

**For Office Use Only:**

File Number	<u>ANPL2018156</u>	Application Fee	<u>\$1406</u>
Related File Number	<u>ANPL2017295</u>	Conservation Authority Fee	<u>\$474.60</u>
Pre-consultation Meeting	<u>—</u>	OSSD Form Provided	<u>Yes</u>
Application Submitted	<u>June 21/18</u>	Planner	<u>Steve</u>
Complete Application	<u>July 9/18</u>	Public Notice Sign	<u>Yes</u>

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

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

**Property Assessment Roll Number:** 54307034500**A. Applicant Information****Name of Owner** JIM D KERR

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** 5 VICORA LINKWAY SUITE 102**Town and Postal Code** TORONTO, ON, M3C 1A7**Phone Number** \_\_\_\_\_**Cell Number** 419-262-4222**Email** JIMM.KERR@HOTMAIL.COM**Name of Applicant** OWNER/AGENT**Address** \_\_\_\_\_**Town and Postal Code** \_\_\_\_\_**Phone Number** \_\_\_\_\_**Cell Number** \_\_\_\_\_**Email** \_\_\_\_\_

**Name of Agent** GIRARD ENGINEERING

**Address** 212 MAIN ST. W

**Town and Postal Code** OTTERVILLE, ON, N0J 1R0

**Phone Number** 519-879-6875

**Cell Number** 519-532-6859

**Email** LGIRARD@GIRARDENGINEERING.CA

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

☐ Owner ☒ Agent ☐ Applicant

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

## B. Location, Legal Description and Property Information

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

LOT 587, RP436, GEOGRAPHIC TOWNSHIP OF WALSINGHAM, COUNTY OF NC



Municipal Civic Address: 61 OLD CUT BOULEVARD

Present Official Plan Designation(s): RESORT RECREATIONAL

Present Zoning: RESORT RESIDENTIAL

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:

COTTAGE WITH BOATHOUSE AND SEAWALL

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

EXISTING COTTAGE (170.13m<sup>2</sup>) TO REMAIN, EXISTING SHED (9.87m<sup>2</sup>) TO BE <sup>+</sup> REMOVED

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

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

NEW BOATHOUSE (83.61m<sup>2</sup>) WITH 2ND LEVEL STORAGE (46.45m<sup>2</sup>) AND OPEN <sup>+</sup> DECK

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:

COTTAGES AND BOATHOUSES

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.

#### 1. Site Information (COTTAGE) Existing Proposed

Please indicate unit of measurement, i.e. m, m<sup>2</sup> or %, etc.

Lot frontage	20.12m	20.12m
Lot depth	50.29m	50.29m
Lot width	20.12m	20.12m
Lot area	1011.71m <sup>2</sup>	1011.71m <sup>2</sup>
Lot coverage	16.82%	16.82%
Front yard	8.41m	8.41m
Rear yard	21.93m	21.93m
Left Interior side yard	2.59m	2.59m
Right Interior side yard	4.48m	4.48m
Exterior side yard (corner lot)		

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

FOR BOATHOUSE

5m MAX HEIGHT TO 45, 10% LOT COVERAGE TO 25%, ALLOW 2ND  
LEVEL STORAGE  
USABLE FLOOR AREA FROM 56 S.M TO 130.144m<sup>2</sup>

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

LARGER BOAT REQUIRES LARGER SLIP RESULTING IN LOSS OF STORAGE  
OWNER IS REMOVING EXISTING SHED

#### 4. 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: \_\_\_\_\_

**5. Description of proposed right-of-way/easement in metric units:**

Frontage: \_\_\_\_\_  
Depth: \_\_\_\_\_  
Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed use: \_\_\_\_\_

**6. 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: (i.e., corn, orchard etc) \_\_\_\_\_  
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_  
Roll Number: \_\_\_\_\_  
Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built \_\_\_\_\_

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

#### **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 (example: gas station, petroleum storage, etc.):
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. 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 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 LONG POINT

**Floodplain**

☒ On the subject lands or ☐ within 500 meters – distance LONG POINT

**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 LONG POINT

**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                      ☐ Communal wells  
☒ Individual wells                              ☐ Other (describe below)
- 

### Sewage Treatment

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

### Storm Drainage

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

### LOT SLOPES TO CHANNEL

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2. Existing or proposed access to subject lands:

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

Name of road/street:

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## G. Other Information

1. Does the application involve a local business? ☐ Yes ☐ No

If yes, how many people are employed on the subject lands?

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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. Names of adjacent streets
- ✓8. 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:

- ☒ Zoning Deficiency Form
- ☒ On-Site Sewage Disposal System Evaluation Form *ON FILE*
- ☒ Environmental Impact Study *ON FILE*
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

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.**

## 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.

*James D. Kerr*  
Owner/Applicant Signature

JUN 2 17/18  
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 JIM D KERR am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize GIRARD ENGINEERING 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.

JAMES D. KERR  
Owner  
*James D. Kerr*  
Owner

Date  
JUN 2 17/18  
Date

## I. Transfers, Easements and Postponement of Interest

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Ron Girard  
Owner/Applicant/Agent Signature

JUNE 21/18  
Date

## J. Owner's Authorization

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I/We JIM D KERR am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize GIRARD ENGINEERING 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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

**K. Declaration**

I, LEN GIRARD of PORT ROWAN, NORFOLK COUNTY

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:

Langton

Len Girard

Owner/Applicant/Agent Signature

In Norfolk County

This 9<sup>th</sup> day of July

A.D., 20 18

Steven James Coltyer  
A Commissioner, etc.

Steven James Coltyer,  
a Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires April 3, 2021



## Zoning Deficiency

Simcoe: 185 Robinson St.  
Simcoe, ON  
N3Y 5L6  
519-426-5870  
Langton: 22 Albert St.  
Langton, On.  
N0E 1G0  
519-875-4485

### PROPERTY INFORMATION

Address: 61 Old Cut Blvd

Legal Description:

Roll Number: 331054307034500

Application #:

Information Origins: site plan from Len Girard (2nd submission June 2018)

### Resort Residential Zone (RR)

Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.8.2	a) minimum lot area				m.sq
	i) new lot	0.40		N/A	ha
	ii) lot of record	700.00	1012.00	N/A	m.sq
Accessory Structures		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) building height	5.00		N/A	m
	b) minimum front yard	6.00		N/A	m
	c) minimum exterior side yard	6.00		N/A	m
	d) minimum interior side yard	1.20		N/A	m
	e) minimum rear yard	1.20		N/A	m
	f) through lot distance to street line	6.00		N/A	m
	g) Lot coverage (Note:Proposed Area)				m.sq
	i) maximum lot coverage - shall not occupy more than 10 percent of the lot area, for all accessory structures	10.00	9.24	N/A	%
	h) useable floor area for all accessory structures	100.00	130.144 <del>120.24</del>	30.144 <del>20.24</del>	m.sq
Comments		boathouse of useable floor area of 110.37sqm + small shed of 9.87sqm does not create a deficiency in lot coverage, but a deficiency of 20.24sqm in useable floor area for ALL accessory structures			
3.2.2 Boathouse		REQUIRED	PROPOSED	DEFICIENCY	UNITS
	a) minimum exterior side yard	6.00		N/A	m
	b) minimum interior side yard				m
	i) typical lot	1.20		N/A	m
	ii) erected on a common lot line	0.00		N/A	m
	c) maximum building height (Note:Proposed Area)	5.00	6.45	1.45	m
	d) maximum total useable floor area boathouse only	56.00	110.37 130.144	54.37 74.144	m.sq
	e) maximum lot coverage - shall not occupy more than 10 percent of the lot area, for all accessory structures	10.00	9.24	N/A	%
Comments		boathouse has 2nd storey storage room and upper deck, only storage room considered in useable floor area. Total useable floor area; main floor including boat slip + 2nd storey storage area= 110.37sqm. Overall height exceeds 5.0m max			

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Prepared By:  
Roxanne Koot

I have read and understand the above.

Signature of owner or authorized agent

date

AS PER: Fritz R. Enzlin, CBCO, CRBO -  
Chief Building Official Manager,  
Building & Bylaw Division, Norfolk  
County

Signature of Zoning Administrator

date

Jim Kerr

Report Issued: December 6, 2017

**Inspection Property: 61 Old Cut Blvd, Long Point ON**

**Environmental Health Inspection – Wastewater Treatment System (WTS) Evaluation:**

- As per the Operation and Maintenance Section 8.9 of the Ontario Building Code and Guide for Sewage Systems (OBC)

Project Overview	
Client	Jim Kerr
Property address	61 Old Cut Blvd, Long Point ON
Property description	Single family residential dwelling
Reason for evaluation	Permit for building addition (boathouse construction)
Intent of evaluation	To determine if the WTS is being operated and maintained in substantial compliance with the relevant sections of the Ontario Building Code
Scope of visual assessment	Exterior WTS components, indoor plumbing fixture connections
Date completed	December 1, 2017

**Statement of Understanding:**

- The evaluation included efforts to determine the locations or probable locations of the WTS components, and to provide recommendations for appropriate WTS operation, maintenance, upgrades or repairs that will promote the ongoing functionality and performance of the system.
- The evaluation did not include comprehensive excavation of the leaching field for determination of the exact location and construction of all buried components, or any assessment or verification of the subsurface soil conditions such as 'biomat' development.
- Due to the impacts of future occupant usage on the functioning of any WTS, ESSE cannot assess how long any WTS will function before failing. Proper use and maintenance of the system including pumping and inspecting the septic tank at 3-5 year intervals, and respecting the limits of the system for peak loading capacity, will assist in maintaining the functional capabilities of the system.
- All of the components of the WTS appear to be contained within the approximated property boundaries, although a review of a current survey for the property was not completed, and the exact location of leaching field components was not confirmed.
- If in the future the WTS should malfunction for any reason, the owner of the property would be required to repair or replace the system to meet the current requirements of the Ontario Building Code Act.

