

Application #1 existing shop

For Office Use Only:

File Number	<u>BNPL2018209</u>	Application Fee	<u>\$2210</u>
Related File Number	<u>BNPL2018210</u>	Conservation Authority Fee	<u>237.60</u>
Pre-consultation Meeting	<u></u>	OSSD Form Provided	<u>Yes</u>
Application Submitted	<u>Sep 4/18</u>	Planner	<u>Steve</u>
Complete Application	<u>Sep 4/18</u>	Public Notice Sign	<u>Yes</u>

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

- ☒ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☐ Minor Variance
- ☐ Easement/Right-of-Way

Property Assessment Roll Number: 54102017000 and 541020117025 (merged PIN)

A. Applicant Information

Name of Owner Salcin Haulage Inc.

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 50 County Road 13

Town and Postal Code Courtland, ON N0J 1E0

Phone Number

Cell Number

Email

Name of Applicant as above

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent	David Roe, Civic Planning Solutions Inc.
Address	599 Larch Street
Town and Postal Code	Delhi, ON N4B 3A7
Phone Number	519-582-1174
Cell Number	519-983-8154
Email	dfrfez@me.com

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 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

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

Part of Lot 162, Concession NTR (Middleton)

Municipal Civic Address: 50 County Road 13

Present Official Plan Designation(s): Industrial Business Park

Present Zoning: MG

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

☒ Yes ☐ No If yes, please specify:
 8-Z-2017, S-SP-2001

- Present use of the subject lands:

Truck repair and maintenance and contractors yard

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

686m2 steel-clad building 7m high, see sketch for setbacks

5. 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

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, height, etc. on your attached sketch which must be included with your application:

unknown at the time

7. 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:

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

9. Existing use of abutting properties:
industrial, residential and agricultural

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

☒ Yes ☐ No If yes, describe the easement or restrictive covenant and its effect:
~~road access and right of way for neighbour to north.~~

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

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

Lot frontage	139.9m	
Lot depth	396m	
Lot width	437.7m	
Lot area	14.05 ha	
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		

