

**For Office Use Only:**

File Number	<u>ZNPL2021121 +</u>	Public Notice Sign	
Related File Number	<u>SPPL2021122</u>	Application Fee	<u>PAID</u>
Pre-consultation Meeting	<u>January 27, 2021</u>	Conservation Authority Fee	
Application Submitted	<u>April 15, 2021</u>	Well & Septic Info Provided	<u>Yes</u>
Complete Application	<u>May 11, 2021</u>	Planner	<u>N. Goodbrand</u>

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

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | Official Plan Amendment                               |
| <input checked="" type="checkbox"/> | Zoning By-Law Amendment                               |
| <input type="checkbox"/>            | Temporary Use By-law                                  |
| <input type="checkbox"/>            | Draft Plan of Subdivision/Vacant Land Condominium     |
| <input type="checkbox"/>            | Condominium Exemption                                 |
| <input checked="" type="checkbox"/> | Site Plan Application                                 |
| <input type="checkbox"/>            | Consent/Severance                                     |
| <input type="checkbox"/>            | Minor Variance  |
| <input type="checkbox"/>            | Easement/Right-of-Way                                 |
| <input type="checkbox"/>            | Extension of a Temporary Use By-law                   |
| <input type="checkbox"/>            | Part Lot Control                                      |
| <input type="checkbox"/>            | Cash-in-Lieu of Parking                               |
| <input type="checkbox"/>            | Renewable Energy Project or Radio Communication Tower |

Please explain the desired end result of this application (for example: a special zoning provision on the subject lands, changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

The subject lands, are zoned General Industrial (MG) and is one of several properties with special provision 14.359 applying to them. Special provision 14.359 permits the vehicle sales or rental establishment but limits the distance to a Hamlet Residential (RH) zone. Section 7.1.4 prohibits any outdoor storage in the front yard. A new site specific special provision is needed to address the distance to the RH zone and the location of the outdoor storage in the front yard. Special provision 14.359 will continue as it is as it affects multiple properties.

**Property Assessment Roll Number:** 3310-541-020-167-50

**A. Applicant Information**

**Name of Owner** 2582571 Ontario 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** 48 Demeyere Avenue

**Town and Postal Code** Tillsonburg, ON N4G 5G8

**Phone Number** 519-688-3278

**Cell Number**

**Email** bk@lockhartsodyssey.ca

**Name of Applicant** Grassmere Construction Ltd.

**Address** 49 North Street East

**Town and Postal Code** Tillsonburg, ON N4G 1B4

**Phone Number** 519-842-4392 ext 234

**Cell Number** 519-317-7717

**Email** hsinke@grassmere.com

**Name of Agent** Grassmere Construction Ltd.

**Address** 49 North Street East

**Town and Postal Code** Tillsonburg, ON N4G 1B4

**Phone Number** 519-842-4392 ext 234

**Cell Number** 519-317-7717

**Email** hsinke@grassmere.com

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 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):

Part Lot 162, Concession NTR Middleton  
Part 1 37RB145, Norfolk County

Municipal Civic Address: 14 Norfolk County Road 16

Present Official Plan Designation(s): Protected Industrial

Present Zoning: MG

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

☒ Yes ☐ No If yes, please specify:  
14.359

3. Present use of the subject lands:

recreational vehicle sales and repair

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

the existing Sales and Service and Storage buildings are to be retained.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

a new Open Canopy Structure to display boats is proposed. Details of its size and location are on the attached Site Plan & Elevation drawings

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

a new Open Canopy Structure to display boats is proposed. Details of its size and location are on the attached Site Plan & Elevation drawings

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:  
30 years +/-

9. Existing use of abutting properties:

Two (2) residential properties to the South East. Industrial to North and East

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

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

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:

The Owner is expanding his business to include the sale of recreational boats and requires a covered area for display purposes.

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

The current setbacks restrict the size and location of the proposed structure.

3. 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:

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

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?  
☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

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

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Proposed final lot size (if boundary adjustment): \_\_\_\_\_

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: \_\_\_\_\_

Description of land intended to be retained in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Buildings on retained land: \_\_\_\_\_

7. Description of proposed right-of-way/easement:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Area: \_\_\_\_\_

Proposed use: \_\_\_\_\_

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

**9. Site Information****Existing****Proposed**

Please indicate unit of measurement, for example: m, m<sup>2</sup> or %

Lot frontage	116.19m	
Lot depth	varies to 146.12m	
Lot width	varies to 192.12m	
Lot area	20,200sm	
Lot coverage	16.67%	16.7%
Front yard	26.02m	14m Minimum
Rear yard	38.59m	38.59m (existing)
Left Interior side yard	NA	
Right Interior side yard	NA	4.51m
Exterior side yard (corner lot)		
Landscaped open space	10,320sm	9,688sm
Entrance access width		
Exit access width	10m	
Size of fencing or screening		1.8m fence + trees
Type of fencing		wood privacy

**10. Building Size**

Number of storeys		1
Building height		7.5m
Total ground floor area		NA
Total gross floor area		NA
Total useable floor area		NA

**11. Off Street Parking and Loading Facilities**

Number of off street parking spaces	83	82
Number of visitor parking spaces		
Number of accessible parking spaces	4	4
Number of off street loading facilities	1	1

12. Residential (if applicable)

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 <sup>2</sup>
Single Detached	_____	_____
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool): \_\_\_\_\_

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: 2

Number of buildings proposed: 1

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 (for example: office, retail, storage):

632sm Open Canopy Structure (not considered as floor area)

Seating Capacity (for assembly halls or similar): \_\_\_\_\_

Total number of fixed seats: \_\_\_\_\_

Describe the type of business(es) proposed: General Industrial "MG"

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

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:

#### 14. Institutional (if applicable)

Describe the type of use proposed: \_\_\_\_\_

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 (for example: office, retail, or storage):

#### 15. Describe Recreational or Other Use(s) (if applicable)



#### **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:  
Current use has been ongoing for 30 +/- years. Uses prior to that are unknown.
  
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 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. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No  
If no, please explain:

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 in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard** (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Provincially significant wetland (class 1, 2 or 3) or other environmental feature**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Industrial or commercial use (specify the use(s))**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**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  
☒ Individual wells

- ☐ Communal wells  
☐ Other (describe below)
- 

Sewage Treatment

- ☐ Municipal sewers  
☒ Septic tank and tile bed in good working order
- ☐ Communal system  
☐ Other (describe below)
- 

Storm Drainage

- ☐ Storm sewers  
☐ Other (describe below)
- ☒ Open ditches
- 

2. Existing or proposed access to subject lands:

- ☒ Municipal road  
☐ Unopened road
- ☐ Provincial highway  
☐ Other (describe below)

Name of road/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?

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.