## General Property Photos



Property aerial view



House profile

## WTS Condition Assessment Quick Reference Chart

Parameter	N/A	Deficient	Functional/OK	Good
Septic Tank Accessibility		X		
Condition of Septic Tank			X	
Septic Tank Capacity				X*
Septic Tank Clearance Distances			X	
Condition of Inlet Baffle			X	
Condition of Discharge Baffle		X		
Pump Chamber Construction	X			
Leaching Field Condition		X		
Leaching Field Clearance Distances			X	
Landscape Setbacks			X	
Functional Test			X	

\*The contemporary daily design flow for the home is 1100 L/day based on a 2 bedroom dwelling with <200 m<sup>2</sup> of above grade floor space and 15.5 fixture units. Section 8.2.2.3 (a) of the OBC states that in a residential occupancy, the minimum working capacity of a septic tank should be at least twice the daily design sewage flow for the dwelling to provide appropriate retention time for the settling and separation of solids and liquids (e.g. 2200L)

### Executive Summary

1. The WTS serving the dwelling is a Class 4 system consisting of an approximately 4500L, two compartment concrete septic tank and absorption trench leaching field disposal bed located on the south side of the house in the front yard;
2. The leaching field appears to consist of four (4) 10m runs of perforated 3" PVC distribution pipe, for a total length of 40m (see diagram);
3. Based on the contemporary daily design sewage flow for the dwelling (1100L/day), the septic tank is adequately sized;
4. Although an engineered soil analysis was not conducted as part of this assessment, based on the very sandy characteristics, the T-time is expected to be in the range of 4-7 min/cm and therefore, the 40m length of leaching field distribution piping would be considered to be sufficient;
  - $QT/200 = \text{Total Pipe Length}$
  - $(1100)(7)/200 = 38.5\text{m}$
5. The system components were reported to be installed at the time of a building addition circa 1988 and are estimated to be approximately 30 years in age;
  - *Note the typical life expectancy of a standard septic system is 35-45 years with regular usage and maintenance*
6. Upon opening the septic tank access lids, the plastic shield outlet baffle was observed to be coming away from the tank wall and was no longer functioning in its intended manner;
  - *The installation of a new baffle (e.g. PVC Tee) will be required to help prevent floating solids from entering the leaching field*
7. The liquid level in the tank was elevated approximately half-way up the outlet pipe leaving the tank and camera inspection of the outlet pipe to the header showed the pipe to be full of effluent indicating a restriction of flow within the leaching field<sup>1</sup>;
8. A test pit was excavated over one of the 3" lateral distribution pipes in the leaching field. The pit was observed to be dry and manual probing to a depth of approximately 2.5ft below the trench did not identify saturated soil conditions;
9. A small hole was drilled into the lateral line and revealed the pipe contained a significant accumulation of sediment which is expected to be the cause of the restriction;
10. In order to help remediate the system, have a qualified contractor complete a comprehensive repair to the leaching field to remove sediment and or other solids/sludge from the header and distribution laterals (Approx. \$3000-\$4000);
  - *This work would involve the excavation of the header & footer of the leaching field and subsequent power flushing to remove accumulated solids*
  - *The power flushing should be accompanied with a bioremediation procedure to aid in the digestion of organics and 'biomat' within the laterals and/or absorption trenches*
11. This work may also include the re-leveling or replacement of the header to ensure even flow distribution to each lateral line, if necessary

<sup>1</sup>Typical signs of a wastewater treatment system (WTS) malfunction include ponding or pooling sewage effluent in the distribution laterals, absorption trenches or improper discharge of sewage effluent to the ground surface, sewage effluent leaking or discharging inappropriately from the septic tank, and excessive or abnormal vegetation growth on or around the leaching tile bed components

**Other notes:**

- **When planning for long-term onsite wastewater treatment and disposal it is important to note that full WTS replacement typically costs \$20,000 to \$35,000;**
  - *As the existing components are approaching the end of the expected lifespan of a standard system, emphasis should be placed on maintenance, upgrades, and remediation tasks that may provide renewed value and extended functionality*
- **Carrying out the additional items listed in the Recommendations section will help to prolong the performance of the existing system components and the ongoing function of the WTS;**
- **If leaching field replacement is required in the future for any reason, the size of the property available may make the installation of a Class 4 system very challenging to meet all setback distance requirements of the OBC;**
- **In advance of system failure, it is strongly advised that the client consult with a registered septic designer or professional engineer to evaluate the property to determine the most suitable options to install a new system which would meet all current OBC requirements;**
  - *The installation of an advanced or tertiary treatment unit should be anticipated to reduce the land footprint required to accommodate the construction of a new absorption field*

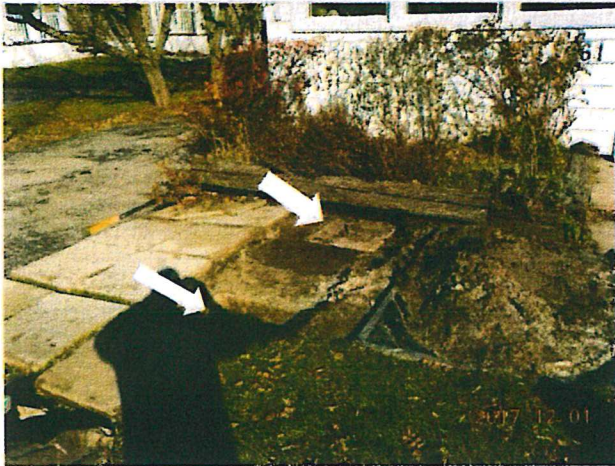
#### Required Work

- Install a code compliant PVC Tee baffle on the outlet pipe leaving the septic tank (Approx. \$150 for parts);
- Have a qualified contractor complete a comprehensive repair to the leaching field to remove sediment and or other solids/sludge from the header and distribution laterals (Approx. \$3000-\$4000);
  - *This work would involve the excavation of the header & footer of the leaching field and subsequent power flushing to remove accumulated solids*
  - *The power flushing should be accompanied with a bioremediation procedure to aid in the digestion of organics and 'biomat' within the laterals and/or absorption trenches*

#### Recommendations

- To improve septic tank access for inspection and maintenance, consider installing sealed risers to grade level over both the inlet and discharge access lids (Approx. \$500 for materials);
  - *Note that this would require the removal or reconfiguring of the front garden and patio stones*
- As an alternative to a standard Tee outlet baffle, consider the installation of an effluent filter assembly as an additional measure in preventing suspended solids from entering the leaching field (Approx. \$250);
- Note the installation of an effluent filter is only recommended if there is access to the septic tank (i.e. risers to grade) as it requires routine maintenance;
  - *Cleaning is easily accomplished by removing the filter from the baffle housing, rinsing off solids back into the inlet compartment of the tank and reinstalling it inside the housing*
  - *Recommended frequency of cleaning is 1-2 times per year, dependent on usage*
- Re-route the water softener backwash line away from the septic system to an alternate location (e.g. ground surface) in order to reduce the hydraulic load
- Given the age of the system, consider the benefits of using an Engineered Biological Augmentation process (i.e. Biologic) for improving bacterial digestion of waste in the septic tank and leaching field as a valuable but low cost ongoing maintenance procedure for this system (\$80 per year);
- To help restore some of the functional capacity of the leaching field, dose the field with a remediation formula made up of bacteria & enzymes specially designed to help break down & digest organic matter and sludge within the distribution system (Approx. \$150 per 6oz. dose);
- To further enhance the quality of effluent discharging to the leaching field, consider the installation of an aerobic treatment device into the existing septic tank (Approx. \$2500-\$3500);
  - *These units (e.g. ClearPod, Aquaworx Remediator, or equivalent) increase the natural breakdown of wastewater within the septic tank, helping to extend the functional lifespan of the field*

## Wastewater Treatment System Photos



Septic tank location with access ports highlighted



Plastic shield inlet baffle (green tracer dye in tank)



Outlet access and plastic shield baffle



Outlet baffle falling away from tank wall



Tank interior showing partition wall



Elevated liquid level in tank during load test (baffle fallen away)

