J. Owner's Authorization

If the authorized 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 _____ am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize _____ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner

Date

Owner

Date

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



K. Declaration

I, Ben Boese of Delhi

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Norfolk County

Ben Boese

Owner/Applicant/Agent Signature

In Simcoe

This 17 day of ~~2020~~ March

A.D., 2026

Olivia Davies

A Commissioner, etc.

Olivia Catherine Davies, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires May 23, 2027.

Structural Engineering Design Letter

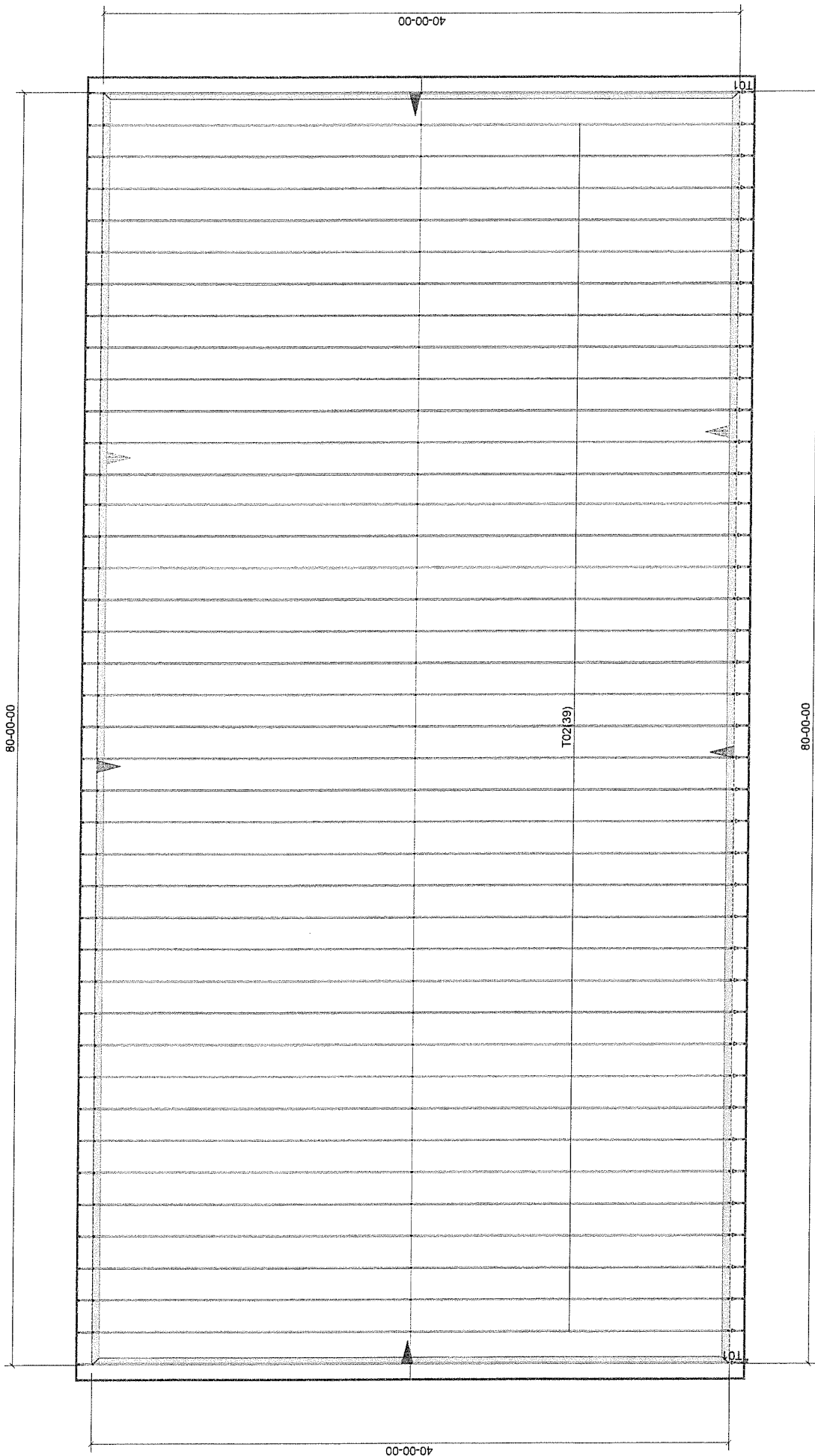
Client: View-It Design
Project I.D.: CEC-22-0786
Project Address: 1391 Middleton-North Walsingham Townline Road, Norfolk, Ontario
Date Issued: 2025-12-03

This report includes our review of the structural items listed within it. If any site inspections or additional engineering is required, please contact us directly.

This letter is to be read in conjunction with the attached sheet CEC-SS1 which includes an outline of our structural specifications regarding materials, loading, and design assumptions.

Please note that inspections of the items listed in this report are by others.

Item #1: Tall Wall– Shop (Front Wall)	
Item Specification:	2-2x6 @ 16" o/c
Maximum Height of Wall:	17'-5"
Notes:	
<ul style="list-style-type: none"> At the garage door opening in the wall, provide a 2-1³/₄"x9¹/₄" (2.0E, 2600Fb LVL) header with 4"x4"x¹/₄" HSS king post. Garage door header is to be fastened to the side of the full-height HSS king posts with a steel saddle rated for 3.0 kips (fact.) (connection by steel supplier). HSS post(s) are to have a 10"x5¹/₂"x³/₈" steel base-plate fully welded to the HSS king post with ¹/₄" fillet welds, all around, and fastened into the foundation wall with (2) ¹/₂" diameter anchor bolts with 8" embedment and a minimum 1¹/₂" edge distance. Anchor bolts to be fully epoxied into the foundation wall with HILTI HIT-HY 200 epoxy (or approved equivalent). HSS post(s) are to have a 10"x5¹/₂"x³/₈" steel top-plate fully welded to the HSS king post with ¹/₄" fillet welds, all around, and fastened into the wall top plate with (4) ³/₈" diameter lag screws with 1¹/₂" edge distance. At the man door opening in the wall, provide a 2-2x10 header with (1) jack stud and (3) full-height king studs each end. Provide diagonal bracing to the wall in accordance with section 9.23.10.2. (3) in the 2024 OBC. Provide solid blocking spaced at 4'-0" o/c (max.) between each stud. Clad the exterior face of the wall with minimum 7/16" thick plywood or OSB. All tall wall construction to follow the requirements of section 9.23.10 of the 2024 OBC. Provide a minimum 8" wide concrete foundation wall supported on a minimum 18"x6" concrete strip footing with (2) 15M continuous bars (min 3" clear cover) – construction to follow the requirements of section 9.15. of the 2024 OBC. 	



JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	Truss estimate and layout	DRWG NO.
B250160	T01	2	1	TRUSS DESC.		

Creekbank Lumber

Version 8.830 S Apr 24 2025 MiTek Industries, Inc. Fri Nov 14 11:20:36 2025 Page 2
 ID:FSZiYRrOqG8Fjch?G5ZpazbzUS-k2bWWGKWmymws7F0 7J1GVtw7jITFiwPoMr7sZyJKf

LOADING

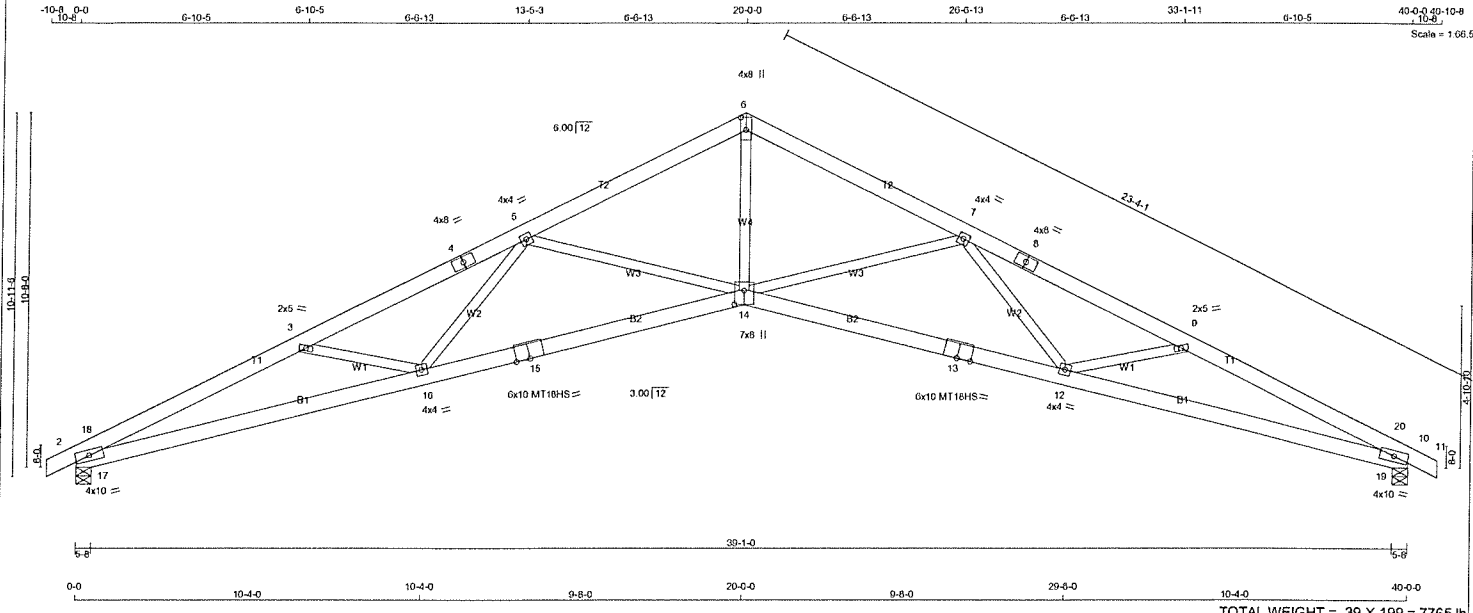
TOTAL LOAD CASES: (4)

C H O R D S				W E B S			
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	LC1 MAX CSI (LC)	MAX. UNBRAC LENGTH	MEMB. FR-TO	MAX. FACTORED FORCE (LBS)	MAX. FACTORED CSI (LC)
24-45	0 / 44	-18.2	-18.2	0.05 (4)	10.00		
45-22	0 / 223	-18.2	-18.2	0.05 (1)	10.00		



JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	Truss estimate and layout	DRWG NO.
B250160	T02	39	1	TRUSS DESC.		

Creekbank Lumber Version 8.830 S Apr 24 2025 MiTek Industries, Inc. Fri Nov 14 11:20:37 2025 Page 1
 ID:FSZiYrRQqG8FJjcH?G5ZpazbzUS-DE9ukcL8XGunUHqCYrGpjQ0s6uU_zOZ10agO?yJlKe



TOTAL WEIGHT = 39 X 199 = 7765 lb [M/F]

LUMBER
 N. L. G. A. RULES
 CHORDS SIZE LUMBER DESCR.

1 - 4	2x6	DRY	1650F 1.5E	SPF
4 - 6	2x6	DRY	1650F 1.5E	SPF
6 - 8	2x6	DRY	1650F 1.5E	SPF
8 - 11	2x6	DRY	1650F 1.5E	SPF
2 - 15	2x6	DRY	1650F 1.5E	SPF
15 - 14	2x6	DRY	1650F 1.5E	SPF
14 - 13	2x6	DRY	1650F 1.5E	SPF
13 - 10	2x6	DRY	1650F 1.5E	SPF
ALL WEBS	2x4	DRY	No.2	SPF
DRY: SEASONED LUMBER.				

PLATES (table in inches)

JT	TYPE	PLATES	W	LEN	Y	X
2	TMB1-t	MT20	4.0	10.0		
3	TMW+w	MT20	2.0	5.0		
4	TS-t	MT20	4.0	8.0		
5	TMWW-t	MT20	4.0	4.0		
6	TTW+p	MT20	4.0	8.0	4.50	2.00
7	TMWW-t	MT20	4.0	4.0		
8	TS-t	MT20	4.0	8.0		
9	TMW+w	MT20	2.0	5.0		
10	TMB1-t	MT20	4.0	10.0		
12	BMWW-t	MT20	4.0	4.0		
13	BS-t	MT18HS	6.0	10.0		
14	BBWWW+p	MT20	7.0	8.0	5.00	3.50
15	BS-t	MT18HS	6.0	10.0		
16	BMWW-t	MT20	4.0	4.0		

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

BEARINGS

JT	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT BRG IN-SX	REQRD BRG IN-SX
	VERT	HORZ	DOWN	HORZ		
2	2176	0	2176	0	5-8	5-8
10	2176	0	2176	0	5-8	5-8

ALLOW FOR 0.5" OF HORIZONTAL MOVEMENT DUE TO TOTAL LOAD

UNFACTORED REACTIONS

JT	1ST LCASE COMBINED	MAX./MIN. COMPONENT REACTIONS					
		SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
2	1535	1025 / 0	0 / 0	0 / 0	0 / 0	510 / 0	0 / 0
10	1535	1025 / 0	0 / 0	0 / 0	0 / 0	510 / 0	0 / 0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) 2, 10

BRACING
 TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 3.50 FT.
 MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

LOADING
 TOTAL LOAD CASES: (4)

