

**For Office Use Only:**

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANA2624239

Application Fee

Conservation Authority Fee

Well &amp; Septic Info Provided

Planner

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:** 54102008900**A. Applicant Information****Name of Owner**Todd McPherson

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

1090 Jackson Side Rd.

Town and Postal Code

Tillsonburg, N4G 4G7

Phone Number

5192415644

Cell Number

Email

mcphert2@hotmail.com**Name of Applicant**Jacob Wolf at Bright Construction Inc.

Address

538 HWY 3

Town and Postal Code

Courtland, N0J 1E0

Phone Number

226-970-2001

Cell Number

Email

jake@brightconstruction.ca

**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 mortgagees, charges or other encumbrances on the subject lands:

Todd McPherson  
\_\_\_\_\_  
\_\_\_\_\_

**B. Location, Legal Description and Property Information**

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

MID CON 2 NTR PT LOT 16  
\_\_\_\_\_  
\_\_\_\_\_

Municipal Civic Address: 1090 Jackson Side Rd. Tillsonburg  
\_\_\_\_\_

Present Official Plan Designation(s): \_\_\_\_\_

Present Zoning: A  
\_\_\_\_\_

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

☐ Yes ☒ No If yes, please specify:  
\_\_\_\_\_  
\_\_\_\_\_

3. Present use of the subject lands:

Residential  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Please describe **all existing** 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:

All buildings to stay

---

---

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:

House and detached garage

---

---

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                    | 343.6ft  |           |           |          |            |
| Lot depth                       | 238.5ft  |           |           |          |            |
| Lot width                       | 343.6ft  |           |           |          |            |
| Lot area                        | 2 ac     |           |           |          |            |
| Lot coverage                    | 58 sqm   |           |           | 245sqm   |            |
| Front yard                      | 43.2ft   |           |           |          |            |
| Rear yard                       | 143.4ft  |           |           |          |            |
| Height                          |          |           |           | 18ft     |            |
| 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:

Trying to detached garage but the total for all accessory buildings can't exceed 200 sqm but the current garage is 58sqm and the new garage is 187sqm which would come to roughly 45sqm over the limit.

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:  
Spoke with the homeowner.

\_\_\_\_\_  
\_\_\_\_\_

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

**E. 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:

Not relevant

---

---

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:

Not relevant

---

---

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 no

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance no

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance no

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance no

**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 no

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance no

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

☐ On the subject lands or ☐ within 500 meters – distance no

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance no

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

☐ On the subject lands or ☐ within 500 meters – distance no

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance no

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance no

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance no

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance no

**F. All Applications: Servicing and Access**

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☐ Communal wells

☒ Individual wells

☐ Other (describe below)

---

Sewage Treatment

☐ Municipal sewers

☐ Communal system

☒ Septic tank and tile bed in good working order

☐ Other (describe below)

---

Storm Drainage

☐ Storm sewers

☒ Open ditches

☐ Other (describe below)

---

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Jackson Side Rd.

---

**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

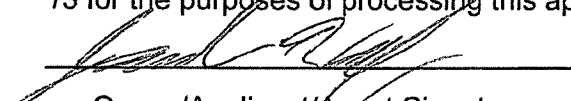
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

  
Owner/Applicant/Agent Signature

June 06, 2024  
Date

## J. Owner's Authorization

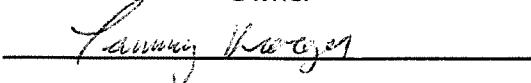
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Todd M'PHEERSON Tommy Kreeger am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Jacob Wolf 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

JUNE 7/2024  
Date

  
Owner

JUN - 07 - 2024  
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, Jacob Wolf of Bright Construction Inc.