2. Please outline the relief requested (assistance is available):

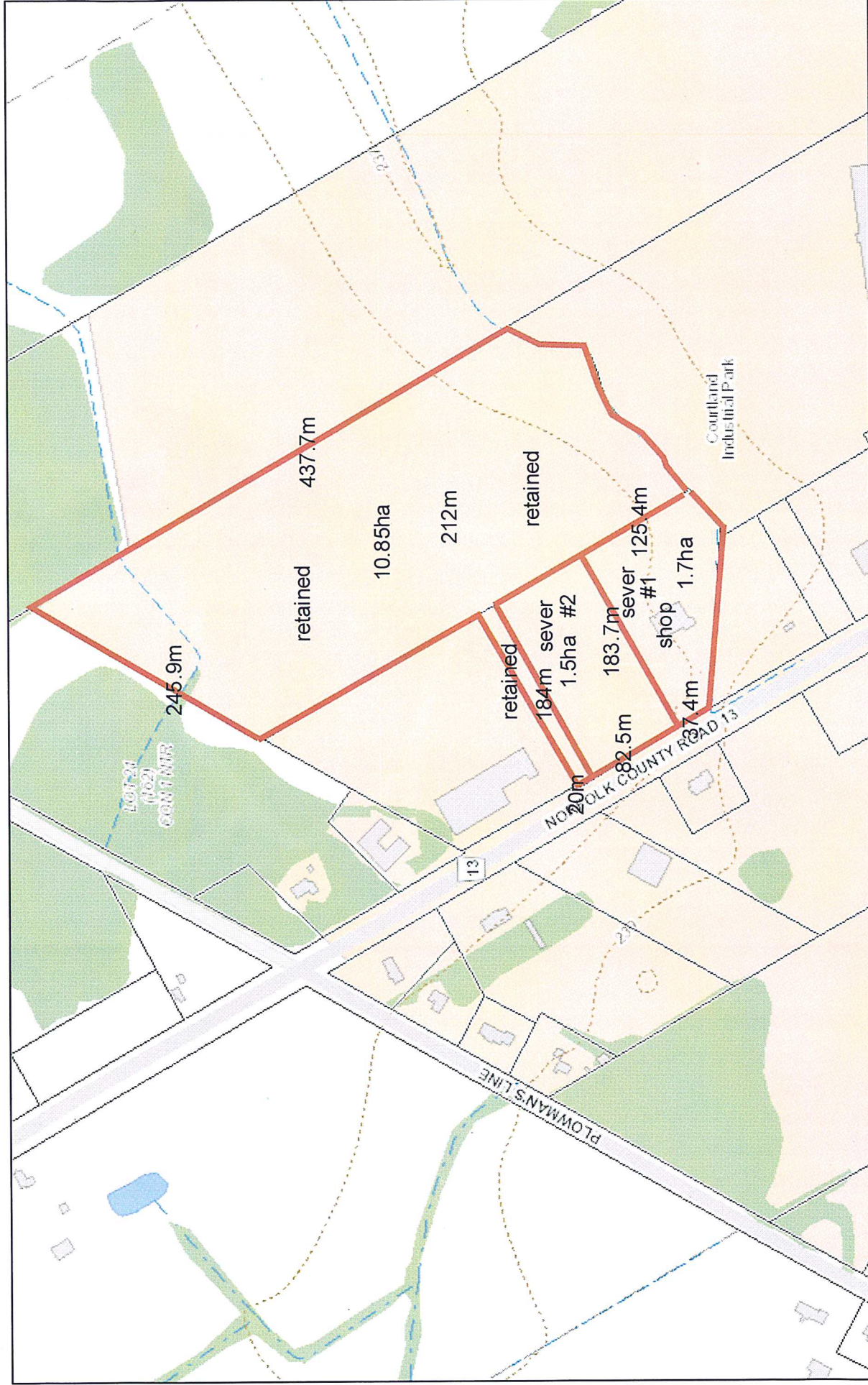
n/a

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

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

Frontage:	37.45m
Depth:	183.7m
Width:	125.4m
Lot Area:	1.7ha
Present Use:	Industrial - truck repair
Proposed Use:	industrial - truck repair
Proposed final lot size (if boundary adjustment):	

MAP NORFOLK - Community Web Map



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- ☐ Land Parcels
- ☐ Plan Lines

Norfolk GIS



Working together with our community
to provide quality services.

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

OFFICE USE ONLY		FILE NO.:		DATE RECEIVED:	
PROPERTY INFORMATION		Municipal Address: 50 County Road 13			
Owner: Salcin Haulage Inc			Lot: 162		Concession: NTR
Lot Area: 1.7ha		Lot Frontage: 37.45m		Assessment Roll No. 54102011700	
PURPOSE OF EVALUATION		<input checked="" type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan <input type="checkbox"/> Zoning <input type="checkbox"/> Other _____			
BUILDING INFORMATION		<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Agricultural			
Building Area:		No. of Bedrooms: None		No. of Fixture Units: 15	
Is the building currently occupied? (Yes) / No If No, how long?					
EVALUATOR'S INFORMATION		Evaluator's Name: Larry Dedrick		Company Name: Dedrick Bros Excavating LTD.	
Address: 370 Lynedoch Rd., Delhi		Postal Code: N4B 2W4		Phone: 519-582-2069	
Email: lbel@kwic.com		BCIN #		16930	
SITE EVALUATION		Ground Cover (trees, bushes, grass, impermeable surface): Grass			Soil Type: Sand
Site Slope: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep		Soil Conditions: <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry		Depth of Water Table: 5' Plus ft.	
Surface Discharge Observed: Yes (No)		Odour Detected: Yes (No)		Current Weather (at time of evaluation): Cloudy, Damp	
SYSTEM EVALUATION		Class of System: <input type="checkbox"/> 1 (Privy) <input type="checkbox"/> 2 (Greywater) <input type="checkbox"/> 3 (Cesspool) <input checked="" type="checkbox"/> 4 (Leaching Bed) <input type="checkbox"/> 5 (Holding Tank)			
Tank: <input checked="" type="checkbox"/> Pre-cast <input type="checkbox"/> Plastic <input type="checkbox"/> Fibre Glass <input type="checkbox"/> Wood <input type="checkbox"/> Other _____		Size: 800 Gal.		Pump: (Yes) No	
Distribution System: Area: <input type="checkbox"/> Trench Bed <input checked="" type="checkbox"/> Filter Medium		No. of Tile Runs: 5		Total Length of Tile: 100 Ft	
Distance Between Tile Runs: 4'					
Tile Material: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> Clay <input type="checkbox"/> Other		Ends: <input checked="" type="checkbox"/> Capped <input type="checkbox"/> Joined		Cover: <input checked="" type="checkbox"/> Filter Cloth <input type="checkbox"/> Sand <input checked="" type="checkbox"/> Top Soil <input checked="" type="checkbox"/> Seeded	
Setbacks:		Tank		Distribution Pipe	
Distance to Buildings & Structures (ft)		5'		112'	
Distance to Bodies of Water (ft)		60' to Drainage ditch		70' to Drainage Ditch	
Distance to Nearest Well (ft)		80'		200'	
Distance to Proposed Property Lines		Front 350 Rear 250 Side 60' Side 5'		Front 115' Rear 400 Side 70' Side 300'	