## Wastewater Treatment System Photos



Outlet pipe between tank and leaching field (header) full of effluent



Leaching field area



Flags marking end of lateral runs



Leaching field area



Test pit excavation

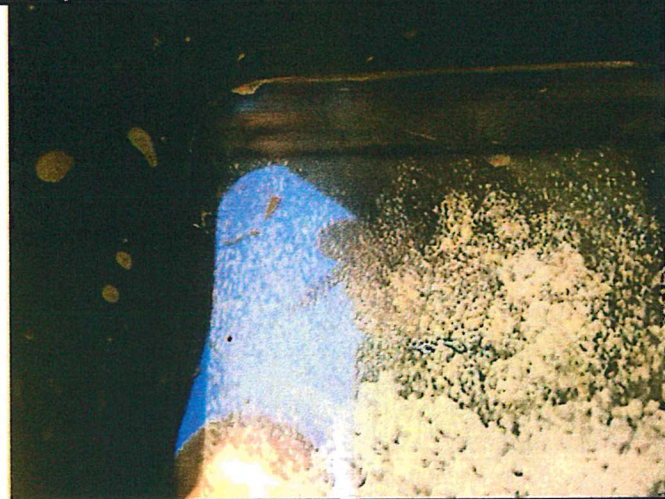


Distribution lateral line inside absorption trench (dry)

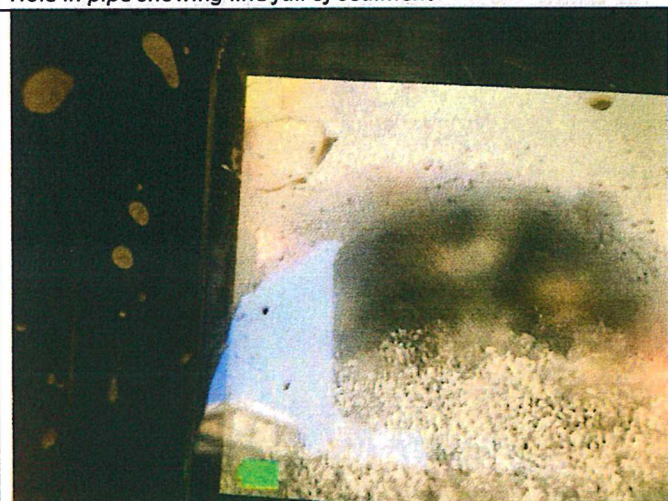
Wastewater Treatment System Photos



Hole in pipe showing line full of sediment



Camera snake inside lateral line (full of sediment)



Camera snake inside lateral line (full of sediment)

SITE DIAGRAM

*Note: all dimensions and locations approximate*



For more information regarding on-site septic system operations and maintenance as well as a comprehensive list of qualified industry professionals, please visit the Ontario Onsite Wastewater Association Website at [www.oowa.org](http://www.oowa.org)

ESSE trusts that this is the information that you require. Please contact the undersigned with any questions related to this report or for further information and support regarding operating, maintaining or upgrading the WTS.

**Inspected by:**



Jason Berry, BSc.

Manager of Property Services

Certified Sewage Disposal System Inspector/Installer/ Designer BCIN #41916

Class 1 Operator – Wastewater Treatment Facility

**Limitations and Warranty:**

This report is for the exclusive use of the client, and their agents, and is neither an endorsement nor condemnation of the subject property.

The findings and conclusions documented in this report have been prepared for specific application to this project and have been developed in a manner consistent with the level of care and skills normally exercised by qualified professionals currently practicing in this area of environmental assessment and are in accordance with the outline of work required for this project. No other warranty, expressed or implied is made.

The findings contained in this report are based upon conditions as they were observed at the time of investigation. No assurance is made regarding changes in conditions subsequent to the time of investigation. No assurances can be made about latent defects or deficiencies with system construction or function that was not reasonably identifiable using currently accepted protocols for inspection and investigation.

No assurance is made regarding the accuracy of this information. Site research performed herein relies on information and reports supplied by others. No attempt has been made to independently verify the accuracy of any such information, unless specifically noted in our report.

## Scoped Environmental Impact Study Form

FILE COPY

A scoped environmental impact study (EIS) may be appropriate when new development is considered to be minor. Examples of minor development may include no new development within the Provincially Significant Feature or Natural Heritage Feature, or a small addition to an existing structure. The Norfolk Environmental Advisory Committee (NEAC) has the discretion to request a full study after a scoped EIS has been submitted if the Committee is not satisfied with the information provided, or has determined that further protection of the natural feature(s) is required.

The following information is required as part of the scoped EIS:

- Completed and signed Scoped Environmental Impact Study Form
- Photographs of Provincially Significant Feature(s) and/or Natural Heritage Feature(s)
- Map of property with proposed development and distance from Provincially Significant Feature(s) or Natural Heritage Feature(s)

Property Owner's Name: JAMES D. KERR

Municipal Address: 61 OLD CUT RD. LONG POINT, PORT DOWAN

Lot, Concession, Township: \_\_\_\_\_

Land Use Designation: \_\_\_\_\_

Zoning: RR RESORT RESIDENTIAL

Provincially Significant Feature(s) and/or Natural Heritage Feature(s) on or adjacent to property:

ADJACENT CHANNEL FISH HABITAT, PROVINCIALY SIGNIFICANT WETLANDS  
LONG POINT SIGNIFICANT WILDLIFE AREA (NATURAL) & BIOSPHERE RESERVE  
BUFFER

Existing Use: COTTAGE

Proposed Development: REMOVE EXISTING BOATHOUSE - REPLACE  
WITH LARGER BOATHOUSE AND STORAGE BLDG.

Site preparation required (brush-clearing, tree removal, blasting, grading, filling, etc.): REMOVE  
SMALL AMOUNT OF TOPSOIL - REMOVE ONE TREE (LARGE WILLOW)

Construction or demolition activities required: REMOVE EXISTING BOATHOUSE

CONSTRUCT LARGER BOATHOUSE WITH MORE STORAGE

What potential impacts on the Provincially Significant Feature(s) and/or Natural Heritage Features may occur as a result of the proposed development? NONE UNDER NORMAL

CONDITIONS - SILT MAY DRAIN INTO CHANNEL DURING HEAVY  
RAIN UNTIL CONSTRUCTION IS COMPLETE.

FILE COPY

How will negative impacts be mitigated?: SILT FENCING BETWEEN CONSTRUCTION SITE & CHANNEL, MATERIALS STORED WELL AWAY FROM CHANNEL

Has a professional been consulted for advice regarding impact mitigation? (i.e. forester, biologist, planner, etc.)? If so, please include their name and qualifications: \_\_\_\_\_

LEONARD & ASSOCIATES

## Declaration

I hereby certify that the information contained within this scoped EIS is accurate and complete, to the best of my knowledge. I acknowledge that incomplete or incorrect information may delay the development review process. I further acknowledge that completion of this scoped EIS form does not constitute or guarantee any type of planning approval.

\_\_\_\_\_  
Owner/Applicant Name (please print)

\_\_\_\_\_  
Signature of Owner/Applicant

\_\_\_\_\_  
Date

**LEONARD + ASSOCIATES**  
IN LANDSCAPE ARCHITECTURE

10841 Melrose Drive Rural  
Route 3 Komoka ON  
N0L 1R0

[mila@isp.ca](mailto:mila@isp.ca)  
[www.leonardla.com](http://www.leonardla.com)  
519.671.5267

To: Norfolk County for circulation to the NEAC Committee + LPRCA

From: Mike Leonard , Leonard + Associates (LAILA)

Date: 2017 02 24

**SUBJECT: 61 Old Cut Boulevard, Long Point (Mun: Port Rowan NOE 1M0) Issue Summary**

**A) PLANNING SEQUENCE**

This document outlines the methodology used in this issue summary report.

This work program is triggered by municipal, provincial and federal requirements related to the proposed rebuild of an existing boathouse. These lands are adjacent to aquatic habitat but not within nor adjacent to natural habitat.

This document is originally being sent to Norfolk County for circulation to the NEAC Committee, and presumably the Long Point Region Conservation Authority (LPRCA). These are referred to as "the regulatory groups".

Leonard + Associates attended the site in December 2016 to review its attributes in relationship to the work program historically required by the regulatory groups based on our experience within this jurisdiction and others.

**B) ISR COMPONENTS**

This document follows the municipal, conservation authority and provincial guidelines for environmental impact studies.

Reporting is consistent with the 2014 Provincial Policy Statement, the Norfolk County Official Plan ("NCOP") and the Natural Heritage Reference Manual (Ontario Ministry of Natural Resources & Forests ... "MNRF").

This ISR conforms to the Norfolk County EIS Guidelines for Development Proposals.

Consistent with the County guidelines, there are specific items relevant to this review. Others are not, since this document involves building structure alterations covered by the Ontario Building Code Act. Consequently servicing and stormwater management considerations, along with alternative forms of development, are not considered herein.

The following elements are addressed in this review: Property description, site alteration description, timing of site alteration, natural features, planning considerations, provincial planning considerations, municipal planning considerations and conservation authority planning considerations.

