

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

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: _____

A. Applicant Information

Name of Owner _____

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 _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

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

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

Owner Agent Applicant

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

B. Location, Legal Description and Property Information

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

Municipal Civic Address: _____

Present Official Plan Designation(s): _____

Present Zoning: _____

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

Yes No If yes, please specify:

3. Present use of the subject lands:

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:

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

6. 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:

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:

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:

C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard					
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

3. **Consent/Severance/Boundary Adjustment:** 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: _____

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

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

D. All Applications: 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:

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

Livestock facility or stockyard (submit MDS Calculation with application)

On the subject lands or within 500 meters – distance _____

Wooded area

On the subject lands or within 500 meters – distance _____

Municipal Landfill

On the subject lands or within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

On the subject lands or within 500 meters – distance _____

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

On the subject lands or within 500 meters – distance _____

Floodplain

On the subject lands or within 500 meters – distance _____

Rehabilitated mine site

On the subject lands or within 500 meters – distance _____

Non-operating mine site within one kilometre

On the subject lands or within 500 meters – distance _____

Active mine site within one kilometre

On the subject lands or within 500 meters – distance _____

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

On the subject lands or within 500 meters – distance _____

Active railway line

On the subject lands or within 500 meters – distance _____

Seasonal wetness of lands

On the subject lands or within 500 meters – distance _____

Erosion

On the subject lands or within 500 meters – distance _____

Abandoned gas wells

On the subject lands or within 500 meters – distance _____

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- 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. All Applications: 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.

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. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

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:

- On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- Environmental Impact Study
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, 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. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

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

Freedom of Information

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

Peggy Adlington for Adlington _____ Oct 28, 2022
Owner/Applicant/Agent Signature Date

J. Owner's Authorization

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

I/We Jon Adlington & Peggy Adlington am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Vivek Kumar 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.

Jon Adlington _____ Oct 28 / 2022
Owner Date
Peggy Adlington _____ Oct 28 / 2022
Owner Date

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

K. Declaration

I, Peggy Adlington of St. Williams, Ontario
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:

Simcoe

Peggy Adlington
Owner/Applicant/Agent Signature

In Norfolk County

This 28th day of October

A.D., 2022

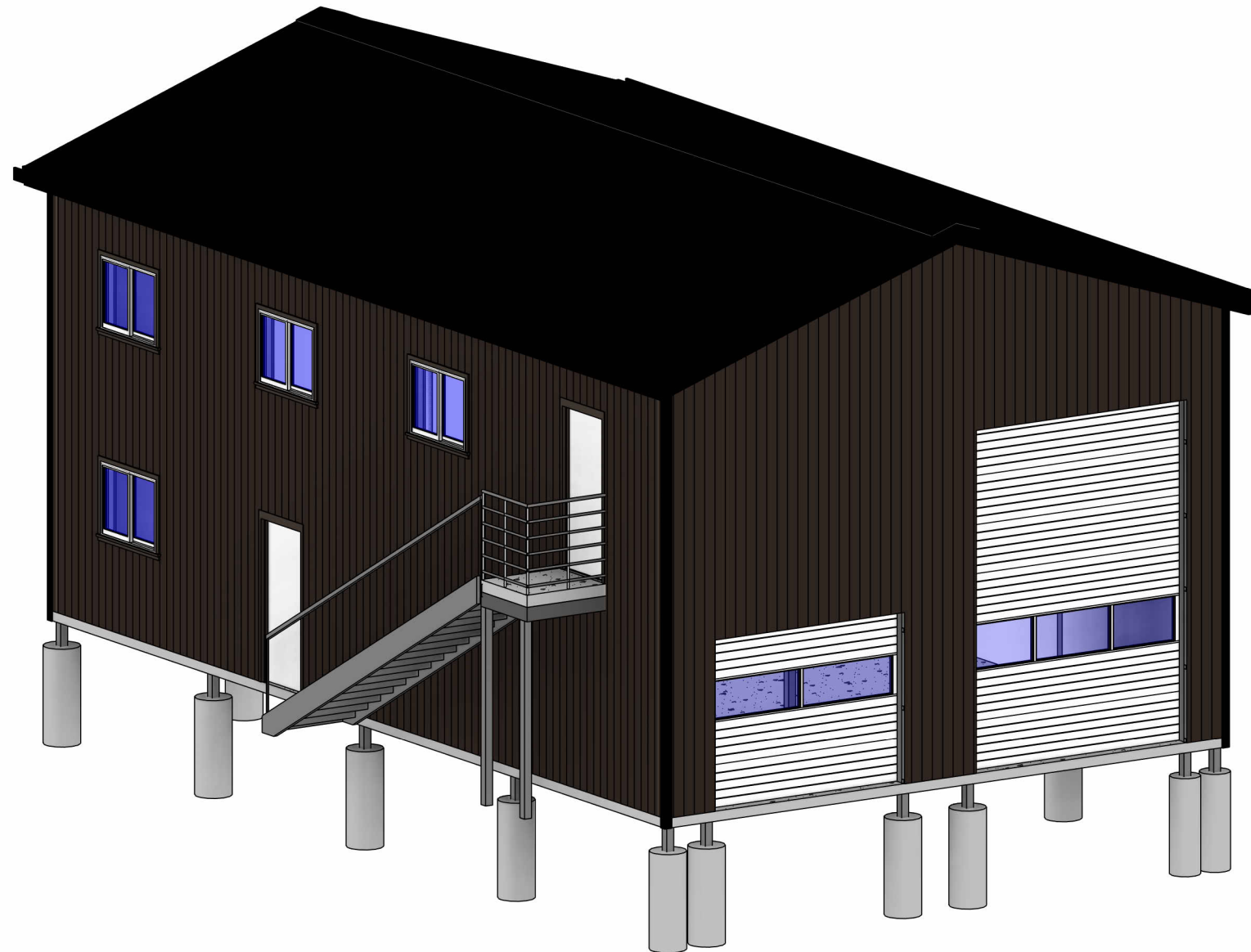
Jodi Lynn Pfaff-Schimus
A Commissioner, etc.

Jodi Lynn Pfaff-Schimus, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires March 1, 2025.