OVERALL SYSTEM RATING

- ☒ System Working Properly / No Work Required
- ☐ System Functioning / Maintenance Required
- ☐ System Not Functioning / Minor Repair Required
- ☐ System Failure/Major Repair / Replacement Required

Note:

Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-5870 for more information.

Additional Comments:

Septic System Installed. 2005

VERIFICATION**OWNER:**

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, Salcin Haulage (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.

David Roe
Owner Signature DAvid Roe Agent

August 27/18
Date

EVALUATOR:

1. I, Larry Dedrick declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

Larry Dedrick
Evaluator Signature

August 27/2018
Date

BUILDING DIVISION COMMENTS

Comments: _____

I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate

Date



On Site Sewage Disposal System Location Plan

DATE: _____

APPLICATION NUMBER: _____

OWNER Salcin Haulage Inc.

EVALUATOR _____

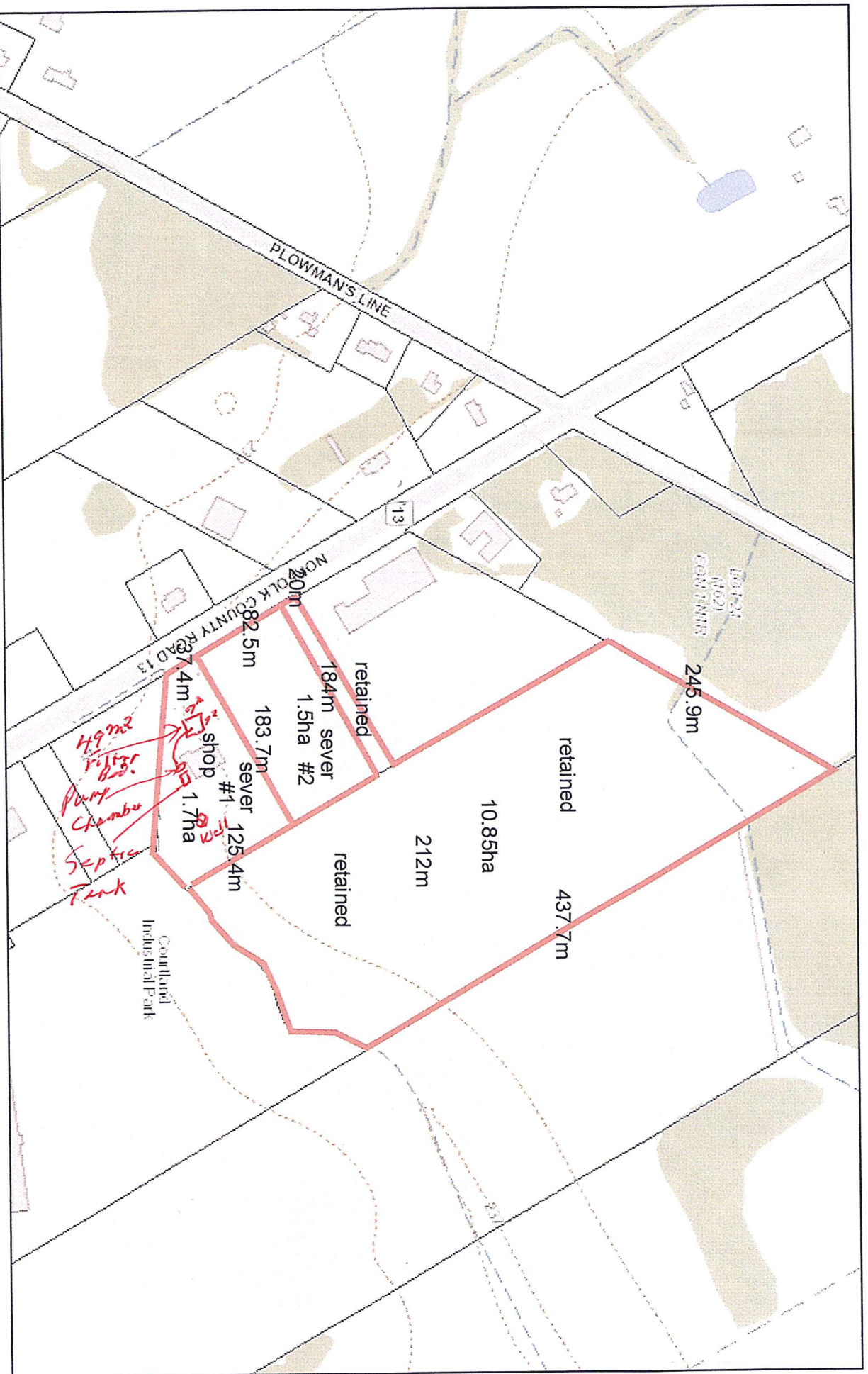
PROPERTY ADDRESS 50 County Road 13

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

PREPARED BY: _____

NOTE: The above sketch is not to exact scale.

