

January 4, 2019

Corporation of Norfolk County
Planning Department
185 Robinson Street, Suite 200
Simcoe, Ontario
N3Y 5L6

**Attention: Alisha Cull BES MCIP RPP
Planner**

Reference: Proposed Variance, 53 Woodhouse Ave. Port Dover

I have been retained by Amy and Stu McLaren to seek approval for a minor variance from the County to permit the construction of dwelling on a lot with an interior side yard of 6m.

The site is located on Woodhouse Avenue In Port Dover. The lot has frontage of 30 meters, a depth of 25.91 meters and a lot area of 1727.6 sq. m. The lot is presently vacant.

The lot is presently zoned R1-A special exception 14.584 according to By-law 1-Z-2014. Special exception 14.584 requires an interior side yard (right)-7.5m, a rear yard of 3m and a minimum set back from the top of the bank 10m.

The special exception was placed on the property in 2007 with the passing of by-law 18-Z-2007. The special exception was carried through to the new zoning by-law with exception 14.584.

In order to achieve the building envelope for the proposed dwelling (attached) a variance is requested from the interior side yard (right) from 7.5m to 6m.

It has been suggested that the exception for the larger interior side (right) yard was to provide more green space on the lot. Given that this lot has access to the lakeshore the majority of outside activity would be oriented toward the lake and there would be no need for a greater right side yard. The applicant's intent is to build a beach house and the lake shore will be the focus of the home and property.

The requested reduction in the side yard will also accommodate the Long Point Region Conservation Authority set back of 47m from the toe of the retaining wall.

On June 21, 2017 we went before the Committee of Adjustment seeking relief of a side yard setback from 7.5 m to 1.2 m to create a larger building envelope. The Committee decided that without a house plan they could not make a ruling on it and suggested we return with a house plan. This new application includes a house plan and this dwelling will only require relief of 1.5 m on the side yard. (7.5m to 6m)

In summary the variance is considered minor in nature, in accordance with the permitted uses of the official Plan and the Zoning By-law and is on a vacant lot for residential use along the lake which is a desirable use of the land and is in keeping with good planning principles.

Sincerely,

Cindy Pichette
Broker of Record
Gold Coast Real Estate Ltd.

GOLD COAST
REAL ESTATE LTD
Brokerage



phone 519-718-1428
www.goldcoastrealestate.ca

23 Market Street, Suite 1, box 1146,
PORT DOVER, Ontario N0A 1N0

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANPL 2019004

ANPL 2017075

Jan 8/19

Jan 8/19

Application Fee

Conservation Authority Fee

OSSD Form Provided

Planner

Public Notice Sign

\$276

-

-

Aisha

-

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: 33704011603**A. Applicant Information****Name of Owner** Stuart A. McLaren and Amy McLaren

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 622 Old Dundas Rd**Town and Postal Code** Ancaster, Ont. L9G 3J7**Phone Number****Cell Number** 519-757-9445**Email** dlowamy@gmail.com**Name of Applicant** Stuart A. McLaren and Amy McLaren**Address****Town and Postal Code** 622 Old Dundas Rd. Ancaster, Ont L9G 3J7**Phone Number****Cell Number** 519-757-9445**Email** dlowamy@gmail.com

Name of Agent

Cindy Pichette

Address

915 Main St. Box 1175

Town and Postal Code

Port Dover, Ont. NOA 1N0

Phone Number

5

Cell Number

519-718-1428

Email

cindy@cindy.pichette.com

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



Owner



Agent



Applicant

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

Not Known

B. Location, Legal Description and Property Information

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

Woodhouse Con 1, PT LT 14 RP37R9753 Parts 3 and 4

Municipal Civic Address:

53 Woodhouse Ave, Port Dover NOA 1N8

Present Official Plan Designation(s):

Urban Residential

Present Zoning:

R1-A 14.584

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



Yes



No

If yes, please specify:

14.584

3. Present use of the subject lands:

Vacant Lot

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:

Vacant Lot

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.

N/A

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:

2 storey dwelling, drawing attached

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:

2007

9. Existing use of abutting properties:

vacant land (west) Woodhouse Ave (East) Residential.

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**Existing****Proposed**Please indicate unit of measurement, for example: m, m² or %

Lot frontage	<u>30m</u>	<u>30m</u>
Lot depth	<u>25.91</u>	<u>25.91</u>
Lot width	<u>25.91</u>	<u>25.91</u>
Lot area	<u>1727.6 sq m</u>	<u>1727.6 sq m.</u>
Lot coverage	<u>—</u>	<u>—</u>
Front yard	<u>6m</u>	<u>6m</u>
Rear yard	<u>6m</u>	<u>6m</u>
Left Interior side yard	<u>—</u>	<u>—</u>
Right Interior side yard	<u>7.5m</u>	<u>6m</u>
Exterior side yard (corner lot)	<u>—</u>	<u>—</u>

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

Propose to Vary the Interior Side (right) Yard
from 7.5m to 6m.

