

official plan) you will be given a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands;
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level, not on a tree;
3. Notify the Planner when the sign is in place in order to avoid processing delays; and
4. Maintain the sign until the development application is finalized and thereafter removed.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519.426.5870.

Please submit the completed application and fees to Norfolk County, Development and Cultural Services Department, 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or 22 Albert Street Langton, ON N0E 1G0.

For Office Use Only:

File Number	<u>3NPL2016367</u>	SPRT Meeting	<u>Feb. 22, 2017</u>
Related File Number	<u>SPPL2016368</u>	Application Fee	<u>\$1535</u>
Pre-consultation Meeting	<u>SPNPL 2016365</u> <u>2NPL 2016 366</u>	Conservation Authority Fee	<u>—</u>
Application Submitted	<u>DEC. 23/2016</u>	OSSD Form Provided	<u>—</u>
Complete Application	<u>Jan. 11 / 2017</u>	Planner	<u>Alisha</u>
Public Notice Sign	<u>—</u>	PAC Meeting	<u>—</u>

541-630-16500

This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

A. Applicant Information

Name of Owner 657694 Ontario Ltd. (Parcels 1, 2 & 4) Titan Trailers Inc. (Parcel 3)

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 1129 Highway 3, RR #3

Town and Postal Code Delhi, ON N4B 2W6

Phone Number 519-688-4826 (David Holmes)

Cell Number —

Email —

Name of Applicant Same as owner

Note: If the applicant is a numbered company provide the name of a principal of the company.

Address	
Town and Postal Code	
Phone Number	
Cell Number	
Email	
Name of Agent	Civic Planning Solutions Inc. (David Roe)
Address	599 Larch Street
Town and Postal Code	Delhi, ON N4B 3A7
Phone Number	519-582-1174
Cell Number	
Email	dfrfez@bellnet.ca
Name of Engineer	Sierra Construction - Michael Sheehan
Address	1401 Dundas Street
Town and Postal Code	Woodstock, ON N4S 8X8
Phone Number	519-421-7213
Cell Number	
Email	

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

- ☐ Applicant
- ☐ Agent
- ☐ Owner

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

no mortgages



B. Location, Legal Description and Property Information

1. Property Assessment Roll Number: 3310 - 54103016500, 54103018000, 54103017900

Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
Middleton 1 STR part Lots 167 and 168

Municipal Civic Address (911 Number): 1129 Highway 3

Present Official Plan Designation(s): Agricultural 4.2.5.14, Sand and Gravel Resol

Present Zoning: A and MG

2. Is there a special provision or site specific zone on the subject lands?
Parcels 3 and 4 subject to 14.376

3. The date the subject lands was acquired by the current owner: 1980

4. Present use of the subject lands:
Parcel 1 - agricultural cash crops, Parcel 2 - storage to trailers and materials
related to Titan Trailers, Parcel 3 - industrial and storage of materials,
Parcel 4 - existing manufacturing facility for titan trailers

5. 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, height, etc. on your attached sketch which must be included with your application:

Parcel 1 - vacant, Parcel 2 - vacant, Parcel 3 see site plan showing buildings

Parcel 4 - existing manufacturing buildings see site plan for details

6. If known, the date existing buildings or structures were constructed on the subject lands: various dates

7. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.
n/a

8. 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, height, etc. on your attached sketch which must be included with your application:
Proposed buildings will be on Parcels 2 and 3, see site plan for details

9. If known, the date the proposed buildings or structures will be constructed on the subject lands:
Spring 2017 start date for construction

10. 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:



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

12. Existing use of abutting properties:

East- industrial and Agricultural (Fernlea Flowers)

North - Agricultural, cash crops and poultry

West - residential (Courtland)

South - Agricultural, cash crops

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

☒ Yes ☐ No If yes, describe the easement or restrictive covenant and its effect:
Parcels 3 and 4 have provision 14.376

Proposing blanket easement for stormwater and access over Parcels 1 and 2

14. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

15. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

Parcel 2 will be designated Agricultural provision 4.2.5.14

Parcel 2 will be zoned MG with 14.376

Severed portion of Parcel 2 will be added Parcel 3

A new site plan will be applied to severed Parcel 2 and enlarged Parcel 3

2. Description of land intended to be severed in metric units:

Frontage: 53.2m

Depth: 206m and 187m

Width: varies

Lot Area: 1.55 ha

Present Use: Industrial storage

Proposed Use: Industrial Manufacturaing

3. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

Titan Trailers Inc. (owner of Parcel 3)

4. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: n/a

Roll Number:

Total Acreage:

Workable Acreage:

Existing Farm Type: (i.e., corn, orchard etc.)

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built

Owners Name:

Roll Number:

Total Acreage:

Workable Acreage:

Existing Farm Type: (i.e., corn, orchard etc.)

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
 Owners Name: n/a _____
 Roll Number: _____
 Total Acreage: _____
 Workable Acreage: _____
 Existing Farm Type: (i.e., corn, orchard etc.) _____
 Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
 Owners Name: n/a _____
 Roll Number: _____
 Total Acreage: _____
 Workable Acreage: _____
 Existing Farm Type: (i.e., corn, orchard etc.) _____
 Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
 Owners Name: n/a _____
 Roll Number: _____
 Total Acreage: _____
 Workable Acreage: _____
 Existing Farm Type: (i.e., corn, orchard etc.) _____
 Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

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

5. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

Parcel 2 - OPA/ZBA required to permit new industrial facility on Parcels 2 & 3

continued use of Parcel 2 for industrial storage trailers and materials

6. Does the requested amendment delete a policy of the Official Plan? ☐ Yes ☒ No

If yes identify the policy to be deleted:

7. Does the requested amendment change or replace a policy in the Official Plan?

☐ Yes ☒ No If yes, identify the policy to be changed or replaced, also include the proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

8. Site Information OPA/ZBA **Existing** (Parcel 2) **Proposed**

Please indicate unit of measurement i.e. m, m² or % etc.