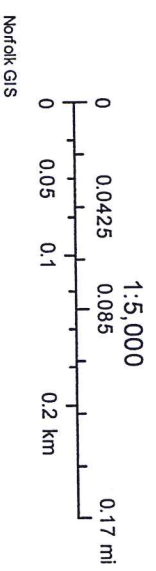
MAP NORFOLK - Community Web Map

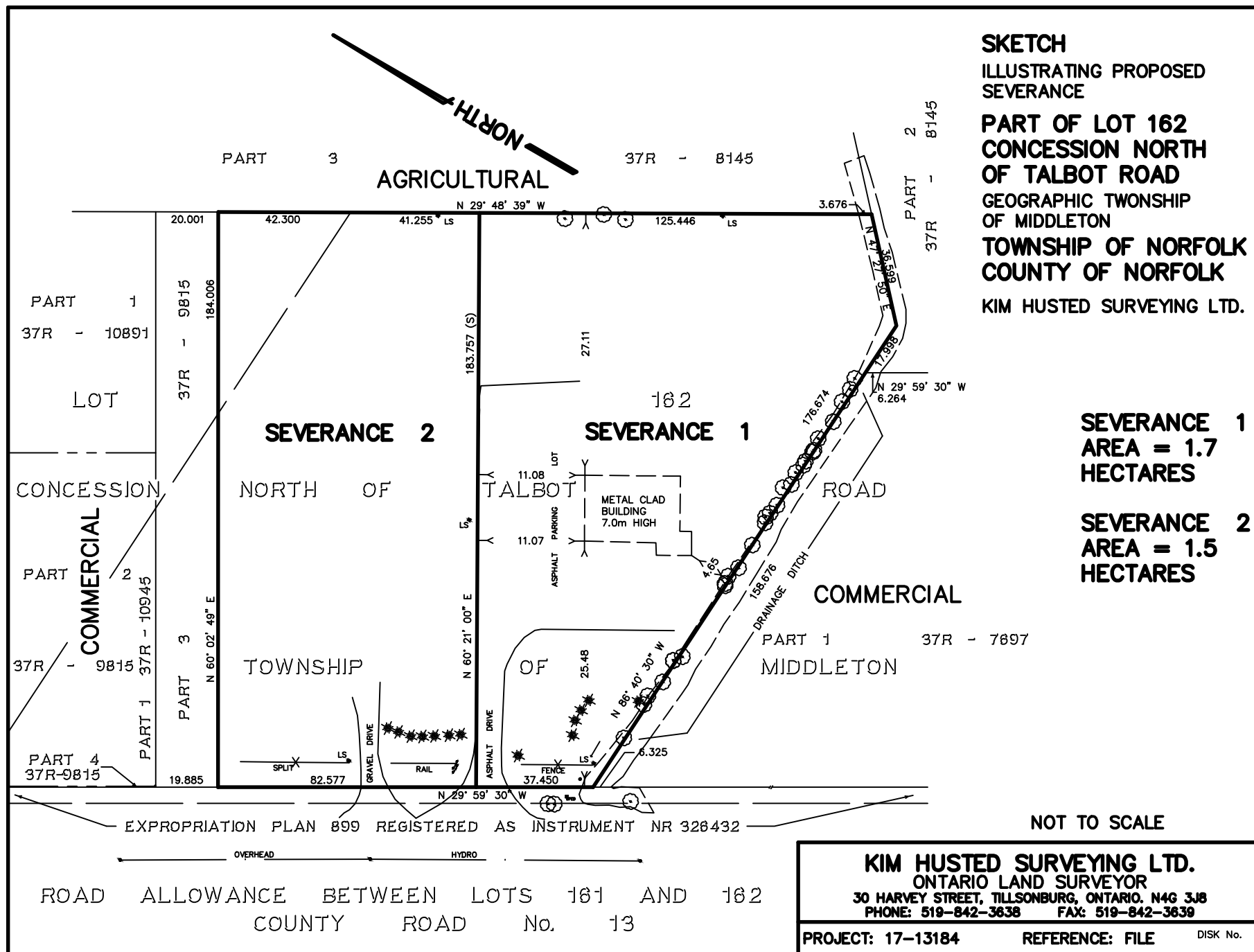


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Land Parcels