3. Please explain why it is not possible to comply with the provision(s) of the Zoning

By-law: Request the minor Variance to permit the
attached home to be built.

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: _____

Buildings on retained land: _____

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: (for example: corn, orchard, livestock) _____

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



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 _____

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 _____

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 _____

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 (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:

Real Estate Agent



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:

Urban Lot

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

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

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

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

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☒ Municipal piped water

☐ 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)

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Provincial highway

☐ Unopened road

☐ Other (describe below)

Name of road/street:

Woodhouse Ave

G. Other Information

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

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

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

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 2
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
- ☐ Environmental Impact Study
- ☐ 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 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.

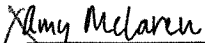
Permission to Enter Subject Lands

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.

DocuSigned by:

 335299E8255F468...
 Owner/Applicant/Agent Signature


X 1/3/2019 | 17:29 PST
 Date

J. Owner's Authorization

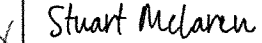
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Stuart and Amy McLaren am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize Cindy Richelle 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.

DocuSigned by:

 335299E8255F468...
 Owner

X 1/3/2019 | 17:29 PST
 Date

DocuSigned by:

 7E6F0C097C1A4EE...
 Owner

X 1/3/2019 | 18:03 PST
 Date



K. Declaration

I, Cindy Pickette of Port Dover, Ont

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:

Norfolk County

Pickette
Owner/Applicant/Agent Signature

In Port Dover

This 7 day of January

A.D., 2019

[Signature]
A Commissioner, etc. JAMES BOLL

14.583 In lieu of the uses *permitted* in the R4 Zone, thirty two (32) *dwelling units* shall be *permitted*.

In lieu of the corresponding provisions in the R4 Zone, the following shall apply:

- a) no part of any *dwelling unit* shall be *permitted* within the area identified as Part 1 on Schedule 14.583.1;
- b) *lot* shall be defined as the entirety of the subject lands as shown on Schedule 14.583.1;
- c) *single detached dwellings* may be *permitted* on the same *lot* in accordance with the Zone provisions of *group townhouses*.

14.584 In lieu of the corresponding provisions in the R1-A Zone, the following shall apply:

- a) minimum *interior side yard* (right) – 7.5 metres;
- b) minimum *rear yard* – 3 metres;
- c) minimum *setback* from top of bank – 10 metres.

14.585 In lieu of the corresponding provisions in the R2 Zone, the following shall apply:

- a) minimum *rear yard* – 5 metres;
- b) maximum number of *parking spaces permitted* in the *exterior side yard* – three (3).

