

Town of Shelburne
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Shelburne, Ontario
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For Office Use Only

File #: SPA25/01
Date Received: May 12, 2025
Date Accepted: May 26 2025
Application Fees:
\$7,175.00

**TOWN OF SHELburne
APPLICATION FORM FOR SITE PLAN APPROVAL**

Date Received _____

1. APPLICATION INFORMATION

Name of Applicant: Kory Maxfield - Maple Reinders Constructors Ltd.

Mailing Address: 260 Holiday Inn Drive, Suite 24, Cambridge ON N3C 4E8

Telephone Number (Home): 519-220-0526 Fax Number: 519-220-0529

Telephone Number (Business): (519) 803 0585 Email Address: korym@maple.ca

2. OWNER

If the Applicant is not the Owner of the subject lands, than authorization from the Owner is required, as well as the following information:

Name: KTH Manufacturing Inc. , SHANE HALL

Mailing Address: 300 2nd Line, Shelburne ON L9V 3N4

Telephone Number: (519) 925 3030 x2352 Fax Number: 519-925-5188

3. MORTGAGES, CHARGES OR OTHER ENCUMBRANCES

Name: N/A

Mailing Address: _____

Name: _____

Mailing Address: _____

11/04/2018

4. SUBJECT LANDS

Lot: Part of East Half of Lot 31 Concession: 2

Reference Plan: _____ Part/Block/Lot: _____

Street Name and Number: 300 2nd Line
(if corner lot please include both street names)

Area of subject lands: 161,877.01 sq.m - Property Frontage: 307.8 M

Depth: _____

What is the current use of the subject land? Manufacturing Plant - Group F Division 2

What is the proposed use of the subject lands? Manufacturing Plant - Group F Division 2

When were the subject lands acquired by the current owner? 1997

How long have the existing uses continued on the subject lands? 27 years

	Yes	No	Unknown
Has the grading of the subject land been changed by adding earth or other material?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has a gas station been located on the subject land or land adjacent to the subject land at any time?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been petroleum or other fuel stored on the subject land or land adjacent to the subject land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. ZONING AND OFFICIAL PLAN INFORMATION

What is the present Official Plan designation on the subject lands? Employment

What is the present zoning? M1

6. ACCESS

Is the subject land accessible by:

- ☐ Provincial highway
- ☒ Municipal road (maintained year round)
- ☐ Right of way
- ☐ Other, describe _____

11/04/2018

7. BUILDINGS, STRUCTURES AND USES

What is the existing use of the subject land? Manufacturing Plant - Group F Division 2

Are there any buildings or structures on the subject lands?

☒ yes

☐ no

Please complete the following for each existing and proposed building or structure:

	Addition	Existing
	Building One	Building Two
Type of Building:	Steel/Precast Walls	Steel/Precast
Setback from Front Lot Line:	127.4m	127.4m
Setback from Rear Lot Line:	6.7m	6.7m
Setback from Side Lot Line (interior):	40.94m (North)	40.94m (North)
Setback from Side Lot Line (exterior):		
Height (metres):	7.7m	7.7m
Dimensions:	See Site Plan	See Site Plan
Floor Area:	4,133.70 sq.m	55,004.33 sq.m
Date of Construction:	2025	2024

8. SERVICING

	<u>Municipal</u>	<u>Private</u>	<u>Other</u>
Water Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frontage on Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is storm drainage provided by:	<input type="checkbox"/> Sewer	<input type="checkbox"/> Ditch	<input checked="" type="checkbox"/> Swale
	<input type="checkbox"/> Other, describe _____		

9. STATUS OF OTHER APPLICATIONS

Are the subject lands the subject of any other application under the Planning Act?

☒ yes

☐ no

If yes, what is the file number? Unknown

What is the status of the application? SPA Agreement Executed for all previous additions

10. DRAWINGS

The details relating to the plans and information required to be submitted with the application are outlined on the Site Plan Approval Process sheet. The following plans are required:

- LEGAL DESCRIPTION (SURVEY)
- SITE PLAN – 15 COPIES
- LANDSCAPE PLAN
- SITE SERVICING AND GRADING PLAN
- ARCHITECTURAL AND ELEVATIONS DRAWINGS

11/04/2018

11. PAYMENT OF FEES

As of the date of this application, I hereby agree to pay for and bear the entire cost and expense for any engineering, legal, landscape architectural and/or external planning consulting expenses incurred by the Town of Shelburne during the processing of this application, in addition to any application fee set by the Town of Shelburne.

5/8/2025
Date


Signature of Owner/Applicant

Note: All invoices for payment shall be sent to the person indicated in section 2 of this application, unless otherwise requested.

12. AUTHORIZATION

I/We SHANE HALL am/are the owner(s) of the subject lands for which this application is to apply. I/We SHANE HALL do hereby grant authorization to MAPLE REINDERS to act on my/our behalf in regard to this application.

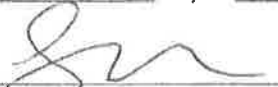
5/8/2025
Date


Signature of Registered Owner(s)

13. AFFIDAVIT

I, Kory Maxfield (Maple Reinders) of the St Mary's Ontario in the Perth County solemnly declare that all of the above statements contained herein and in all 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 2660 Argentea Rd
in the City of Mississauga of the Region of Peel
this 14th day of May, 2025


Commissioner of Oaths


Signature of Registered Owner (s) or Agent

Steven Frederick Van Hoffen, a Commissioner, etc.,
Province of Ontario,
for Maple Reinders Group Ltd. and its subsidiaries.
Expires March 4, 2027.

14. PERMISSION TO ENTER

I hereby authorize the members of staff and/or elected members of Council of the Town of Shelburne to enter upon the subject lands and premises for the limited purpose of evaluating the merits of this application. This is their authority for doing so.

5/9/2025
Date


Signature of Registered Owner (s) or Agent

PLEASE CONFIRM ALL PLANNING APPLICATION FEES PRIOR TO SUBMISSION