ADLINGTON, JON & PEGGY

PHONE: 519 983 7714
EMAIL: PADLINGTON77@GMAIL.COM
ADDRESS: 64 BEE ST
ST. WILLIAMS, ON
N0E 1P0

26'W x 44'L x 18'H (4/12 PITCH) CLEAR SPAN STEEL ACCESSORY BUILDING



523 James St. Office: (519) 582-8222
Delhi, ON Fax: (519) 582-2098
N4B 2C2 Website: www.cdnbuildings.com



523 James St. Office: (519) 582-8222
Delhi, ON Fax: (519) 582-2098
N4B 2C2
Website: www.cdnbuildings.com

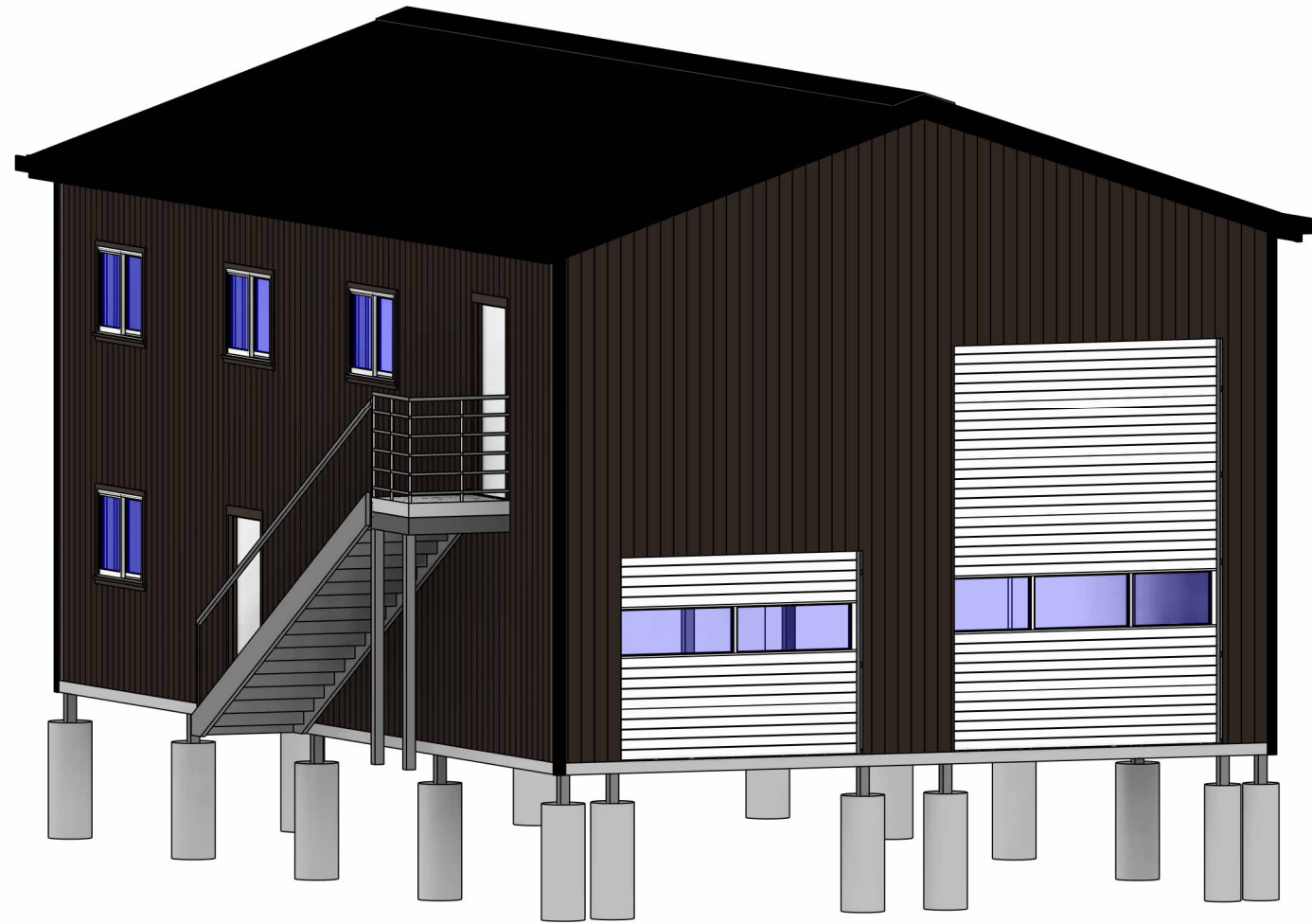
NO.	SHEET NAME
A0.1	ISOMETRIC VIEWS
A1.0	FIRST FLOOR PLAN
A1.1	MEZZANINE PLAN
A4.0	ELEVATIONS
A4.1	ELEVATIONS
A5.0	BUILDING SECTION
A5.1	BUILDING SECTION
A6.1	EAVE/WALL DETAILS
F1.0	FOUNDATION PLAN
S1.0	POST PLAN
S2.0	STRUCTURAL ELEVATIONS
S2.1	STRUCTURAL ELEVATIONS
S4.0	TRUSS AND BRACING PLAN
S4.1	BRACING DETAILS
S4.2	TRUSS DETAIL
S4.3	STRUCTURAL MODEL
S4.4	CONNECTION DETAILS
S5.0	STRUCTURAL NOTES
S5.4	MATERIAL SPECS
SP1	SITE PLAN

64 BEE ST,
ST. WILLIAMS, ON
N0E 1P0

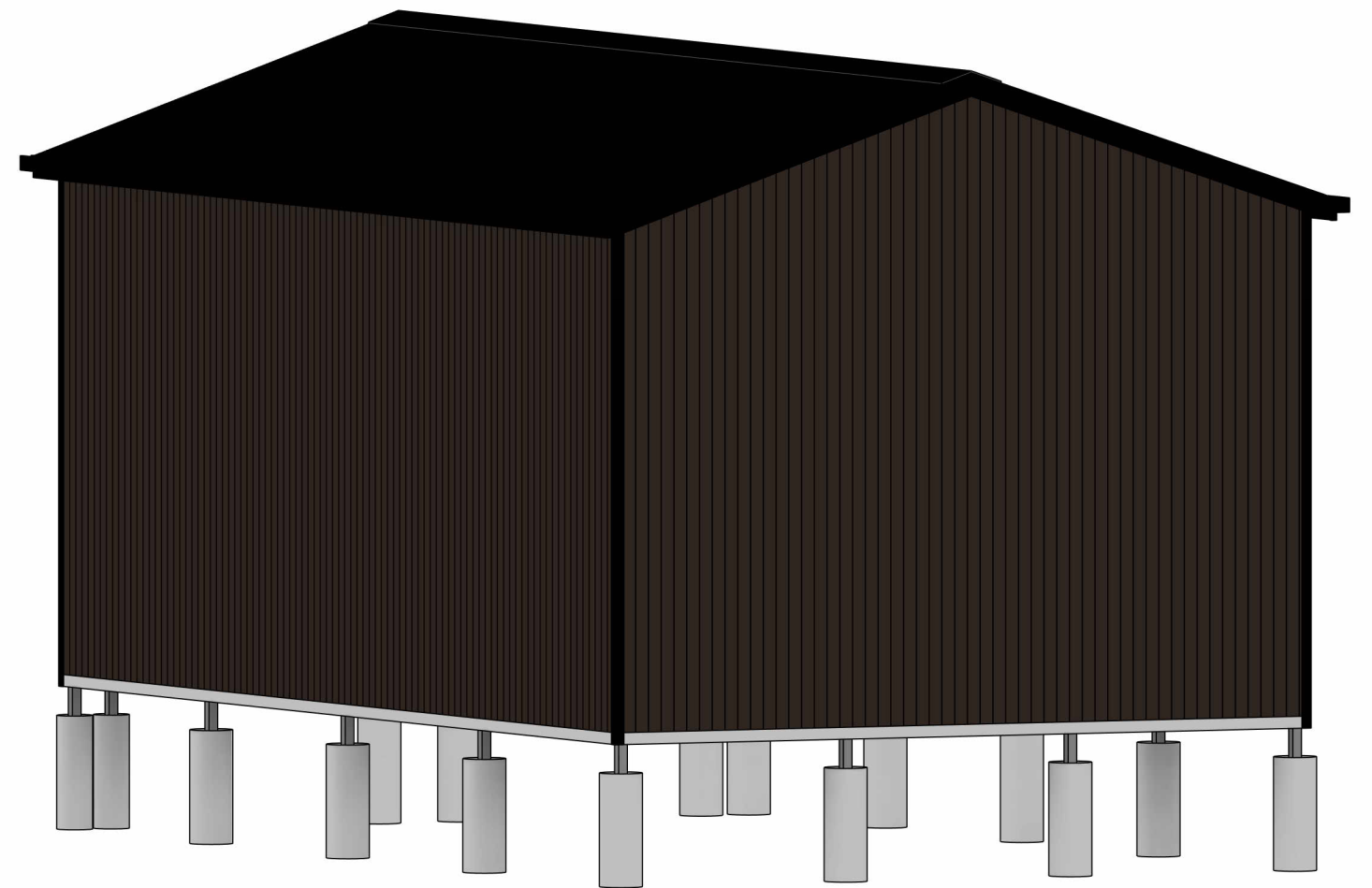
COVER PAGE

PROJECT NUMBER 22.834
DATE 2022.12.01

COLOURS:
WALLS: DARK BROWN
ROOF: BLACK
TRIM: BLACK
DOORS: WHITE (DEFAULT)
WINDOWS: WHITE (DEFAULT)
EAVESTROUGH: BLACK



1 FRONT VIEW
A0.1



2 REAR VIEW
A0.1

DRAWING SET ISSUED

DATE	STAGE	CHK'D
2022.11.11	PRESENTATION DRAWINGS	VJ
	STRUCTURAL DRAWINGS	
	ISSUE PERMIT DRAWINGS	
	ISSUE FOR VARIANCES	
	ISSUE FOR SHOP DRAWINGS	
	ISSUE FOR CONSTRUCTION	