14.586 In lieu of the corresponding provisions in the RR Zone, the following shall apply:

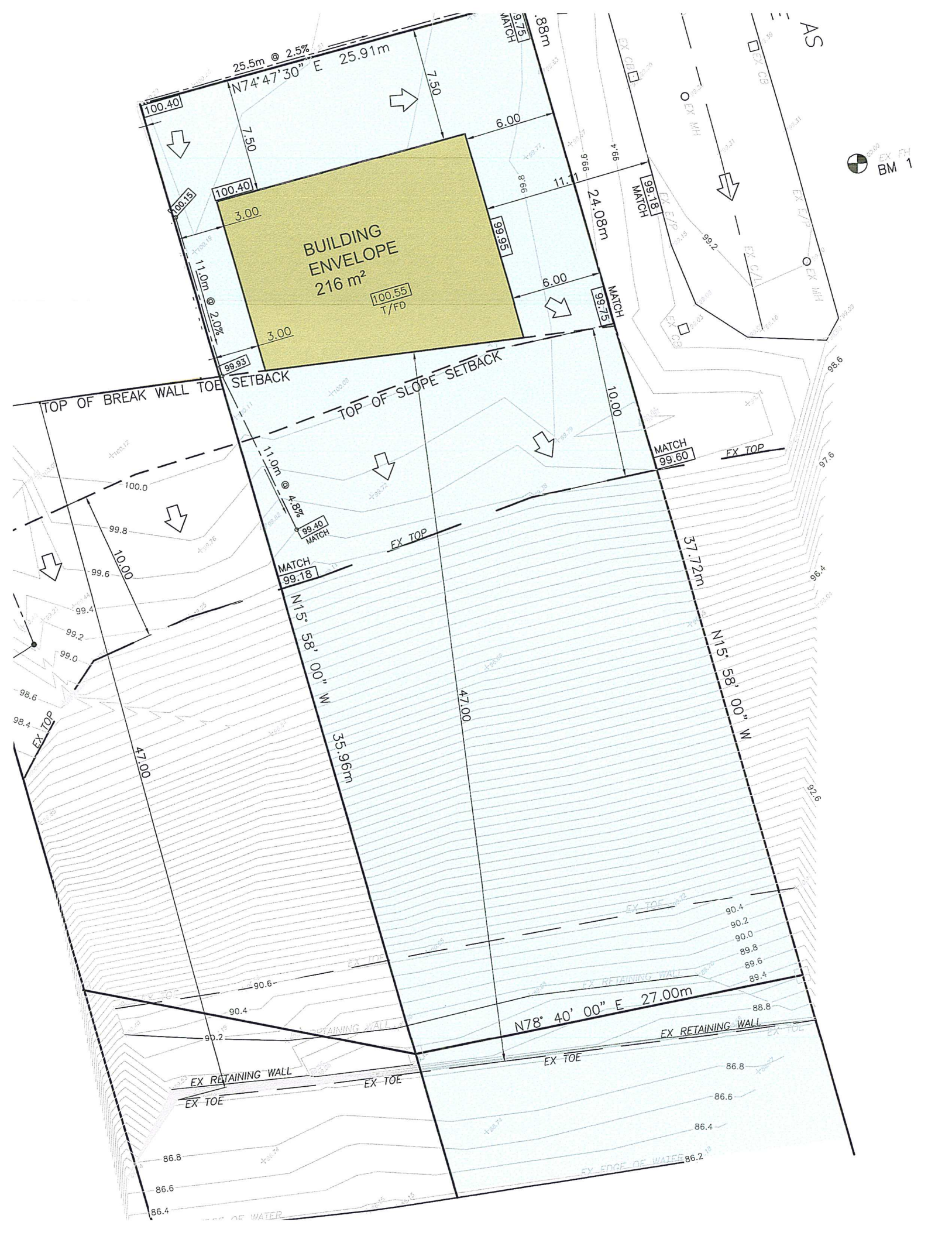
- a) minimum *lot frontage* – 0 metres;
- b) *frontage* on an improved *street* – not *required*;
- c) minimum *rear yard* – 50 metres from the top of bank.

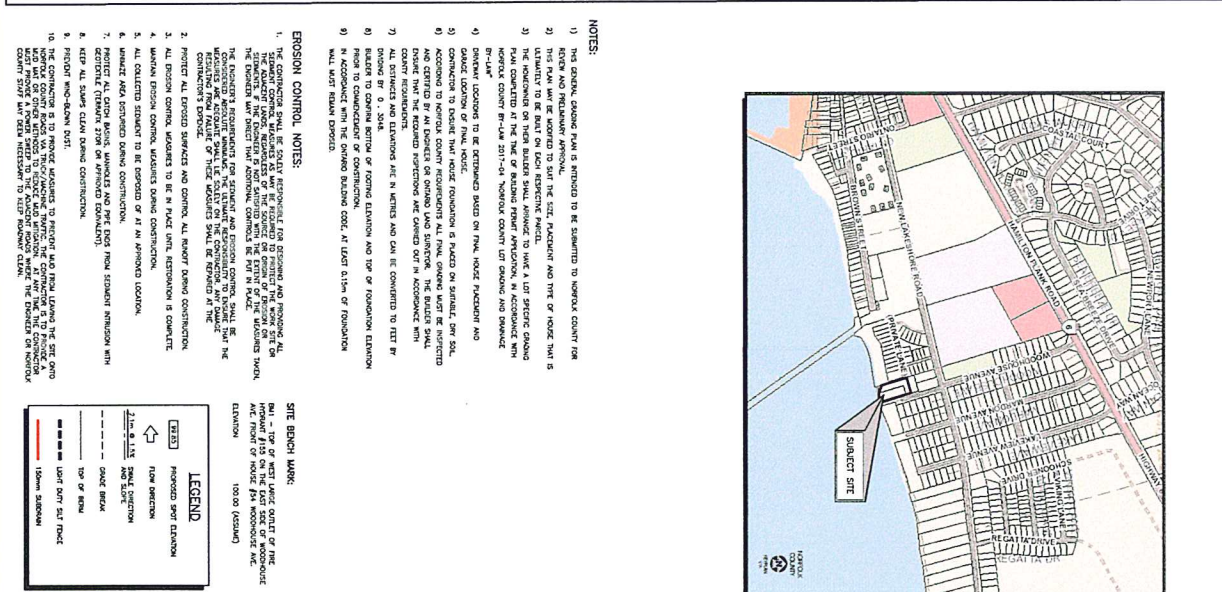
14.587 In lieu of the corresponding provisions in the A Zone, the following shall apply:

- a) minimum *lot area*:
 - i. *interior lot* – 1,497.33 square metres;
- b) minimum *interior side yard* (left):
 - i. existing detached garage – 1.79 metres