CHORDS				WEBS			
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	LC1 MAX CSI (LC)	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. UNBRAC LENGTH	FACTORED MAX. CSI (LC)
FR-TO		FROM TO		FR-TO			
1-2	0 / 8	-86.3 -86.3	0.02 (1)	10.00	14-6	0 / 3512	0.56 (1)
2-18	-7052 / 0	-86.3 -86.3	0.42 (1)	3.50	14-7	-1260 / 0	0.81 (1)
18-3	-6544 / 0	-86.3 -86.3	0.43 (1)	3.63	7-12	0 / 463	0.08 (4)
3-4	-6025 / 0	-86.3 -86.3	0.29 (1)	3.93	12-9	-374 / 0	0.07 (1)
4-5	-6025 / 0	-86.3 -86.3	0.29 (1)	3.93	5-14	-1260 / 0	0.81 (1)
5-6	-4448 / 0	-86.3 -86.3	0.20 (1)	4.53	16-5	0 / 463	0.08 (4)
6-7	-4448 / 0	-86.3 -86.3	0.20 (1)	4.53	3-16	-374 / 0	0.07 (1)
7-8	-6025 / 0	-86.3 -86.3	0.29 (1)	3.93	17-18	0 / 810	0.00 (1)
8-9	-6025 / 0	-86.3 -86.3	0.29 (1)	3.93	19-20	0 / 810	0.00 (1)
9-20	-6544 / 0	-86.3 -86.3	0.43 (1)	3.63			
20-10	-7052 / 0	-86.3 -86.3	0.42 (1)	3.50			
10-11	0 / 8	-86.3 -86.3	0.02 (1)	10.00			
2-17	0 / 6122	-18.2 -18.2	0.64 (1)	10.00			
17-16	0 / 5948	-18.2 -18.2	0.63 (1)	10.00			
16-15	0 / 5320	-18.2 -18.2	0.52 (1)	10.00			
15-14	0 / 5320	-18.2 -18.2	0.52 (1)	10.00			
14-13	0 / 5320	-18.2 -18.2	0.52 (1)	10.00			
13-12	0 / 5320	-18.2 -18.2	0.52 (1)	10.00			
12-19	0 / 5948	-18.2 -18.2	0.63 (1)	10.00			
19-10	0 / 6122	-18.2 -18.2	0.64 (1)	10.00			

DESIGN CRITERIA

SPECIFIED LOADS:
 TOP CH. LL = 24.4 PSF
 DL = 5.2 PSF
 BOT CH. LL = 0.0 PSF
 DL = 7.3 PSF
 TOTAL LOAD = 36.9 PSF

SPACING = 24.0 IN. C/C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2020

THIS DESIGN COMPLIES WITH:
 - PART 9 OF BCBC 2024, NBC-2023AE, MBC 2024, OBC 2024
 - CSA 086-19
 - TPIC 2019

(55 % OF 29.3 P.S.F. G.S.L. PLUS 8.4 P.S.F. RAIN LOAD) EQUALS 24.4 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (1.33")
 CALCULATED VERT. DEFL.(LL) = L/955 (0.50")
 ALLOWABLE DEFL.(TL)= L/360 (1.33")
 CALCULATED VERT. DEFL.(TL) = L/601 (0.80")

CSI: TC=0.43/1.00 (9-20:1), BC=0.64/1.00 (10-19:1), WB=0.81/1.00 (5-14:1), SSI=0.64/1.00 (10-20:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
 COMP=1.10 SHEAR=1.10 TENS=1.10

COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING .

NAIL VALUES

PLATE	GRIP(DRY) (PSI)	SHEAR (PLI)	SECTION (PLI)
MT20	650	371	1747
MT18HS	586	403	2455
			1382
			3163
			3004

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.90 (14) (INPUT = 0.90)
 JSI METAL= 0.98 (13) (INPUT = 1.00)

Property Information	
Municipal Address	1391 Middleton - North Wilsonton Townline Rd, Langton
Assessment Roll Number	3310541060186500000
Date of Evaluation	March 12, 2026

Evaluators Information	
Evaluators Name:	Don Avey
Company Name:	Clear Lines
Address:	95 Hollarat Rd, Suncor
Phone:	919 426 8554
Email	deavey@gmail.com
BCIN #	113930 114392
Purpose of Evaluation	<input type="checkbox"/> Consent <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input checked="" type="checkbox"/> Building Permit Application <input type="checkbox"/> Minor Variance <input type="checkbox"/> Other _____
Building Information	<input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural

Gross building area: (m ²):	129 m ² (1386 sq ft)
Number of bedrooms:	3
Number of fixture units:	11.5
Daily Design Flow: (Litres)	1600 L/day
Is the building currently occupied?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, how long?

Site Evaluation	
Soil type, percolation time (T)	Sand T = 8 min (est)
Site slope	<input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep
Soil condition:	<input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry
Surface discharge observed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Odour detected:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Weather at time of evaluation:	Sunny 12°C

System Description	
<input type="checkbox"/> Class 1 - Privy <input type="checkbox"/> Class 2 - Greywater <input type="checkbox"/> Class 3 - Cesspool <input checked="" type="checkbox"/> Class 4 - Leaching Bed <input type="checkbox"/> Class 5 - Holding Tank	

Type of leaching bed. Class 4 - Leaching Bed only - Complete & attach Worksheet E		
<input checked="" type="checkbox"/> A. Absorption Trench	<input type="checkbox"/> B. Filter Bed	<input type="checkbox"/> C. Shallow Buried Trench
<input type="checkbox"/> D. Advance Treatment System	<input type="checkbox"/> E. Type A Dispersal Bed	<input type="checkbox"/> F. Type B Dispersal Bed

Existing Tank Size (litres):	4500 L	
<input checked="" type="checkbox"/> Pre-cast Concrete	<input type="checkbox"/> Plastic	<input type="checkbox"/> Fibreglass
<input type="checkbox"/> Wood	<input type="checkbox"/> Other (specify):	Pump: <input type="checkbox"/> Yes <input type="checkbox"/> No

<input checked="" type="checkbox"/> In ground system	<input type="checkbox"/> Raised Bed system Height raised above original grade (metres)
--	---

Setbacks (metres)	Tank		Distribution Pipe	
Distance to buildings & structures	2 m		1.5 m	
Distance to bodies of water	>> 30 m		>> 30 m	
Distance to nearest well	~ 85 m		~ 86 m	
Distance to proposed property lines	Front: 64 m Rear: 6 m	Left: 100 m Right: 12 m	Front: 15 m Rear: 35 m	Left: 5 m Right: 90 m

Worksheet A: Dwellings - Daily Design Flow Calculations (Q)

A) Residential Occupancy		(Q) Litres	Total
Number of Bedrooms	1 Bedroom	750	
	2 Bedrooms	1100	
	3 Bedrooms	1600	1600
	4 Bedrooms	2000	
	5 Bedrooms	2500	
Subtotal (A)			1600

B) Plus Additional Flow for:		Quantity	(Q) Litres	Total
Note: Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero.				
Either	Each bedroom over 5		500	
Or	Floor space for each 10m ² over 200m ² up to 400m ²		100	
	Floor space for each 10m ² over 400m ² up to 600m ²		75	
	Floor space for each 10m ² over 600m ²		50	
Or	Each Fixture Unit over 20 fixture Units (Total of Worksheet B - 20 = Quantity)		50	
Subtotal (B)				0
Subtotal A+B=Daily Design Flow (Q)				1600

Worksheet B: Dwellings Fixture Unit Count

Fixtures	Units		How Many?	Total
Bath group (toilet, sink, tub or shower) with flush tank	6.0	X	1	= 6
Bathtub only(with or without shower)	1.5	X		=
Shower stall	1.5	X		=
Wash basin / Lavatory (1.5 inch trap)	1.5	X		=
Water closet (toilet) tank operated	4.0	X		=
Bidet	1.0	X		=
Dishwasher	1.0	X	1	= 1
Floor Drain (3 inch trap)	3.0	X		=
Sink (with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap)	1.5	X	1	= 1.5
Domestic washing machine	1.5	X	1	= 1.5
Combination sink and laundry tray single or double (installed on 1.5 inch trap)	1.5	X	1	= 1.5
Other:				
Total Number of Fixture Units:				11.5

1. Refer to Ontario Building Code Division B Table 7.4.9.3 for a complete listing of fixture types and units.
2. Where the laundry waste is not more than 20% of the total daily design flow, it may discharge to the sewage system. OBC 8.1.3.1(2)
3. Sump pumps are not to be connected to the sewage system. Connection to sewage system may lead to a hydraulic failure of the system.

Worksheet C: Other occupancies types

Camp for the Housing of Workers	Number of Employees	(Q) Litres	Total
Note: building size, number of bedrooms and fixture count are not required for a Camp for the Housing of Workers		250	
Daily Design Flow (Q)			

Other Occupancy Daily Design Flow Calculation (Q)

To calculate the daily design flow for occupancies, please refer to Ontario Building Code Division B – Part 8 Table 8.2.1.3.B

Establishment	Operator Example: number of seats, per floor area, number of employees/students	Volume Litres	Total
Daily Design Flow (Q)			

Work Sheet D: Septic Tank Size

Minimum septic tank size permitted by the Ontario Building Code is 3600 litres.

Minimum holding tank size permitted by the Ontario Building Code is 9000 litres.

Occupancy type	Daily Design Flow (Q)	Minimum tank size (L)
Residential Occupancy house, apartment, camp for housing of workers	X 2 =	3600
All Other Occupancies	X 3 =	
Holding Tank	X 7 =	

Existing 4500L tank

Worksheet E: Leaching Bed Calculations (Class 4)

Complete One of A, B, C, D, E, F									
<input type="checkbox"/> A. Absorption Trench									
Total length of distribution pipe	Conventional $(Q \times T) + 200 = \underline{1600 \times 8 / 200 = 64}$ m Type I leaching chambers $(Q \times T) + 200 =$ _____ m Type II leaching chambers $(Q \times T) + 300 =$ _____ m Configured as: <u>4</u> runs of <u>15</u> m Total: <u>73</u> m								
<input type="checkbox"/> B. Filter Bed									
Effective Area If $Q \leq 3000$ litres per day use $Q + 75$ If $Q > 3000$ litres per day use $Q + 50$ Level II-IV treatment units, use $Q + 100$ Distribution Pipe Contact Area = $(Q \times T) \div 850$ Mantel (see Part 1)	Effective area: _____ (Q) + _____ (75, 50, or 100) = _____ m ² Configured as: _____ m x _____ m Number of beds _____ Number of runs: _____ Spacing of runs: _____ m Contact Area: (_____ (Q) X _____ (T)) + 850 = _____ m ²								
<input type="checkbox"/> C. Shallow Buried Trench									
<table border="1"> <tr> <td>Percolation time (T) of soil in minutes:</td> <td>Length of distribution pipe (metres)</td> </tr> <tr> <td>$1 < T \leq 20$</td> <td>$Q + 75$ metres</td> </tr> <tr> <td>$20 < T \leq 50$</td> <td>$Q + 50$ metres</td> </tr> <tr> <td>$50 < T < 125$</td> <td>$Q + 30$ metres</td> </tr> </table>	Percolation time (T) of soil in minutes:	Length of distribution pipe (metres)	$1 < T \leq 20$	$Q + 75$ metres	$20 < T \leq 50$	$Q + 50$ metres	$50 < T < 125$	$Q + 30$ metres	$(L) =$ _____ (Q) + _____ (75, 50, 30) = _____ m Configured as: _____ runs of _____ m Total: _____ m
Percolation time (T) of soil in minutes:	Length of distribution pipe (metres)								
$1 < T \leq 20$	$Q + 75$ metres								
$20 < T \leq 50$	$Q + 50$ metres								
$50 < T < 125$	$Q + 30$ metres								
<input type="checkbox"/> D. Advance Treatment System									
Provide description of system.									
<input type="checkbox"/> E. Type A Dispersal Bed									
Stone Layer If $Q \leq 3000$ litres per day, use $Q + 75$ If $Q > 3000$ litres per day, use $Q + 50$ Sand Layer $1 < T \leq 15$ use $(Q \times T) + 850$ $T > 15$ use $(Q \times T) + 400$	Stone Layer = _____ (Q) + _____ (75 or 50) = _____ m ² Sand Layer = (_____ (Q) x _____ (T)) + (850 or 400) = _____ m ²								
<input type="checkbox"/> F. Type B Dispersal Bed									
Area = $(Q \times T) + 400$ Linear Loading Rate (LLR) $T < 24$ minutes, use 50 L/min $T \geq 24$ minutes, use 40 L/min	Area = (_____ (Q) x _____ (T)) + 400 = _____ m ² Pump chamber capacity = _____ L Length $(Q \div \text{LLR}) =$ _____ m Bed configuration = _____ m x _____ m = _____ m ² Number of Beds = _____								
Distribution Pipe	Configured as: _____ runs of _____ m Total: _____ m								