Lot frontage	74m	
Lot depth	292m	
Lot width	165m	
Lot area	4.6 ha	
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		
Landscaped open space		

Severance application

Parcels 1 and 2

Parcel 2

8. Site Information

Existing

Proposed

Please indicate unit of measurement i.e. m, m² or % etc.

Severed Parcel

Lot frontage	355m + 74m (429m)	53.2m
Lot depth	335m, 292m	206m/187m
Lot width	varies	varies
Lot area	13ha + 3.28ha (16.28ha)	1.55 ha
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		
Landscaped open space		
Entrance access width		
Exit access width		
Size of fencing or screening		
Type of fencing		

9. Building Size

Number of storeys		
Building height		
Total ground floor area		
Total gross floor area		
Total useable floor area		

10. Off Street Parking and Loading Facilities

Number of off street parking spaces		
Number of visitor parking spaces		
Number of accessible parking spaces		
Number of off street loading facilities		



8. Site Information

Existing

Proposed

Please indicate unit of measurement i.e. m, m² or % etc.

Lot frontage	76.1m Talbot Street 7.5m HWY 3	277.3 m Talbot Street 213.8 m HWY 3
Lot depth	229.7m	229.7m
Lot width	321.0m	321.0m
Lot area	6.64 Hectare	6.64 Hectare
Lot coverage	.2%	13%
Front yard	27.4 m Talbot Street 126.28 m HWY 3	27.4 m Talbot Street 126.28 m HWY 3
Rear yard	27.4 m Talbot Street 126.28 m HWY 3	27.4 m Talbot Street 126.28 m HWY 3
Left Interior side yard	1.5 m	48.8m
Right Interior side yard	134 m	4.2m
Exterior side yard (corner lot)	n/a	n/a
Landscaped open space	17%	21.8%
Entrance access width	6.9m	9m
Exit access width	6.9m	9m
Size of fencing or screening	n/a	n/a
Type of fencing	n/a	n/a

9. Building Size

Number of storeys	One
Building height	+/- 45'
Total ground floor area	+/- 92,000SF
Total gross floor area	98,000SF
Total useable floor area	94,000SF

10. Off Street Parking and Loading Facilities

Number of off street parking spaces	60
Number of visitor parking spaces	6
Number of accessible parking spaces	2
Number of off street loading facilities	N/A

Entrance access width	_____	_____
Exit access width	_____	_____
Size of fencing or screening	_____	_____
Type of fencing	_____	_____

9. Building Size

Number of storeys	_____	_____
Building height	_____	_____
Total ground floor area	_____	_____
Total gross floor area	_____	_____
Total useable floor area	_____	_____

10. Off Street Parking and Loading Facilities

Number of off street parking spaces	_____	_____
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	_____
Number of off street loading facilities	_____	_____

11. Multiple Family Residential

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m ²
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): _____

11. Multiple Family Residential

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m ²
Bachelor	_____	_____
One bedroom	_____	_____
Two bedroom	_____	_____
Three bedroom	_____	_____
Group townhouse	_____	_____
Stacked townhouse	_____	_____
Street townhouse	_____	_____

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.): _____

12. Commercial/Industrial Uses

Enlarged Parcel 3

Number of buildings existing: _____ Three

Number of buildings proposed: _____ One

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe:

_____ The intent is to construct a single building and to remove three smaller buildings
_____ from the site

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

_____ Manufacturing.

12. Commercial/Industrial Uses

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

Seating Capacity (for assembly halls, etc.): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: trailer manufacturing

Total number of staff proposed initially: 175 increased to 230 Parcels 3 & 4

Total number of staff proposed in five years: upto 50 more same

Maximum number of staff on the largest shift: 150 same

Is open storage required: ☐ Yes ☒ No

Is a residential use proposed as part of, or accessory to commercial/industrial use? ☐

Yes ☒ No If yes please describe:

there is an existing dwelling used for security purposes

13. Institutional

Describe the type of use proposed: n/a

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

14. Describe Recreational or Other Use(s)

n/a

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 (example: gas station, petroleum storage, etc.):

Parcel 1 - no, Parcel 2 industrial storage, Parcel 3 - industrial storage

Parcel 4 - industrial manufacturing

2. Has the grading of the subject lands been changed through excavation or the addition of earth or other material? ☒ Yes ☐ No ☐ Unknown
3. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown
4. Provide the information you used to determine the answers to the above questions: knowledge of owner

5. 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 policy statements issued under subsection 3(1) of the Planning Act, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. 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:

site has been extensively altered

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

no recharge area has been identified

4. Note: If in an area of source water WHPA A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.
5. 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 100m

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 300m

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 adjacent

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. Have you consulted with Public Works & Environmental Services concerning storm water management?