In lieu of the uses *permitted* in the A Zone, only the following uses shall be *permitted*:

- a) An *existing* accessory building without a *single detached dwelling* on the same lot.
[35-Z-2016]





1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Long Point Region Conservation Authority

4 Elm St., Tillsonburg ON N4G 0C4 Tel: (519) 842-4242 Fax: (519) 842-7123
Email: conservation@lprca.on.ca Website: www.lprca.on.ca

March 21, 2017

33.10.337.040.11603

**Subject: Proposed Building Envelope
G. Douglas Vallee Limited – Project No.16-132
Concession 1, Part Lot 14, Plan 37R-9753 –Woodhouse Avenue
Norfolk County – Woodhouse**

Long Point Region Conservation Authority (LPRCA) staff has now had an opportunity to review the submitted information and provide the following comments.

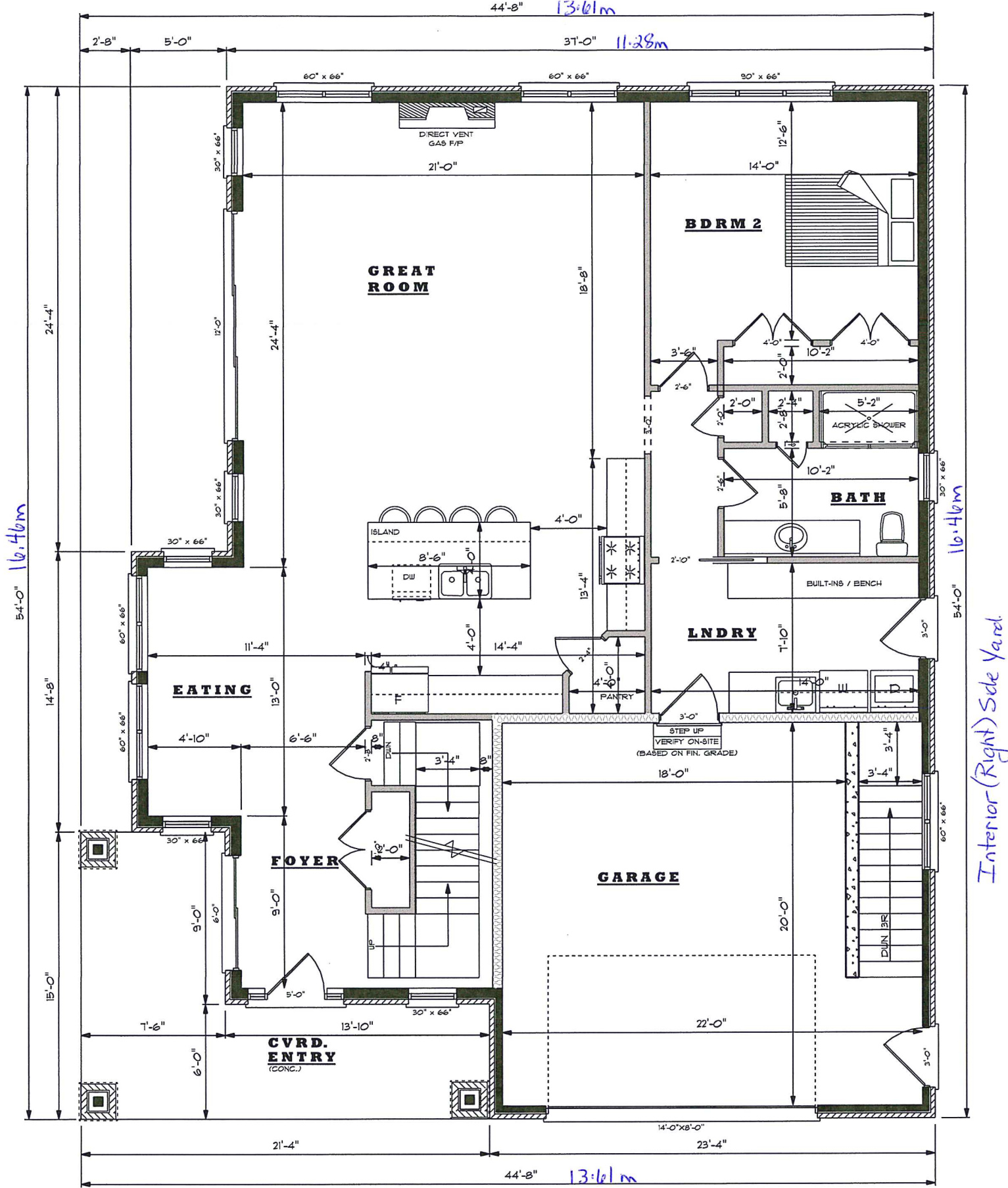
Based on the information provided, there appears to be a building envelope available for development. The subject property is regulated under O. Reg. 178/06, under the Conservation Authorities Act and a permit from this office is required prior to development. All development (decks etc.) should be located landward of the setback as shown on the submitted plan. Please note, as part of a complete application, there are specific development recommendations from a previously completed geotechnical report that would need to be met as well as a final site grading plan.