Please see attached Planning Rationale Report dated March 2021 as prepared by E

## **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 **properly named 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. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

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 (to verify location and condition)
- ☐ 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

- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

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.

#### 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.

#### 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

April 05, 2021

Date

#### M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We 2582571 Ontario Inc. am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Grassmere Construction Ltd. 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

April 05, 2021

Date

Owner

Date

**N. Declaration**

I, Herman Sinke of Grassmere Construction Ltd

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:

TOWN OF TILSONBURG

  
Owner/Applicant Signature

In COUNTY OF OXFORD

This 12TH day of APRIL

A.D., 2021

  
A Commissioner, etc.

Patricia Mae Marsh, a Commissioner,  
etc., Province of Ontario,  
for Grassmere Construction Ltd.  
Expires September 20, 2022



To, Norfolk County,  
Grassmere Construction

I, Brad Lockhart, have the legal authority to bind 2582571 Ontario Ltd

Date, May 11 2021

Signature

A handwritten signature in black ink, appearing to be 'B. Lockhart', with a long horizontal stroke extending to the right.

## 1.0 Introduction

Elder Plans Inc. has been retained by 2582571 Ontario Inc., to provide a planning rationale report in support of a zoning amendment application needed to permit an outdoor storage structure for display and sale of recreational boats located at the existing Lockhart's Odyssey establishment in Courtland.

The subject lands are located at 14 Norfolk County Road 13, Courtland and, in the Norfolk County Official Plan, are designated Protected Industrial. These lands are zoned "General industrial (MG)" in the Norfolk County Zoning By-Law 1-Z-2014.

This report includes a review of the Norfolk County Official Plan and Norfolk County Zoning By-Law 1-Z-2014. It is agreed that the proposed development within an urban settlement area is consistent with the Provincial Policy Statement 2020.

## 2.0 Site description and neighbouring land uses

The subject lands are located in the northeast corner of the intersection of Highway 3 and Norfolk County Road 13. There are two existing buildings, a parking area and a pond currently established for Lockhart's Odyssey which is a vehicle sales and service establishment. Many types of all terrain vehicles, Sea-doo, Ski-doo, out board motor boats and pontoon boats along with related accessories are sold, maintained and repaired.

There are two residential lots abutting the south boundary of the subject lands and Highway 3. Across the highway there is a residential lot and a commercial lot on the corner. To the south west on the south side of Highway 3, there are two more residential lots and further west, industrial uses. To the immediate west of the subject lands there is a gas station, retail outlet (metal roofing supplies) and vehicle washing establishment. Lands to the north and east of the subject lands are utilized for more typical industrial types of uses.

## 3.0 Development Proposal

The owner proposes building a 632 square metre (sq m) open outdoor display area under a canopy structure for the display and sale of recreational boats. The subject lands are designated Protected Industrial in the Norfolk County Official Plan. No change to that is proposed. Although a vehicle sales or rental establishment is permitted through Norfolk County Zoning By-law 1-Z-2014, relief from zone provisions is required. The follow relief is requested;

- 1) Relief of 31.5 metre (m) from Site Specific Provision 14.359 requiring a 36 m distance from an outdoor storage area to a Hamlet Residential (RH) zone, to permit a 4.5 m distance.
- 2) Relief of 11.20 m from Section 7.1.4 h) where outdoor storage is not permitted in the front yard (26.02 m existing front yard defined through previous applications), to permit outdoor storage within 11.20 m of the front yard.
- 3) Relief of 15.5 m from Section 7.4.1 e) i) to permit a 4.5 m minimum interior side yard from the 20 m minimum required interior side yard abutting a residential zone.

- 4) Finally, relief from Section 7.4.1 g) where the maximum structure height is limited by a 45-degree angular plane measured from the edge of any residentially zoned lot. Relief to permit a maximum structure height of 7.50 m is requested.

Due to the subject lands abutting Highway 3, there is a 14 m Ministry of Transportation setback requirement from the property line. The proposed structure has been located outside of this required setback.

The subject lands, are zoned General Industrial (MG) and is one of several properties with special provision 14.359 applying to them. Special Provision 14.359 permits the vehicle sales or rental establishment through the Light Industrial (ML) zone. A new site-specific special provision is needed to address the above proposed provisions. Special provision 14.359 will continue as it is as it affects multiple properties.

## 4.0 Policy Review

### 4.1 Norfolk County Official Plan

The County Official Plan contains policy to achieve the vision, which in relation to a strong and diversified economy in section 2.2.1 states one of the goals is to “Create a planning framework that promotes a flexible and adaptable economic environment that encourages investment and a broad range of employment opportunities, supports the growth of tourism in the County, protects the vitality and growth of the agricultural industry, and revitalizes Downtown Areas while recognizing retail trends and community needs.”

Norfolk County Official Plan	Comments
<p><b>7.12 Protected Industrial Designation</b></p> <p>Protected Industrial areas are characterized by their high visual profile and accessibility and are generally comprised of industrial, employment, accessory commercial and related uses. Protected Industrial areas are located along Provincial Highways, and County arterial and collector roads. Generally, these areas are expected to accommodate a wide range of industrial uses requiring high visibility and good accessibility. High quality design will be essential in these areas and some restrictions on uses will be applied to ensure attractive streetscapes.</p>	<p>For over 20 years, Lockhart’s Odyssey has operated in this location and over time expanded. This industrial use with accessory commercial uses would be considered light industrial. The subject lands are highly visible in their location abutting Highway 3 and Norfolk County Road 13. The owners have always strived for high quality design and attractive views of their establishment from the abutting streets.</p>
<p><b>7.12.1 Permitted Uses (excerpts)</b></p> <p>Subject to the other policies of this Plan, the following policies shall apply in determining uses permitted on land designated Protected Industrial on Schedule “B”.</p> <p>a) The predominant use of land shall be a wide range of employment and industrial</p>	<p>According to the Zoning By-law, Lockhart’s Odyssey is considered a vehicle sales or rental establishment and it is permitted through the Light Industrial zone. The</p>