SHEET REVISION

DATE	ISSUED	CHK'D

ISOMETRIC VIEWS

PROJECT NAME

64 BEE ST,
ST. WILLIAMS, ON
N0E 1P0

PROJECT NUMBER 22.834

DATE 2022.12.01

DRAWN BY V.K

CHECKED BY L.D.O

A0.1

SCALE



523 James St. Office: (519) 582-8222
Delhi, ON Fax: (519) 582-2098
N4B 2C2
Website: www.cdnbuildings.com

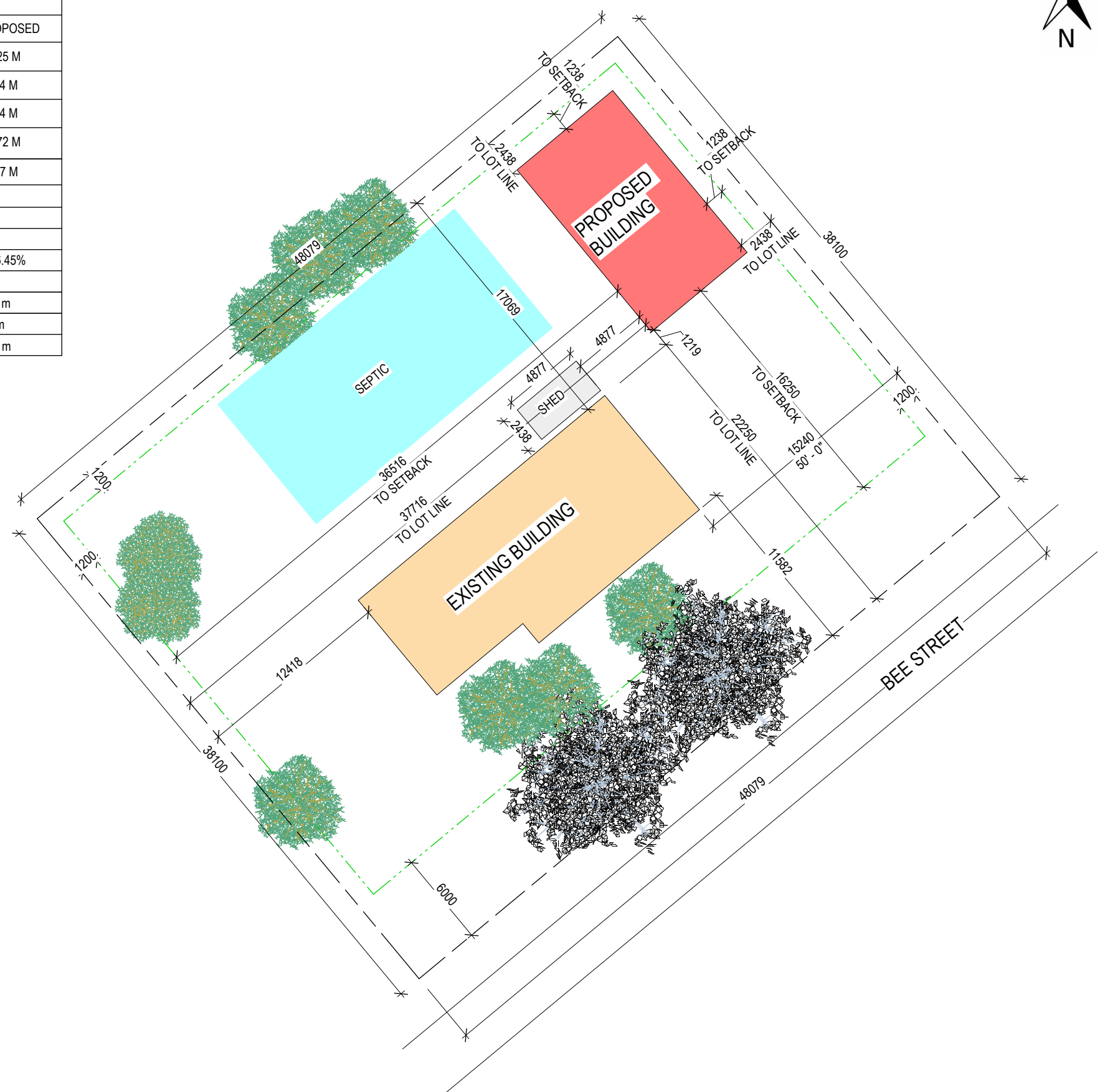
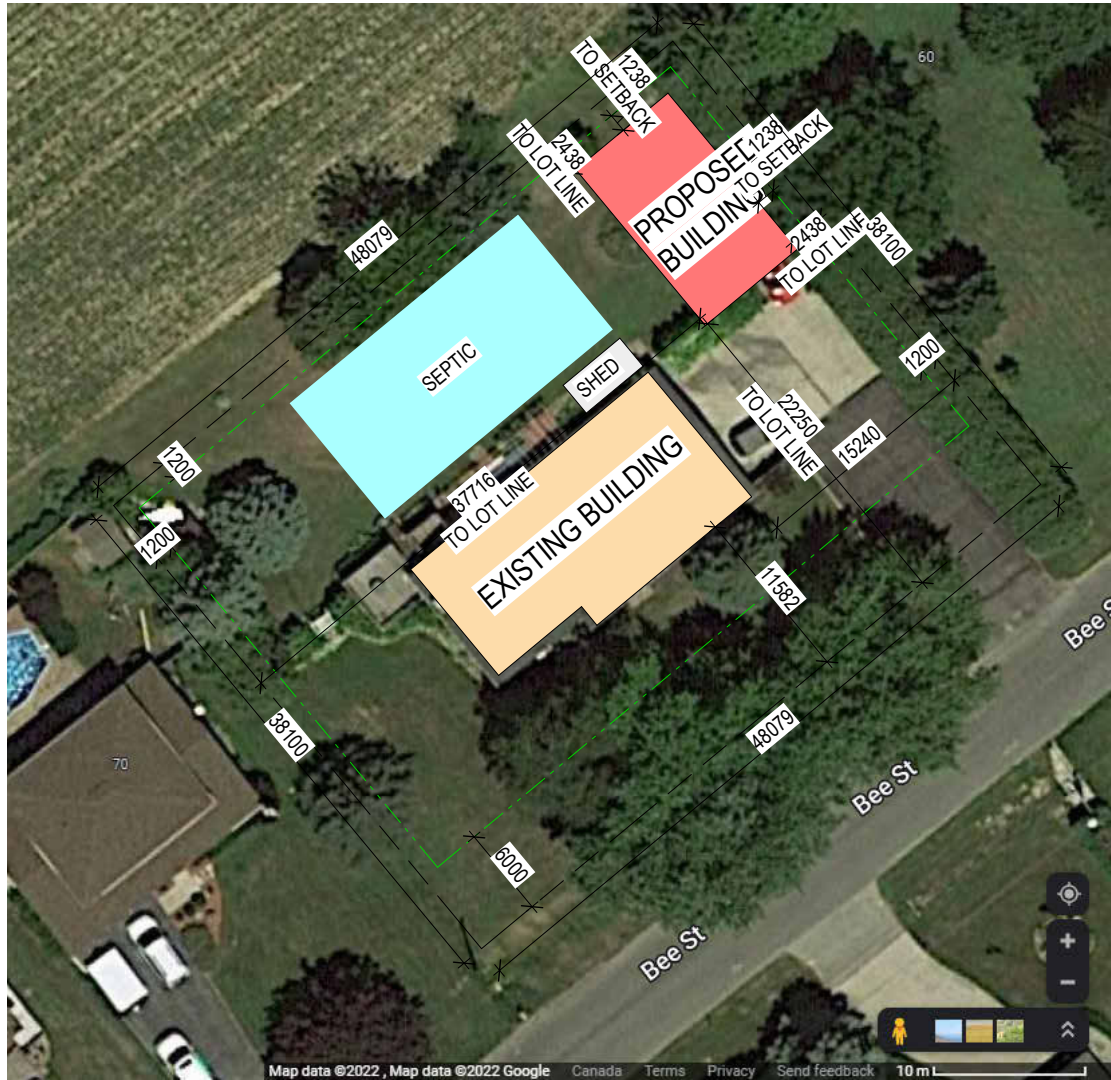
LOT INFORMATION

SITE ADDRESS: 64 BEE STREET, ST. WILLIAMS, ON
TOWNSHIP/CITY: COUNTY OF NORFOLK
ZONING: RH
ROLL #: 49309002900
BUILDING USE: CLASS F3- WORKSHOP/STORAGE

LEGEND

- PROPOSED STRUCTURE
- EXISTING RESIDENTIAL STRUCTURE
- SEPTIC
- SHED
- PROPERTY LINES
- PROPERTY SETBACKS

ZONING - By-Law 1-Z-2014		
PROVISIONS	REQ.	PROPOSED
FRONT YARD SETBACK	6 M	22.25 M
REAR YARD SETBACK	1.2 M	2.44 M
MINIMUM INTERIOR RIGHTSIDE YARD SETBACK	1.2 M	2.44 M
MINIMUM INTERIOR LEFTSIDE SIDE YARD SETBACK	1.2 M	37.72 M
MAXIMUM HEIGHT	6 M	7.07 M
LOT AREA	= 1831.8 sq m	
EXISTING SHED GROUND COVERAGE	= 11.89 sq m	
PROPOSED BUILDING GROUND COVERAGE	= 106.28 sq m	
MAXIMUM COVERAGE	10%	6.45%
NO. OF STORIES	2	
PROPOSED BUILDING GROUND FLOOR AREA	= 106.28 sq m	
PROPOSED BUILDING MEZZANINE FLOOR AREA	= 24.15 sq m	
GROSS FLOOR AREA	= 142.32 sq m	