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:

~~Courtland~~ SIMCOE

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

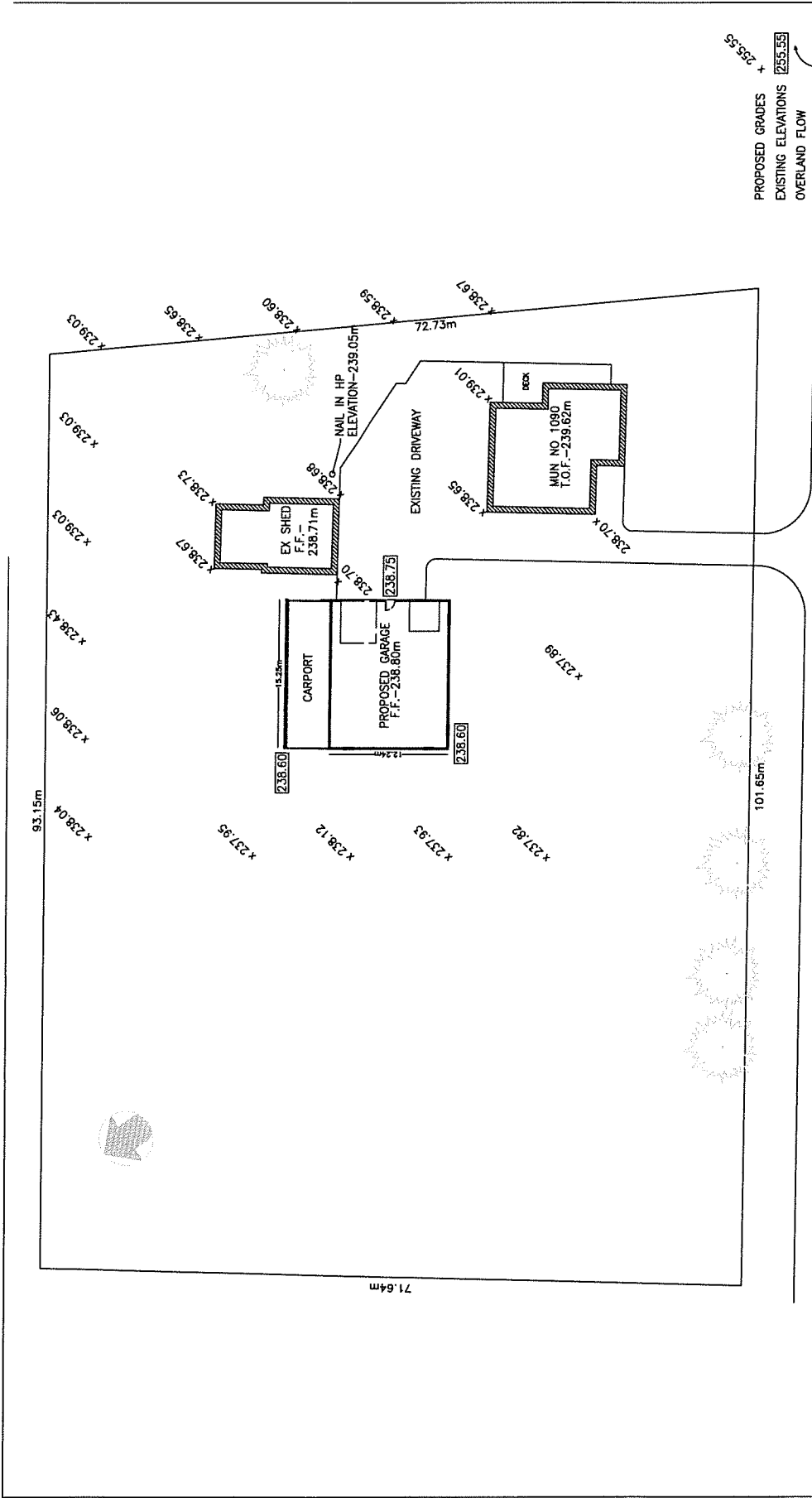
In Norfolk County

This 06 day of June 19, 2024

A.D. 2024

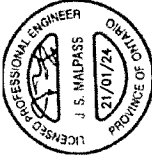
Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires March 16, 2026.

  
\_\_\_\_\_  
A Commissioner, etc.



NOTES:

1. UNAUTHORIZED USE OF THESE PLANS IS PROHIBITED.
2. SURVEY INFORMATION AS PROVIDED BY OWNER.
3. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
4. DRAWING TO BE USED FOR GRADING PURPOSES ONLY.