☒ Yes ☐ No



3. Has the existing drainage on the subject lands been altered?

☒ Yes ☐ No

4. Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No

5. How many water meters are required? none

6. Existing or proposed access to subject lands:

☒ Municipal road

☒ Provincial highway

☐ Unopened road

☐ Other (describe below)

7. Name of road/street:

Highway 3 and Talbot Street

G. Other Information

1. Does the application involve a local business? ☒ Yes ☐ No

If yes, how many people are employed on the subject lands?

175

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.

Planning Justification Report and an Agricultural Review Report submitted



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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions



28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights
33. Signs
34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
37. Professional engineer's stamp

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
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule

- ☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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**.

I. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner 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.



Owner/Applicant Signature

Dec. 21, 2016

Date

K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.



Owner/Applicant Signature

Dec. 21, 2016

Date



L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.

Owner/Applicant Signature

Date

I have power to bind the corporation

M. Endangered Species Act, 2007

Endangered and threatened species and their habitat are protected under the provinces Endangered Species Act, 2007. The Act prohibits development or site alteration within areas of significant habitat for endangered or threatened species without demonstrating that no negative impacts will occur. The Ministry of Natural Resources (MNR), Aylmer District provides the service of responding to species at risk information requests and project screenings. The applicant has been directed to discuss the proposed activity and have their project screened with MNR. Please be advised that 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.

Owner/Applicant Signature

Date

I have power to bind the corporation

N. 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 ^{Titan Trailer Inc and}
65794 Ontario Ltd. am/are the registered owner(s) of the lands that is the subject of this application for development approval.

I/We authorize Civic Planning Solutions Inc. and David Roe to be our Agent 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
I have power to bind the corporation

Date

Owner

Date

I have power to bind the corporation



NORFOLK COUNTY
COMMUNITY
PLANNING

O. Declaration of Applicant and Agent

I hereby apply for development approval and declare that all of the above statements and the statements contained in all of the exhibits transmitted herewith are accurate and true. I understand that development approval is required before a building permit can be issued.

[Signature]
Applicant Signature (gaut)

Dec 23/16
Date

[Signature]
Agent Signature (DAVID ROE)

Dec 22/16
Date

P. Declaration

I, DAVID ROE of Norfolk County

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:

ROBINSON ADMINISTRATION BLDG.

[Signature]
Owner/Applicant Signature
David Roe Agent

In SIMCOE, ONT.

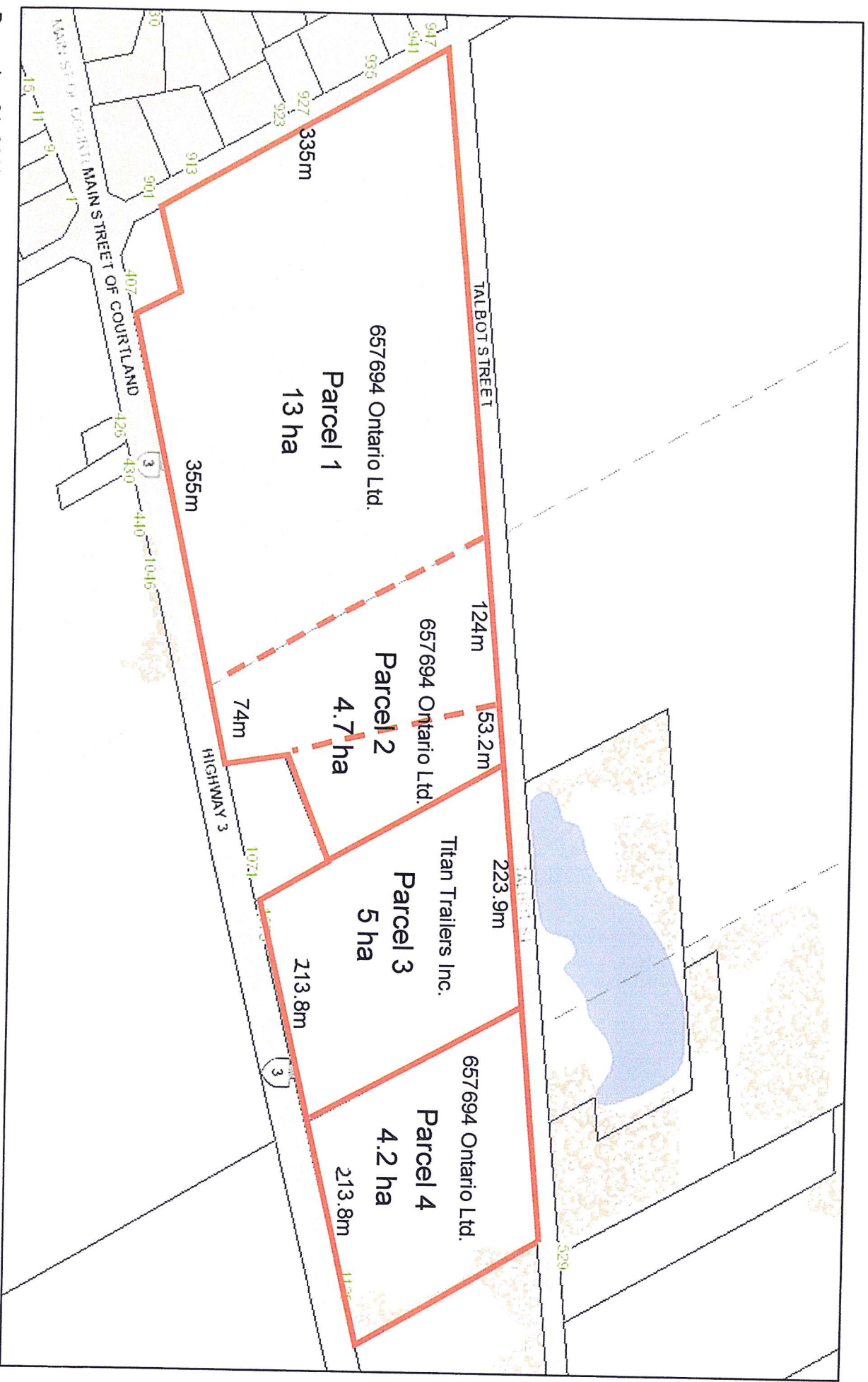
This 23 day of DECEMBER

A.D., 2016

Shannon Nichole Van Dalen, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires November 5, 2018.