### **Property Description**

This parcel is located north of Erie Boulevard between the Big Creek National Wildlife Area to the west and Long Point Provincial Park, and north of the Long Point Bird Observatory and Rogers Avenue. Its location and the development envelope are depicted on Figures 1 + 2 and the Site Plan prepared by Girard Engineering.

### **Site Alteration Description**

The existing boathouse and shed on these lands is the subject of an application by Jim Kerr under the Ontario Building Code Act (1992) (=OBC) for demolition so that another one can be constructed on new foundations located on either side of the existing foundations.

The proposed rebuild is in the +/- 20 sq.m – 35sq.m range. It is surrounded by maintained lawn; in other words, an anthropogenic landscape. The shoreline is separated from the channelized aquatic habitat by shoreline protection works consisting of an existing metal corrugated wall at the north end of the site. The environs between all of the structures on-site and on the abutting lands forms a continuous maintained landscape surrounding the proposed construction.

### **Alternative Forms of the Development**

Given that this document is the subject of an OBC approval as opposed to the provincial Planning Act, the consideration of alternative forms of the development are not relevant to this report.

### **Development Activities Associated with Environmental Impacts**

The natural heritage significance of the Long Point Bioshpere needs no introduction to NEAC nor the regulatory agencies, as well as the historic alteration dating back at least a century of lands between the Big Creek National Wildlife Area and Long Point Provincial Park.

We are not aware of any documents relating to site-specific natural heritage attributes.

Our review of the construction documents submitted for the OBC application indicates that no tree-cutting, vegetation removal nor grade alteration is anticipated. Given this, and also the fact that the limited construction envelope occurs in the midst of a maintained landscape, it is our opinion that none of the following abiotic elements will be affected by this construction: slopes and surface drainage.

For the same reasons it is also our opinion that the following biotic elements are not relevant to this review: Ecological land classification, environmental significance, significant plant species, significant communities, significant landforms and soils, diversity, linkage, representativeness and size.

And finally it is our view that there is no applicability of the following broader landscape parameters here: specialised habitat for wildlife, vegetative contributions to wildlife corridors, candidate significant wildlife habitat and confirmed significant wildlife habitat.

### **Timing**

It is our understanding that implementation will occur during the 2017 Spring season, pending review of this document by NEAC. Timing will also fall within the domain of the regulatory groups noted below. Depending on the potential decisions by those groups, potential restrictions could be implemented for one or all of the following periods: March 15-May 31, May 1-July15 or March 15-July

15. It is unlikely that restrictions would be relevant to the period starting Oct.1 .

### **Planning Considerations**

#### Federal Planning Considerations

Relevant requirements for fisheries, benthos and other aquatic habitat, if any, for the construction will be reviewed within the context of federal DFO filings. Given the limited nature of the proposed rebuild footprint and the legal existence of the existing shoreline protection works, the Preliminary Self-Assessment indicates that the works will not interfere with fish passage, constrict channel width, affect flow or result in the stranding or death of fish, nor cause sediment concentration, erosion potential, soil disturbance or fill placement. Liason will be conducted with the DFO relating to a Request for Review, but it does not appear that an Authorization for Work would be required for this project.

#### Provincial Planning Considerations

Since this review is under the domain of the OBC, it is assumed that there are no issues relating to agriculture, minerals and petroleum, or mineral aggregate resource issues associated with this site.

Despite the fact that there are no cultural nor successional terrestrial classifications found on-site nor within the vicinity of it, a SAR Stage 1 Information Request for the subject land is being filed with MNR/Aylmer in a manner consistent with the Technical Memo: Aylmer District Species at Risk Screening Process due to the widely acknowledged biodiversity of the local and regional landscape, especially with specific respect to wetland presence and other items such as critical habitat for Queen Snake and the recovery strategy for it.

Liason with respect to the need for the need for a Work Permit, if required, will be carried out separate from the municipal process addressed in this document.

#### Municipal Planning Considerations

As noted above, this review is under the domain of the OBC.

In the event that any candidate faunal or aquatic species that could be affected by construction are identified in the vicinity of the site as a result of habitat-related or SAR protocols, and subject to verification by a consulting faunal and/or aquatic biologist if required, it is possible that the municipality in conjunction with the relevant federal or provincial agencies noted above would request a site-specific mitigation memo for this construction.

#### Conservation Authority Planning Considerations

It is our understanding that these lands are regulated by the Long Point Region Conservation Authority (LPRCA).

Given that the proposed construction occurs between legally existing structures, one of which separates it from the shoreline, it is anticipated that this proposal is consistent with Ontario Regulation #166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses). Liason with respect to the need for a permit under Section 28 of the Conservation Authorities Act will be carried out separate from the municipal process addressed in this document.

### **C) NATURAL HERITAGE ATTRIBUTES, FUNCTIONS AND FEATURES**

Consistent with the County guidelines, the elements listed below are being addressed in the regulatory

processes that are on-going with the agencies cited above: Hydrogeology, groundwater conditions, presence / absence of disturbance, species of conservation concern and Species at Risk.

The life science consultants retained to assist in the documentation relating to those processes are and James Holdsworth, Biological Consulting Services (James Holdsworth, Faunal Biologist) and Les Stzramko (Aquatic Biologist).

#### **D) EIS IMPACT ASSESSMENT**

With respect to the natural heritage functions, attributes and features of an EIS should verify...

- If there are any direct, adverse on-site impacts caused by the proposed development and if so, how these would be reduced or eliminated;
- If there are any indirect or secondary impacts, either short-term or long-term, and how these would be mitigated;
- If there are any opportunities for natural area enhancements;
- If there is any need for additional life science field studies or monitoring relating to the best management practices outlined the assessment of either direct or indirect impacts on the natural heritage components of the site, either during the summer season or in subsequent field periods, and
- If, in the opinion of the writer, that the findings of the report are consistent with the Provincial Policy Statement 2014 as well as policies of the municipality and the conservation authority.

#### **D) CONCLUSION**

It is our opinion that no long-term direct nor indirect impacts on the natural heritage system functions or features that will be caused by this limited construction envelope within its anthropogenic landscape.

Furthermore, with respect to the potential effects noted in Section D above it is our opinion that these items are being addressed in the parallel processes that are on-going with departments of the federal and provincial government.

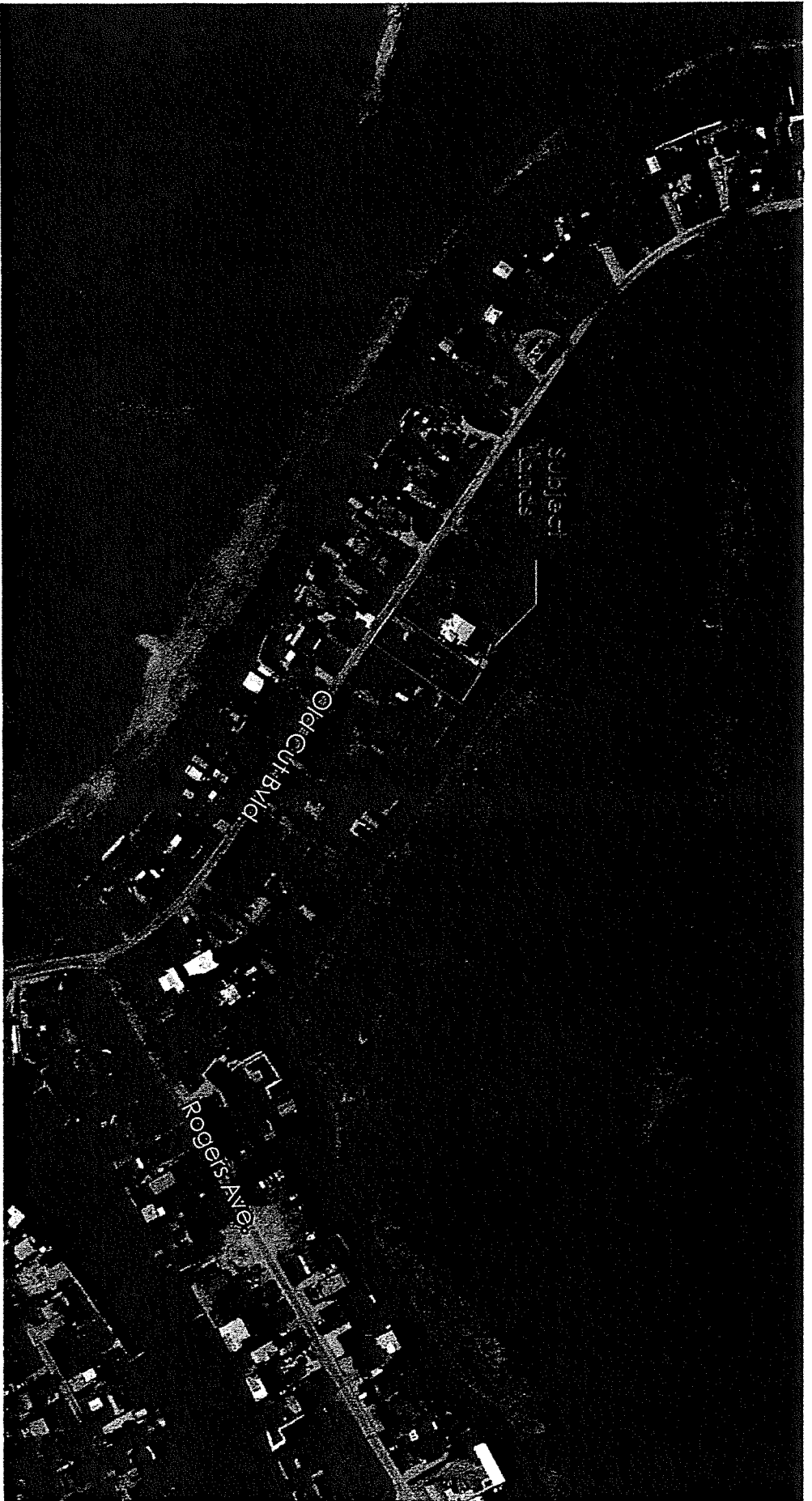
In the event that any candidate SAR faunal or aquatic species that could be affected by construction are identified in the vicinity of the site as a result of the protocols with which we are engaging in with other agencies, a remedy is provided in the "Municipal Planning Requirements" above. And if this remedy is triggered, specific timing requirements due to nesting or other life cycle requirements can be implemented through the OBC process.