SCALE: 1:400 HORIZONTAL

BRIGHT CONSTRUCTION

J.S. MALPASS AND ASSOCIATES  
ENGINEERS AND PLANNERS  
ST. THOMAS, ONTARIO

PROPOSED GARAGE  
1090 JACKSON SIDE ROAD  
NORFOLK, ONTARIO

DESIGN BY: J.S.M. DRAWN BY: J.S.M. CHECKED BY: J.S.M.  
PROJECT No.: 08-9 FIELD BOOK No.: DATE: JAN 2024

DRAWING No. 1

(1 of 2)



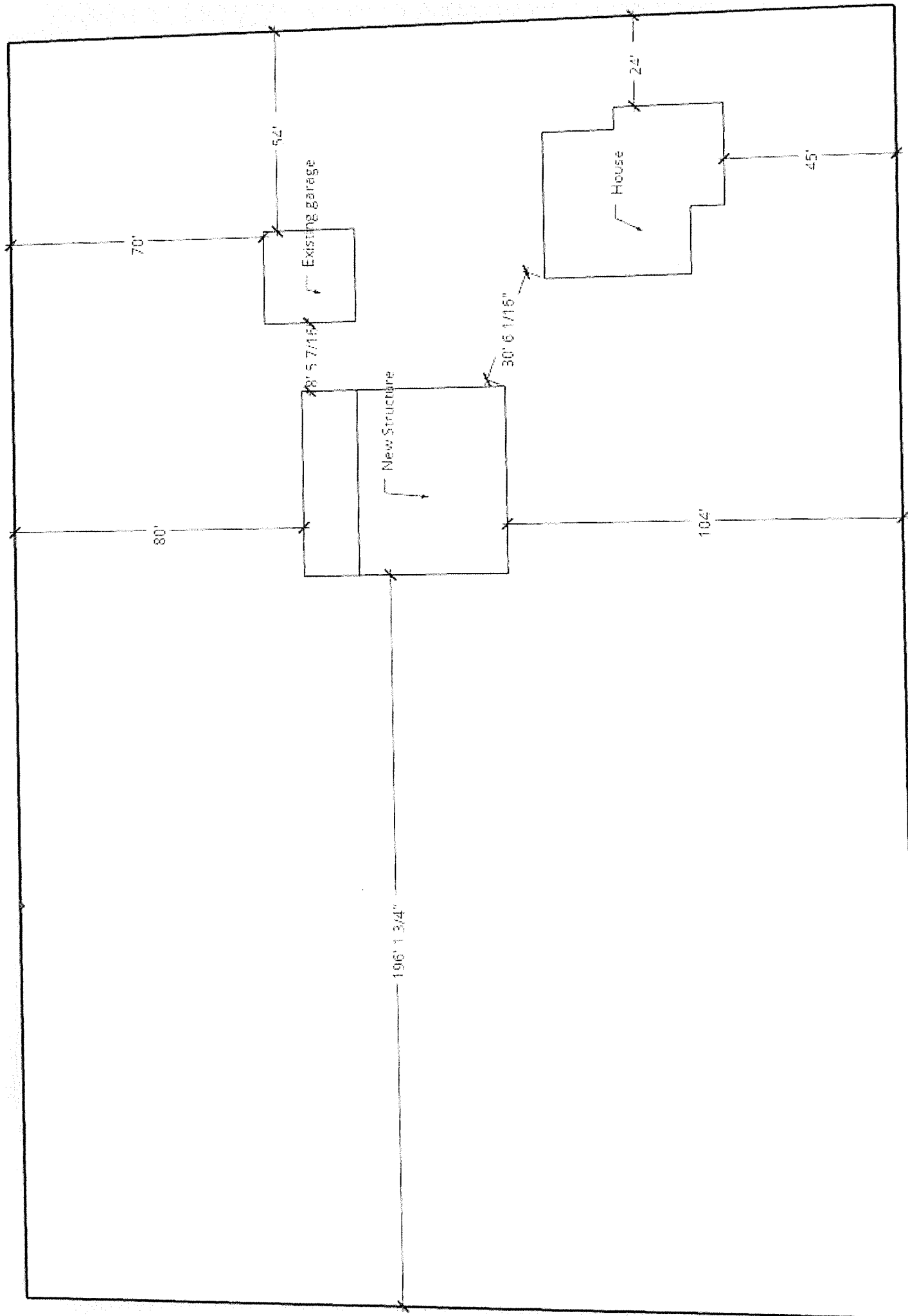
Property Information:

|                     |                         |
|---------------------|-------------------------|
| Roll Number         | 54102008900             |
| Town or Township    | Middleton               |
| Street Number       | 1090                    |
| Street Name         | JACKSON SIDE RD         |
| Unit Number         |                         |
| Legal Description 1 | MID CON 2 NTR PT LOT 16 |
| Legal Description 2 | REG                     |
| Legal Description 3 | 2.00AC 343.60FR D       |
| Legal Description 4 |                         |
| Legal Description 5 |                         |