[Signature]
A Commissioner, etc.

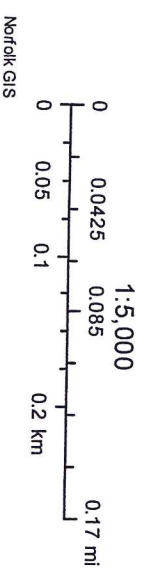
Titan - Ownership Sketch



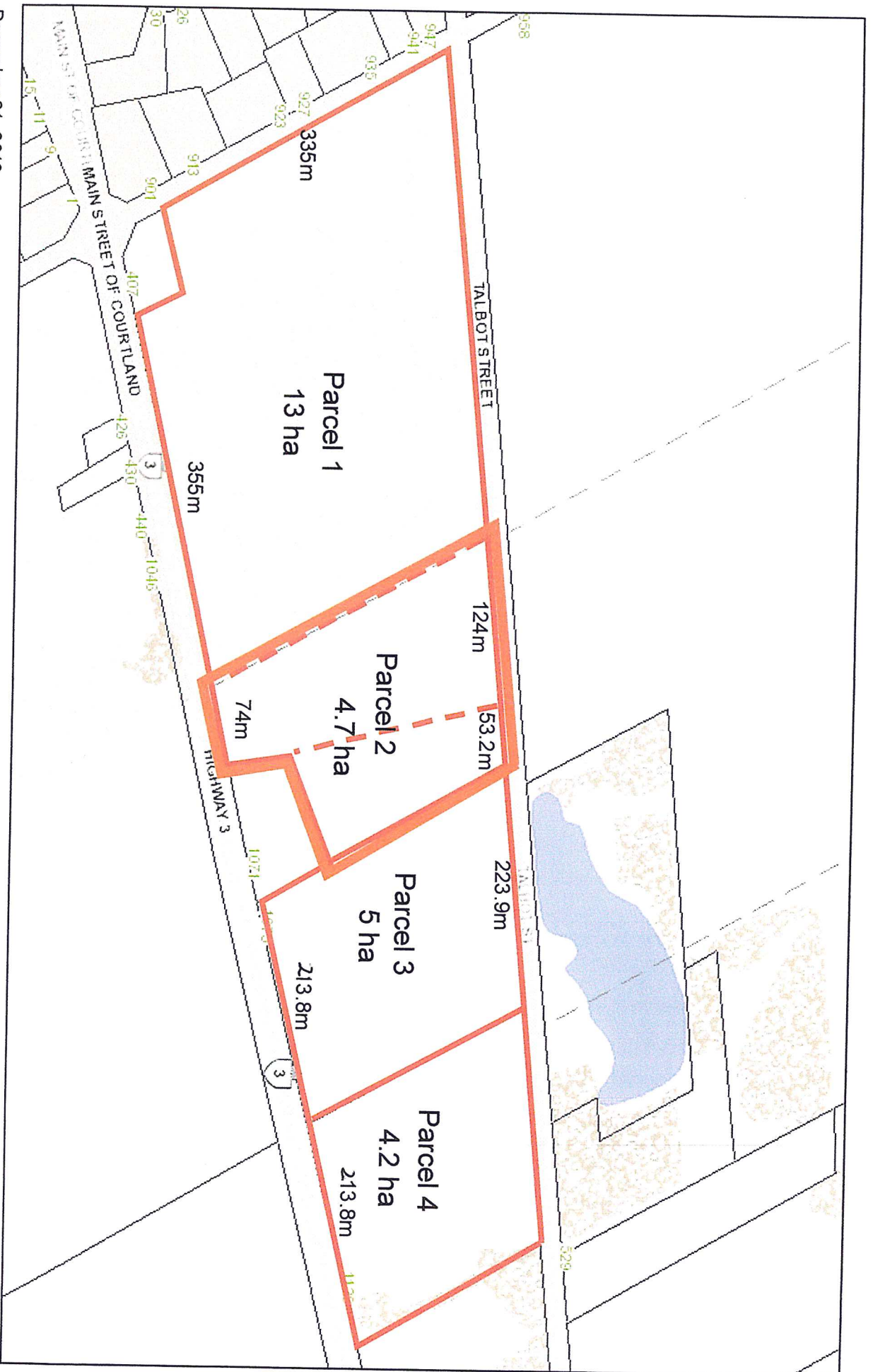
December 21, 2016

Land Parcels

Plan Lines



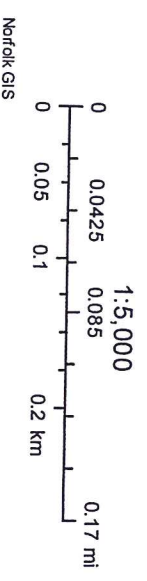
Titan - OPA/ZBA Area Sketch