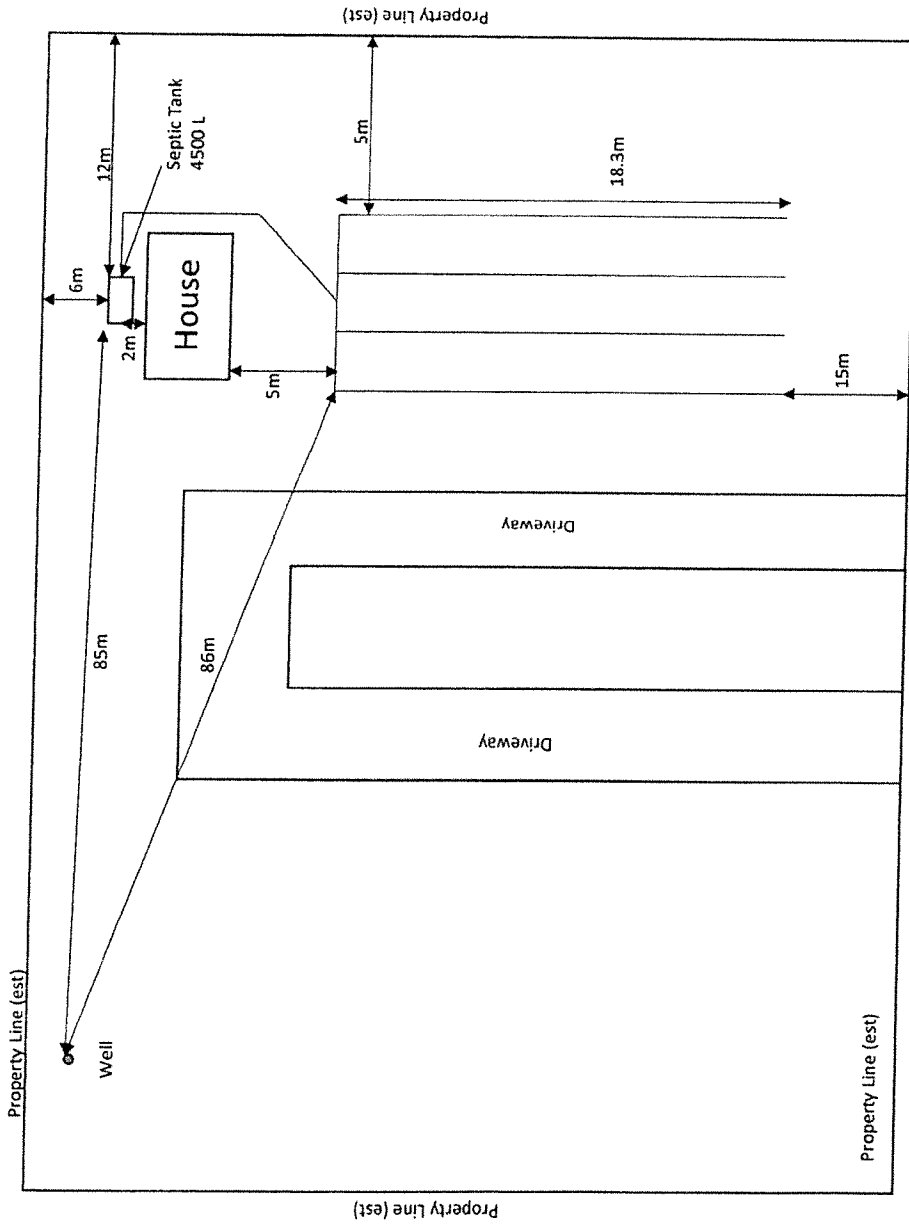
Worksheet F: Cross Sectional Drawings

Subsoil Investigation – Test pit			
<ol style="list-style-type: none"> 1. Soil sample to be taken at a depth of 2. Test pit to be a minimum 0.9m 			
Indicate level of rock and ground water level below original grade. <i>No Excavation performed.</i>		Original grade	Soil and subgrade investigation. Indicate soil types
		0.5m	
		1.0m	
		1.5m	

Cross sectional drawings are required for all septic systems

1. Location of existing grade.
2. Measurements to each component, distances to water table
3. Label each septic component.

The grid is a large rectangular area with a grid of small squares, intended for drawing cross-sectional drawings of septic systems. The grid is approximately 20 units wide and 30 units high.



Existing system:
 Septic tank: 4500 liters
 Field bed:
 Conventional trench pipe in stone
 4 runs at 18.3m (60ft)
 2m centers

Middleton – North Walsingham Townline Rd

Overall System Rating

- System working properly / no work required.
- System functioning / Maintenance required.
- System functioning / Minor repairs required
- System failure / Replacement required.

Additional Comments:

Note: Any repair or replacement of an on-site sewage system requires a building permit.

Contact the Norfolk County Building Department at (519) 426-5870 ext. 6016 for more information.

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 exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, Ben Boese (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respects to all matters pertaining to the existing onsite sewage system evaluation.

Owners Signature: Ben Boese

Date: march 13/2026

Evaluator:

I, Don Avery 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 can 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: Don Avery

Date: March 12, 2026

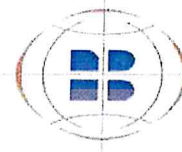
Building Department Review

Comments:

Building Inspectors Name:

Building Inspector Signature:

Date:



JEWITT AND DIXON
 ONTARIO LAND SURVEYORS
 A DIVISION OF KIN HUSTED SURVEYING LTD.
 650 HULLAND ROAD, SUITE 201, GLENORA, ONTARIO L1Z 1K2
 WWW.JEWITTANDDIXON.COM (519) 426-0842

The Corporation of Norfolk County

By-Law 2017-04

Lot Grading and Drainage

THIS FORM IS TO BE SUBMITTED WITH EVERY LOT GRADING PLAN

Municipal Address: 1391 Middleton-North Walsingham
Townline Road, Langton

And/or

PIN: 50139-0204

SELECT THE **ONE** PURPOSE FOR SUBMITTING THIS FORM:

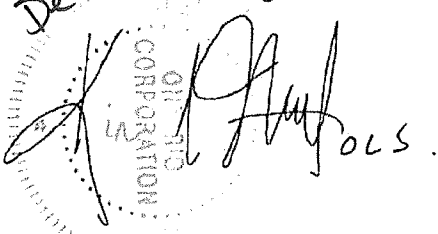
Proposed Grading Plan for Infill Lot:

I, Kim Husted, O.L.S., a Qualified Person, submit the attached Proposed Grading Plan, under my seal to confirm that the Plan provides drainage in accordance with the applicable Municipal regulations for the works to be constructed that are the subject of the Building Permit Application to which this is attached.

Proposed Grading Plan within a Plan of Subdivision:

I, _____, a Qualified Person, submit the attached Proposed Grading Plan, under my seal to confirm that the Plan conforms in all respects with the Master Grading Plan in the Plan of Subdivision Master Grading Plan, registered as:

IN ANY INSTANCE ABOVE NOTING "UNDER MY SEAL", AFFIX SEAL BELOW:

Dec 16 2025
A circular seal with a dotted border. Inside the seal, the words "O.L.S. CORPORATION" are written vertically. A handwritten signature, "Kim Husted", is written across the seal. To the right of the seal, the letters "O.L.S." are handwritten.

SEAL (Qualified Person)

(Sign and date over the seal)

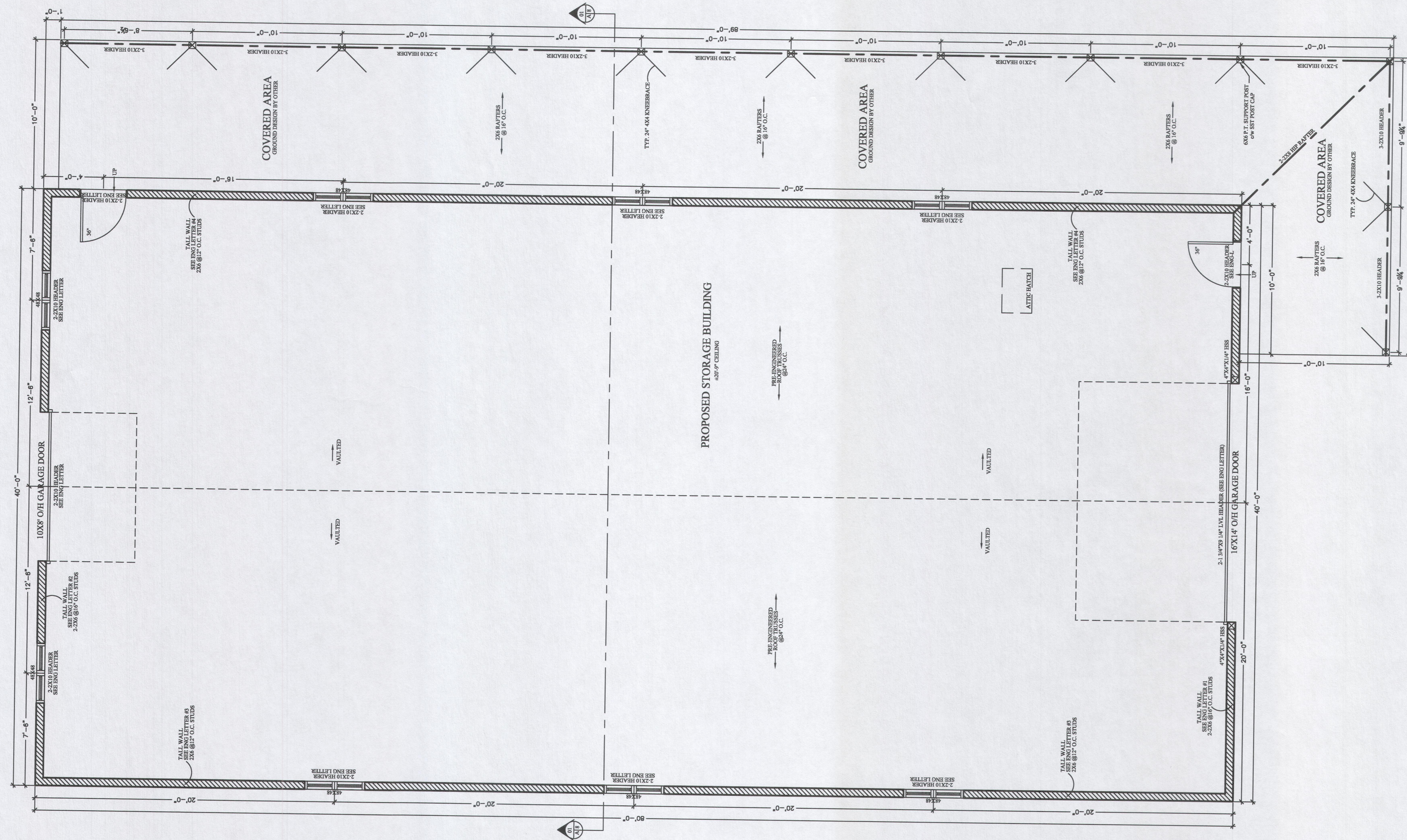
Name: Kim Husted, O.L.S.

License Number: 1582

This form approved by the County Official under delegated authority under Norfolk County By-Law 2017-04

MAIN FLOOR PLAN

Scale 1/4" = 1'-0"



GENERAL NOTES:

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/categories

Tony Wall
BCIN : 22052

	SQUARE FOOTAGE
MAIN FLOOR	3200 SQ.FT.

REV.#	DATE	DESCRIPTION
4		
3		
2		
1	12/03	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

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

BOESE RESIDENCE
1391 MIDDLETON-WALSINGHAM TOWNLIN RD
NORFOLK, ON

PROPOSED STORAGE BARN PLANS

MAIN FLOOR PLAN

DRAWN BY: TONY WALL SCALE: SEE DWG

BCIN: 29620 PO# 25263

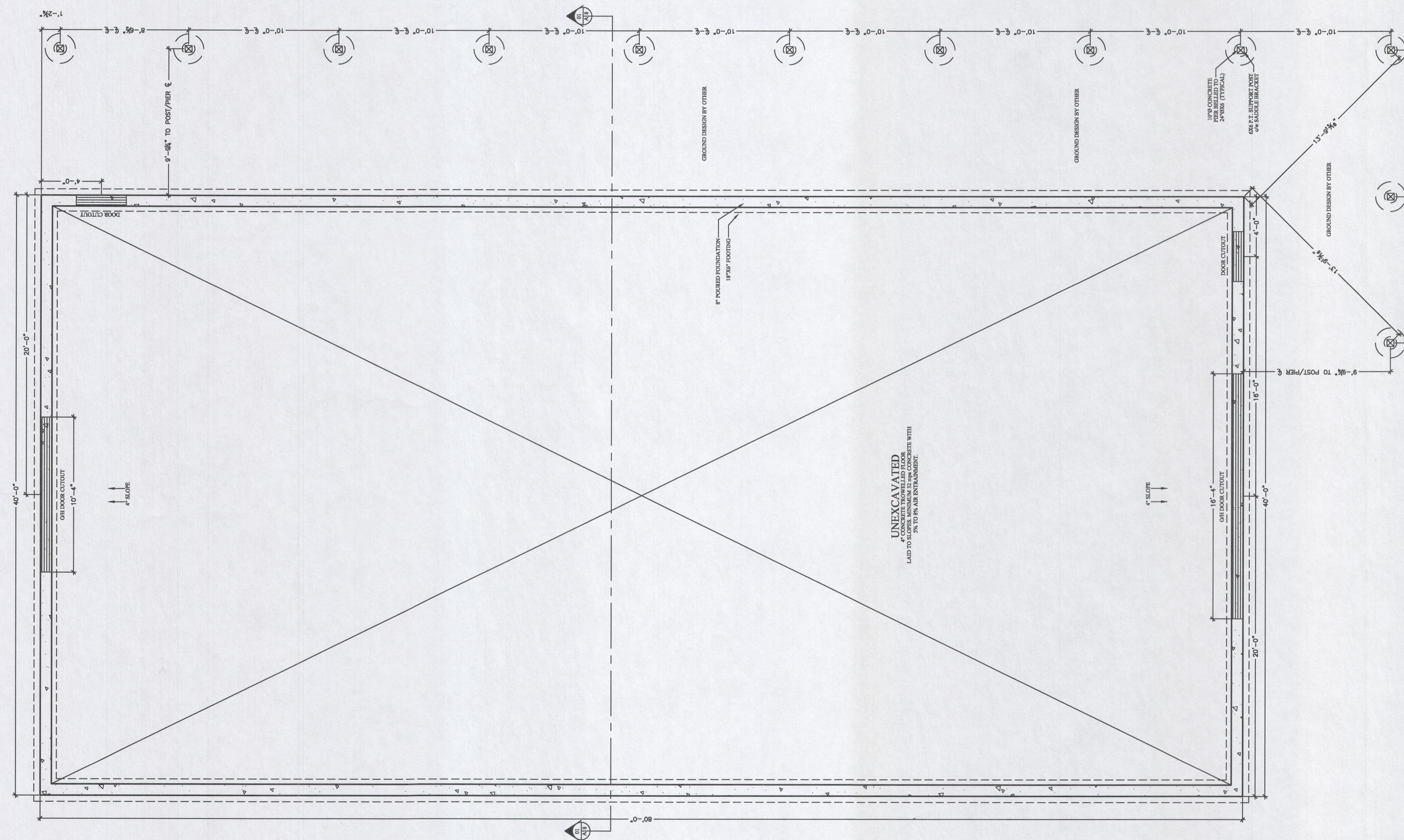
DATE: DECEMBER 2025

SHEET NO. 2 OF 6

A2

FOUNDATION PLAN

Scale 1/4"-1'-0"



GENERAL NOTES:

FOUNDATION PLAN NOTES:

1. 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 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 STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR / 4" SLUMP)
6. 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/categories

Tony Wall
BCIN : 22052

	SQUARE FOOTAGE
MAIN FLOOR	3200 SQ.FT.