[Zoom to](#)

\*\*\*


JACKSON SIDE ROAD





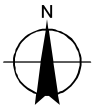


Legend

 Subject Lands

2020 Air Photo

7/24/2024

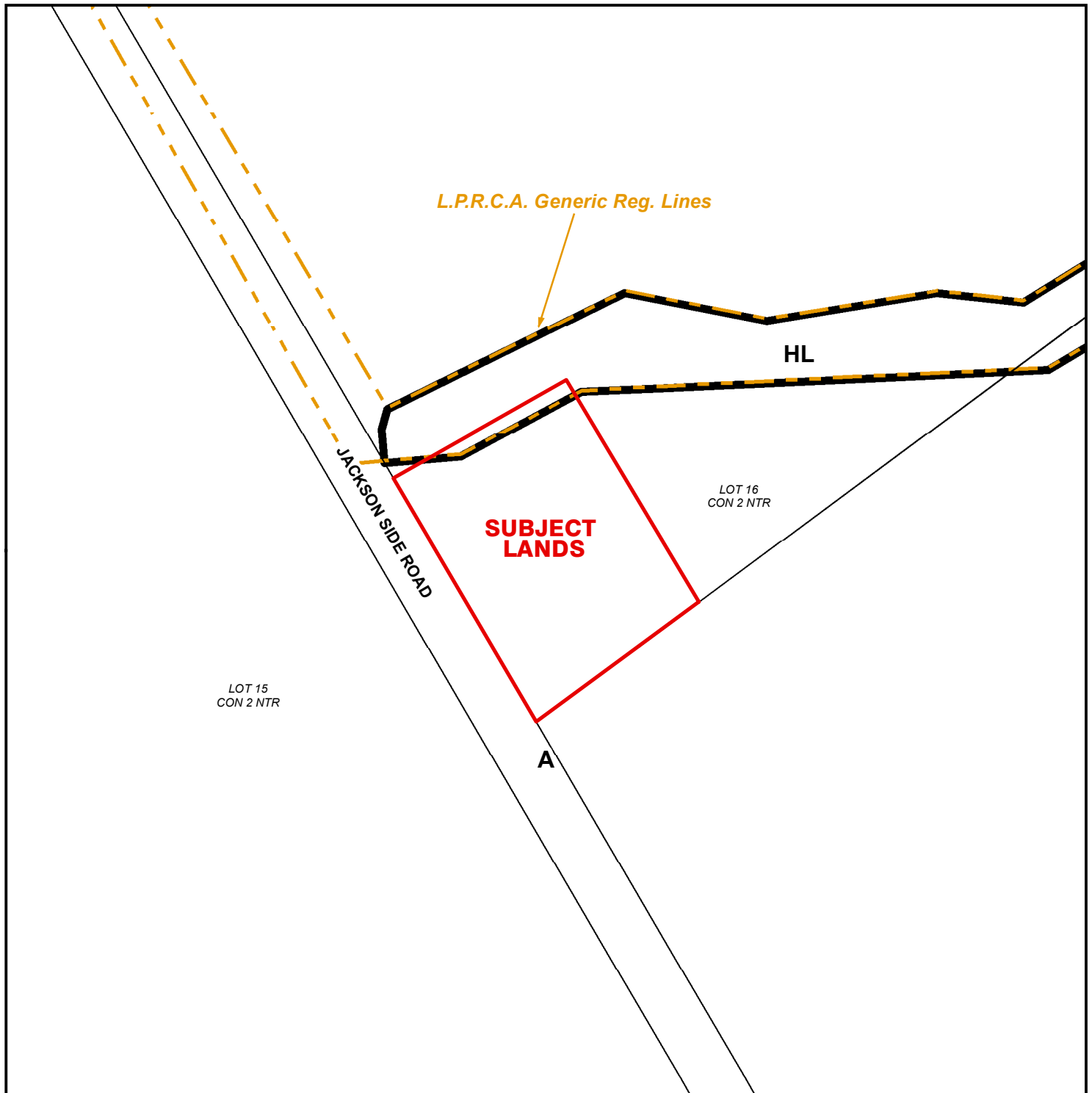


20 10 0 20 40 60 80 Meters