The conclusion of this report is that no additional EIS reporting is required following this ISR since negative nor adverse, unalterable impacts on the natural heritage features of the subject land and its surrounding landscape will not occur, as long as the sediment / erosion control measures defined in the relevant County and OPSS + OPSD standards are depicted in the contract documents for the project, and any measures, if any, defined by other agencies.

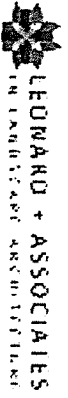
It is the opinion of the writer that these findings are consistent with the Provincial Policy Statement 2014 as well as other policies of the Province and the County.



Regards... Mike Leonard O.A.L.A. C.S.L.A.



February 2017



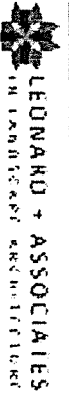
SCALE: not to scale

61 OLD CUT BLVD  
LONG POINT, ON

FIGURE 1.0:  
SUBJECT LANDS:  
GENERAL LOCATION



February 2017



↑  
SCALE: not to scale

61 OLD CUT BLVD  
LONG POINT, ON

FIGURE 2.0:  
SUBJECT LANDS:  
SPECIFIC LOCATION



## Scoped Environmental Impact Study Form

**Municipal Preamble:** "An environmental impact study (EIS) is required by Section 6.4 of the Norfolk County Official Plan to be prepared whenever development is proposed within, or adjacent to, Provincially Significant Features and/or Natural Heritage Features. A scoped EIS may be appropriate when new development is considered to be minor, as per Section 9.7.1 of the Official Plan. Examples of minor development may include no new development within the Provincially Significant Feature or Natural Heritage Feature, or a small addition to an existing structure. The Norfolk Environmental Advisory Committee (NEAC) has the discretion to request a full study after a scoped EIS has been submitted if the Committee is not satisfied with the information provided, or has determined that further protection of the natural feature(s) is required."

**Required Content:** "The following information is required as part of the scoped EIS:

- Completed and signed Scoped Environmental Impact Study Form
- Photographs of Provincially Significant Feature(s) and/or Natural Heritage Feature(s)
- Map of property with proposed development and distance from Provincially Significant Feature(s) or Natural Heritage Feature(s)"

**Property Owner's Name:** James D. Kerr

**Municipal Address:** 61 Old Cut Boulevard, Long Point (Mun: Port Rowan NOE 1M0). Located west of Erie Boulevard between the Big Creek National Wildlife Area and Long Point Provincial Park, in the vicinity of the Long Point Bird Observatory (Figures 1 + 2).

**Date of Submission:** 2017 03 23

**Land Use Designation:** n/a      **Zoning:** RR Resort Residential

**Provincially Significant Feature(s) and/or Natural Heritage Feature(s) on or adjacent to property:**  
The subject lands are contextually approximate with the Long Point Biosphere, the lands of the Big Creek National Wildlife Area, the Long Point Bird Observatory and the Long Point Provincial Park. Specifically the site abuts a channel within a provincially significant wetland and reflects historic alterations dating back at least a century.

**Existing Use(s):** Residential. As well as the existing residential dwelling there is a shed-boathouse structure.

**Proposed Development:** This structure is the subject of an application by Mr. Kerr under the Ontario Building Code Act (1992) for demolition so that another one can be constructed on new foundations located on either side of the existing foundations. The proposed rebuild is about 75 sq.m (800 sq.ft) in size. It is surrounded by maintained lawn; in other words, an anthropogenic landscape. The shoreline is separated from the channelized aquatic habitat by shoreline protection works consisting of an existing metal corrugated wall at the north end of the site. The environs between all of the structures on-site and on the abutting lands forms a continuous maintained landscape surrounding the proposed construction.

**Site preparation required:** The entire site is maintained lawn (ie an anthropogenic landscape); a small part of this would be removed to accommodate the building footprint. No brush-clearing, nor blasting is required. The removal of one tree, a large Willow, is required.

**Construction or demolition activities required:** Foundation excavation to stable depth for the limited construction dimensions noted above. .

**What potential impacts on the Provincially Significant Feature(s) and/or Natural Heritage Features may occur as a result of the proposed development?**

With respect to the potential effects described above we have these opinions.

Potential Direct and Adverse Impacts: Given that the work replaces an existing shoreline structure it would appear that there would be no direct on-site terrestrial, aquatic nor fish/fisheries impacts caused by the proposed development. Relevant protocols for the aquatic and fish/fisheries aspects of the work have undergone preliminary review within the parameters for potential federal DFO filings. Given the nature of the work described above it is unlikely that a federal DFO filing will be required.

A SAR Stage 1 Information Request for the subject land is being filed with MNRF Aylmer in a manner consistent with the Technical Memo: Aylmer District Species at Risk Screening Process due to the widely acknowledged biodiversity of the local and regional landscape.

Given that the proposed construction replicates an existing structure it is anticipated that this proposal is consistent with Ontario Regulation #166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses).

Potential Indirect or Secondary Impacts to be addressed: The only short-term indirect or secondary impact on the natural heritage system functions or features that could be caused by this limited construction envelope within its anthropogenic landscape would be silt loading during heavy rain events. If there are any local records or anecdotal evidence of herpetofauna movement in this location, this movement can be accommodated in the mitigation practices noted below.

The Need For Additional Life Science Field Studies Or Monitoring: None required.

**How will negative impacts be mitigated?**

Sediment / erosion control measures defined in relevant County and OPSS + OPSD standards that specifically reference silt fence adjacent to the channel and material storage setback away from the channel will be referenced in the contract documents for the project. As noted above, a special provision in the SEC fence to accommodate herpetofauna movement may be required.

**Professional consulted for advice regarding impact mitigation and qualifications:** This document summarizes an internal memo for use by the client and his consultant by Leonard+Associates in Landscape Architecture. In his four decades of practice the principal writer of this document Mike Leonard has conducted work for municipal and provincial governments, conservation authorities, and private sector clients including both private sector development proponents and episcopalian corporations. Additional references are available on request.

**LEONARD + ASSOCIATES IN LANDSCAPE ARCHITECTURE**

10841 Melrose Drive Rural [mlla@iso.ca](mailto:mlla@iso.ca) Rural Route 3 Komoka ON N0L 1R0 [www.leonardala.com](http://www.leonardala.com) 519.671.5267

**Required Municipal Declaration:** "I hereby certify that the information contained within this scoped EIS is accurate and complete, to the best of my knowledge. I acknowledge that incomplete or incorrect information may delay the development review process. I further acknowledge that completion of this scoped EIS form does not constitute or guarantee any type of planning approval."

**Supplementary Declaration:** "Leonard + Associates attended the site in March 2016 to review its attributes in relationship to the work program required by the relevant regulatory groups based on our experience within this jurisdiction and others."

**Consultant(s):**



**Owner/Applicant Name:** JAMES D. KERR

---

Signature of Owner/Applicant

---

Date





**BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADES, SHALL REVIEW ALL DRAWINGS AND VERIFY ALL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.**

THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.

[illegible]

DESIGNED BY:



**girard**  
ENGINEERING

212 MAIN STREET WEST P.O. BOX 98  
OTTERVILLE, ONTARIO N0J 1R0  
TEL: 1-519-879-6875  
FAX: 1-519-879-6536  
EMAIL: DFALLOWFIELD@GIRARDENGINEERING.CA

NOTE: THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER  
AND ARE NOT VALID UNLESS SEALED IN RED INK.  
THESE DRAWINGS ARE NOT TO BE REPRODUCED UNLESS AUTHORIZED  
BY THE ENGINEER.