REV.#	DATE	DESCRIPTION
4		
3		
2		
1	12/03	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

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

BOESE RESIDENCE
1391 MIDDLETON-WALSINGHAM TOWNLINE RD
NORFOLK, ON

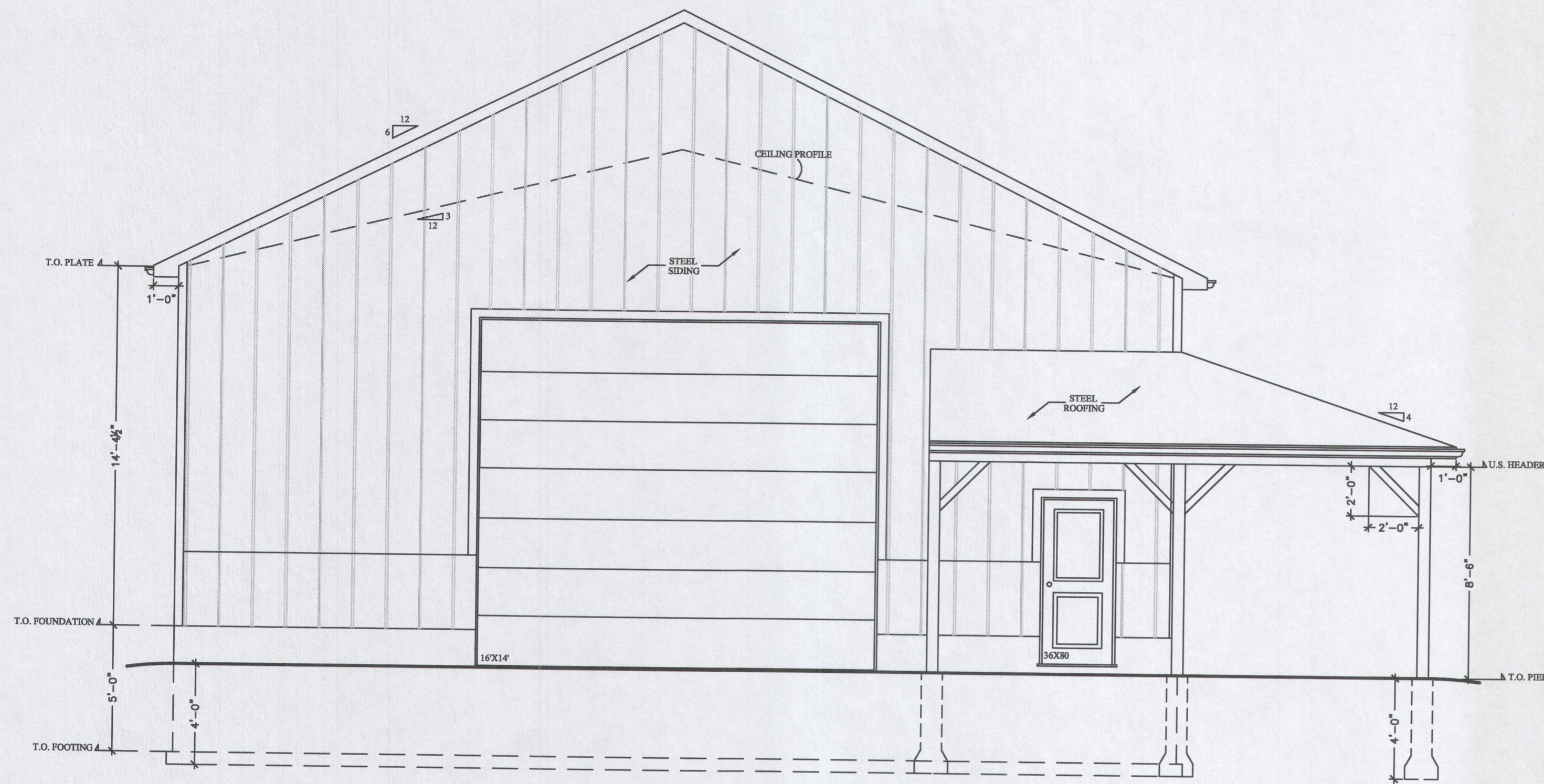
PROPOSED STORAGE BARN PLANS

FOUNDATION PLAN

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO# 25263	A1
DATE: DECEMBER 2025	
SHEET NO. 1 OF 6	

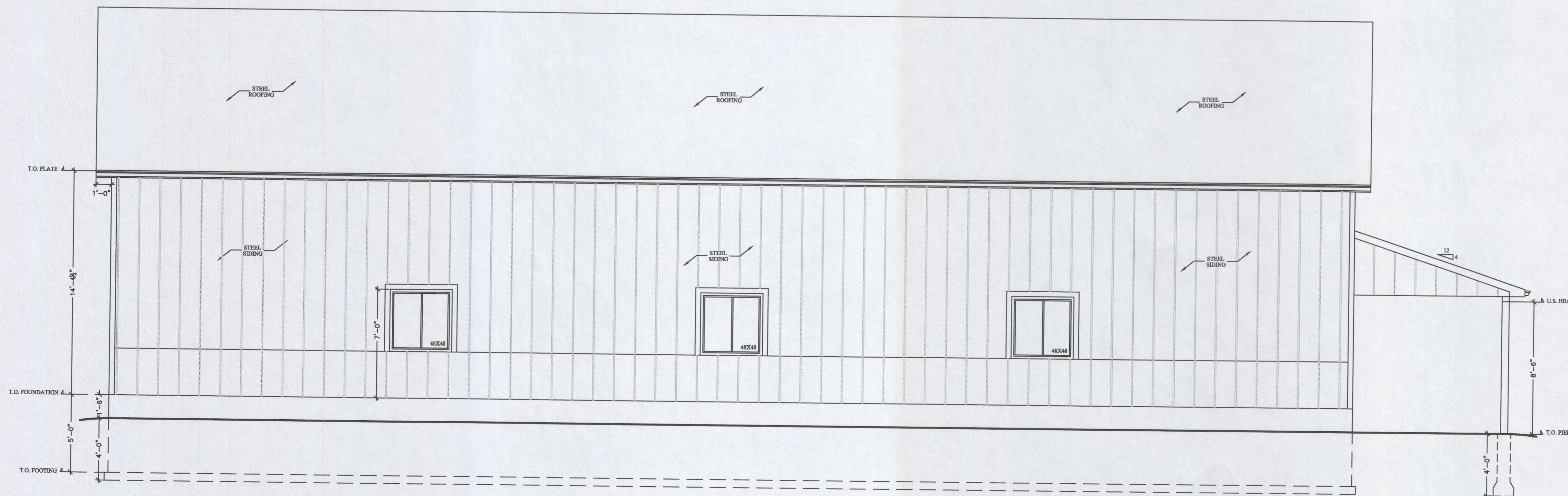
FRONT ELEVATION

Scale 1/4"-1'-0"



LEFT ELEVATION

Scale 1/4"-1'-0"



GENERAL NOTES:

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Tony Wall
BCIN : 22052

	SQUARE FOOTAGE
MAIN FLOOR	3200 SQ.FT.

REV.#	DATE	DESCRIPTION
4		
3		
2		
1	12/03	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

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

BOESE RESIDENCE
1391 MIDDLETON-WALSINGHAM TOWNLINE RD
NORFOLK, ON

PROPOSED STORAGE BARN PLANS

ELEVATIONS

DRAWN BY: TONY WALL SCALE: SEE DWG

BCIN: 29620 PO# 25263

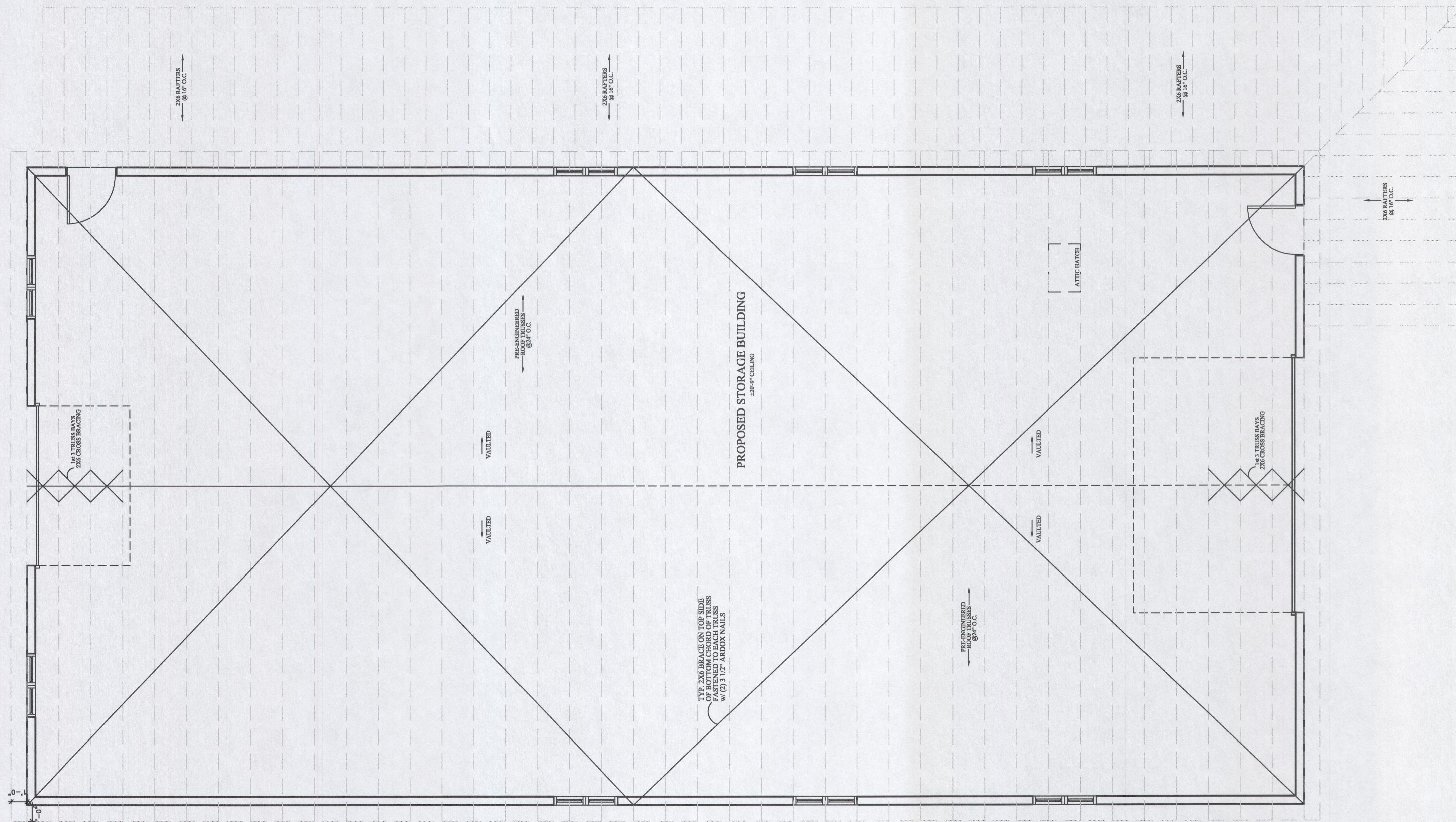
DATE: DECEMBER 2025

SHEET NO. 4 OF 6

A4

ROOF PLAN

Scale 1/4"-1'-0"



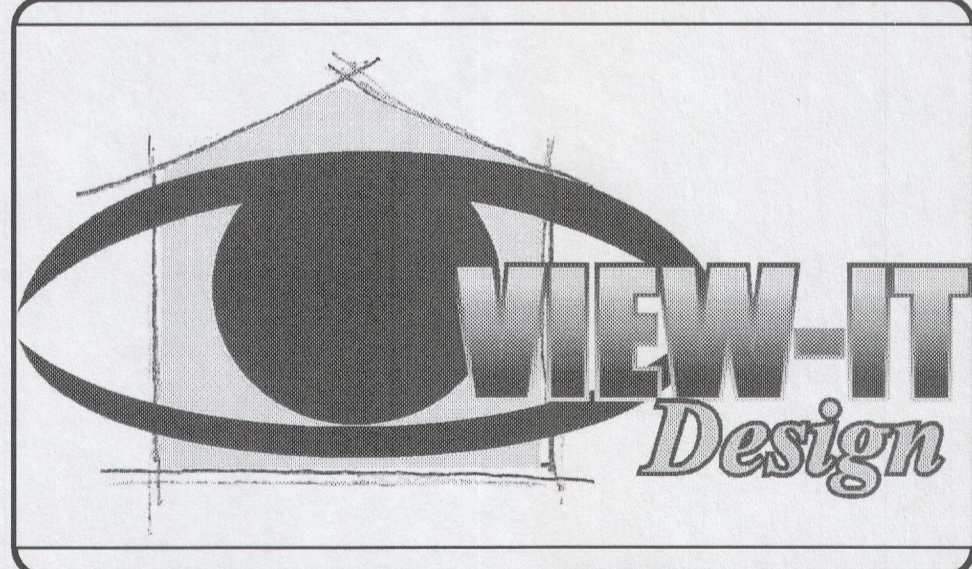
GENERAL NOTES:

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Tony Wall
BCIN : 22052

	SQUARE FOOTAGE
MAIN FLOOR	3200 SQ.FT.