**MAP B**  
**ZONING BY-LAW MAP**  
Geographic Township of MIDDLETON

ANPL2024239



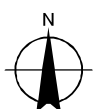
**LEGEND**

-  Subject Lands
-  LPRCA Generic RegLines

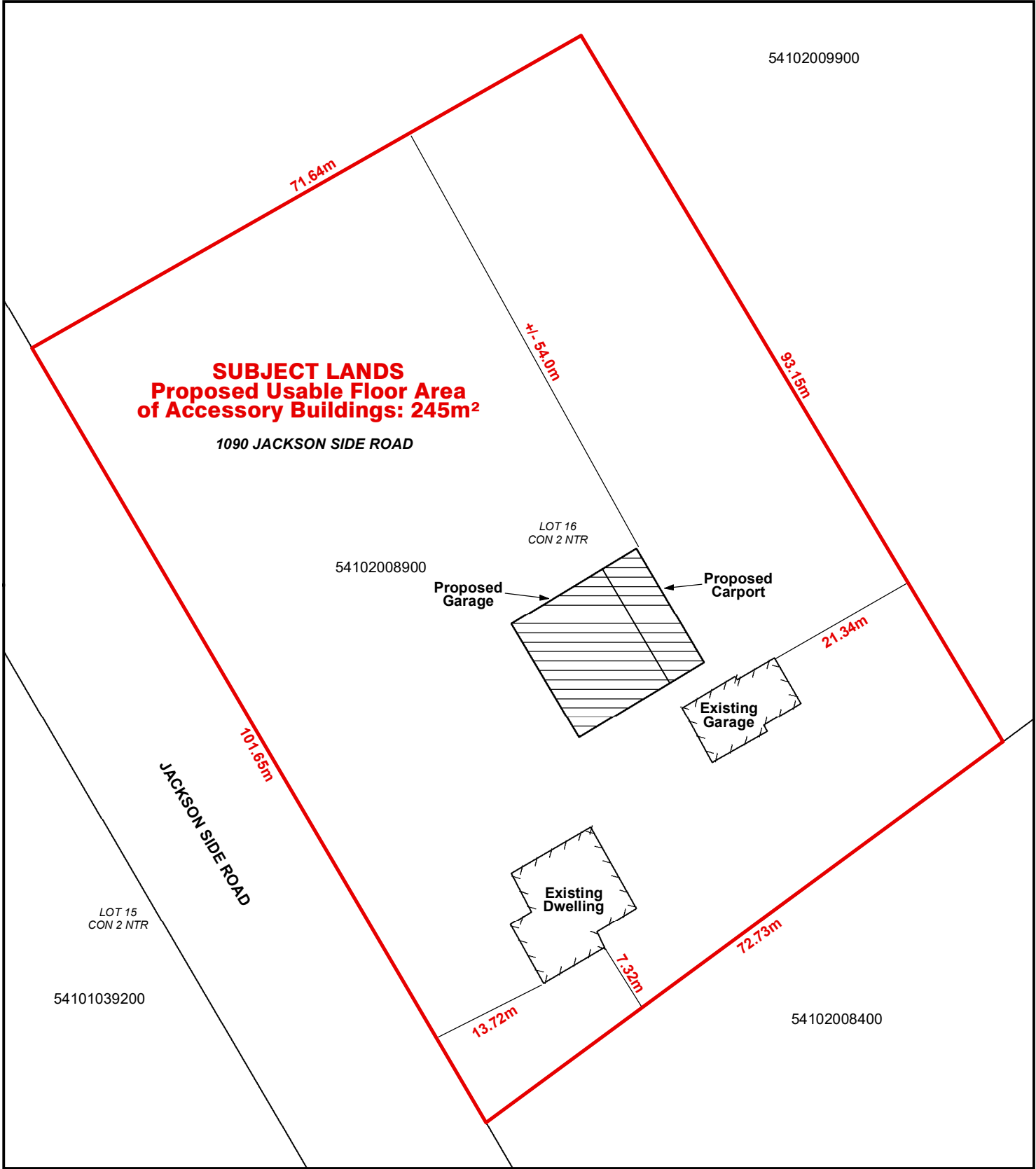