DESIGNED FOR:

**JIM KERR**  
61 OLD CUT BOULEVARD  
LONG POINT, ONTARIO

# BOAT HOUSE

**FLOOR PLAN  
MAIN LEVEL**

SCALE:  $1/4" = 1'-0"$

DATE: MAY 26, 20

DRAWING BY: E LUNDQUIST

DESIGNED BY: L. GIRARD

CHECKED BY: L.GIRARD

DRAWING NO:

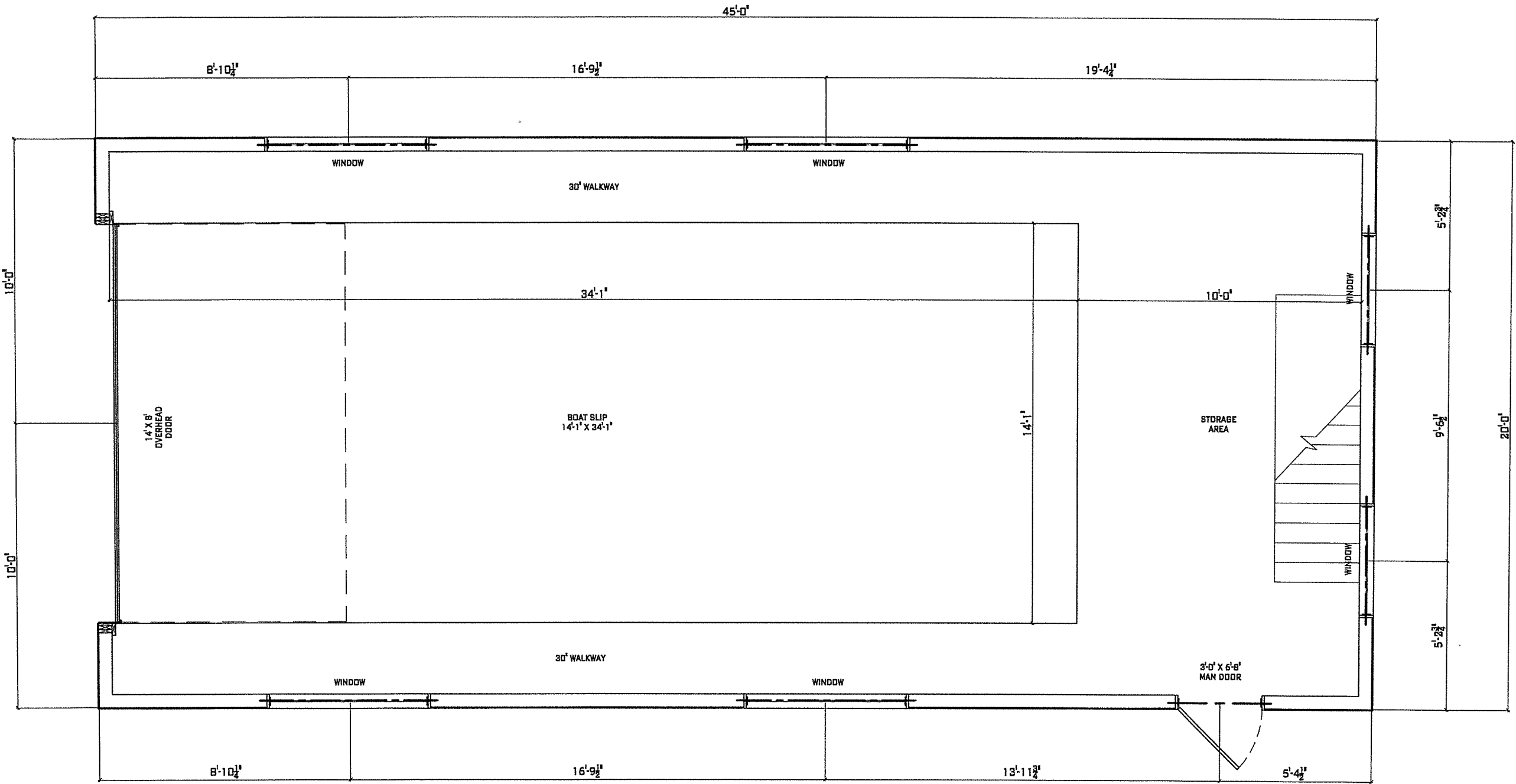
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## MAIN LEVEL





ACTUAL NORTH

BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADES, SHALL REVIEW ALL DRAWINGS AND VERIFY ALL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.

THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.

No.	REVISION	By	Date
1	REVISED AS PER CLIENT REVIEW	EL	JUNE 4, 2018

DESIGNED BY:

**girard**  
ENGINEERING

212 MAIN STREET WEST P.O. BOX 98  
OTTERVILLE, ONTARIO N0J 1R0  
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DESIGNED FOR:

**JIM KERR**  
61 OLD CUT BOULEVARD  
LONG POINT, ONTARIO

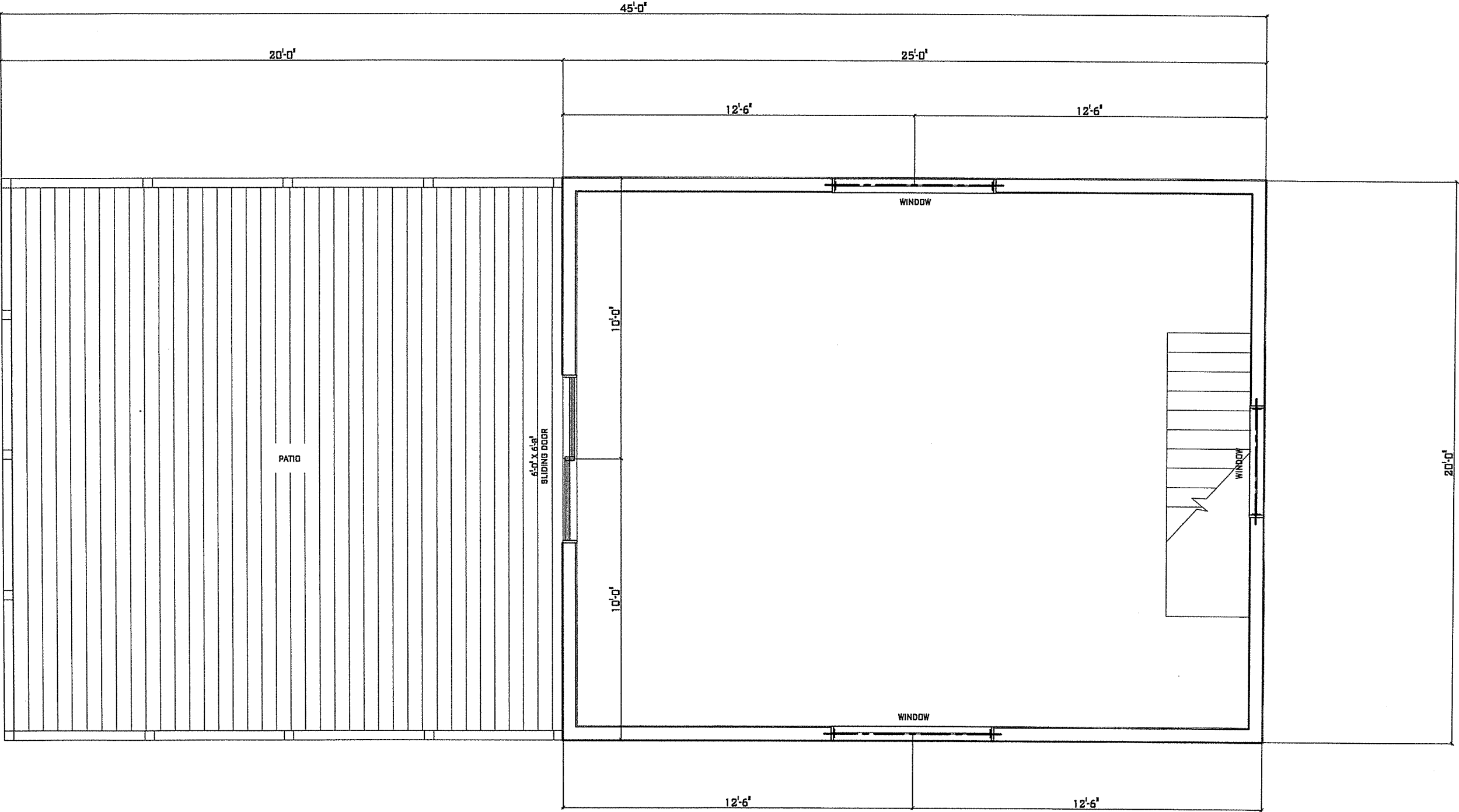
BOAT HOUSE

FLOOR PLAN  
2ND LEVEL

SCALE:	1/4" = 1'-0"
DATE:	MAY 26, 2017
DRAWING BY:	E LUNDQUIST
DESIGNED BY:	L GIRARD
CHECKED BY:	L GIRARD
PROJECT NO:	16-167

DRAWING NO:

**S 2**



2ND LEVEL



**BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADES, SHALL REVIEW ALL DRAWINGS AND VERIFY ALL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.**

**THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.**

[illegible]

ORIGINAL SURVEY BY:

DESIGNED BY:



**girard**  
ENGINEERING

212 MAIN STREET WEST P.O. BOX 98  
OTTERVILLE, ONTARIO NOJ 1R0

TEL: 1-519-879-6875  
FAX: 1-519-879-6536  
EMAIL: DFALLOWFIELD@GIRARDENGINEERING.CA

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THESE DRAWINGS ARE NOT TO BE REPRODUCED UNLESS AUTHORIZED  
BY THE ENGINEER.