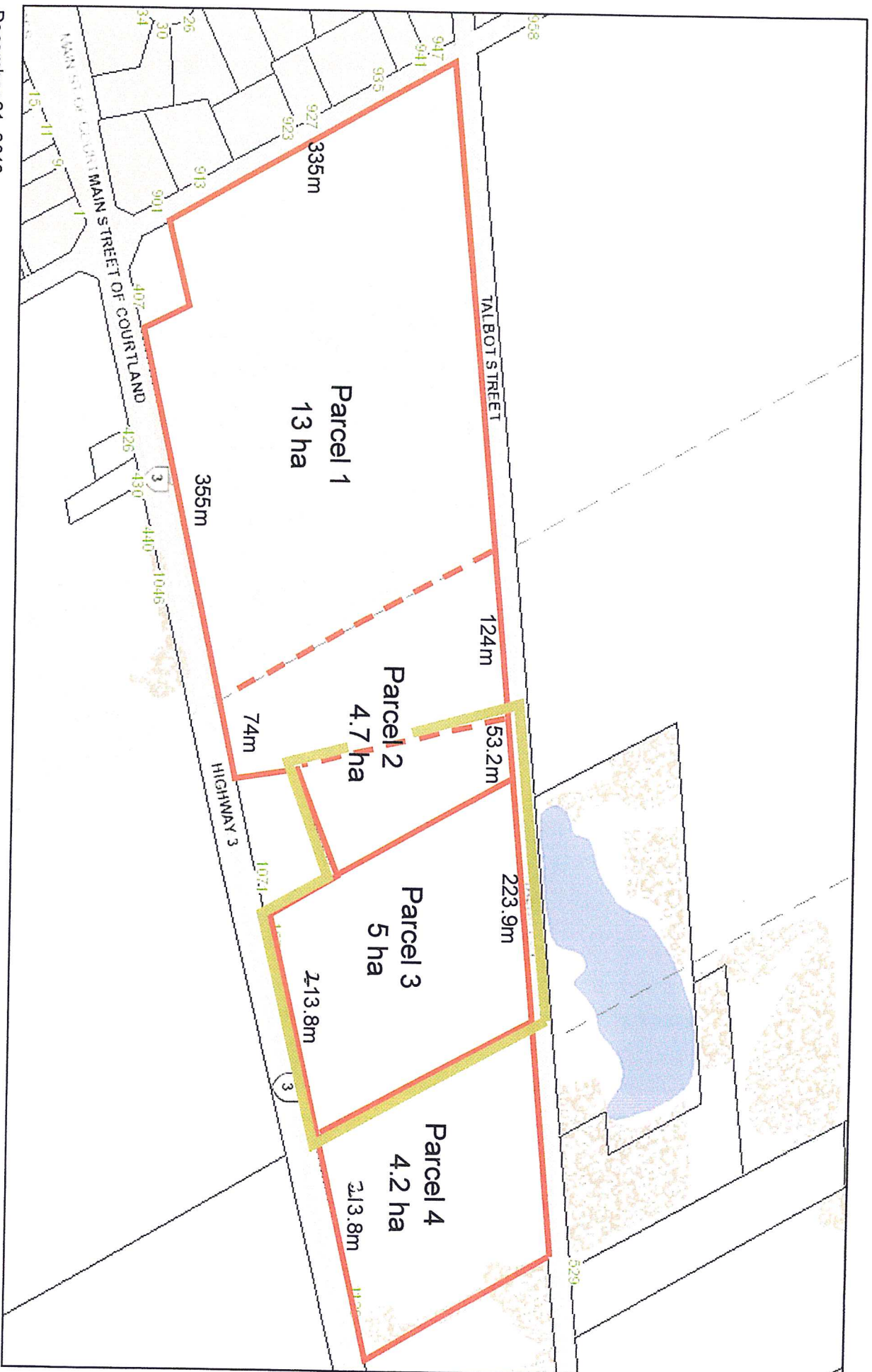
December 21, 2016

□ Land Parcels

— Plan Lines



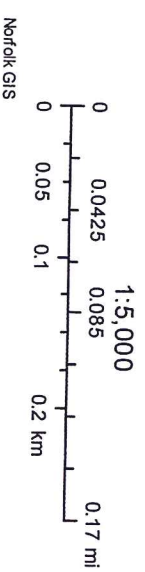
Titan - Site Plan Area Sketch



December 21, 2016

Land Parcels

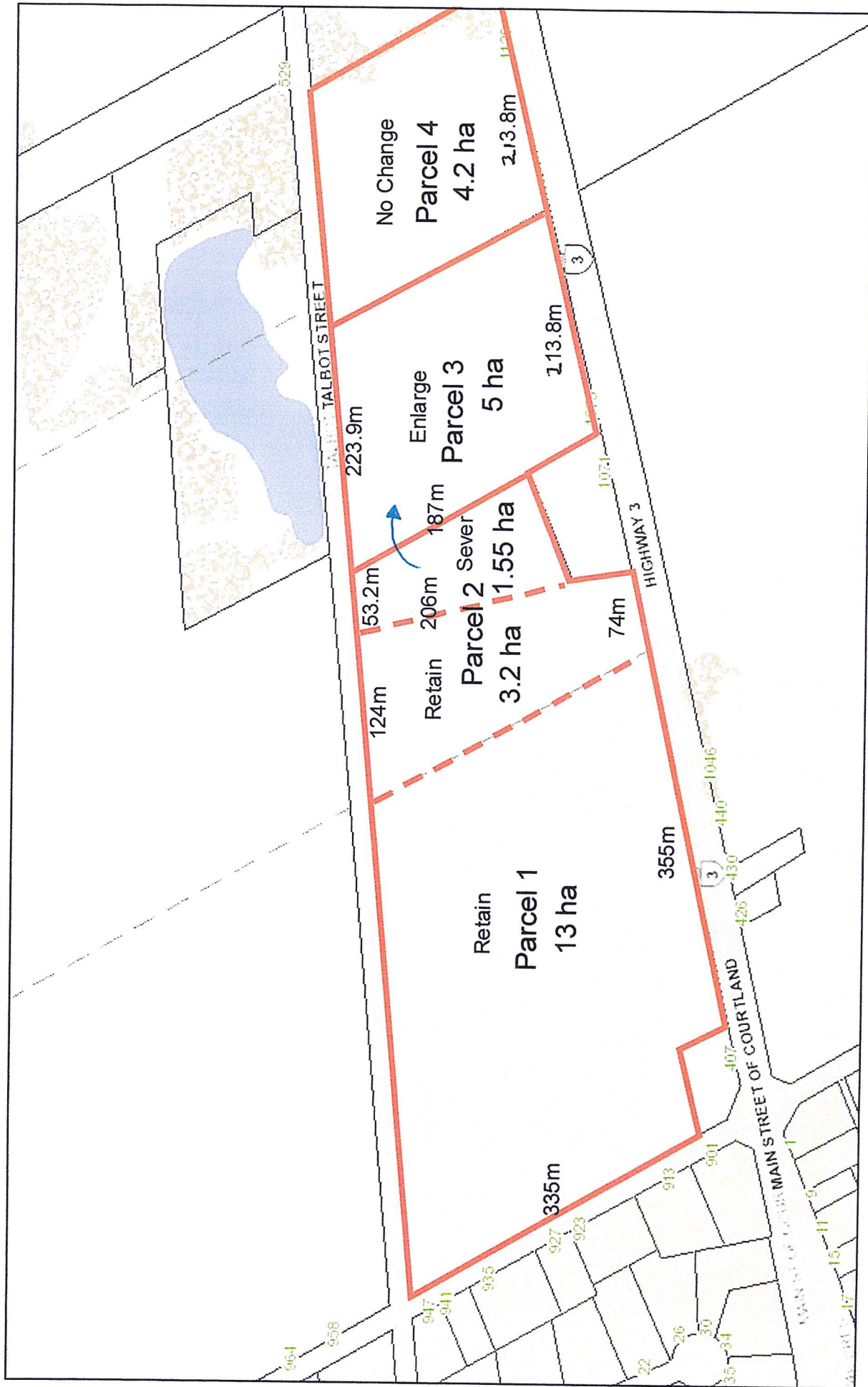
Plan Lines



Norfolk GIS