Please contact me to discuss this matter further.

Yours truly,
B. Bravener
Resource Technician



A member of the Conservation Ontario Network



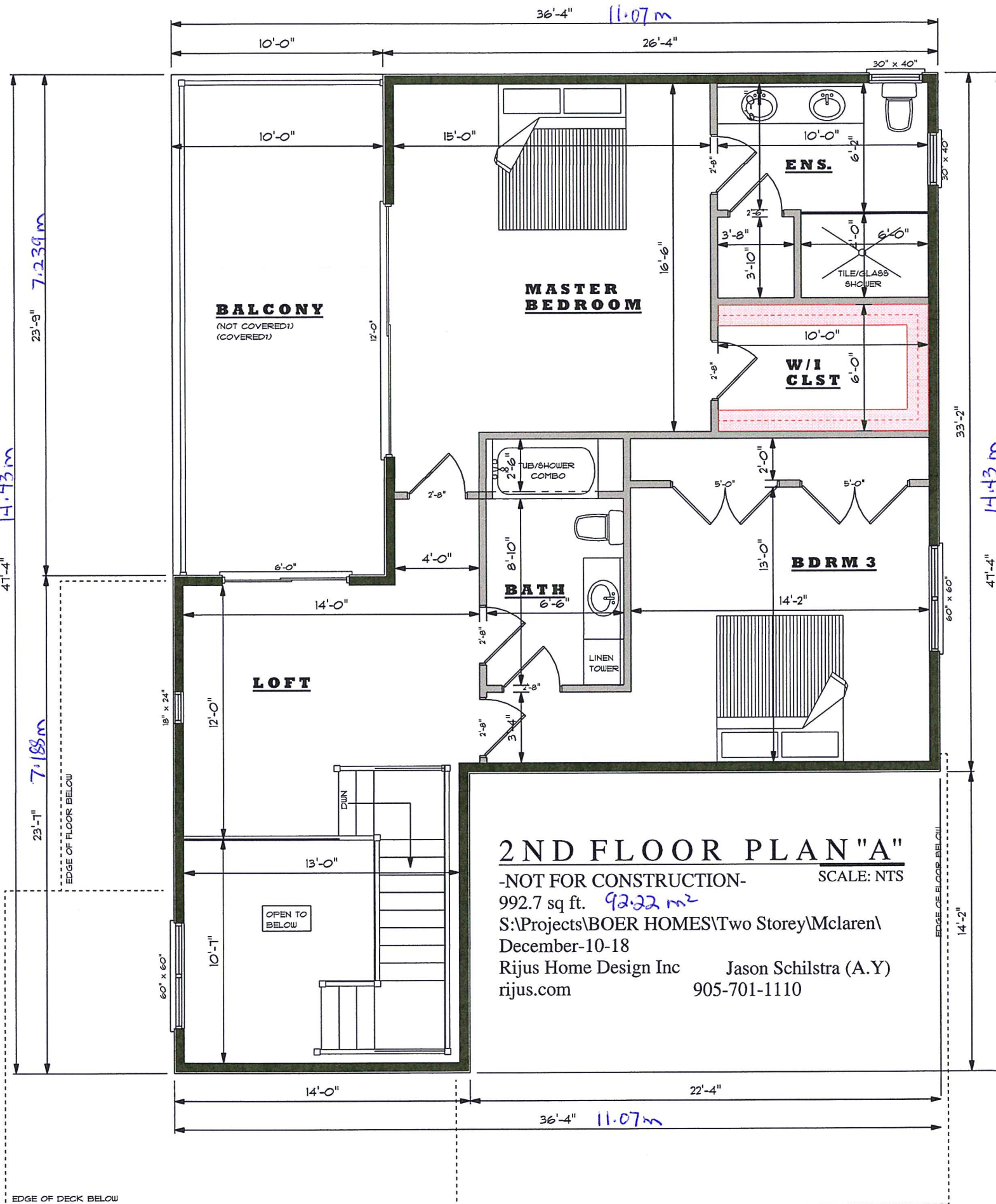
MAIN FLOOR PLAN "F"

-NOT FOR CONSTRUCTION- SCALE: NTS

0.0 sq ft.
 S:\Projects\BOER HOMES\Two Storey\Mclaren\
 December-10-18
 Rijus Home Design Inc Jason Schilstra (A.Y)
 rijus.com 905-701-1110

Woodhouse Ave

Interior (Right) Side Yard.