**DESIGNED FOR:**

**JIM KERR**

61 OLD CUT BOULEVARD  
LONG POINT, ONTARIO

BOAT HOUSE

## ELEVATIONS

SCALE: 1/8" = 1'-0"

DATE: MAY 26, 2017

DRAWING BY: E LUNDQUIST

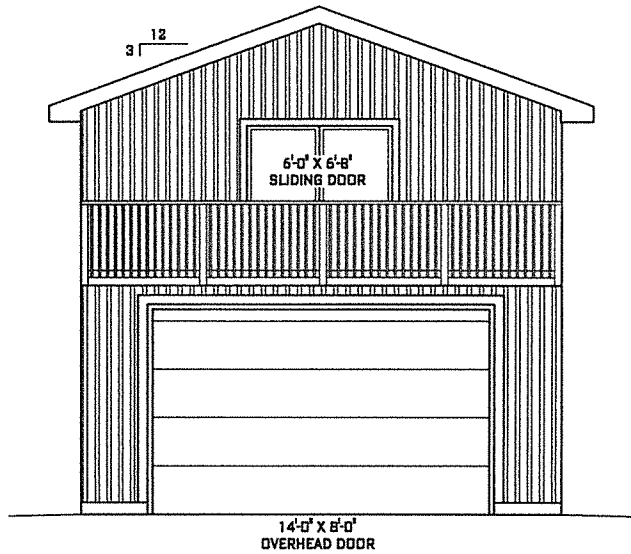
DESIGNED BY: L. BIRARD

CHECKED BY: L.BIRARD

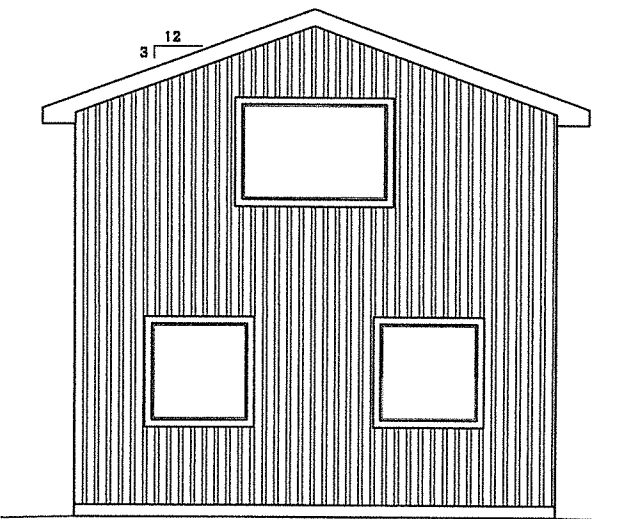
PROJECT NO: 16-167

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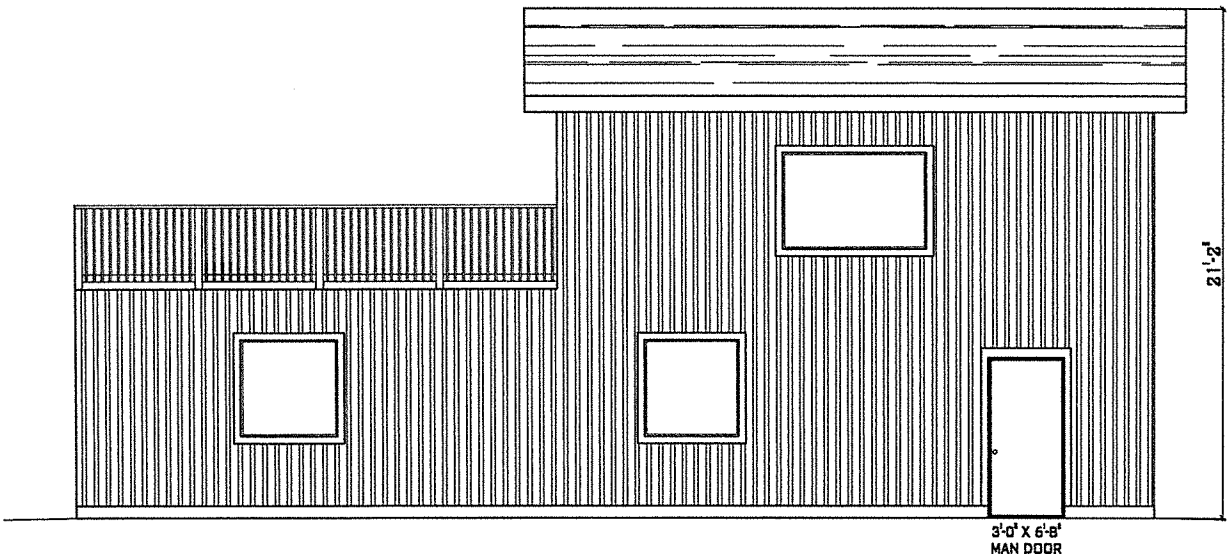
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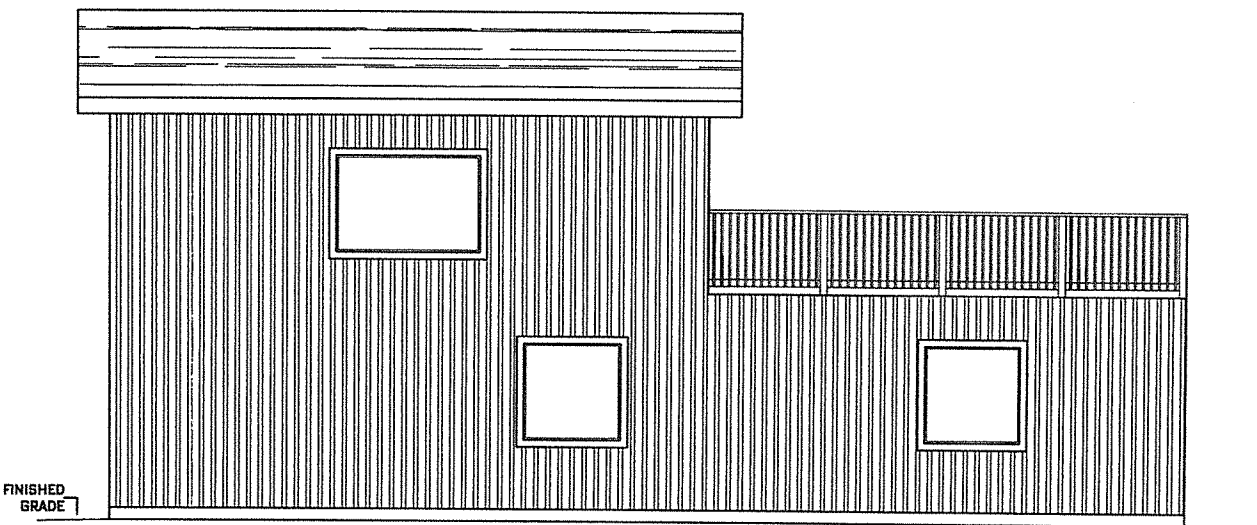
**NORTH ELEVATION**



**SOUTH ELEVATION**



WEST ELEVATION



EAST ELEVATION

SCALE: 1/8" = 1'-0"