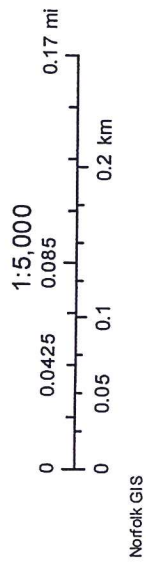
Norfolk GIS

Titan - Severance Sketch



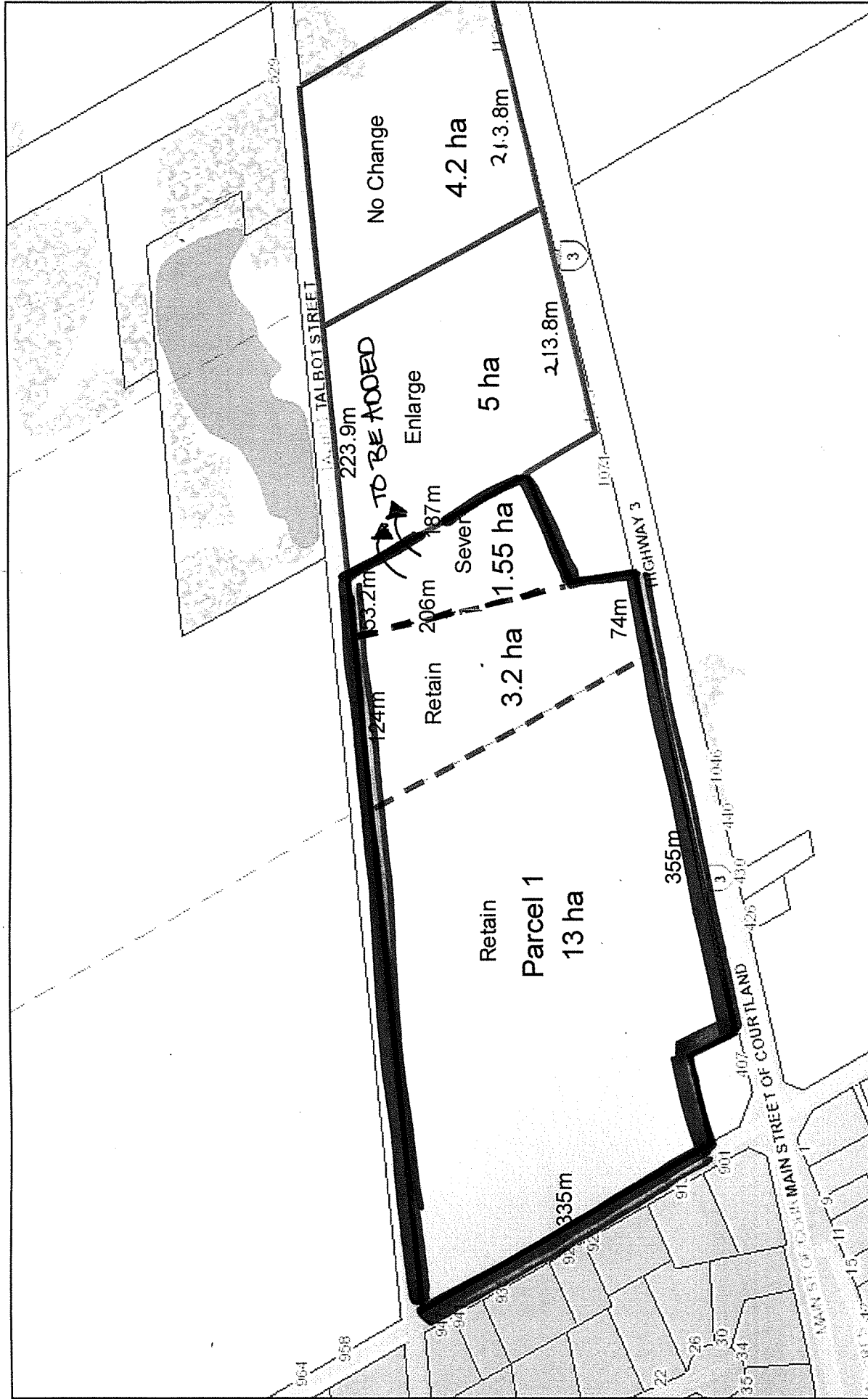
December 21, 2016

- Land Parcels
- Plan Lines



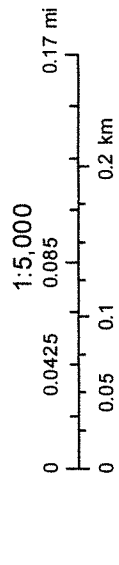
Norfolk GIS

Titan - Severance Sketch



December 21, 2016