REV.#	DATE	DESCRIPTION
4		
3		
2		
1	12/03	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

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

BOESE RESIDENCE
1391 MIDDLETON-WALSINGHAM TOWNLIN RD
NORFOLK, ON

PROPOSED STORAGE BARN PLANS

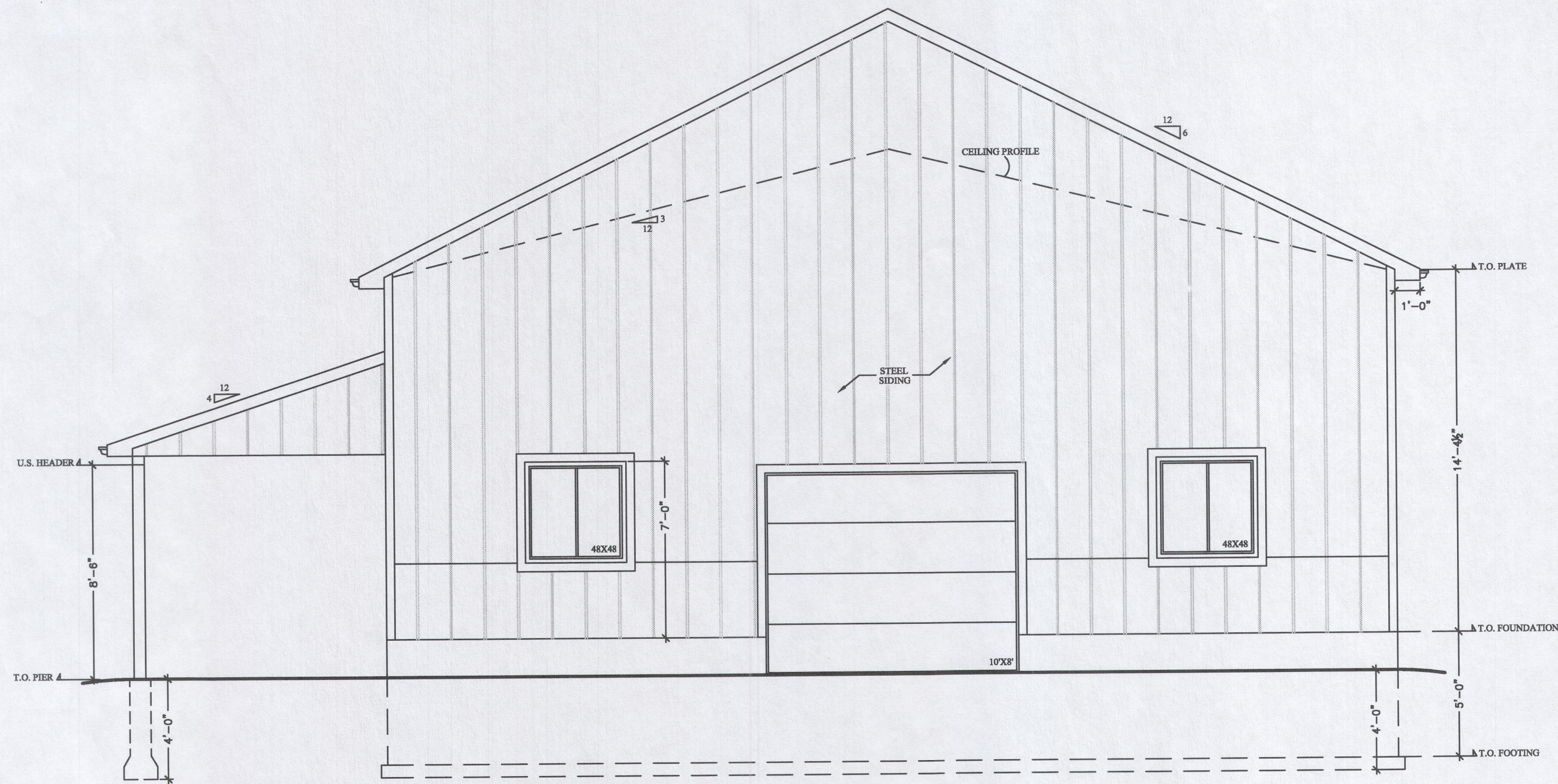
ROOF PLAN

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO# 25263	
DATE: DECEMBER 2025	
SHEET NO. 3 OF 6	

A3

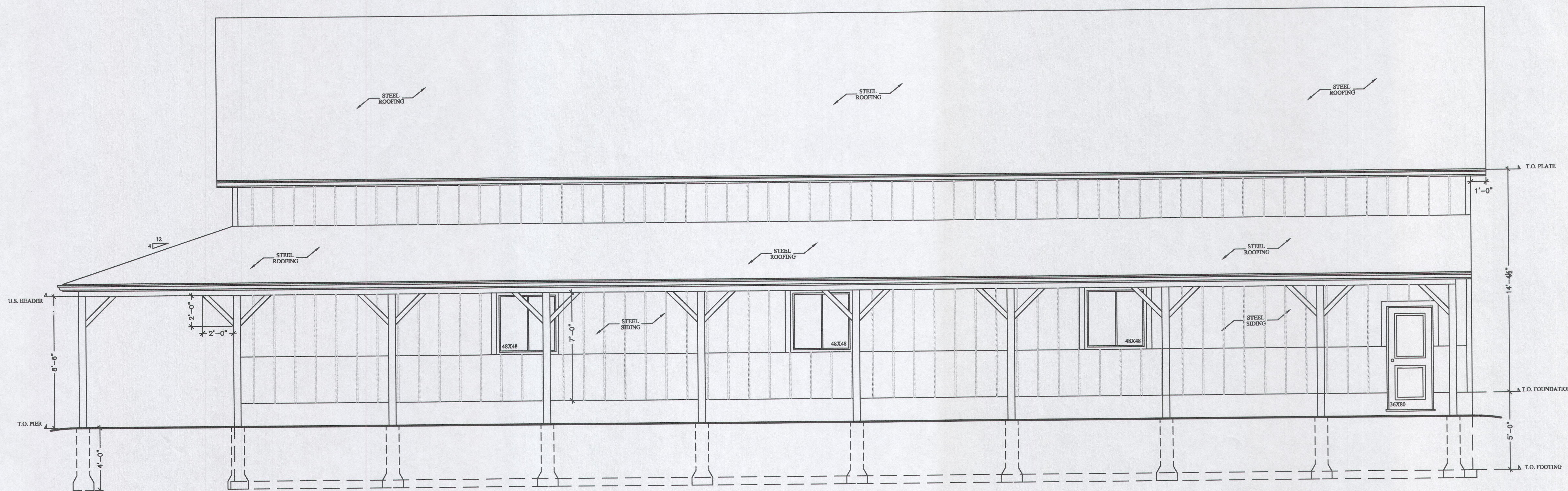
REAR ELEVATION

Scale 1/4"-1'-0"



RIGHT ELEVATION

Scale 1/4"-1'-0"



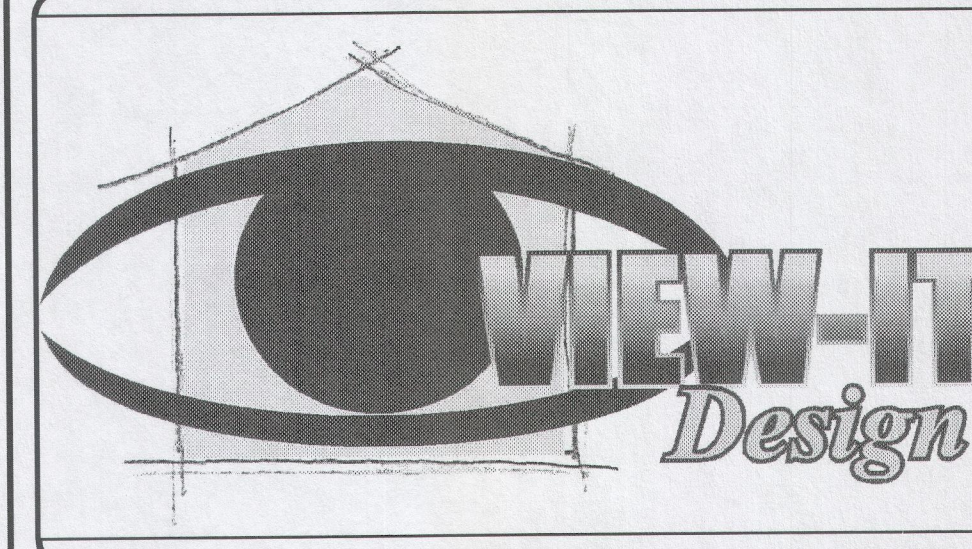
GENERAL NOTES:

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Tony Wall
BCIN : 22052

	SQUARE FOOTAGE
MAIN FLOOR	3200 SQ.FT.

REV.#	DATE	DESCRIPTION
4		
3		
2		
1	12/03	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

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

BOESE RESIDENCE
1391 MIDDLETON-WALSINGHAM TOWNLINE RD
NORFOLK, ON

PROPOSED STORAGE BARN PLANS

ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO# 25263	
DATE: DECEMBER 2025	
SHEET NO. 5 OF 6	

A5

GENERAL NOTES:

CONTRACTOR SHALL REVIEW THE DESIGN DRAWINGS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK OF THE CONTRACT. PROCEEDING WITHOUT NOTIFICATION, OR IF CHANGES ARE MADE WITHOUT THE APPROVAL OF THE DESIGNER, WILL VOID ALL RESPONSIBILITY AND LIABILITY OF THE DESIGNER

THE GENERAL CONTRACTOR SHALL PROVIDE MECHANICAL DRAWINGS FOR HEATING & AIR CONDITIONING SYSTEM AND HEAT LOSS & GAIN CALCULATIONS AND BALANCING REPORTS AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION.

ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, ONTARIO REG. 403/97 AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS OF THE MUNICIPALITY HAVING JURISDICTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM WITH THESE SECTIONS OF THE CODE WHERE APPLICABLE AND BE FAMILIAR WITH PART 9 OF THE CODE.

ALL REQUIRED/ APPLICABLE SITE INSPECTIONS DURING CONSTRUCTION TO BE THE RESPONSIBILITY OF THE LOCAL MUNICIPALITY BUILDING INSPECTORS TO ENSURE CODE COMPLIANCE IS ACHIEVED.

CONCRETE

AS PER OBC SECTION 9.15 & 9.16

ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MIN SOIL BEARING PRESSURE OF 2000 PSF CONCRETE FOR FOOTINGS & FOUNDATIONS TO HAVE MIN. COMPRESSIVE STRENGTH OF 20 MPa (2900 PSI) AT 28 DAYS

STEP FOOTINGS:

MAX RISE 600mm (23 5/8") FOR FIRM SOIL
MAX RISE 400mm (16") FOR SAND OR GRAVEL
MIN RUN BETWEEN RISERS 600mm (23 5/8")
ANGLE OF REPOSE IS 45°

CONCRETE FOUNDATION WALLS SHALL EXTEND TO 6" MIN. ABOVE FINISHED GRADE
FOOTING DESIGN MIN. 6" DEEP X 4" MIN. PROJECTION BEYOND FOUNDATION WALL AND MIN. OF 16" WIDE
CONCRETE FOUNDATIONS SHALL BE CONSTRUCTED TO SUFFICIENT DEPTH TO PROVIDE ADEQUATE FROST PROTECTION

WOOD FRAME CONSTRUCTION

AS PER OBC SECTION 9.23

ALL STRUCTURAL LUMBER TO BE SPF#2 CONSTRUCTION OR BETTER UNLESS NOTED OTHERWISE. LUMBER SIZES TO BE AS DETERMINED FROM SPAN TABLES OF THE BUILDING CODE.
SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS 7'-10" MAX ON SPACING WITH 4" MIN. EMBEDMENT INTO THE CONCRETE
JOIST END BEARING TO BE 1 1/2" MIN.
BEAMS & GIRDERS SHALL HAVE 3 1/2" MIN END BEARING
BEAMS & POINT LOADS SHALL BE SUPPORTED FULL WIDTH TO FOUNDATION
ALL NON LOAD BEARING PARTITIONS SHALL BE SUPPORTED BY DOUBLE FLOOR JOIST OR SOLID BLOCKING AT 3'11" O.C.
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED FROM MOISTURE.