<p>uses, subject to the policies of this Section, including the following:</p> <ul style="list-style-type: none"> <li>i. manufacturing including processing, assembling, repairing;</li> <li>ii. warehousing, distribution, storage facilities;</li> <li>iii. trucking and transportation terminals;</li> <li>vii. automobile service/repair stations, automobile and truck rental operations, automobile depots, auto and truck repair/body shops;</li> <li>xi. ancillary offices and limited retail sales of products manufactured, processed or assembled on the premises; and</li> </ul> <p>b) Office uses shall be permitted . . . . .</p> <p>c) The following ancillary uses may be permitted without an amendment to this Plan:</p> <ul style="list-style-type: none"> <li>i) commercial uses, provided that the use is associated with and clearly ancillary to the main Protected Industrial use; and</li> <li>ii) uses accessory to any of the permitted uses in the Protected Industrial Designation are permitted.</li> </ul>	<p>main uses on the subject lands are the display, sales, storage and maintenance/repair of recreational vehicles. Accessory uses include the sale of accessories and offices.</p> <p>In the Official Plan, this use is related to automobile and truck transportation services and repair permitted uses and therefore is a permitted use. The addition of a recreational boat display and sales area is ancillary as it expands the choice of products available from this vehicles sales, maintenance and repair establishment. Thus, this additional accessory use supports and contributes to the success of the establishment.</p>
<p><b>7.12.2 Land Use Policies</b></p> <p>The following policies apply to land designated Protected Industrial.</p> <p>a) Industrial uses located adjacent to a Provincial Highway or arterial road shall generally be limited to self-contained uses that produce and/or store a product where there is a low probability of significant emissions. Access to a Provincial Highway shall require approval from the Province and the County. Access to the arterial road shall require approval from the County.</p> <p>b) Open storage shall be screened such that it is not visible from a Provincial Highway or arterial road.</p>	<p>a) There are no anticipated emissions from a static display and sales area. Access from County Road 13 to Lockhart's Odyssey was approved several years ago when the firm was established.</p> <p>b) The proposed open structure will be used to display boats for sale. It is important that this display area be open to view from the Provincial Highway and County arterial road in order to attract customers. This is not really an industrial storage area in nature but rather more of an accessory commercial sales area. The display and sales area is set outside of the 14 m MTO required setback and therefore is not anticipated to be unduly distracting to traffic.</p>

<p><b>7.12.3.1 Courtland – Protected Industrial Area Site Specific Policy Area</b></p> <p>On land designated Protected Industrial – Site Specific Policy Area 7.12.3.1 on Schedule “B” to this Plan, the following policies shall apply:</p> <p>a) Notwithstanding Section 7.12.1 (Protected Industrial Designation – Permitted Uses) to the contrary, a full range of industrial uses shall be permitted within the Site Specific Policy Area, subject to the industrial use(s) being serviced by approved water and wastewater treatment facilities.</p> <p>b) Any existing residential development may be recognized in the Zoning By-law.</p> <p>d) In order to promote aesthetic quality, proposals for industrial development within the Site Specific Policy Area that are visible from adjacent roads shall be required to provide a higher standard of amenity in terms of landscaping, building materials or outdoor storage, in accordance with the policies of Section 7.12.2(g) (Protected Industrial Designation – Land Use Policies).</p>	<p>This special policy area affects over 35 properties. A wide range of industrial uses are located on these properties.</p> <p>a) The subject lands are serviced with private well water and a private on-site septic system.</p> <p>b) two existing residential dwellings on separate abutting lots are zoned Hamlet Residential.</p> <p>d) Previously the owner has added trees and other landscaping to ensure a high standard amenity area and overall attractiveness to the site.</p> <p>An amendment to the approved site plan will be undertaken. It is there that detailed review of the building orientation, design and setbacks along with landscaping and screening can occur.</p>
<p>7.12.2 g)</p> <p>Separation distances between sensitive land uses and Protected Industrial uses, or for Protected Industrial uses abutting Provincial Highways or arterial roads shall be required to provide a higher standard of amenity in terms landscaping building materials and outdoor storage which shall be implemented through the Zoning By-law, as a condition of draft plan approval and/or through site plan control and may include measures such as: i) building orientation, design and setbacks; ii) landscaping and screening; iii) access controls; iv) road improvements and widenings; v) restrictions on the range of permitted uses; and vi) restrictions on outside storage</p>	<p>As will be shown in the site plan, additional screening and landscaping will be provided between the abutting residential dwelling and the proposed display and sales area. The distance between the maintenance and repair area (likely source of most noise) and the sensitive land use remains unchanged.</p> <p>The Ministry of Transportation has a 14 m set back requirement which is being met.</p>

The existing light industrial use and proposed outdoor display and sales area accessory use is permitted in the Official Plan. The proposed outdoor display and sales area is consistent with Official Plan policy.

#### 4.2 Norfolk County Zoning By-Law 1-Z-2014

The Norfolk County Zoning By-law regulates the use of lands, the frontage and depth of a parcel of land, the proportion of land occupied by a building or structure, the erection, use, height, bulk, size, floor area, spacing and location of building and structures, and the provision of parking facilities.

Norfolk County Zoning By-Law	Comments
The subject lands are zoned "MG" with a site specific provision 14.359 applying to them.	It is through the Site Specific Provision 14.359 the vehicle sales or rental establishment is permitted.
<p><b>Site Specific Provision</b>  14.359 In lieu of the uses permitted in the MG Zone, the following uses shall apply:</p> <ul style="list-style-type: none"> <li>a) day care centre</li> <li>b) fitness and health care facility</li> <li>c) industrial supply establishment</li> <li>d) office, industrial</li> <li>e) open storage accessory to any permitted use</li> <li>f) processing, manufacturing and light assembly plant provided there is not a high requirement of either strength or quantity of waste, or a high volume requirement of public water and provided that no refining, heavy forging, casting or smelting operations are carried out</li> <li>g) research and development facilities</li> <li>h) restaurant</li> <li>i) retail sales related to industrial on same lot</li> <li>j) sports facility</li> <li>k) truck terminal provided that it is not on the portion of the lands shown on Schedule 14.359.1 as Part 1</li> <li>l) any use permitted in an ML Zone except an automobile service and repair station.</li> </ul> <p>No building, structure or open storage shall be located any nearer than 36 metres from any RH Zone.</p>	<p>Through subsection l) of this site specific provision, any use permitted in the Light Industrial (ML) Zone is permitted. Section 7.2.1 the ML zone permits in sub section t) vehicle sales or rental establishment.</p> <p>Lockhart's Odyssey is a vehicle sales and rental establishment as seen in the definition below.</p> <p>The first issue for this proposal is the location of the display and sales area/outdoor storage area in relation to an abutting RH zone, as the site specific provision requires a 36 m separation. As the proposed display and sales area for boats is more commercial in nature, will not attract frequent movement of vehicles, no emissions or excessive noises are anticipated, most of the activity will be persons walking through the display area in the day time hours of the business' operation, a reduction in the separation distance is appropriate. Solid fencing and landscaping mitigation measures are proposed so the residential use rear yard amenity area can be utilized enjoyably. With the nature of the proposed use and the proposed mitigation measures, a 4.5 m separation distance is appropriate.</p>
<p><b>2.173 "VEHICLE SALES OR RENTAL ESTABLISHMENT"</b> shall mean an establishment having as its main use the storage and display of vehicles for sale, rent or lease. Accessory uses may include facilities for the repair or maintenance of vehicles. A vehicle sales or rental</p>	<p>The main use on the subject lands is the storage and display of vehicles for sale. Accessory uses include the sale of accessories and the repair and maintenance of those vehicles.</p>