Plan Lines





MAP 2

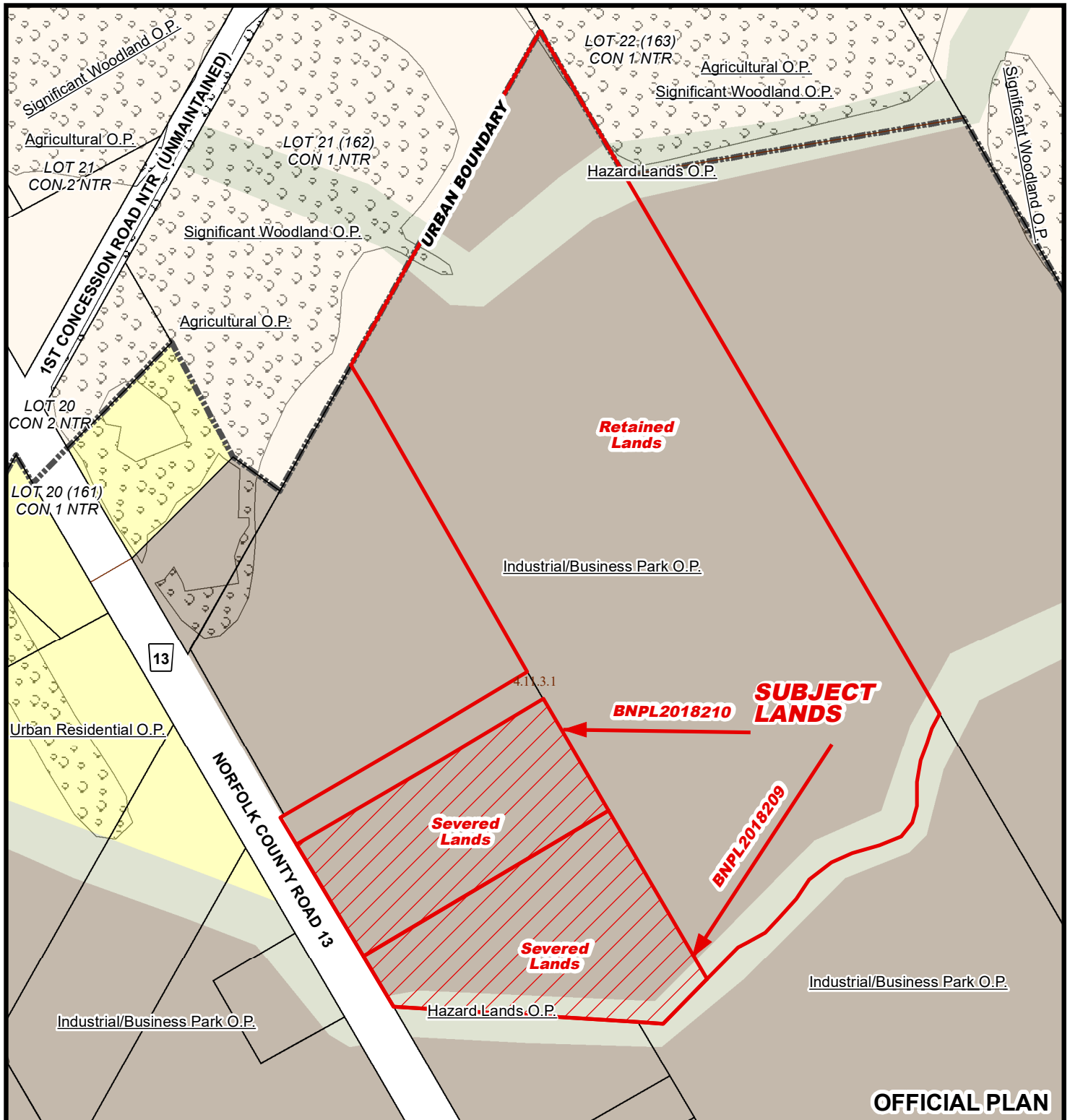
File Number: BNPL2018209 & BNPL2018210

Geographic Township of MIDDLETON