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: 53 Woodhouse Ave

Legal Description:

Roll Number: 331033704011603

Application #:

Information Origins: site plan from Vallee Ltd.

Urban Residential Type 1 Zone (R1)		Zoning	R1-A		
Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.1.2	a) minimum lot area				
	i) interior lot	450.00		N/A	m.sq
	ii) corner lot	560.00		N/A	m.sq
	iii) lot of record - interior lot	405.00		N/A	m.sq
	iv) lot of record - corner lot	450.00		N/A	m.sq
	b) minimum lot frontage				
	i) interior lot	15.00		N/A	m
	ii) corner lot	18.00		N/A	m
	iii) lot of record - interior lot	13.50		N/A	m
	iv) lot of record - corner lot	15.00		N/A	m
	c) minimum front yard	10.00	10.00	N/A	m
	i) detached garage with rear lane	3.00		N/A	m
	d) minimum exterior side yard	3.00		N/A	m
	e) minimum interior side yard				
	detached garage (7.5m right side)	7.50	6.00	1.50	m
	detached garage (1.2m left side)	1.20	3.00	N/A	m
	ii) detached garage with a rear lane ;	0.00		N/A	m
	attached garage	1.20		N/A	m
	f) minimum rear yard	3.00	7.50	N/A	m
	g) maximum building height	11.00		N/A	m
Comments		special provision 14.584 puts different required restrictions on the rear and interior side yards. Drawings did not show exterior on grade decks or stairs, assuming they do not have any proposed, as they are not calculated in this deficiency form. Height of 2 storey building cannot exceed 11.0m			

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

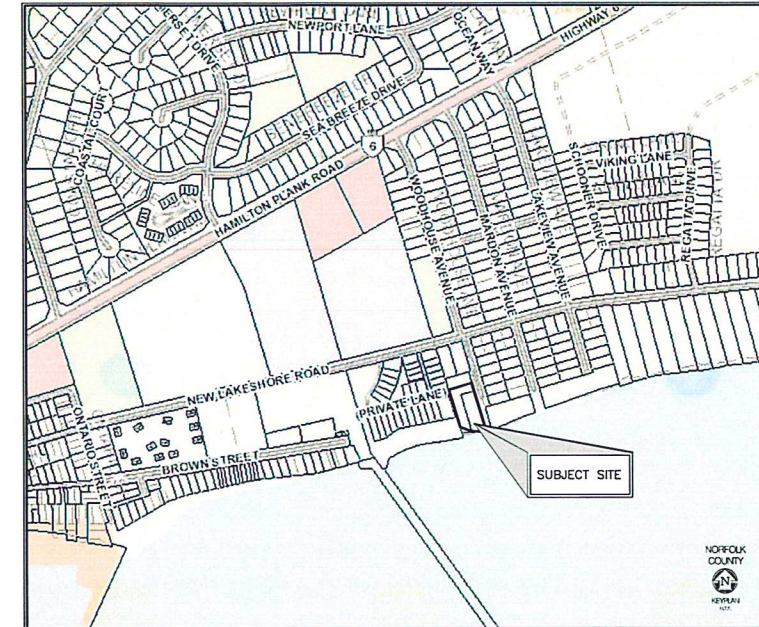
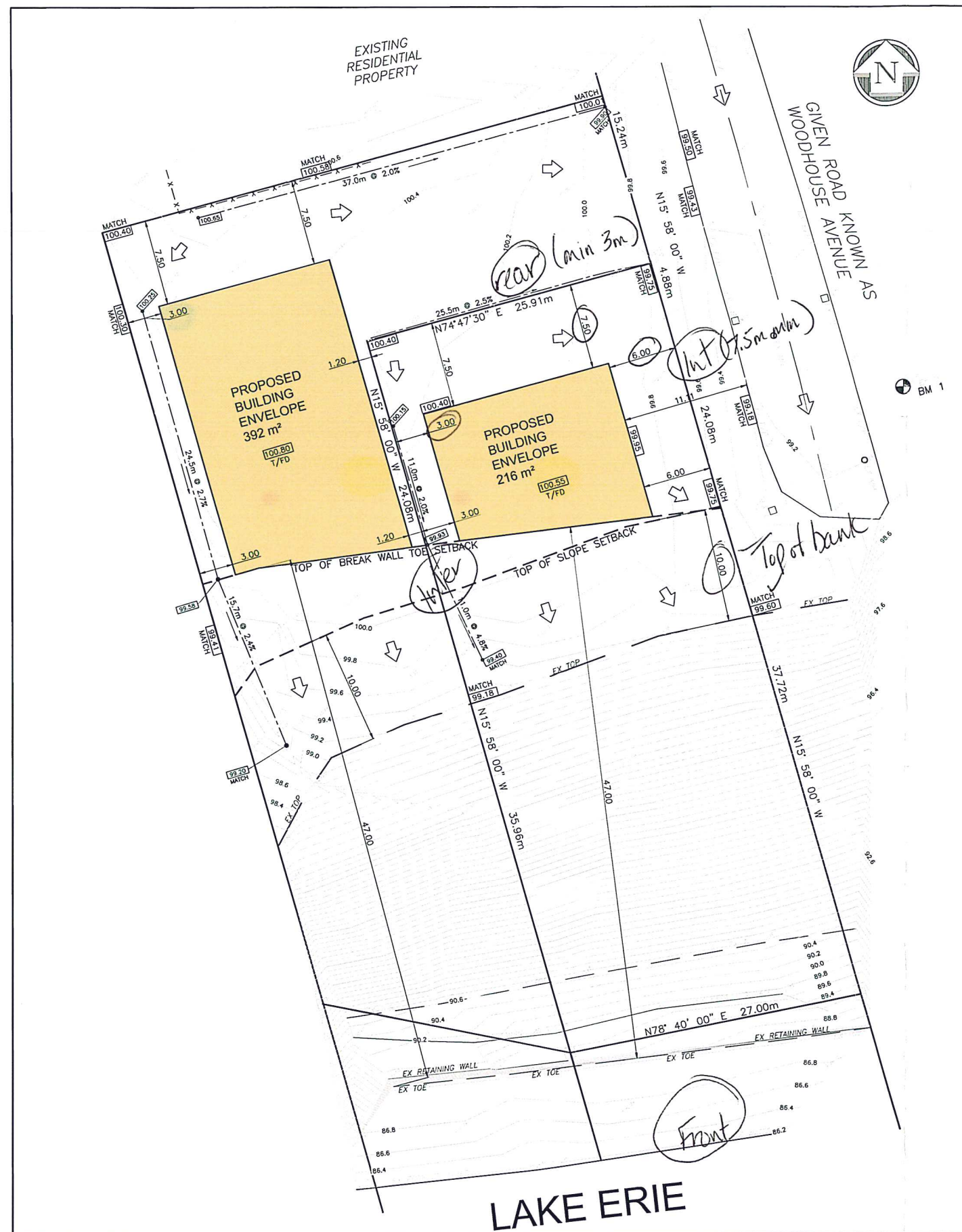
Signature of Zoning Administrator