establishment shall not include an industrial garage.	
<b>2.172 "VEHICLE"</b> shall mean an automobile or motorized transport or truck designed or used for carrying passengers or for transporting goods and may include: a farm implement, mobile home, recreational vehicle, snowmobile or marine craft.	The motorized transport vehicles, snowmobiles and marine craft sold, maintained or repaired are all permitted through this definition.
<b>2.120 "OUTDOOR STORAGE"</b> shall mean the storage or display of equipment, materials or things not within an enclosed building. Enclosure of an area by a fence or a canopy or roofed structure shall not be construed as an enclosed building.	Although the storage and display of vehicles for sale is a permitted main use of the subject lands according to the definition of vehicle sales or rental establishment, it is the canopy structure for an outdoor display that is an issue with the MG zone provisions.
<b>7.1.4 Zone Provisions</b> In an MG Zone, no building or structure shall be erected or altered except in accordance with the following provisions: a) minimum lot area: 1,855 square metres b) minimum lot frontage: 30 metres c) minimum front yard: 6 metres d) minimum exterior side yard: 6 metres e) minimum interior side yard: 3 metres i) abutting a residential Zone 20 metres f) minimum rear yard: 9 metres g) maximum building height: subject to a 45 degree angular plane measured from the edge of any residential, commercial or institutional Zoned lots h) outdoor storage: prohibited in any front yard or any required exterior side yard	Relief is sought from the following subsections; e) i) where a 4.5 m interior side yard is proposed. g) where a maximum structure height of 7.50 m for a sloped canopy roof and the interior side yard to be 4.5 m is proposed. h) Permission for 11.20 m of the existing front yard to be occupied by the outdoor display and sales area and canopy structure is requested.  As the proposed display and sales area for boats is more commercial in nature, will not attract frequent movement of vehicles, no emissions or excessive noises are anticipated, most of the activity will be persons walking through the display area in the day time hours of the business' operation, a reduction in the interior side yard is appropriate. Solid fencing and landscaping mitigation measures are proposed so the residential use rear yard amenity area can be utilized enjoyably.  Also, the outdoor display and sales area being, in part, within the established front yard is appropriate as the main building on site is set well back from the road frontage with two rows of parking spaces and an aisle in front of it. The area is at least 14 m

	back from Highway 3 as required by MTO regulations. Site lines are not impacted. The proposed distances are appropriate.
<b>2.177.1 “FRONT YARD”</b> shall mean a yard extending across the full width of the lot between the front lot line of the lot and the nearest part of any excavation or main building on the lot.	

The requested relief is appropriate in this situation as this accessory sales display area, although defined as outdoor storage is more commercial in nature, only operates in daytime business hours, requires visibility from the road, will not have emissions or undue noise associated with it, is still set well back from the adjacent roads, and provides an acceptable separation distance to the Hamlet Residential zone due to its limited uses and planned mitigation measures. The proposed relief should be supported.

## 5.0 Review Summary

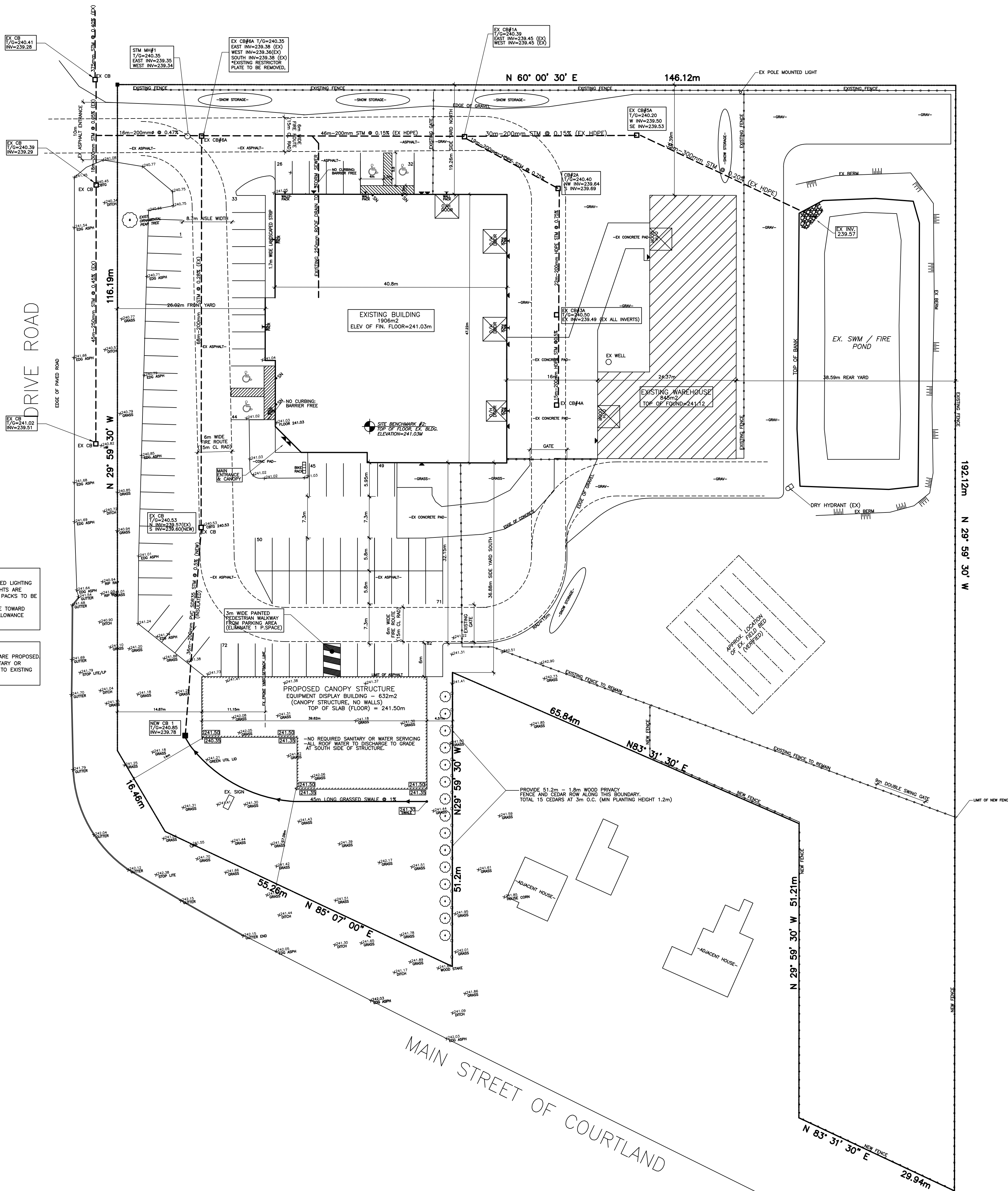
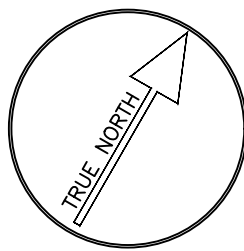
Most of this vehicle sales or rental establishment’s activity related to maintenance and repair occurs on the north end of the established buildings. The indoor sales and display areas are located in the southerly portion of the closest building to the abutting residential lots. A parking lot is located in the space between the buildings and the residential lots.