1 SITE PLAN AERIAL
SP1 1 : 500

2 SITE PLAN
SP1 1 : 300

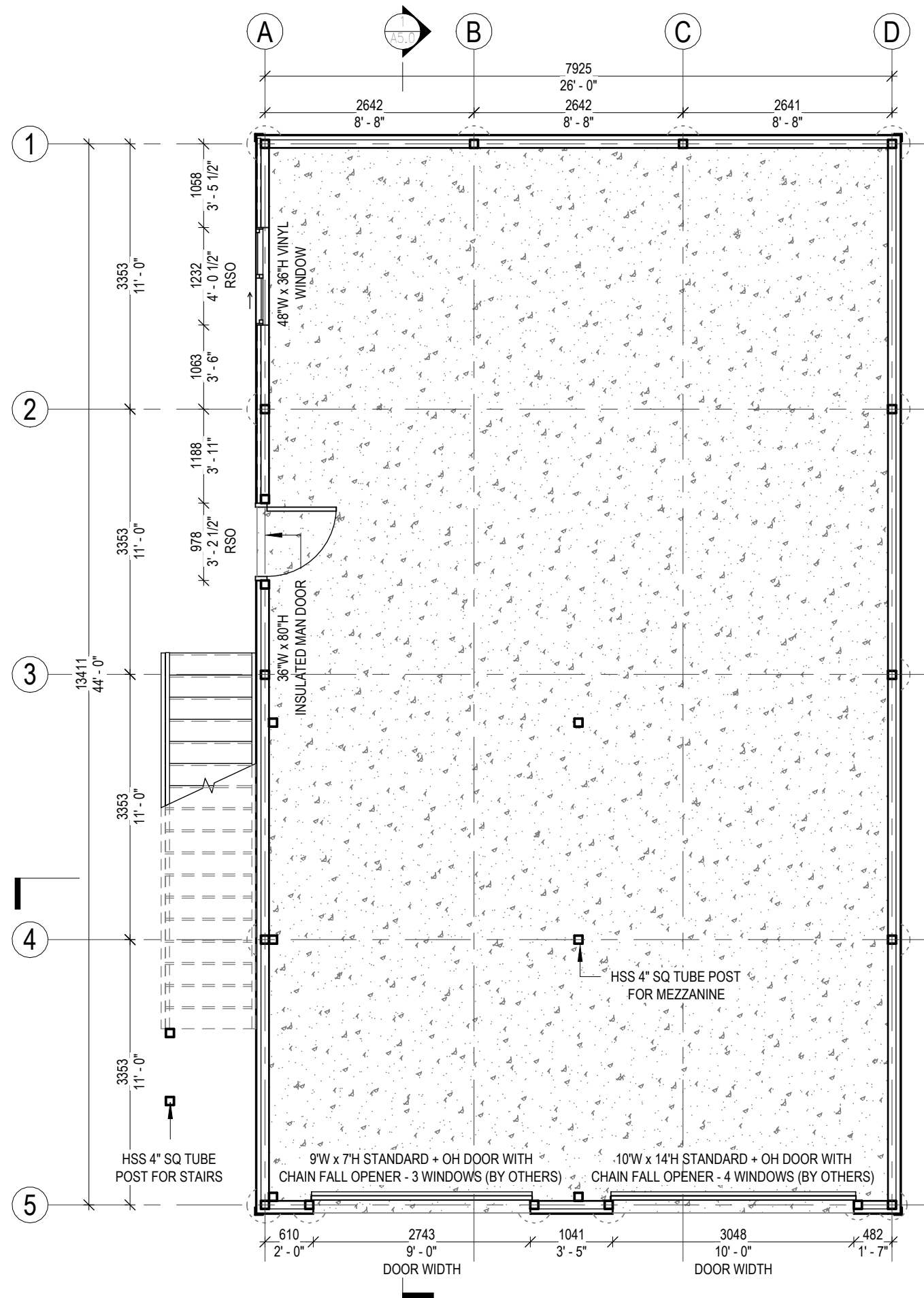
CDNBUILDINGS
 523 James St. Office: (519) 582-8222
 Delhi, ON Fax: (519) 582-2098
 N4B 2C2 Website: www.cdnbuildings.com

DRAWING SET ISSUED		
DATE	STAGE	CHK'D
2022.11.11	PRESENTATION DRAWINGS	VJ
	STRUCTURAL DRAWINGS	
	ISSUE PERMIT DRAWINGS	
	ISSUE FOR VARIANCES	
	ISSUE FOR SHOP DRAWINGS	
	ISSUE FOR CONSTRUCTION	

SHEET REVISION		
DATE	ISSUED	CHK'D

SITE PLAN
PROJECT NAME
 64 BEE ST,
 ST. WILLIAMS, ON
 N0E 1P0

PROJECT NUMBER	22.834
DATE	2022.12.01
DRAWN BY	VK
CHECKED BY	L.D.O
SP1	
SCALE	As indicated



1 FIRST FLOOR PLAN
A1.0 1 : 65

DRAWING SET ISSUED

DATE	STAGE	CHK'D
2022.11.11	PRESENTATION DRAWINGS	VJ
	STRUCTURAL DRAWINGS	
	ISSUE PERMIT DRAWINGS	
	ISSUE FOR VARIANCES	
	ISSUE FOR SHOP DRAWINGS	
	ISSUE FOR CONSTRUCTION	

SHEET REVISION

DATE	ISSUED	CHK'D

FIRST FLOOR PLAN

PROJECT NAME

64 BEE ST,
ST. WILLIAMS, ON
NOE 1P0

PROJECT NUMBER 22.834

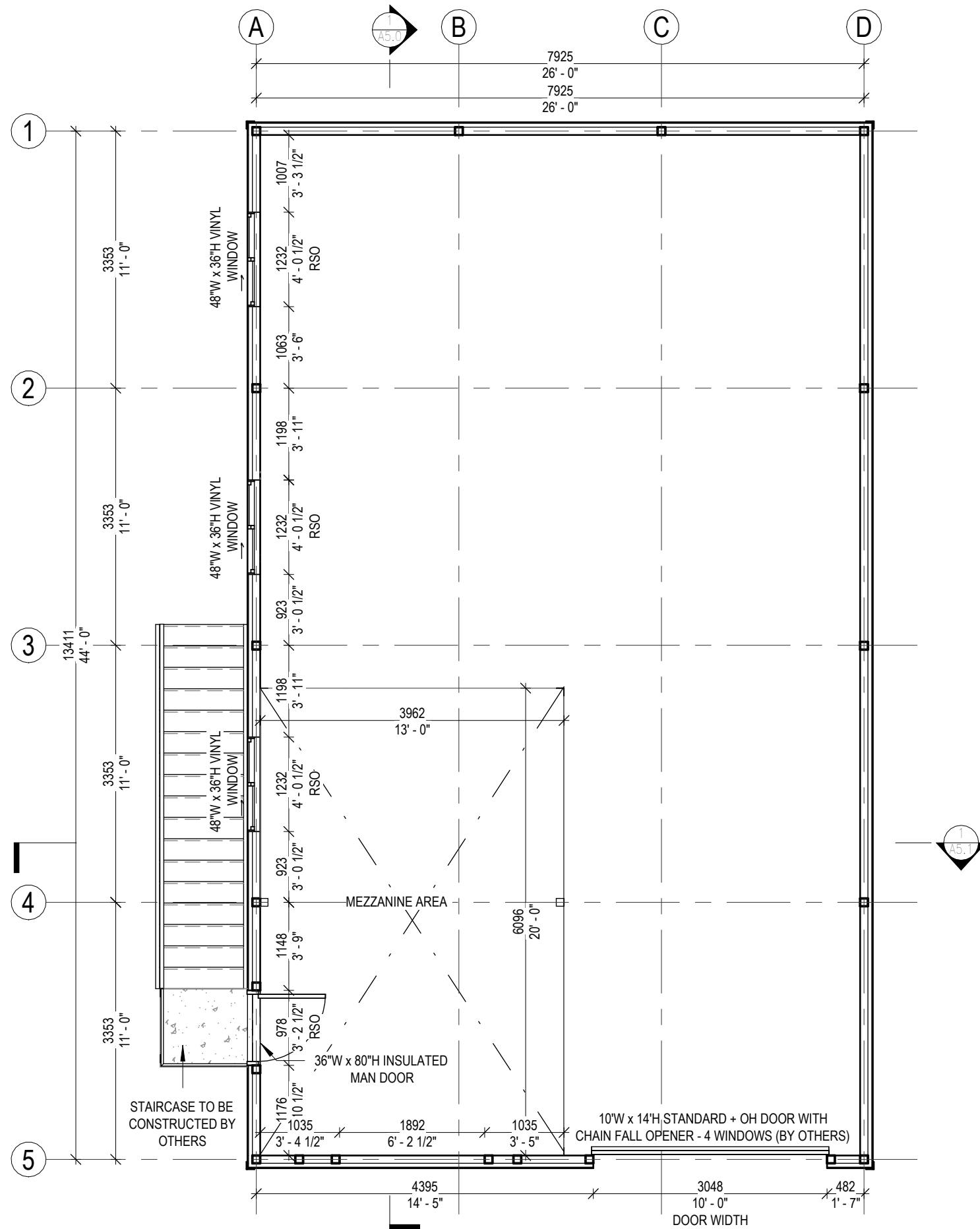
DATE 2022.12.01

DRAWN BY V.K

CHECKED BY L.D.O

A1.0

SCALE 1 : 65



1 MEZZANINE
A1.1 1 : 65

DRAWING SET ISSUED

DATE	STAGE	CHK'D
2022.11.11	PRESENTATION DRAWINGS	VJ
	STRUCTURAL DRAWINGS	
	ISSUE PERMIT DRAWINGS	
	ISSUE FOR VARIANCES	
	ISSUE FOR SHOP DRAWINGS	
	ISSUE FOR CONSTRUCTION	