105 0 10 20 30 40
Meters

1:3,500



OFFICIAL PLAN

9/7/2018

MAP 3

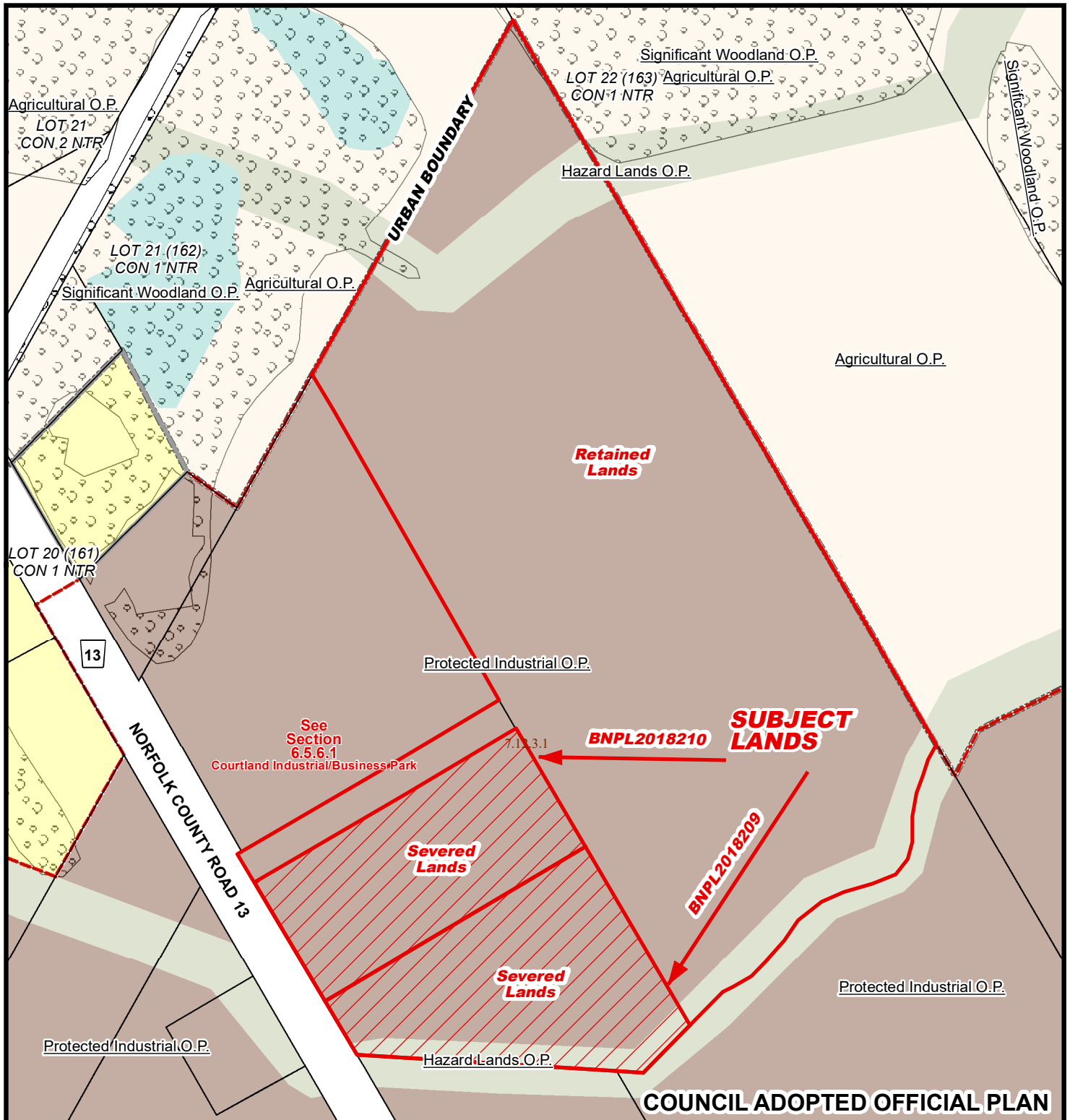
File Number: BNPL2018209 & BNPL2018210

Geographic Township of MIDDLETON