Adding an outdoor display and sales area for boats is more commercial in nature, rather than industrial. As visibility is important for the attraction of customers, screening should not be required. This is not a typical industrial storage area where raw products and other less attractive materials or products might be stored and should be screened. The display and sales area will have no industrial emissions and will not attract frequent movement of vehicles. Most of the activity will be persons walking through the display area in the day time hours of the business’ operation. Fencing and landscaping mitigation measures are proposed so the residential use rear yard amenity area can be utilized enjoyably. For these reasons the requested relief is appropriate.

**Respectfully submitted,**

**Mary Elder MCIP RPP**





**LIGHTING NOTE**  
NO PRE-EXISTING POLE MOUNTED LIGHTING IS PROPOSED. WALL PACK LIGHTS ARE INDICATED ON DRAWING. WALL PACKS TO BE LOW IMPACT HPS LIGHTS. ARRAY DIRECTION NOT TO SHINE TOWARD ADJACENT PROPERTIES, ROAD ALLOWANCE OR SKY.

**SERVICING NOTE**  
NO ADDITIONAL FUTURE UNITS ARE PROPOSED. THERE IS NO PROPOSED SANITARY OR WATER SERVICING. NO IMPACTS TO EXISTING SERVICING ARE PROPOSED.

LEGEND	
	PROPERTY LINE
	EXISTING GRADE ELEVATION
	PROPOSED GRADE ELEVATION
	STORM SEWER
	CATCH BASIN
	PROPOSED TREE (1.2m CEDAR)
	WALL PACK LIGHTING
	SILT FENCING (REQ. LOCATION)
	STORM WATER RUNOFF
	ACCESSIBLE PARKING SIGN
	SILT TRAPS IN CATCH BASINS
	EXISTING WELL LOCATION

**REFUSE STORAGE/CARBAGE:**  
TO BE LOCATED AT INTERIOR OF BUILDING

**BUILDING / SITE LIGHTING:**  
ALL EXTERIOR LIGHT FIXTURES TO BE DARK-SKY COMPLIANT - NO EXTERIOR LIGHTING ARRAY TO BE DIRECTED OFF PROPERTY TO ROAD ALLOWANCE OR ADJACENT PROPERTIES. ALL LIGHTING ARRAY DIRECTIONS TO SHINE INTERNALLY TOWARD SUBJECT PROPERTY. REFER TO ELECTRICAL DRAWINGS FOR BUILDING / SITE LIGHTING FIXTURE LOCATIONS, FIXTURE TYPES AND STYLES AND SPECIFICATIONS.

**NO EXISTING MUNICIPAL SERVICES:**  
THIS SITE IS SERVICED BY ITS OWN WELL AND SEPTIC SYSTEM - THERE ARE NO EXISTING MUNICIPAL SERVICES ON THIS SITE, THEREFORE NO EXISTING MUNICIPAL SERVICES WILL BE UTILIZED NOR IMPACTED.

## SITE STATISTICS

	REQ'D/MIN./MAX	PROVIDED	% LOT COVERAGE
ZONING	MG - GENERAL INDUSTRIAL PERMITTED USES: MERCHANDISE SERVICE SHOP, OFFICE ACCESSORY TO PERMITTED USE STORAGE OF EQUIPMENT & SUPPLIES FOR DISTRIBUTION	MG - GENERAL INDUSTRIAL PERMITTED USES: MERCHANDISE SERVICE SHOP, OFFICE ACCESSORY TO PERMITTED USE STORAGE OF EQUIPMENT & SUPPLIES FOR DISTRIBUTION	100%
TOTAL LOT AREA	1855 m <sup>2</sup> (MIN.)	20,200m <sup>2</sup>	
LOT FRONTAGE	30m (MIN.)	116.19m	
FRONT YARD SET BACK	6m (MIN.)	26.02m	
REAR YARD SET BACK	7.5m (MIN.)	38.59m	
SIDE YARD (NORTH)	3m (MIN.)	19.25m	
SIDE YARD (SOUTH)	3m (MIN.)	36.88m	
EXTERIOR SIDE YARD	6m (MIN.)	N/A	
PAVED AREA (HARD SURFACES)		5,303m <sup>2</sup>	35.10%
GRAVEL SURFACE AREA		2,046m <sup>2</sup>	54.50%
LANDSCAPED OPEN SPACE		9,688m <sup>2</sup>	
BUILDING DATA:			
FINISHED FLOOR ELEVATION (GEODETIC)	N/A	241.03m	
GROUND FLOOR AREA OF BUILDINGS:	N/A	3,383m <sup>2</sup>	16.7%
BUILDING HEIGHT:	N/A	N/A	
USEABLE FLOOR AREA			
WAREHOUSE		1,045 m <sup>2</sup>	
RETAIL		1,706 m <sup>2</sup>	
OFFICE (GENERAL)		304 m <sup>2</sup>	
PROPOSED CANOPY		632 m <sup>2</sup>	
TOTAL		3687 m <sup>2</sup>	
OFF-STREET PARKING:			
ASILE - TWO WAY TRAFFIC	7.3m	7.3m	
DRIVEWAY WIDTH	3m X 5.8m	3m X 5.8m	
REGULAR PARKING SPACE (90 DEGREE)	1 SPACE / 180m <sup>2</sup> =6	82 PROVIDED (INCLUDING 4 B/F SPACES)	
WAREHOUSE	1 SPACE / 35m <sup>2</sup> = 9	(4) TYPE 'A'	
OFFICE	1 SPACE / 30m <sup>2</sup> = 57	(0) TYPE 'B'	
RETAIL	TOTAL= 72 REQ'D	(4) TYPE 'A'	
		(0) TYPE 'B'	
ACCESSIBLE ASILE - 1.5m (ADJACENT TO ABOVE)		ASILE PROVIDED	
OFF-STREET LOADING FACILITIES:	1 REQUIRED	PROVIDED	