SHEET REVISION

DATE	ISSUED	CHK'D

MEZZANINE PLAN

PROJECT NAME

64 BEE ST,
ST. WILLIAMS, ON
N0E 1P0

PROJECT NUMBER 22.834

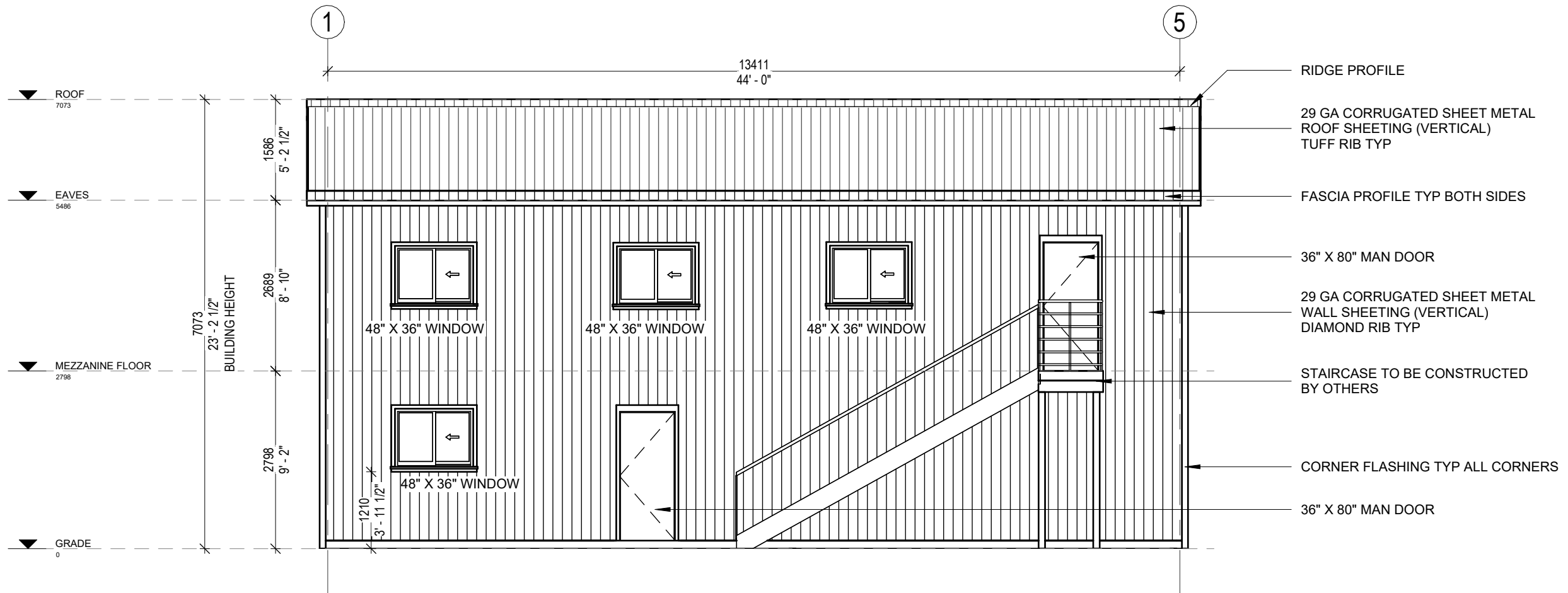
DATE 2022.12.01

DRAWN BY V.K

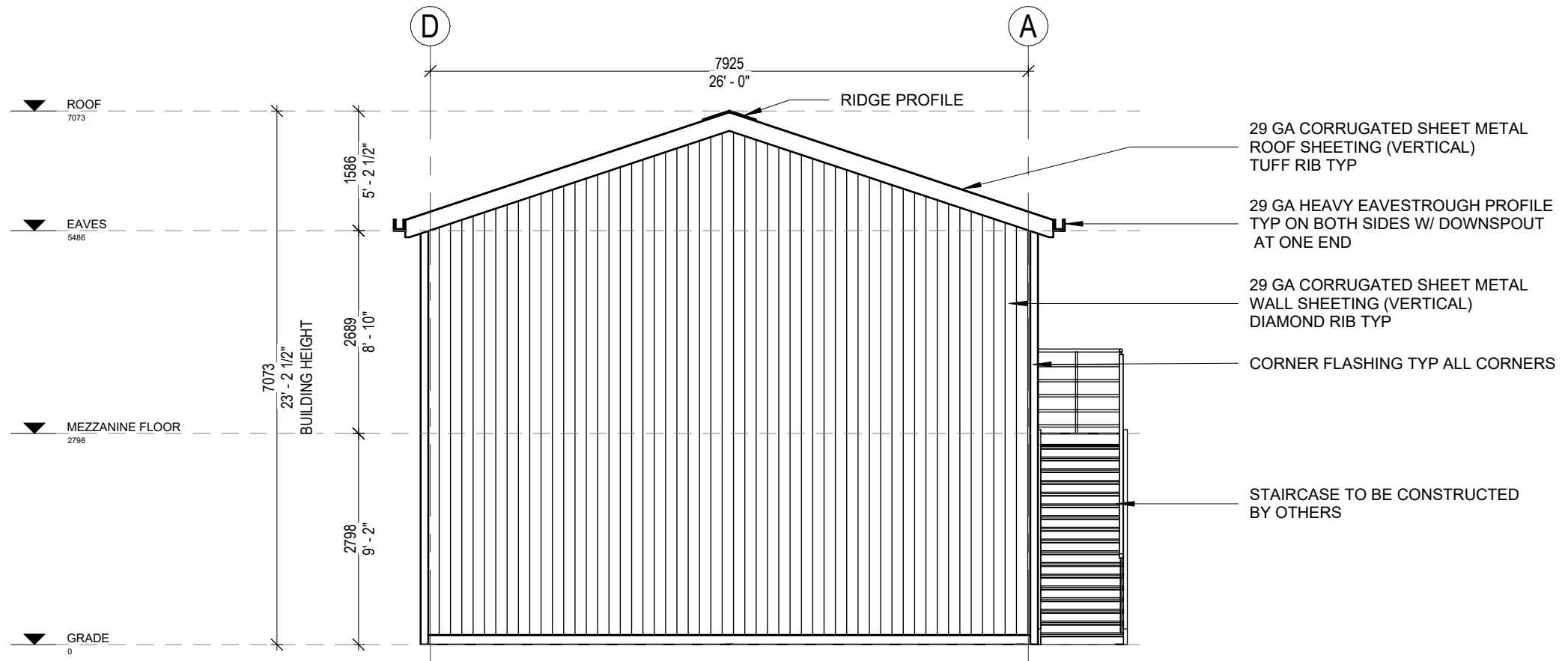
CHECKED BY L.D.O

A1.1

SCALE 1 : 65



1 ELEVATION GRID A
A4.0 1 : 75



2 ELEVATION GRID 1
A4.0 1 : 75

DRAWING SET ISSUED

DATE	STAGE	CHK'D
2022.11.11	PRESENTATION DRAWINGS	VJ
	STRUCTURAL DRAWINGS	
	ISSUE PERMIT DRAWINGS	
	ISSUE FOR VARIANCES	
	ISSUE FOR SHOP DRAWINGS	
	ISSUE FOR CONSTRUCTION	