DATE: MAY 26, 2017

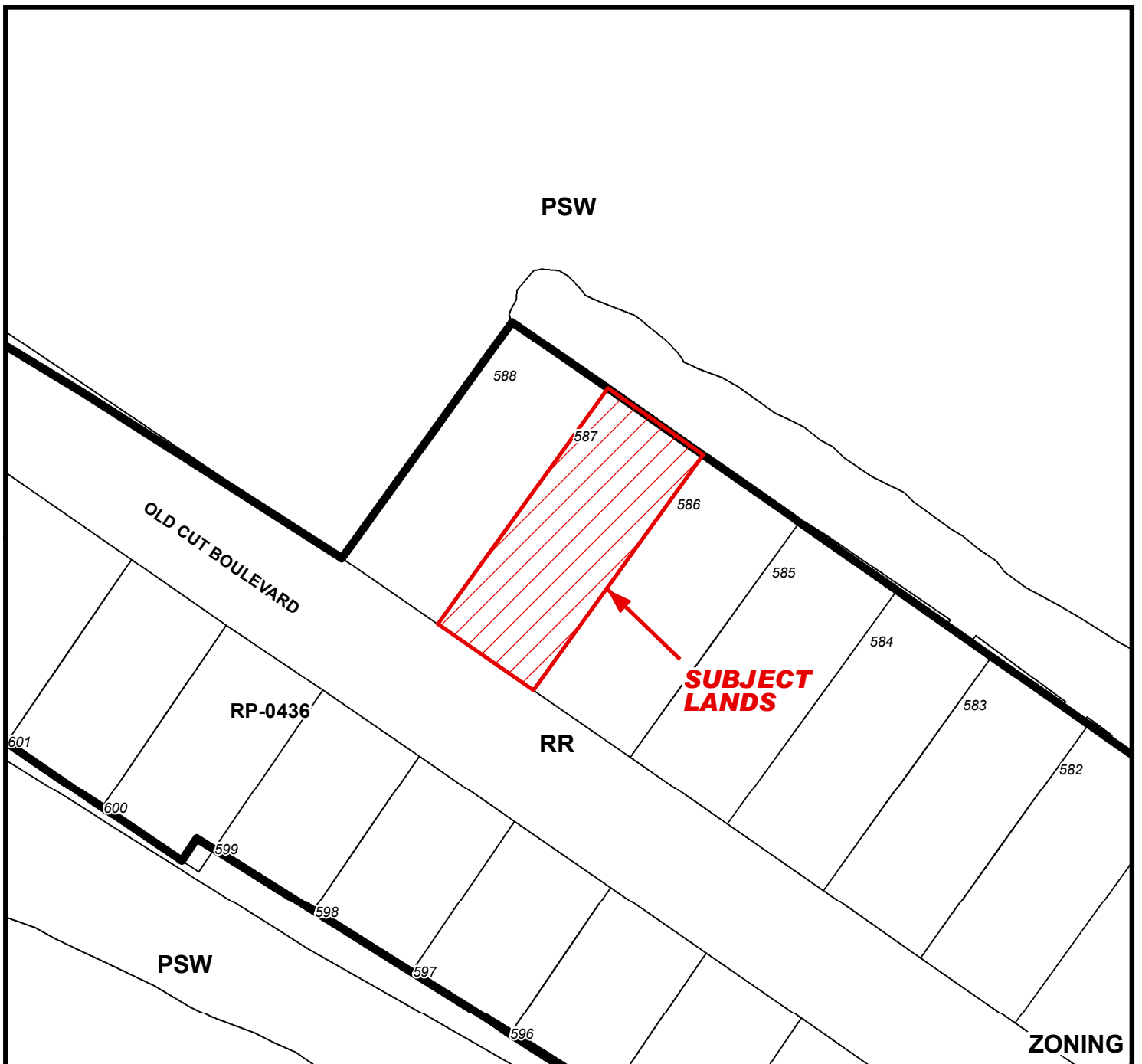
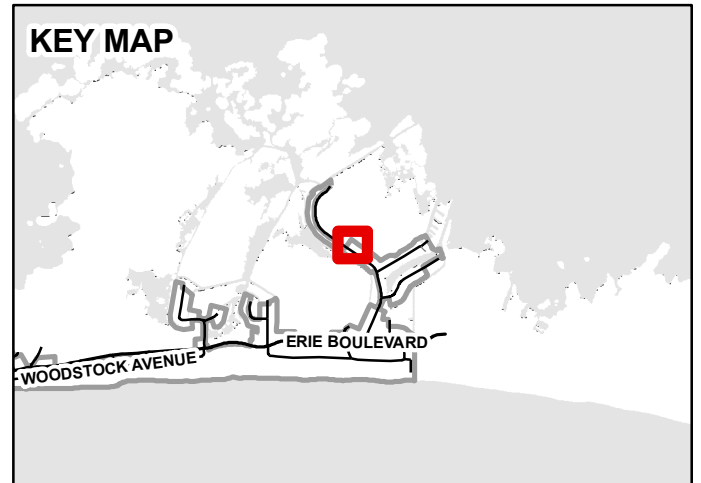
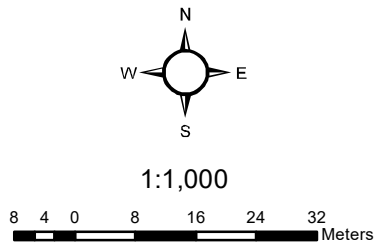
DRAWING BY: E LUNDQUIST

DESIGNED BY: L. BIRARD

CHECKED BY: L.BIRARD

PROJECT NO: 16-167

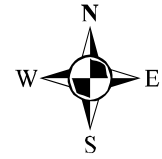
**MAP 1**  
**File Number: ANPL2018156**  
Geographic Township of  
**SOUTH WALSINGHAM**



# MAP 2

File Number: ANPL2018156

Geographic Township of SOUTH WALSINGHAM



31.50 3 6 9 12 Meters

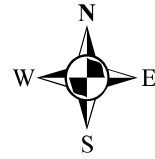
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# MAP 3

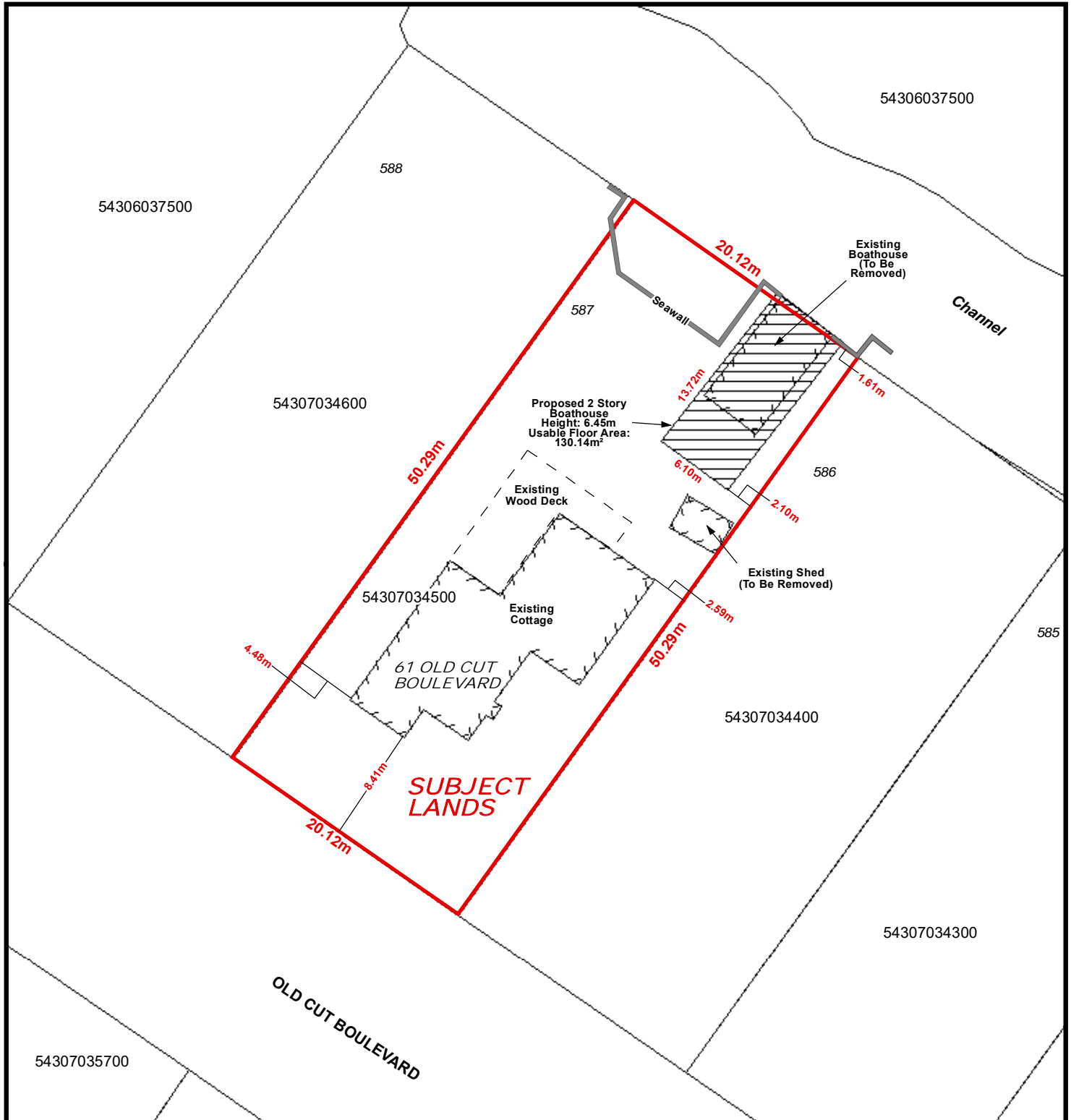
File Number: ANPL2018156

Geographic Township of SOUTH WALSINGHAM



1 1.5 3 4.5 6 Meters

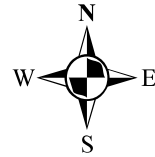
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# LOCATION OF LANDS AFFECTED

File Number: ANPL2018156

Geographic Township of SOUTH WALSINGHAM



1 0.75 1.5 3 4.5 6 Meters

1:400