## GENERAL NOTES:

- PRIMARY UNITS ARE METRIC. DIMENSIONS ARE METERS.
- PROPER SILTATION MEASURES TO TAKE PLACE. SILT CONTROLS, I.E. SILT FENCING AROUND ALL CONSTRUCTION AREAS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION (SILT FENCING TO BE PROPERLY SECURED C/W T BAR POSTS IN GROUND & C/W FILTER FABRIC) FENCING TO BE INSTALLED AROUND ALL CONSTRUCTION AREAS. [REFER TO OPSD 219.130].
- ANY DISCREPANCY(S) BETWEEN INFORMATION ON THIS SITE DRAWING AND ACTUAL FIELD CONDITIONS, WHICH MAY IMPACT ON THE PROPOSED DEVELOPMENT, ARE TO BE REPORTED TO THE SENIOR CONSULTANT / P.ENG.
- REQUIRED SERVICES & SERVICE CONNECTIONS NOT SHOWN ON DRAWING TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
- ALL NECESSARY RELOCATIONS OR REMOVALS OF EXISTING PHYSICAL SITE FEATURES INCLUDING U/G SERVICES TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
- EXACT LOCATIONS & ELEVATIONS OF ALL EXISTING SERVICES (SANITARY SEWER, WATER, GAS, BELL, ETC.), GRADES, MATERIAL LENGTHS, ELEVATIONS, INVERTS, ETC. TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY SITEWORK.
- ANY FILL PLACED ON SITE MUST BE COMPACTED TO A MIN. 88% STANDARD PROCTER DENSITY.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:  
-ROAD CUT PERMITS  
-SEWER PERMITS  
-RELOCATION OF SERVICES
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ANY AND ALL OTHER DOCUMENTS SUBMITTED FOR MUNICIPAL APPROVAL(S).
- RIGID INSULATION (2 LAYERS OF 1" STYROFOAM) IS TO BE PROVIDED OVER ALL NEW STORM PIPE WHERE COVER DOES NOT EXCEED 1.2m.
- ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
- THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED. PROPOSED ELEVATIONS SHOW GENERAL INTENT OF GRADING PLAN.
- ALL WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY TO BE COMPLETED TO THE SATISFACTION OF NORFOLK COUNTY

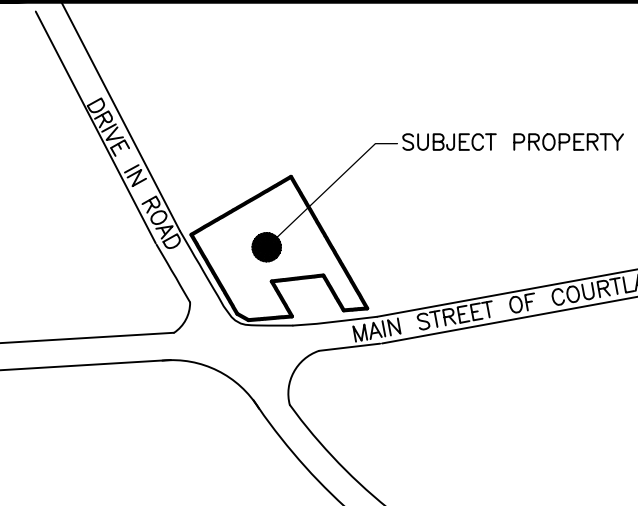
THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:

- CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ANY DISCREPANCY BETWEEN THIS DRAWING AND ACTUAL FIELD CONDITIONS WHICH MAY IMPACT WORK IS TO BE REPORTED TO ENGINEER.

Grassmere  
CONSTRUCTION LTD.

Tel: (519) 842-4392 • Fax: (519) 888-2470  
Tel: Free 1-877-392-9766 email: hspine@grassmere.com  
49 North Street East • Tillsonburg • ON N4G 1B4

design-build construction services



**SITE LOCATION PLAN:**  
SCALE: N.T.S.

## LEGAL DESCRIPTION:

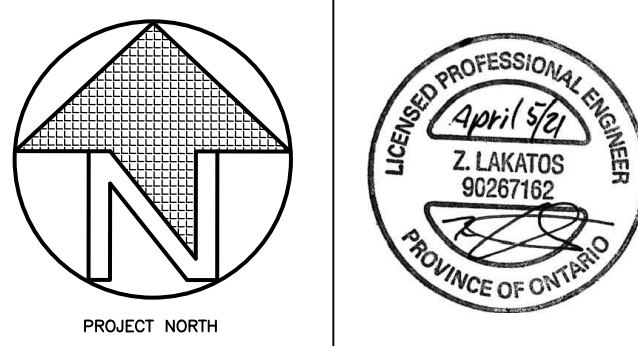
PT LT 162 CON NTR MIDDLETON  
PT 1 37R8145  
NORFOLK COUNTY

**SITE BENCHMARK#1:** ELEV.=240.35M  
TOP OF LID OF EXISTING CB/MH#6A, LOCATED AT NORTH-WEST CORNER OF SITE NEAR ENTRANCE DRIVEWAY.

**SITE BENCHMARK#2:** ELEV.=241.03m  
TOP OF FINISHED FLOOR OF EXISTING SHOWROOM BUILDING.

NO.	REVISION	DESCRIPTION	DATE	BY
7	ADDED	632m <sup>2</sup> CANOPY STRUCTURE	APRIL 5 2021	
6	REVISED	FOR SITE PLAN AMENDMENT & PRE CONSULTATION MEETING	NOV 30 2020	
5	REVISED	STORM OUTLET AND RE-ISSUED	JULY 31st 2018	
4	ISSUED	FOR APPROVAL	JUNE 11 2018	
3	ISSUED	FOR APPROVAL	MAY 18 2018	
2	ISSUED	FOR APPROVAL	MAR. 2nd 2018	
1	ISSUED	FOR APPROVAL	JAN 22nd 2018	
0	ISSUED	FOR PRELIMINARY REVIEW	JAN 16 2018	

DO NOT SCALE DRAWINGS: THESE DRAWINGS SHOW INTENT OF THE DESIGN ONLY OR EXISTING CONDITIONS AND MAY NOT REFLECT EXACT LOCATIONS.



**M C ENGINEERING** P.O. Box 1002, Simcoe, Ont. N3Y 5B3  
Tel: 519-426-6790 Fax: 519-426-8960  
E-mail: mail@mcengineering.net  
A DIVISION OF 392583 ALTA LTD.