- ☐ Land Parcels
- ☐ Plan Lines



Norfolk GIS

MAP 2

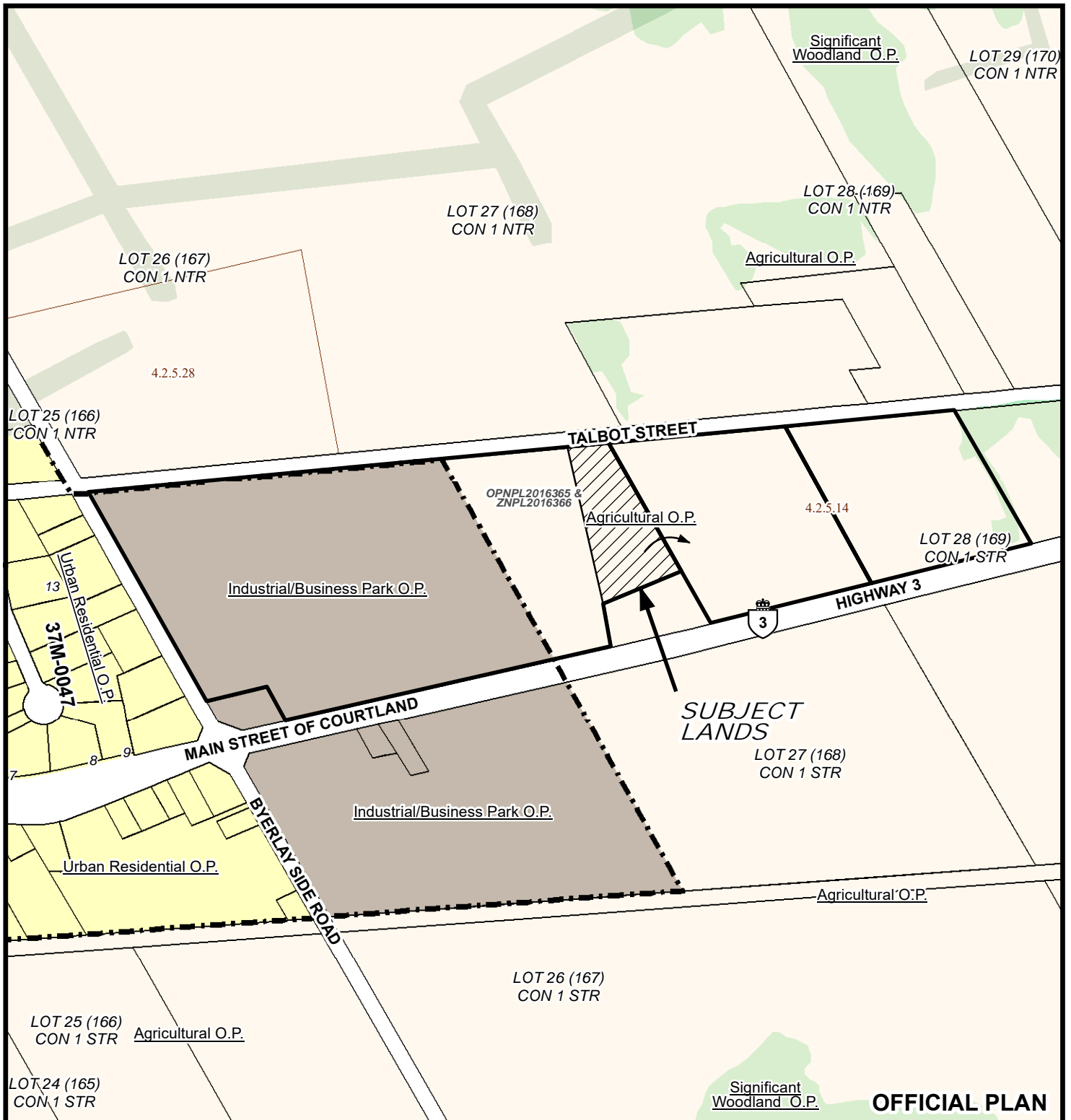
File Number: BNPL2016367

Geographic Township of MIDDLETON



25 50 75 100 Meters

1:7,000



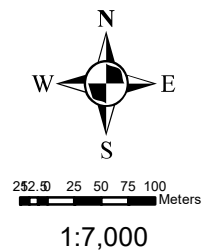
OFFICIAL PLAN

2017-02-06

MAP 3