SHEET REVISION

DATE	ISSUED	CHK'D

ELEVATIONS

PROJECT NAME

64 BEE ST,
ST. WILLIAMS, ON
N0E 1P0

PROJECT NUMBER 22.834

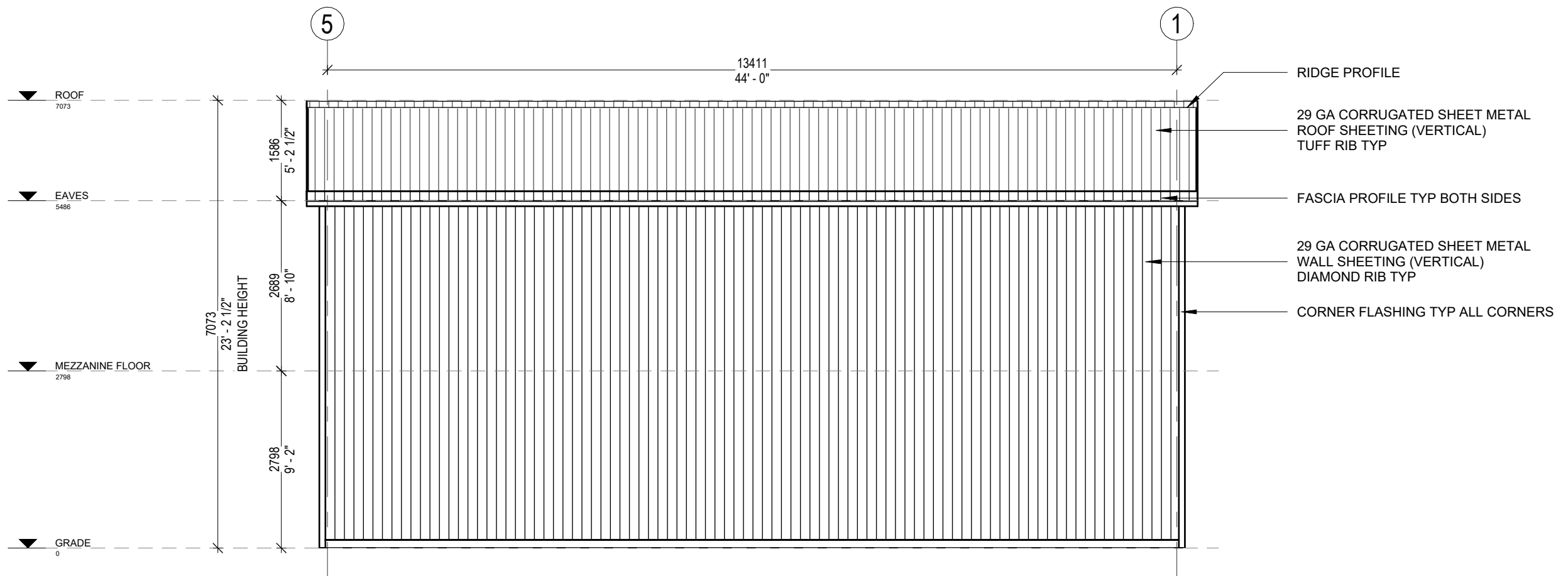
DATE 2022.12.01

DRAWN BY V.K

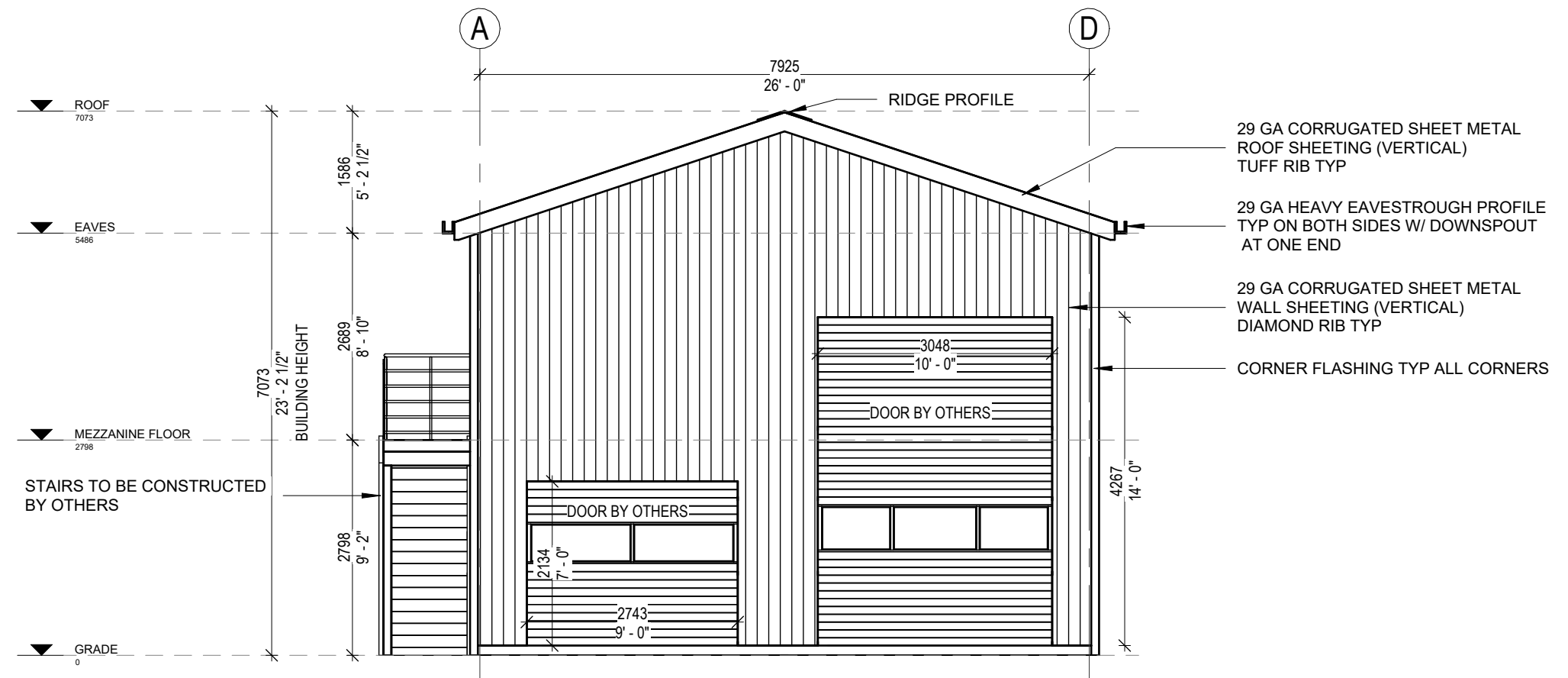
CHECKED BY L.D.O

A4.0

SCALE 1 : 75



1 ELEVATION GRID D
A4.1 1 : 75



2 ELEVATION GRID 5
A4.1 1 : 75

DRAWING SET ISSUED

DATE	STAGE	CHK'D
2022.11.11	PRESENTATION DRAWINGS	VJ
	STRUCTURAL DRAWINGS	
	ISSUE PERMIT DRAWINGS	
	ISSUE FOR VARIANCES	
	ISSUE FOR SHOP DRAWINGS	
	ISSUE FOR CONSTRUCTION	

SHEET REVISION

DATE	ISSUED	CHK'D

ELEVATIONS

PROJECT NAME

64 BEE ST,
ST. WILLIAMS, ON
N0E 1P0

PROJECT NUMBER 22.834

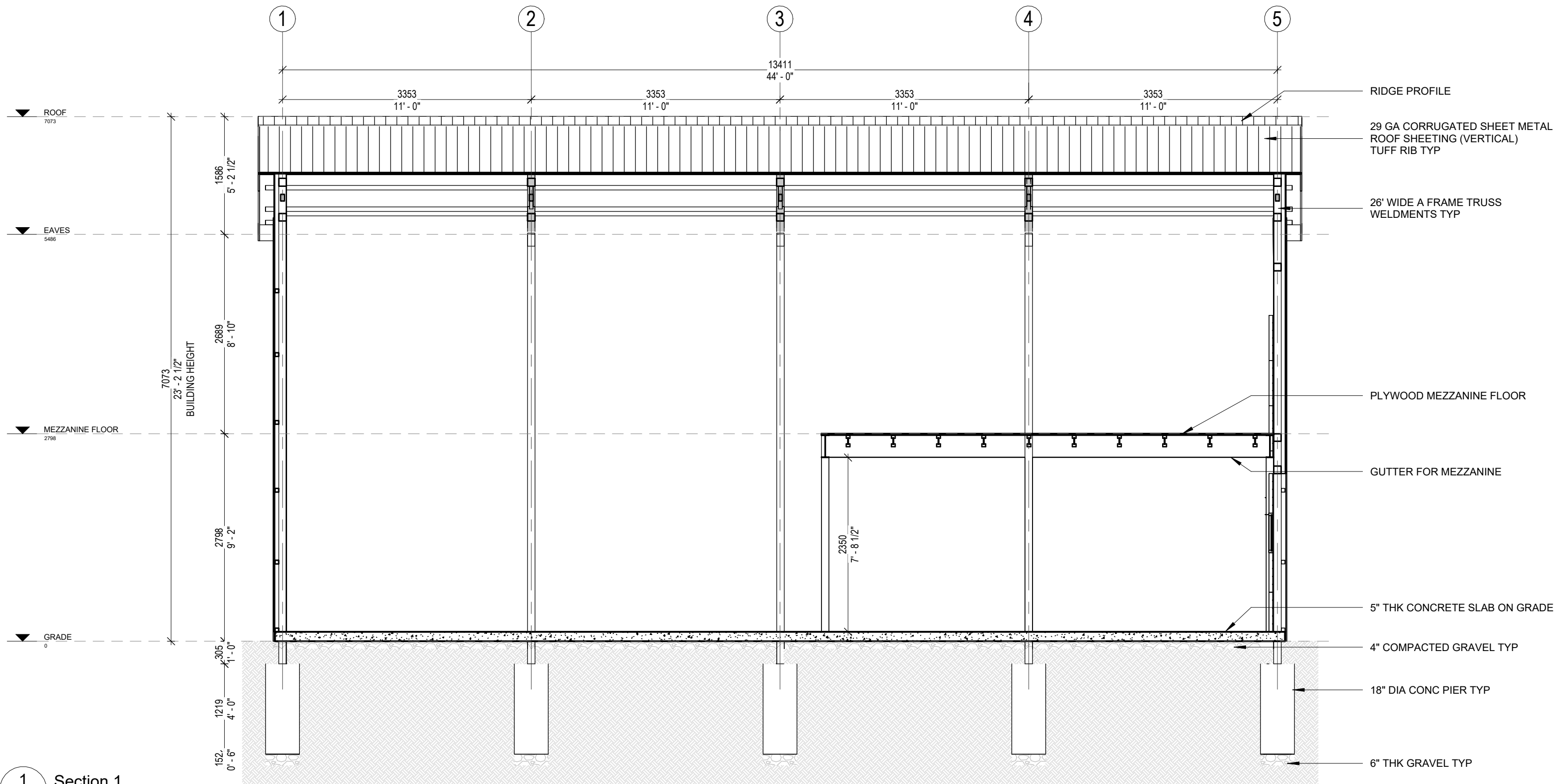
DATE 2022.12.01

DRAWN BY V.K

CHECKED BY L.D.O

A4.1

SCALE 1 : 75



1 Section 1
A5.0 1 : 50

DRAWING SET ISSUED

DATE	STAGE	CHK'D
2022.11.11	PRESENTATION DRAWINGS	VJ
	STRUCTURAL DRAWINGS	
	ISSUE PERMIT DRAWINGS	
	ISSUE FOR VARIANCES	
	ISSUE FOR SHOP DRAWINGS	
	ISSUE FOR CONSTRUCTION	