EXTERIOR DOORS & WINDOWS

AS PER OBC SECTION 9.7

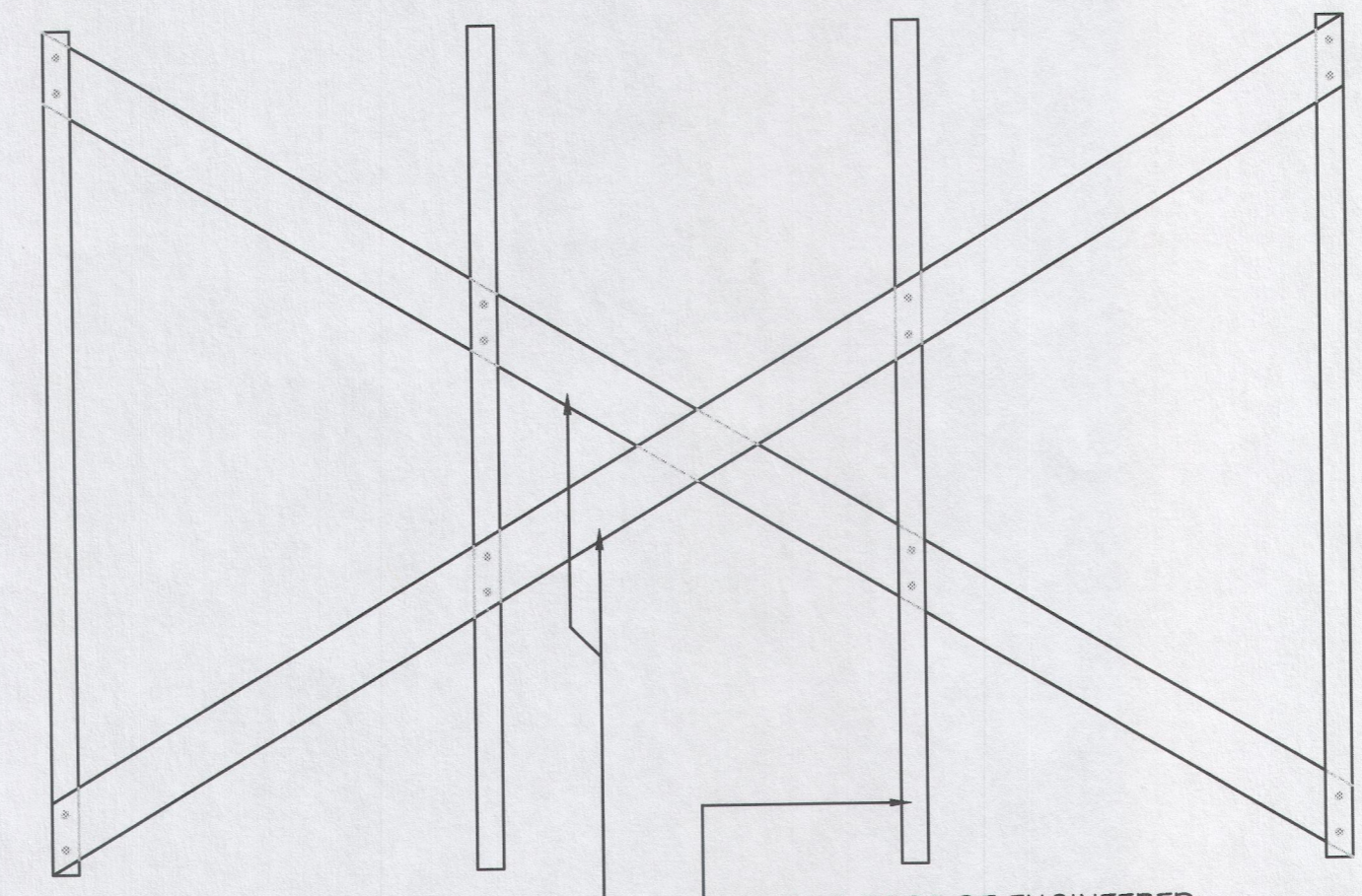
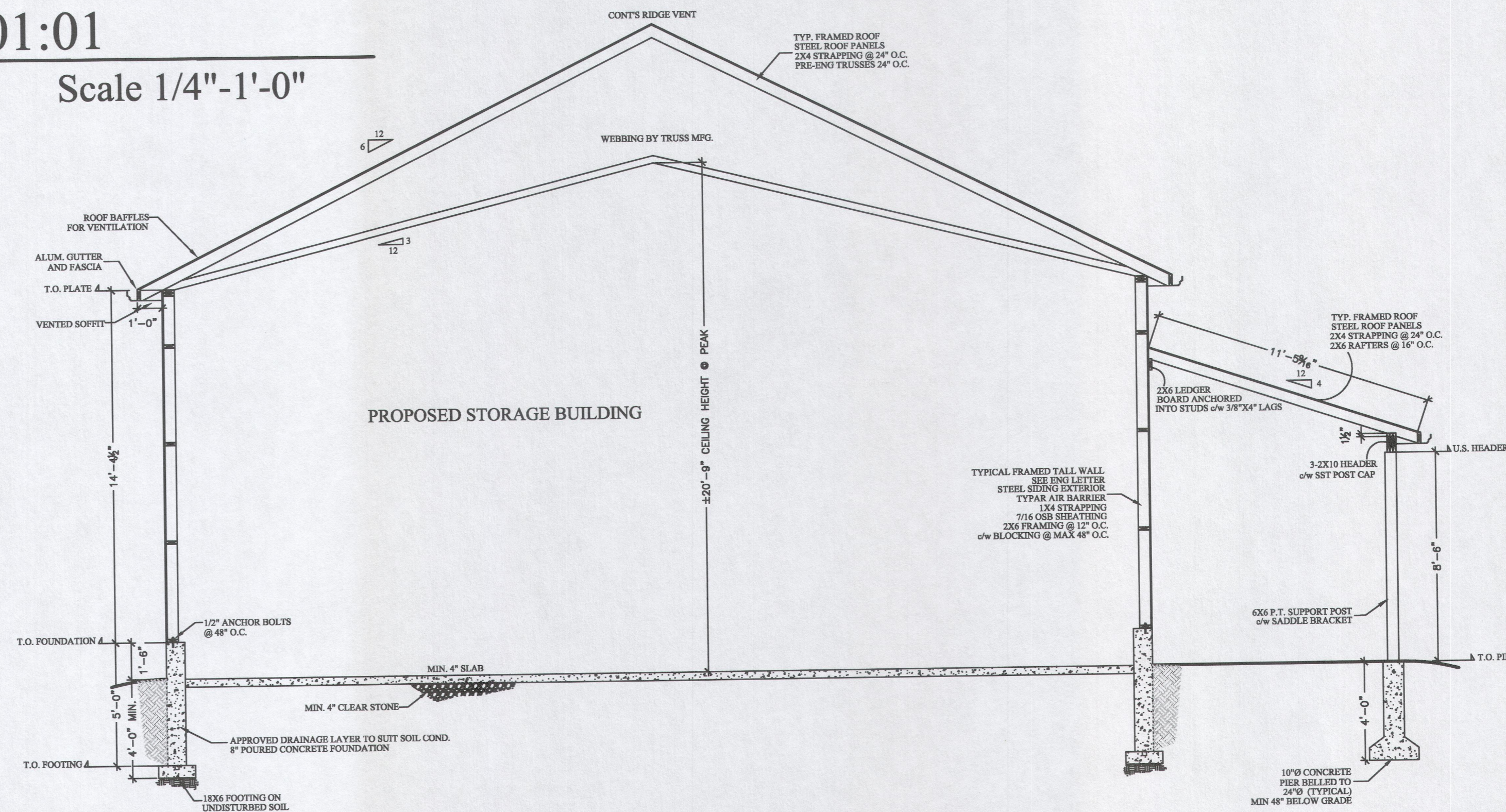
DOORS TO DWELLING SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS
ALL EXTERIOR DOORS IF WOOD SHALL CONFORM TO CAN/CSA-O132.2-M, STEEL INSULATED CONFORM TO CAN/CGSB-82.5M
WINDOW GLASS SIZE TO COMPLY WITH CURRENT OBC REQUIREMENTS
ALL DOORS & WINDOWS SHALL COMPLY WITH OBC SECTION 9.7.6- RESISTANCE TO FORCED ENTRY
EVERY FLOOR LEVEL CONTAINING A BEDROOM SHALL HAVE AT LEAST 1 OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS. THESE WINDOWS MUST HAVE AN UNOBSTRUCTED OPEN AREA OF 3.8 SQ.FT. WITH NO DIMENSION LESS THAN 15"

ELECTRICAL

ALL LIGHTING AND ELECTRICAL TO COMPLY WITH OBC 9.34

SECTION 01:01

Scale 1/4"-1'-0"

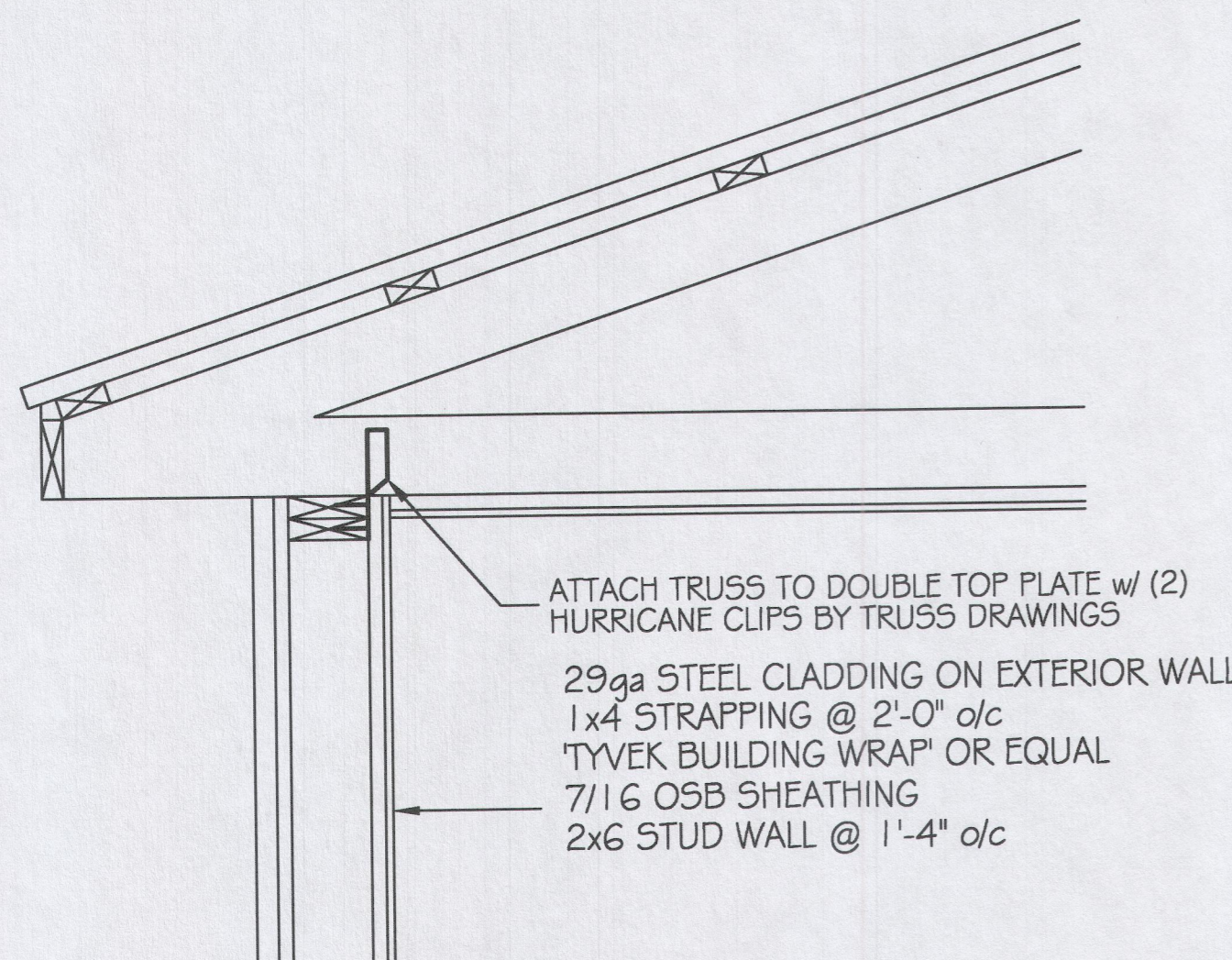


FRAMING DETAILS

N.T.S.

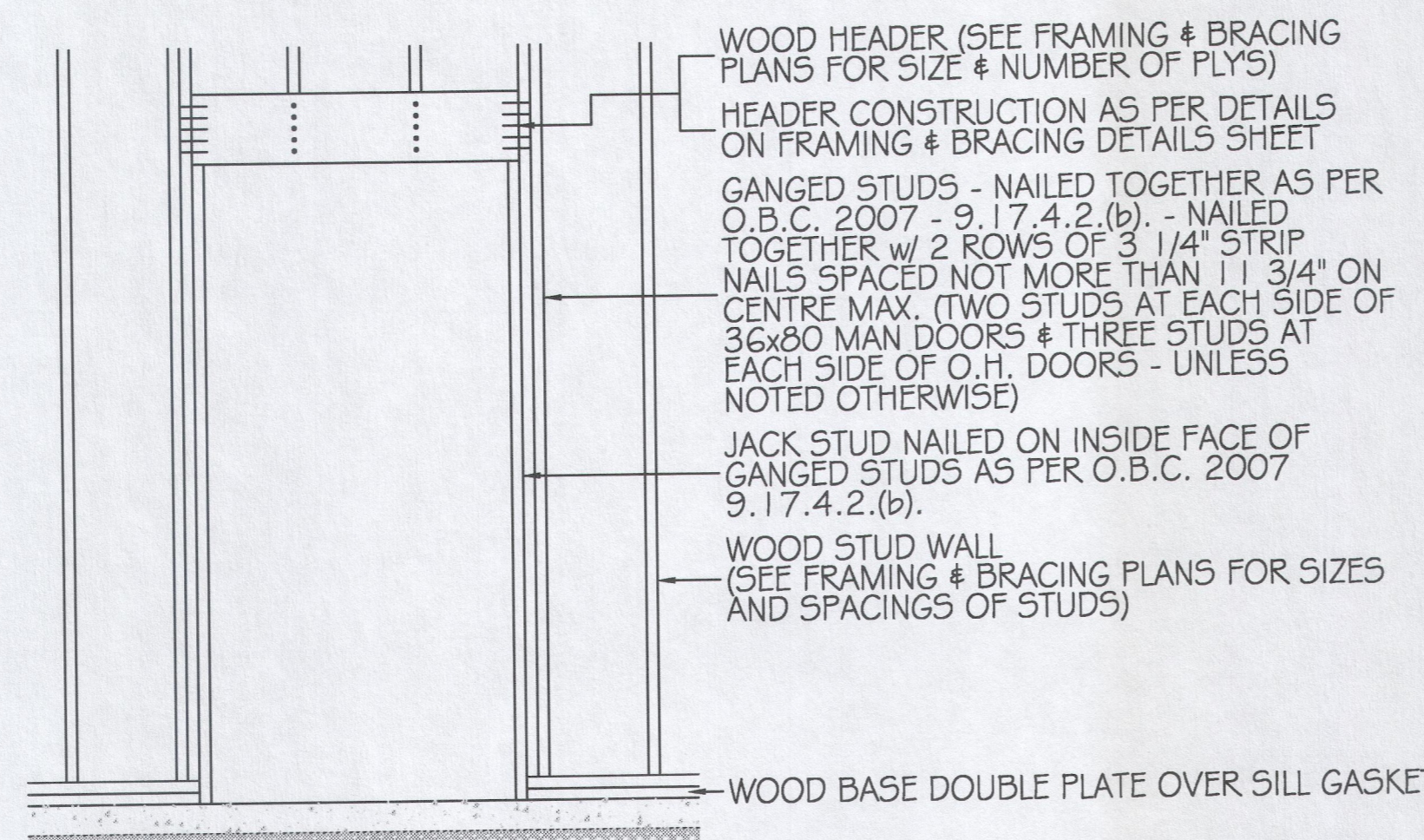
KING POST BRACING DETAIL

SCALE: N.T.S.