File Number: BNPL2016367

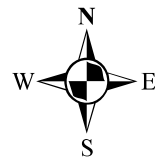
Geographic Township of MIDDLETON



MAP 4

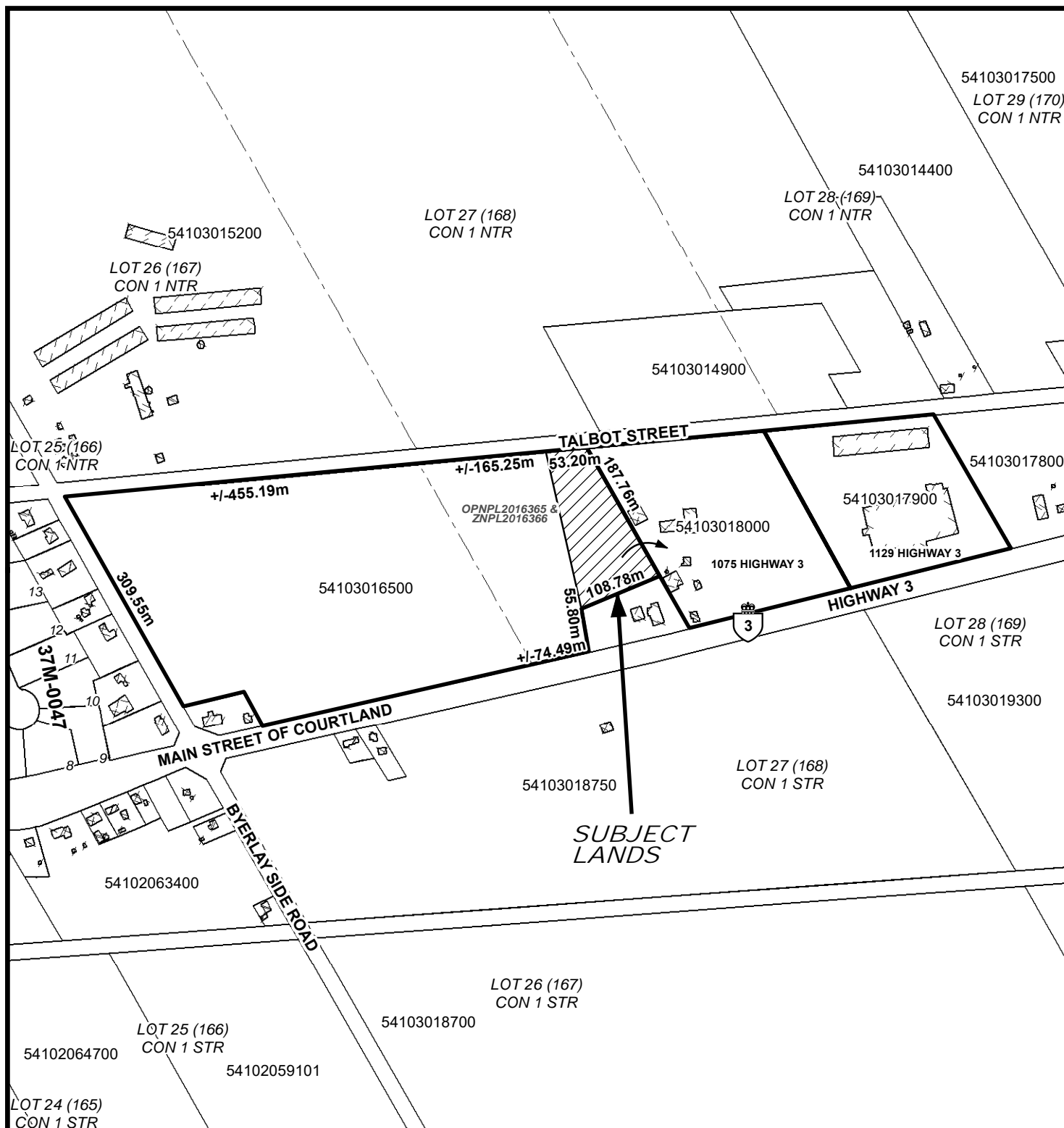
File Number: BNPL2016367

Geographic Township of MIDDLETON



25 50 75 100 Meters

1:7,000



Geographic Township of MIDDLETON