SHEET REVISION

DATE	ISSUED	CHK'D

BUILDING SECTION

PROJECT NAME

64 BEE ST,
ST. WILLIAMS, ON
N0E 1P0

PROJECT NUMBER 22.834

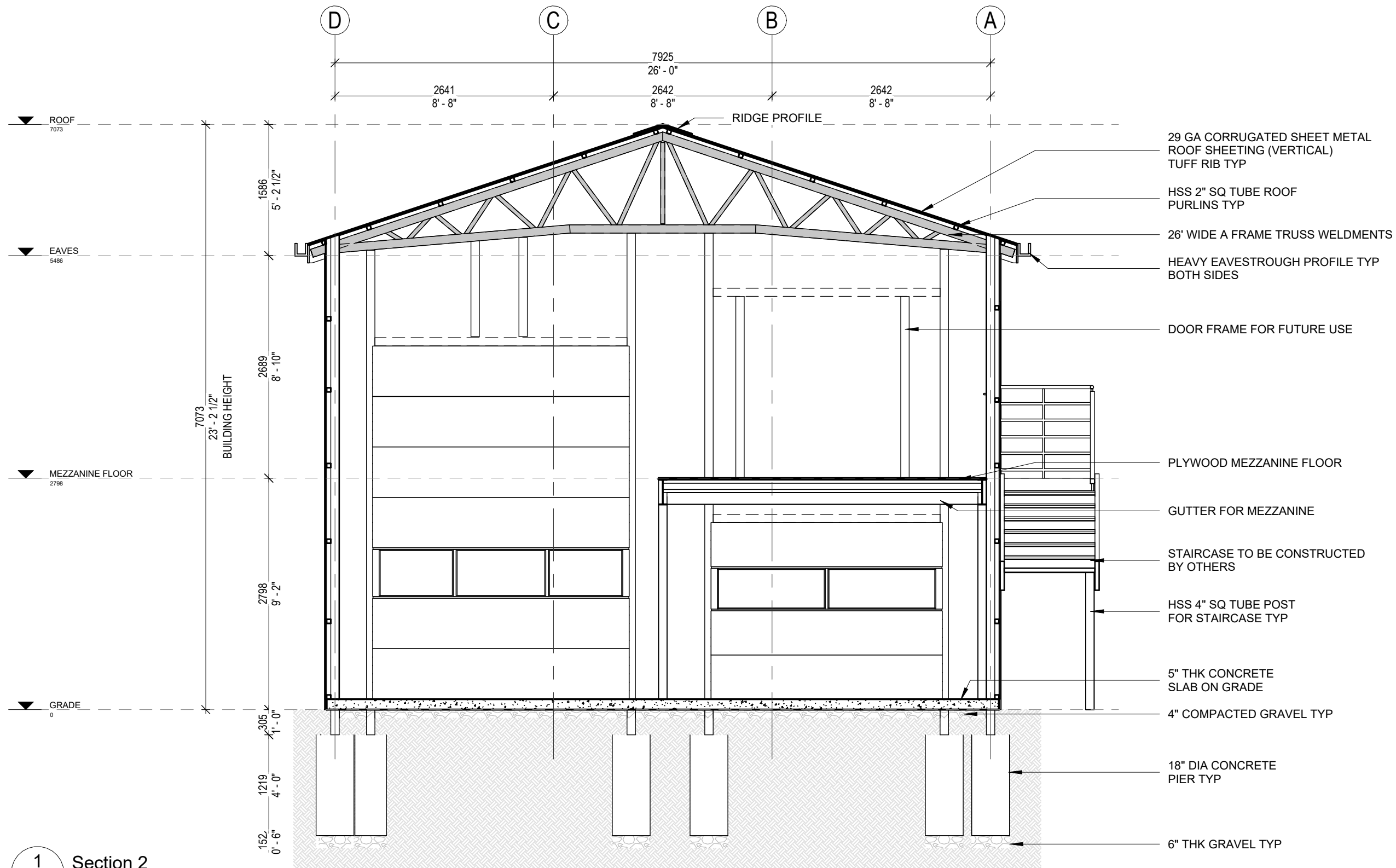
DATE 2022.12.01

DRAWN BY V.K

CHECKED BY L.D.O

A5.0

SCALE 1 : 50



1 Section 2
 A5.1 1 : 50

DRAWING SET ISSUED

DATE	STAGE	CHK'D
2022.11.11	PRESENTATION DRAWINGS	VJ
	STRUCTURAL DRAWINGS	
	ISSUE PERMIT DRAWINGS	
	ISSUE FOR VARIANCES	
	ISSUE FOR SHOP DRAWINGS	
	ISSUE FOR CONSTRUCTION	

SHEET REVISION

DATE	ISSUED	CHK'D

BUILDING SECTION

PROJECT NAME

64 BEE ST,
 ST. WILLIAMS, ON
 N0E 1P0

PROJECT NUMBER 22.834

DATE 2022.12.01

DRAWN BY V.K

CHECKED BY L.D.O

A5.1


SCALE 1 : 50

CONTEXT MAP

Geographic Township of CHARLOTTEVILLE

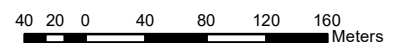
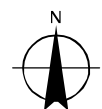