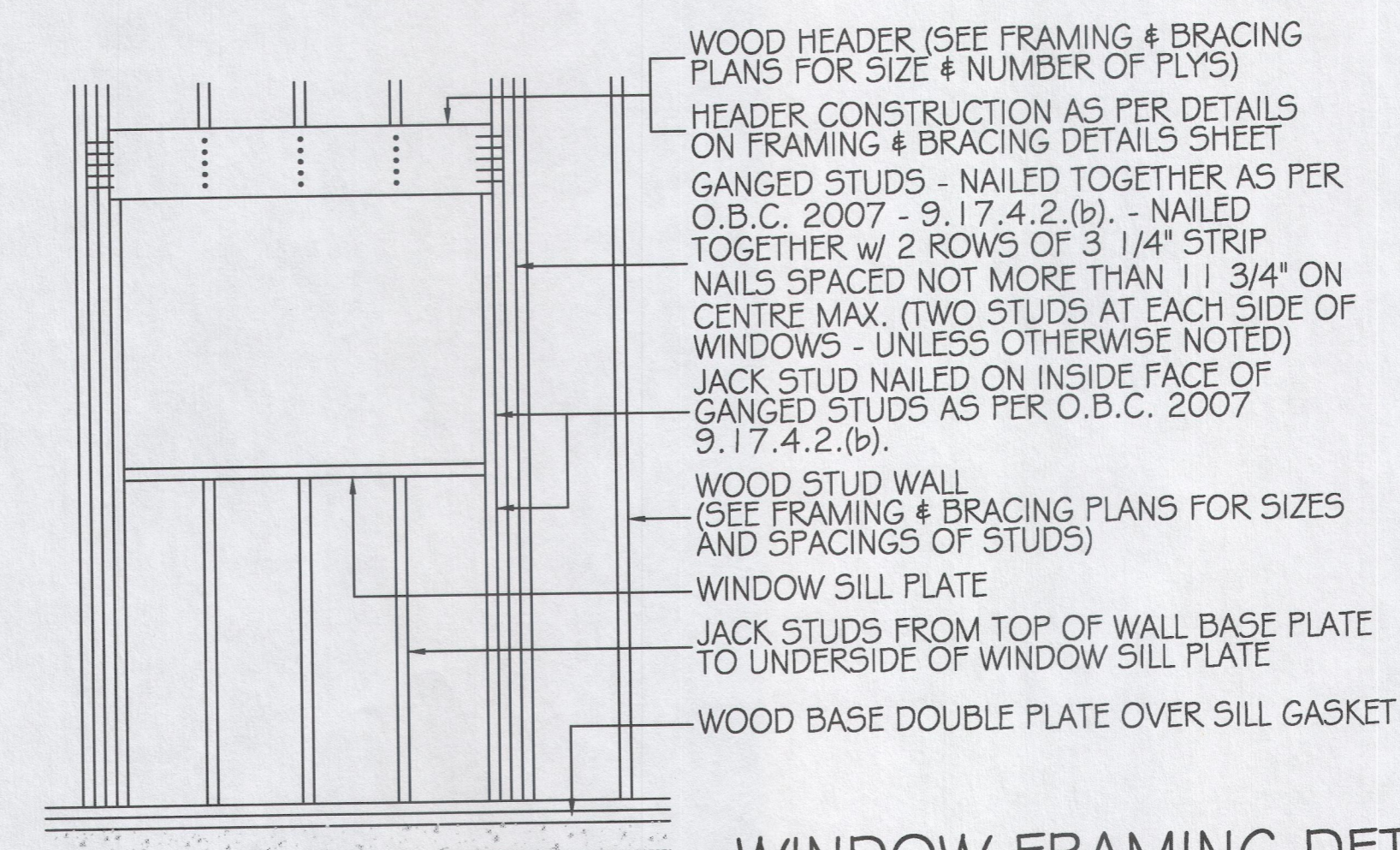
TRUSS TIE DOWN DETAIL

SCALE: N.T.S. TO STUD WALL



DOOR FRAMING DETAIL

SCALE: N.T.S.



WINDOW FRAMING DETAIL

SCALE: N.T.S.

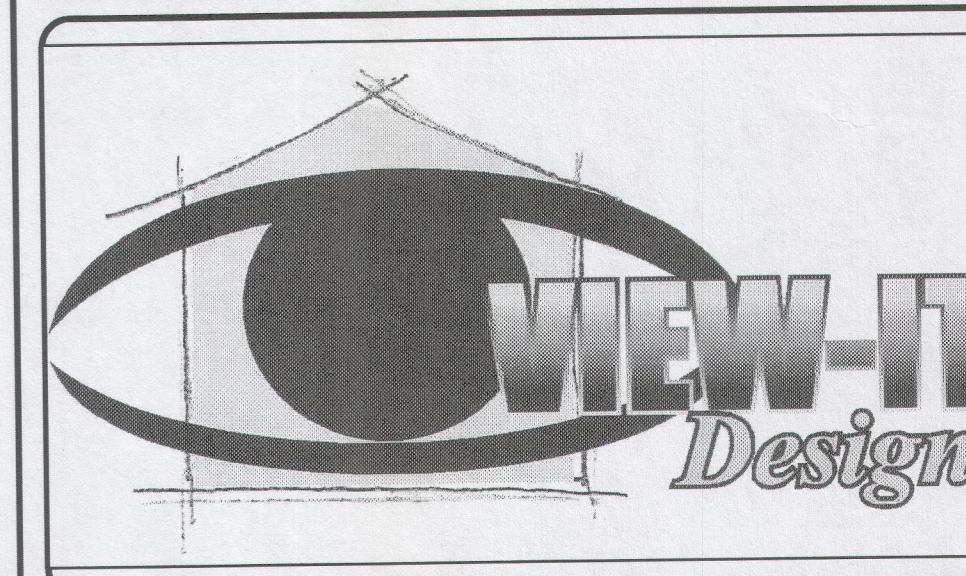
GENERAL NOTES:

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Tony Wall
BCIN : 22052

SQUARE FOOTAGE	
MAIN FLOOR	3200 SQ.FT.

REV.#	DATE	DESCRIPTION
4		
3		
2		
1	12/03	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-851-1173
FAX: 519-874-0087

BOESE RESIDENCE
1391 MIDDLETON-WALSINGHAM TOWNLINE RD
NORFOLK, ON

PROPOSED STORAGE BARN PLANS
SECTION/ FRAMING DETAILS/ NOTES

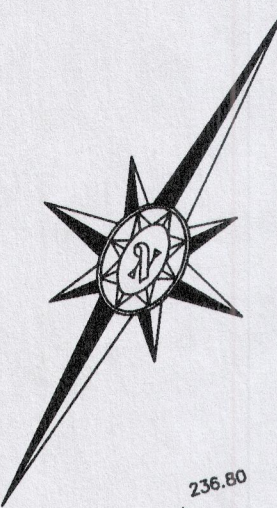
DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO# 25263	
DATE: DECEMBER 2025	
SHEET NO. 6 OF 6	

A6

GEOGRAPHIC TOWNSHIP OF MIDDLETON

PROPOSED LOT GRADING AND DRAINAGE PLAN
FOR:
BEN BOESE

#1391 MIDDLETON-NORTH WALSINGHAM TOWNLINE ROAD
LANGTON
PIN 50139 - 0204 (LT)
SCALE: 1 : 300



SITE B.M.#1
SPIKE IN FACE OF WOOD HYDRO POLE
ELEV = 236.78 (GEODETIC)

3 0 12 METRES
JEWITT AND DIXON LTD.

NOTE: DISTANCE FROM TOP OF FOUNDATION WALL TO UNDERSIDE OF FOOTING EQUALS 2.54m OR 8'4" TO BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.

NOTES

- (1) - DIMENSIONS AS SHOWN ON 37R-5300
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN (240.00) AND ARE IN METERS
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (6) - F.F. DENOTES FINISHED FLOOR
- (7) - SITE BENCHMARK- SPIKE IN FACE OF WOOD HYDRO POLE HAVING A GEODETIC ELEVATION OF 236.78 METERS
- (8) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION.
- (9) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION
- (10) - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM, CGVD 1928 VERTICAL DATUM
- (11) - THIS SKETCH WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 26TH DAY OF MAY, 2022

LEGEND

BELL BOX	SHOWN	BBX	□
BENCH MARK	SHOWN	BM	⊙
CONIFEROUS TREE	SHOWN		⊙
DECIDUOUS TREE	SHOWN		⊙
OVERHEAD HYDRO LINE	SHOWN	O/H	—
UNDERSIDE OF SIDING	SHOWN	U.S.S.	—
HYDRO POLE	SHOWN	HP	⊙
GAS METER	SHOWN	GM	⊙
HYDRO METER	SHOWN	HM	⊙

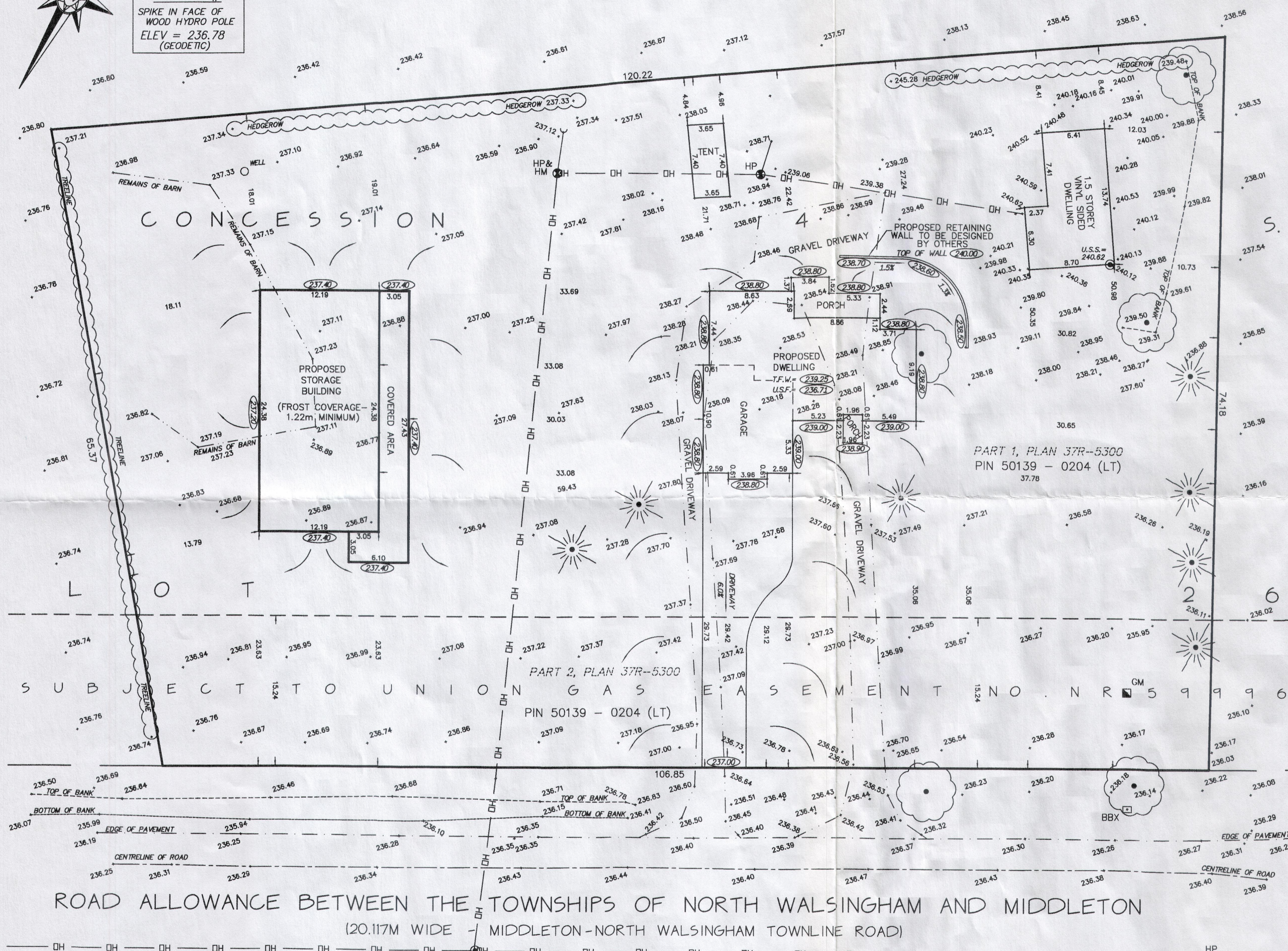
ELEVATIONS SHOWN HEREON ARE IN METRES AND ARE BASED ON A GEODETIC DATUM.

METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE:

THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON PHYSICAL LOCATES.
PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION LOCATE IS BOTH RECOMMENDED AND ADVISED.