105 0 10 20 30 40 Meters

1:3,300



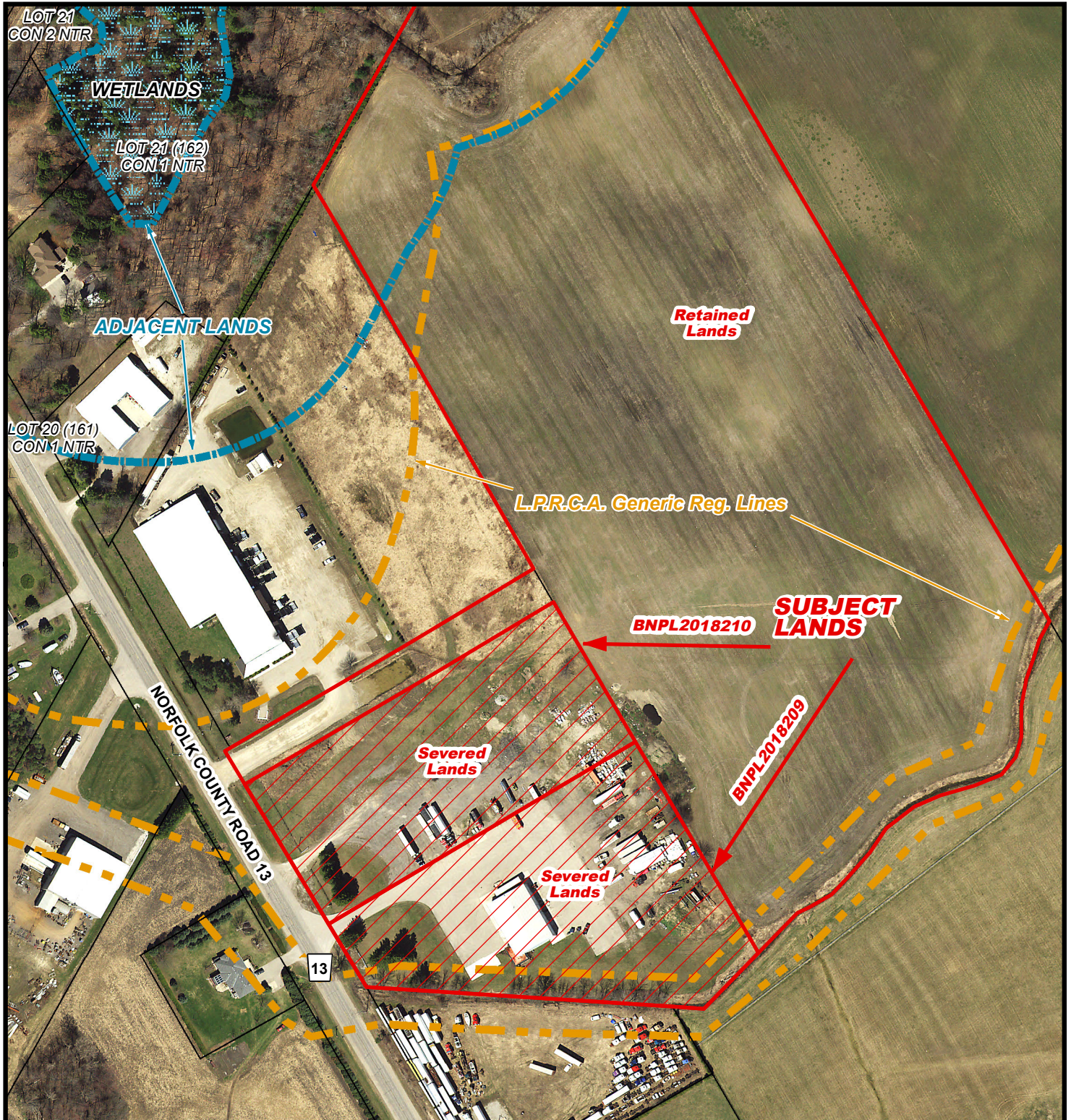
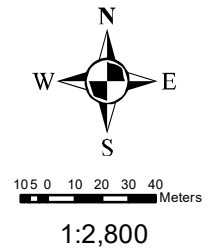
COUNCIL ADOPTED OFFICIAL PLAN