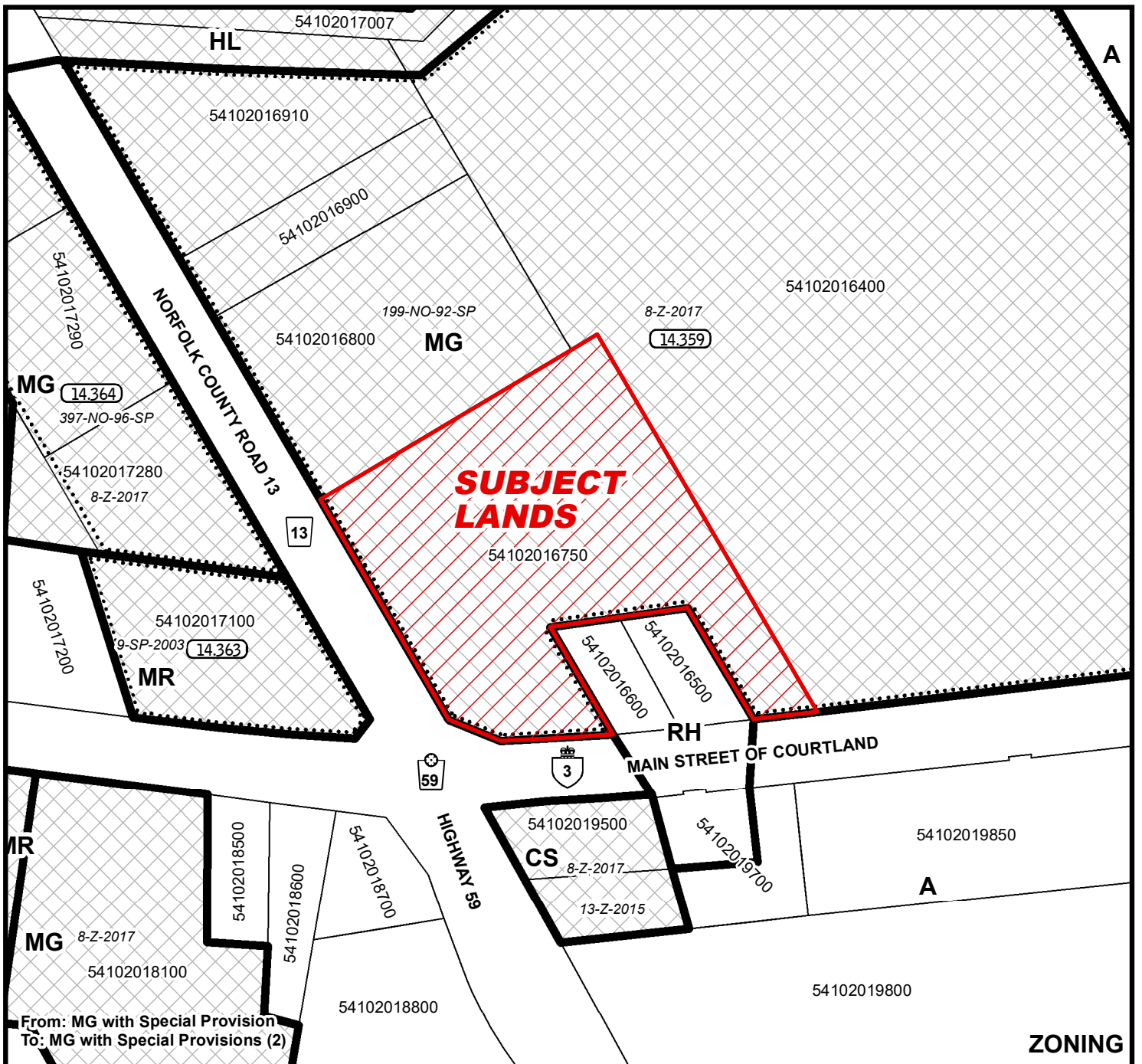
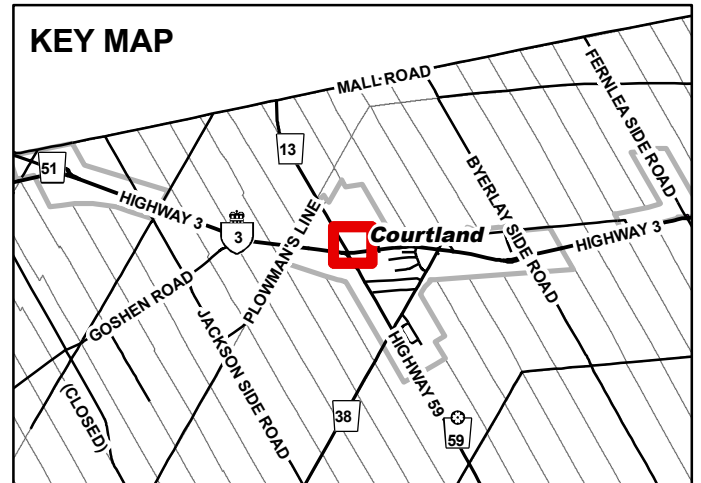
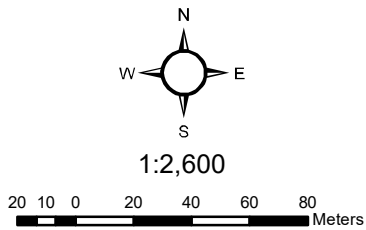
PROJECT NAME: BUILDING ADDITION FOR  
**LOCKHART'S**  
14 REGIONAL ROAD 13, COURTLAND, ONTARIO  
SHEET TITLE: SITE PLAN

SCALE:	AS SHOWN	PROJECT NO.:	6612
DRAWN BY:	R.M.	DWG. NO.:	SP1
CHECKED BY:	M.E.M.	REV. NO.:	7
DATE:	MARCH 2021		
FILE NAME:	6612.dwg		