SUBJECT TO UNION GAS EASEMENT NO. NR 599963

ROAD ALLOWANCE BETWEEN THE TOWNSHIPS OF NORTH WALSINGHAM AND MIDDLETON
(20.117M WIDE - MIDDLETON-NORTH WALSINGHAM TOWNLINE ROAD)

SITE B.M.#1
SPIKE IN POLE
ELEV = 236.78

CAUTION
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LEGAL DESCRIPTION:
PART 1 & 2, PLAN 37R-5300
PART LOT 26, CONCESSION 4, S.T.R.
GEOGRAPHIC TOWNSHIP OF MIDDLETON
NORFOLK COUNTY

DECEMBER 16, 2025

[Signature]
KIM HUSTED, O.L.S.
THIS COPY IS NOT VALID UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL

JEWITT AND DIXON SURVEYING
ONTARIO LAND SURVEYORS MAPPING GIS
A Division of Kim Husted Surveying Ltd.
650 Ireland Rd., Simcoe, ON N3Y 4K2
T: (519) 426-0842 www.jdbarnes.com

DRAWN BY: JLM	CHECKED BY: KH	REFERENCE NO.: 25-54-491-00
DATED: DECEMBER 15, 2025		



ZONING DEFICIENCY FORM

ACCESSORY STRUCTURE - AGRICULTURAL ZONE

PROPERTY INFORMATION

PLANNING APPLICATION NUMBER: ANPL2026070

Owner / Applicant: BEN BOESE
Civic Address: 1391 MID-NWAL TOWNLIN RD
Legal Description: MID CON 4 STR PT LOT 26 RP 37R5300 PARTS 1 & 2 REG 1.95AC 350.56FF
Roll Number: 3310541060186500000
Current zoning: A - AGRICULTURAL
Proposed building/use: ACCESSORY STRUCTURE
Existing uses on property: DWELLING

ZONING PROVISIONS

	Proposed	Required	Deficiency	Zoning By-Law Reference
Building Height	8.1 m	8 m	0.1 m	3.2.1 a
Front Yard Setback	23.63 m	13 m	0 m	3.2.1 b
Occupy any part of the required exterior side yard		6 m		3.2.1 c
Interior Side Yard Setback(Left)	13.79 m	3 m	0 m	3.2.1 d
Interior Side Yard Setback(Right)	80 m	3 m	0 m	3.2.1 d
Rear Yard Setback	18.1 m	1.2 m	0 m	3.2.1 e
Useable Floor Area	297.12 m	200 MAX m2	97.12 m	3.2.1 g
Lot Coverage	5.05 %	10 %	0 %	3.2.1 g
Other:				
Other:				
Other:				

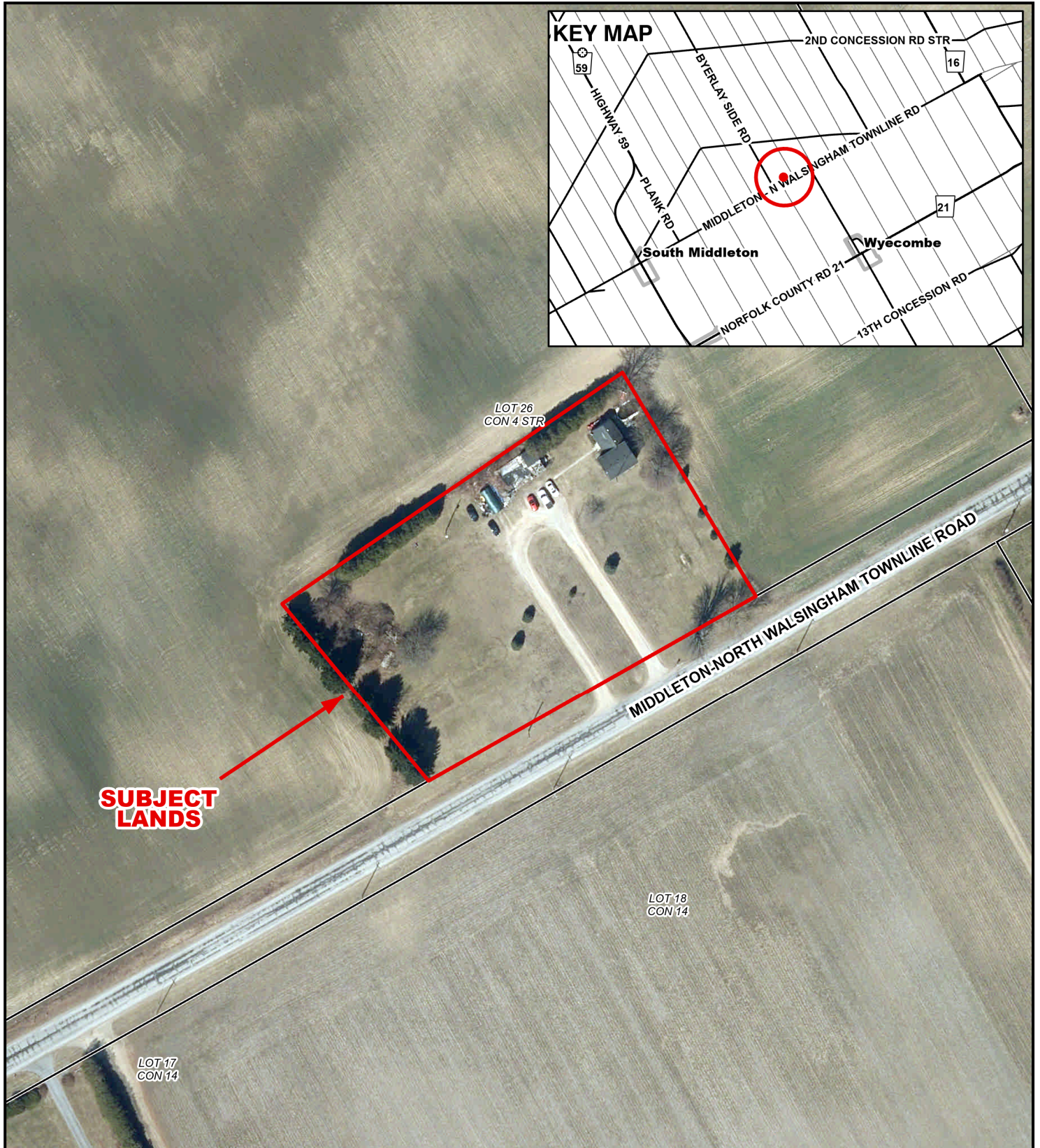
Comments:

The "proposed" information and any supporting documentation have been submitted by the owner/applicant. The information provided above pertains solely to zoning requirements and does not exempt the owner from obtaining any required building permits or complying with applicable laws and regulations that are administered by other agencies. The owner acknowledges and accepts responsibility for the accuracy of the proposed information included in this form.


Signature: _____ *Andrew Johnston* _____
 Owner / Applicant Zoning Administrator
 _____ 4/22/2026 _____
 Date Date

MAP A
CONTEXT MAP
Geographic Township of MIDDLETON

ANPL2026070

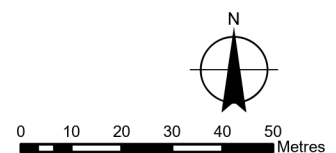


Legend

 Subject Lands

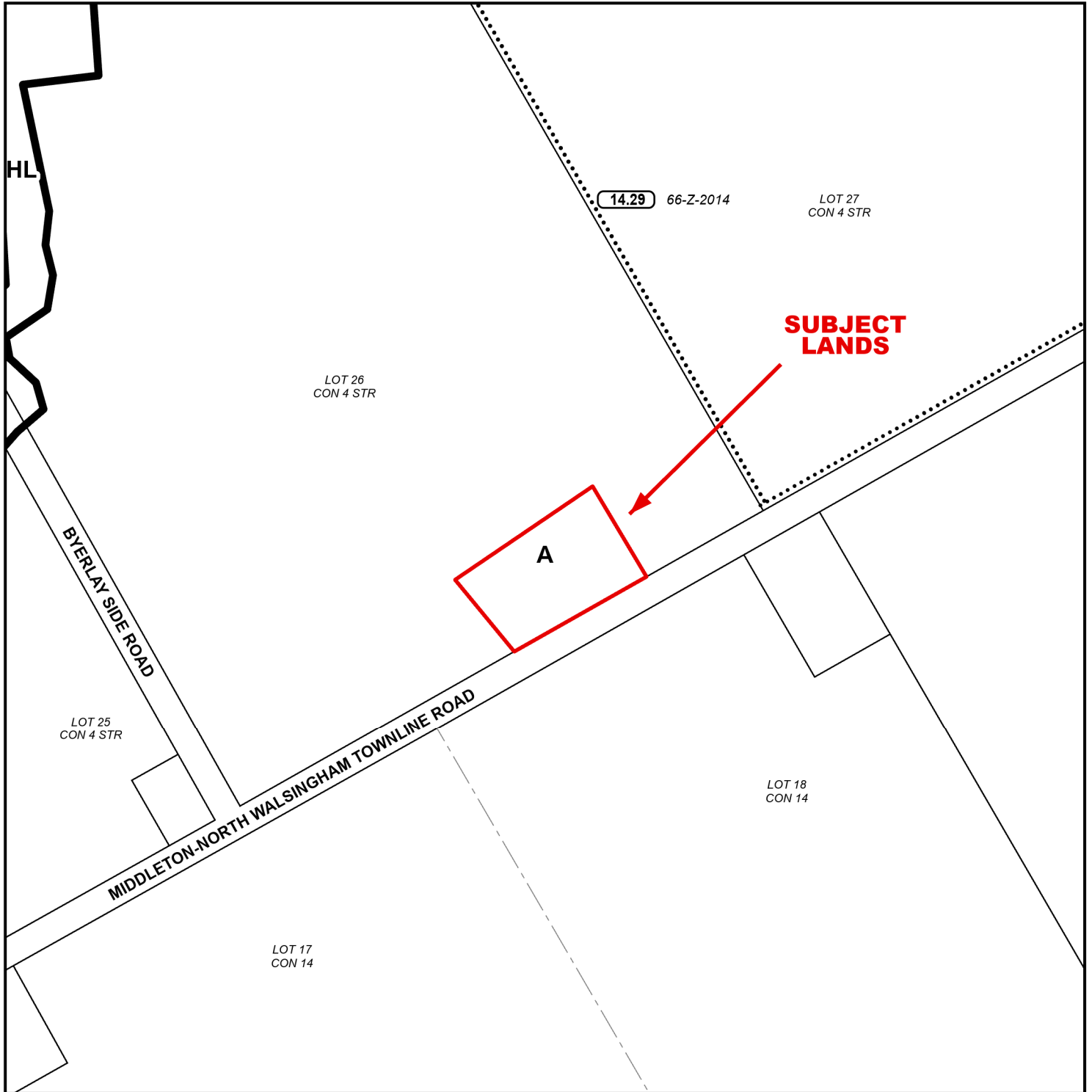
5/6/2026

2025 Air Photo



MAP B
ZONING BY-LAW MAP
Geographic Township of MIDDLETON

ANPL2026070



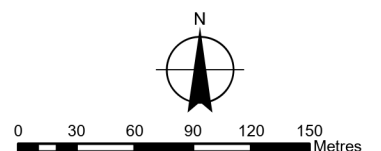
LEGEND

 Subject Lands

ZONING BY-LAW 1-Z-2014

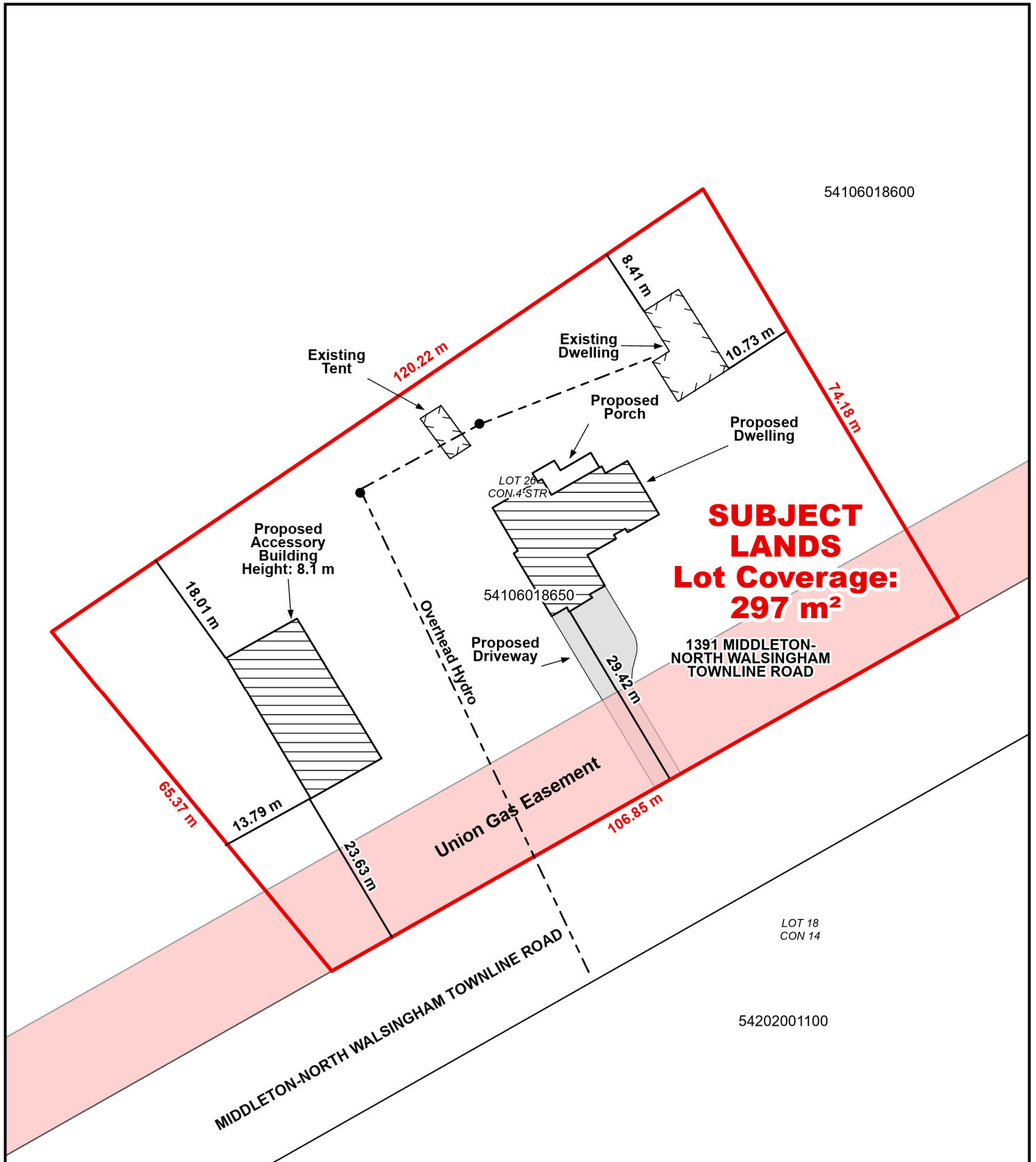
5/6/2026

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone



CONCEPTUAL PLAN

Geographic Township of MIDDLETON



Legend

Subject Lands

5/6/2026