Legend

 Subject Lands

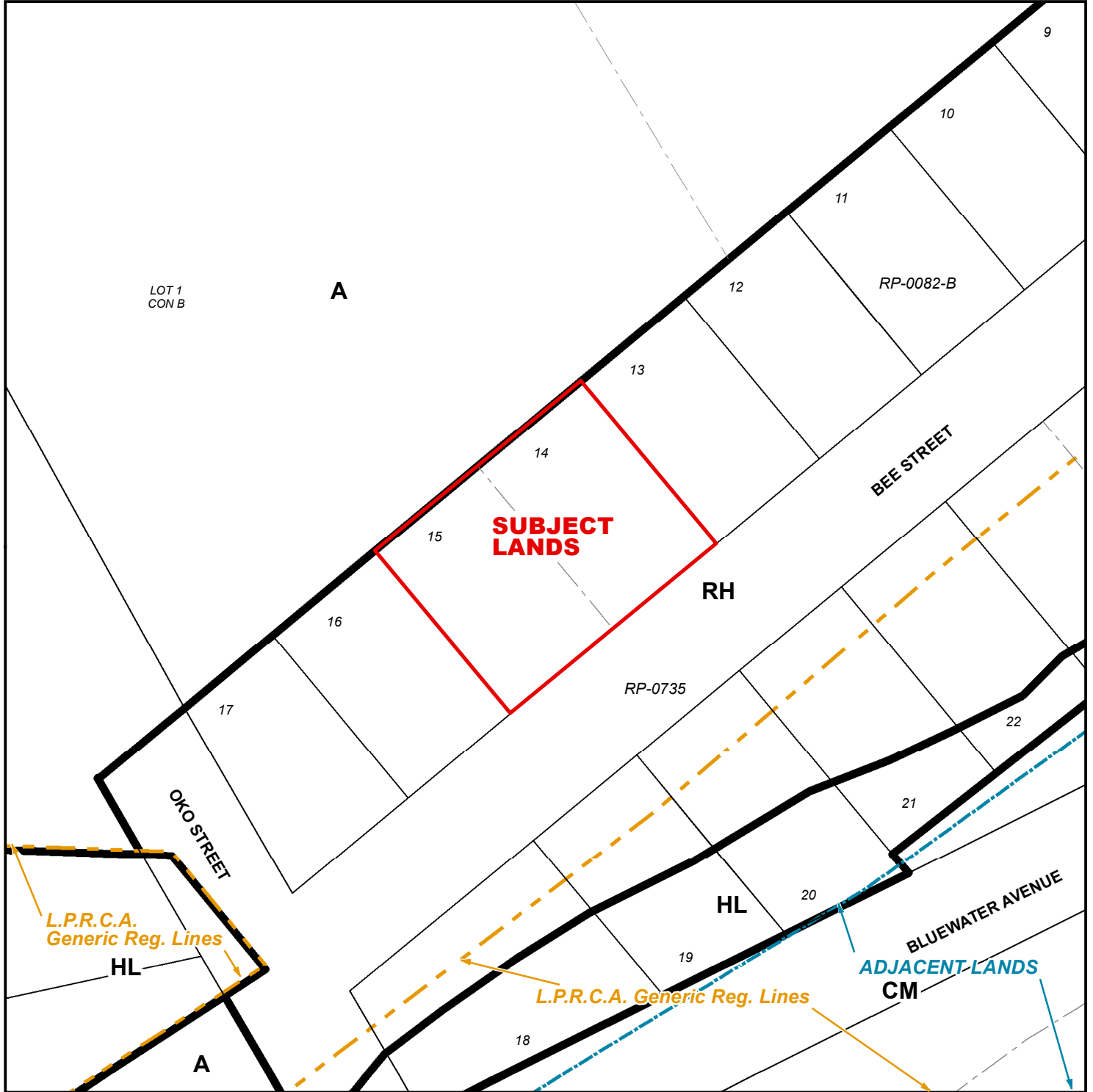
2020 Air Photo

12/5/2022



MAP B
ZONING BY-LAW MAP
 Geographic Township of CHARLOTTEVILLE

ANPL2022321



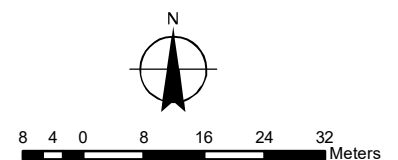
LEGEND

- Subject Lands
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

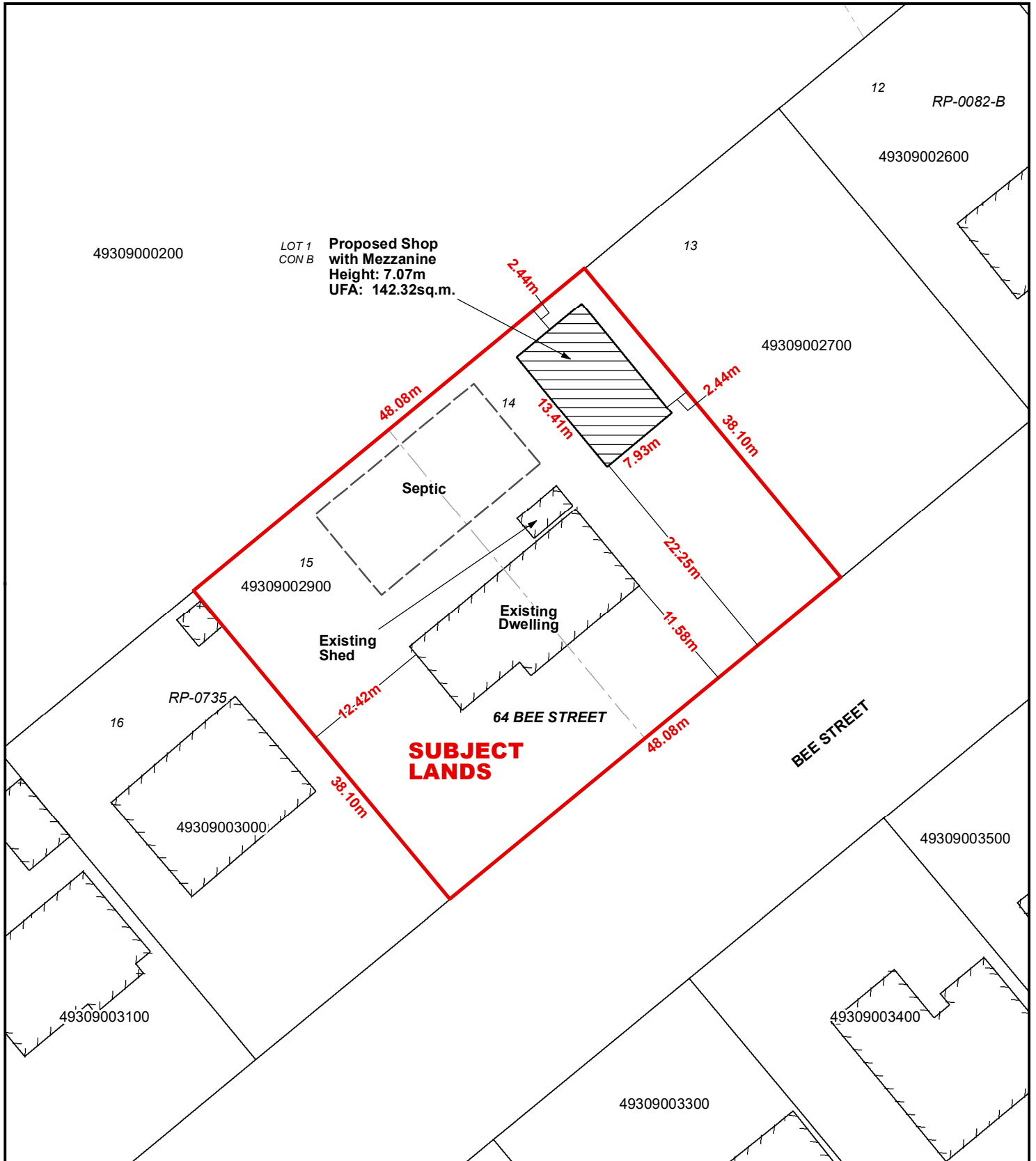
12/5/2022

- (H) - Holding
- A - Agricultural Zone
- CM - Marine Commercial Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone




CONCEPTUAL PLAN

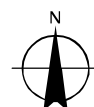
Geographic Township of CHARLOTTEVILLE



Legend

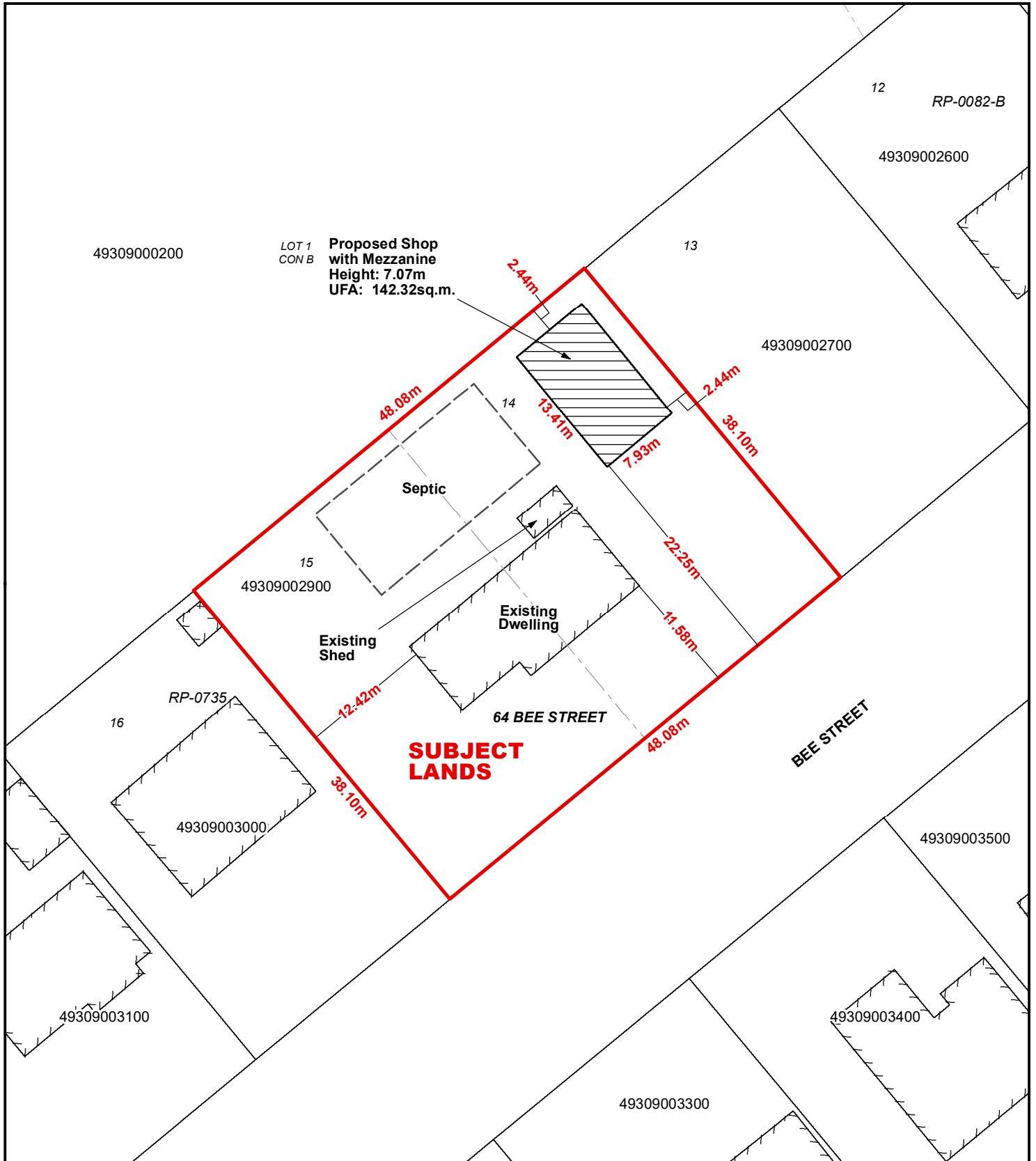
 Subject Lands

12/5/2022




CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

 Subject Lands

12/5/2022