**ZONING BY-LAW 1-Z-2014**

**7/24/2024**

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

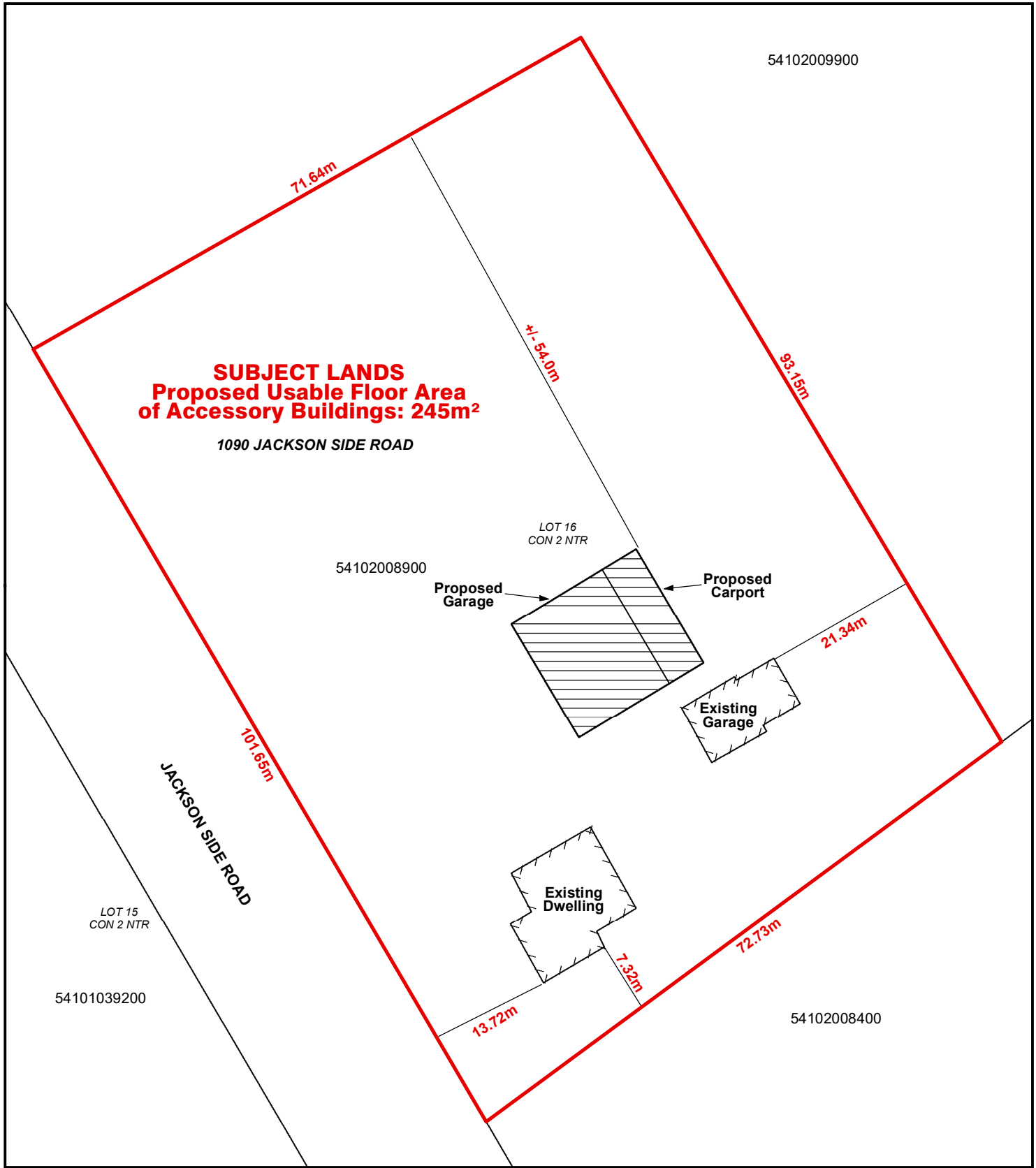


10 5 0 10 20 30 40  
Meters




CONCEPTUAL PLAN

Geographic Township of MIDDLETON



Legend

 Subject Lands

7/24/2024