9/7/2018

MAP 4

File Number: BNPL2018209 & BNPL2018210

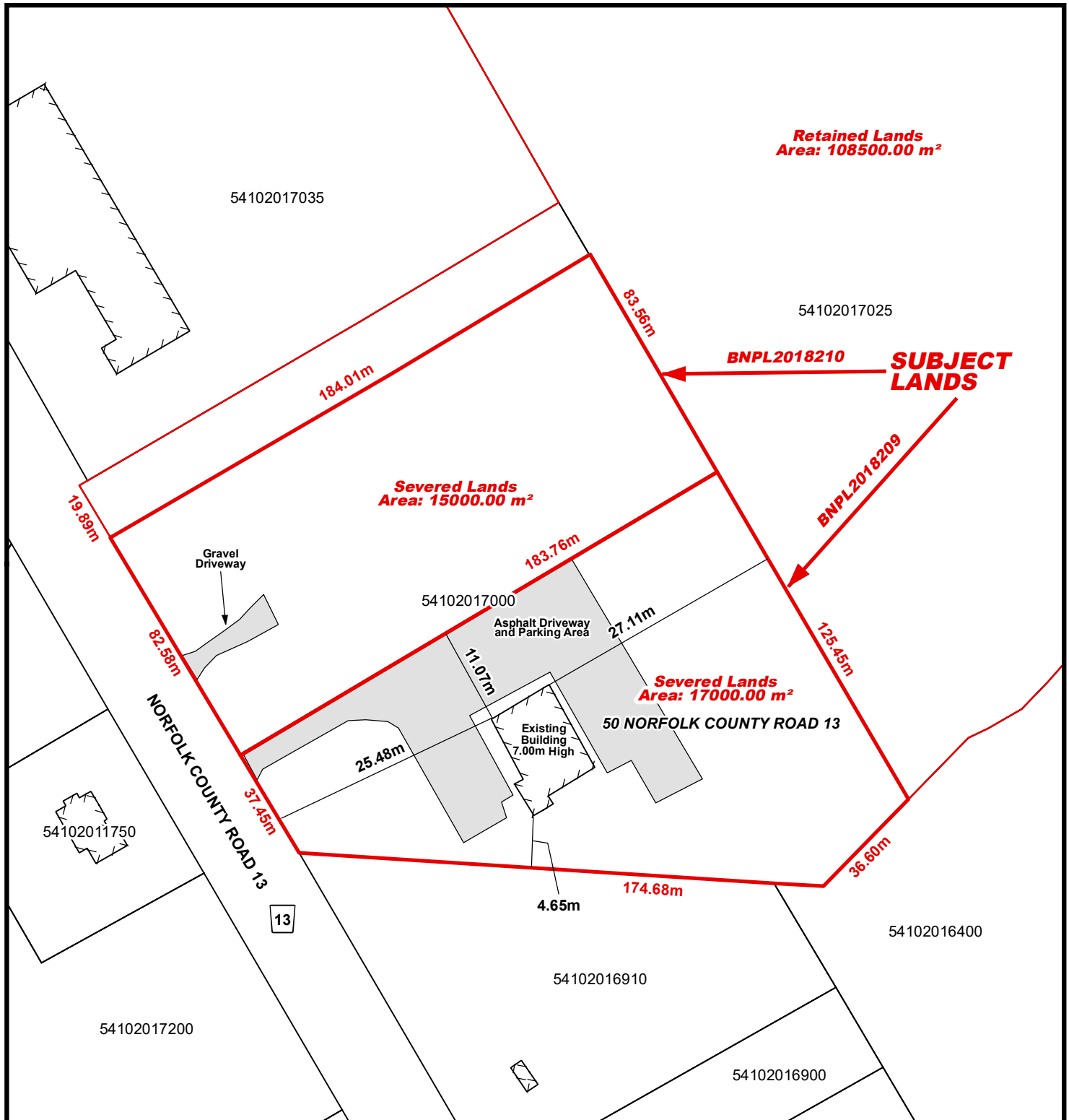
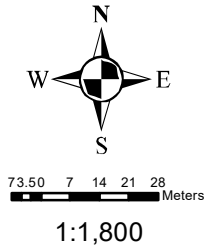
Geographic Township of MIDDLETON



MAP 5

File Number: BNPL2018209 & BNPL2018210

Geographic Township of MIDDLETON



LOCATION OF LANDS AFFECTED

File Number: BNPL2018209 & BNPL2018210

Geographic Township of MIDDLETON