# MAP 1

## File Number: ZNPL2021121 & SPPL2021122

Geographic Township of  
**MIDDLETON**

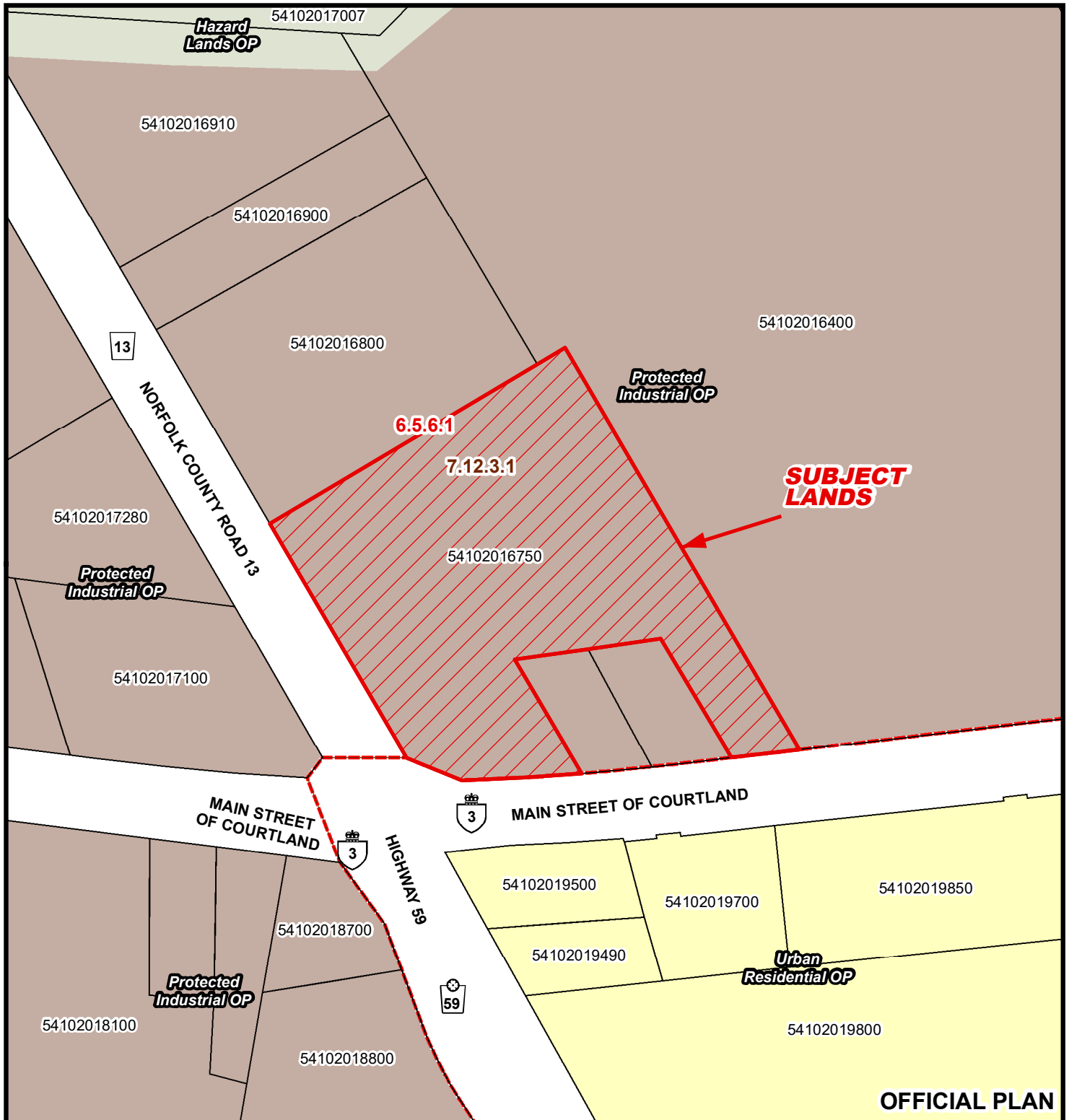
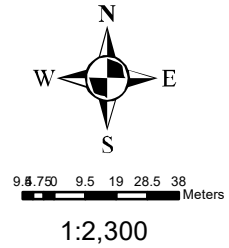


**ZONING**

# MAP 2

File Number: ZNPL2021121 & SPPL2021122

Geographic Township of MIDDLETON





# MAP 3

File Number: ZNPL2021121 & SPPL2021122

Geographic Township of MIDDLETON



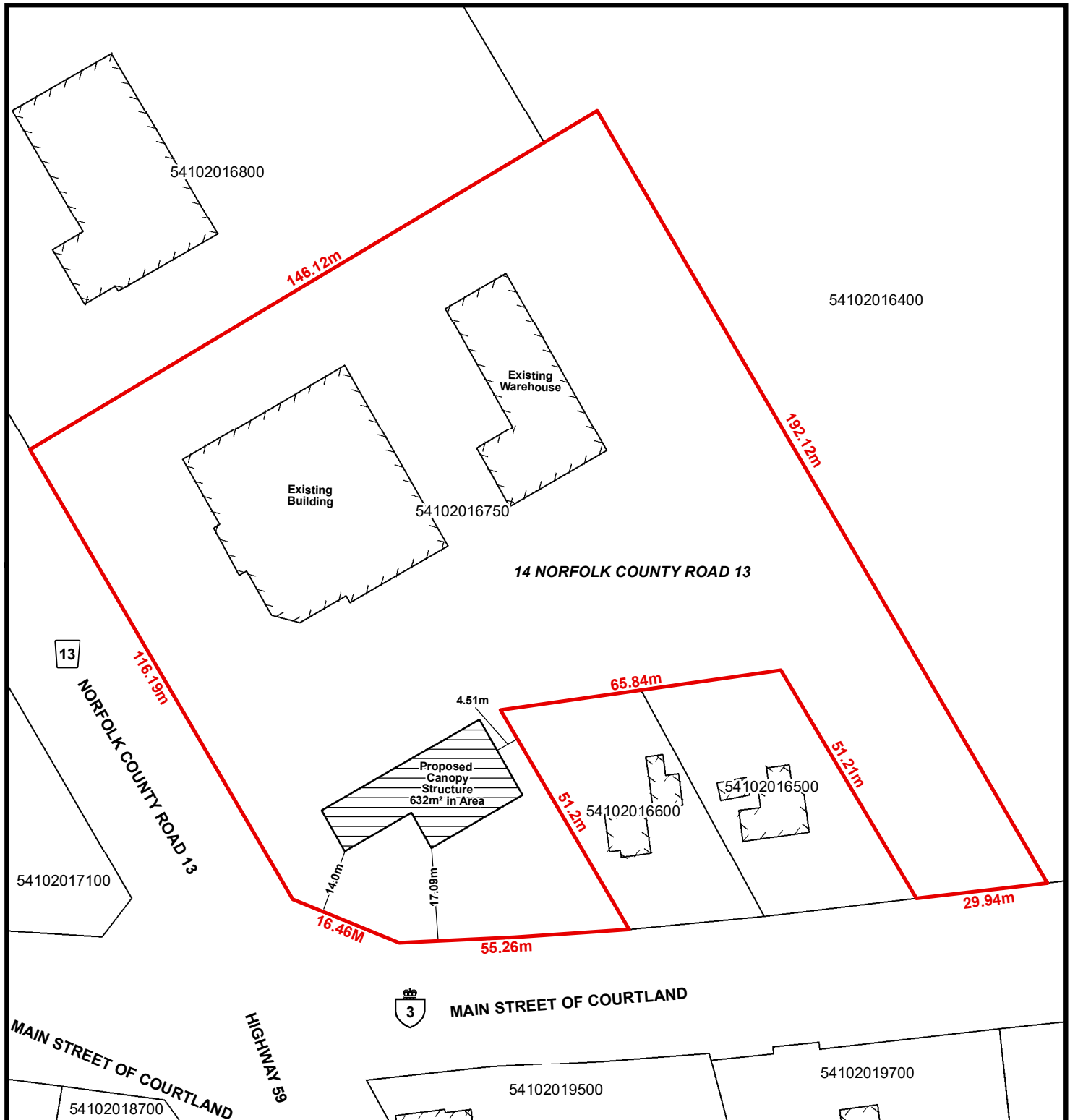
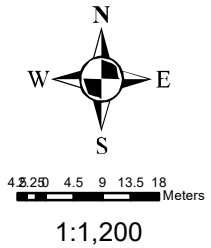
73.50 7 14 21 28 Meters

1:1,800





# Geographic Township of MIDDLETON



2021-05-12