date

Jan 7/19
Dec 18/2018

date

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

[illegible]

PLAN OF SURVEY
OF PART OF
LOT 14
CONCESSION 1
IN THE GEOGRAPHIC
TOWNSHIP OF WOODHOUSE
PLAN 37R-9753
IN
NORFOLK COUNTY

NOTE:
THE CONTRACTOR IS CAUTIONED THAT ALL OF THE EXISTING UTILITIES ARE NOT INDICATED ON THIS DRAWING. THE CONTRACTOR MUST ARRANGE FOR LOCATES FROM EACH AREA UTILITY COMPANY PRIOR TO ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES INCLUDING THOSE NOT INDICATED ON THIS DRAWING. G. DOUGLAS VALLEE LTD. CAN NOT ACCEPT RESPONSIBILITY FOR DAMAGE TO ANY EXISTING UTILITY WHICH MAY OR MAY NOT BE INDICATED ON THIS DRAWING.



G. DOUGLAS VALLEE LIMITED
2 TALBOT STREET NORTH
SIMCOE, ONTARIO N3Y 3W4
(519) 426-6270

Stamp

PRELIMINARY
NOT TO BE USED
FOR CONSTRUCTION

Project Title

McLAREN'S
WOODHOUSE AVE.
PROPERTY
PORT DOVER, NORFOLK COUNTY

Drawing Title	GRADING PLAN
---------------	--------------

Designed by : JLN	Drawn By : JLN
Checked by : TGS	Date Started : FEB 05, 2017

Drawing Scale : 1:200	Drawing No. GP
Project No. 16-132	

NOTES:

- 1) THIS GENERAL GRADING PLAN IS INTENDED TO BE SUBMITTED TO NORFOLK COUNTY FOR REVIEW AND PRELIMINARY APPROVAL.
- 2) THIS PLAN MAY BE MODIFIED TO SUIT THE SIZE, PLACEMENT AND TYPE OF HOUSE THAT IS ULTIMATELY TO BE BUILT ON EACH RESPECTIVE PARCEL.
- 3) THE HOMEOWNER OR THEIR BUILDER SHALL ARRANGE TO HAVE A LOT SPECIFIC GRADING PLAN COMPLETED AT THE TIME OF BUILDING PERMIT APPLICATION, IN ACCORDANCE WITH NORFOLK COUNTY BY-LAW 2017-04 "NORFOLK COUNTY LOT GRADING AND DRAINAGE BY-LAW"
- 4) DRIVEWAY LOCATIONS TO BE DETERMINED BASED ON FINAL HOUSE PLACEMENT AND GARAGE LOCATION OF FINAL HOUSE.
- 5) CONTRACTOR TO ENSURE THAT HOUSE FOUNDATION IS PLACED ON SUITABLE, DRY SOIL.
- 6) ACCORDING TO NORFOLK COUNTY REQUIREMENTS ALL FINAL GRADING MUST BE INSPECTED AND CERTIFIED BY AN ENGINEER OR ONTARIO LAND SURVEYOR. THE BUILDER SHALL ENSURE THAT THE REQUIRED INSPECTIONS ARE CARRIED OUT IN ACCORDANCE WITH COUNTY REQUIREMENTS.
- 7) ALL DISTANCES AND ELEVATIONS ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- 8) BUILDER TO CONFIRM BOTTOM OF FOOTING ELEVATION AND TOP OF FOUNDATION ELEVATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- 9) IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, AT LEAST 0.15m OF FOUNDATION WALL MUST REMAIN EXPOSED.

EROSION CONTROL NOTES:








1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DESIGNING AND PROVIDING ALL SEDIMENT CONTROL MEASURES AS MAY BE REQUIRED TO PROTECT THE WORK SITE OR THE ADJACENT LANDS, REGARDLESS OF THE SOURCE OR ORIGIN OF EROSION OR SEDIMENTS. IF THE ENGINEER IS NOT SATISFIED WITH THE EXTENT OF THE MEASURES TAKEN, THE ENGINEER MAY DIRECT THAT ADDITIONAL CONTROLS BE PUT IN PLACE.
- THE ENGINEER'S REQUIREMENTS FOR SEDIMENT AND EROSION CONTROL SHALL BE CONSIDERED ABSOLUTE MINIMUMS. THE ULTIMATE RESPONSIBILITY TO ENSURE THAT THE MEASURES ARE ADEQUATE SHALL LIE SOLELY ON THE CONTRACTOR. ANY DAMAGE RESULTING FROM FAILURE OF THESE MEASURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
2. PROTECT ALL EXPOSED SURFACES AND CONTROL ALL RUNOFF DURING CONSTRUCTION.
3. ALL EROSION CONTROL MEASURES TO BE IN PLACE UNTIL RESTORATION IS COMPLETE.
4. MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION.
5. ALL COLLECTED SEDIMENT TO BE DISPOSED OF AT AN APPROVED LOCATION.
6. MINIMIZE AREA DISTURBED DURING CONSTRUCTION.
7. PROTECT ALL CATCH BASINS, MANHOLES AND PIPE ENDS FROM SEDIMENT INTRUSION WITH GEOTEXTILE (TERRAFIX 270R OR APPROVED EQUIVALENT).
8. KEEP ALL SUMPS CLEAN DURING CONSTRUCTION.
9. PREVENT WIND-BLOWN DUST.
10. THE CONTRACTOR IS TO PROVIDE MEASURES TO PREVENT MUD FROM LEAVING THE SITE ONTO NORFOLK COUNTY ROADS VIA TRUCK/MACHINE TRAFFIC. THE CONTRACTOR IS TO PROVIDE A MUD MAT OR OTHER METHODS TO REDUCE MUD MITIGATION. AT ANY TIME THE CONTRACTOR SHALL PROVIDE A MUD MAT TO PREVENT MUD FROM LEAVING THE SITE. THE ENGINEER OR NORFOLK COUNTY STAFF MAY DEEM NECESSARY TO KEEP ROADWAY CLEAN.

SITE BENCH MARK:

BM1 - TOP OF WEST LARGE OUTLET OF FIRE
HYDRANT #155 ON THE EAST SIDE OF WOODHOUSE
AVE. FRONT OF HOUSE #54 WOODHOUSE AVE.

ELEVATION 100.00 (ASSUME)

LEGEND

	PROPOSED SPOT ELEVATION
	FLOW DIRECTION
	SWALE DIRECTION AND SLOPE
	GRADE BREAK
	TOP OF BERM
	LIGHT DUTY SILT FENCE
	150mm SUBDRAIN



Long Point Region Conservation Authority

4 Elm St., Tillsonburg ON N4G 0C4 Tel: (519) 842-4242 Fax: (519) 842-7123
Email: conservation@lprca.on.ca Website: www.lprca.on.ca

March 21, 2017

33.10.337.040.11603

**Subject: Proposed Building Envelope
G. Douglas Vallee Limited – Project No.16-132
Concession 1, Part Lot 14, Plan 37R-9753 –Woodhouse Avenue
Norfolk County – Woodhouse**

Long Point Region Conservation Authority (LPRCA) staff has now had an opportunity to review the submitted information and provide the following comments.

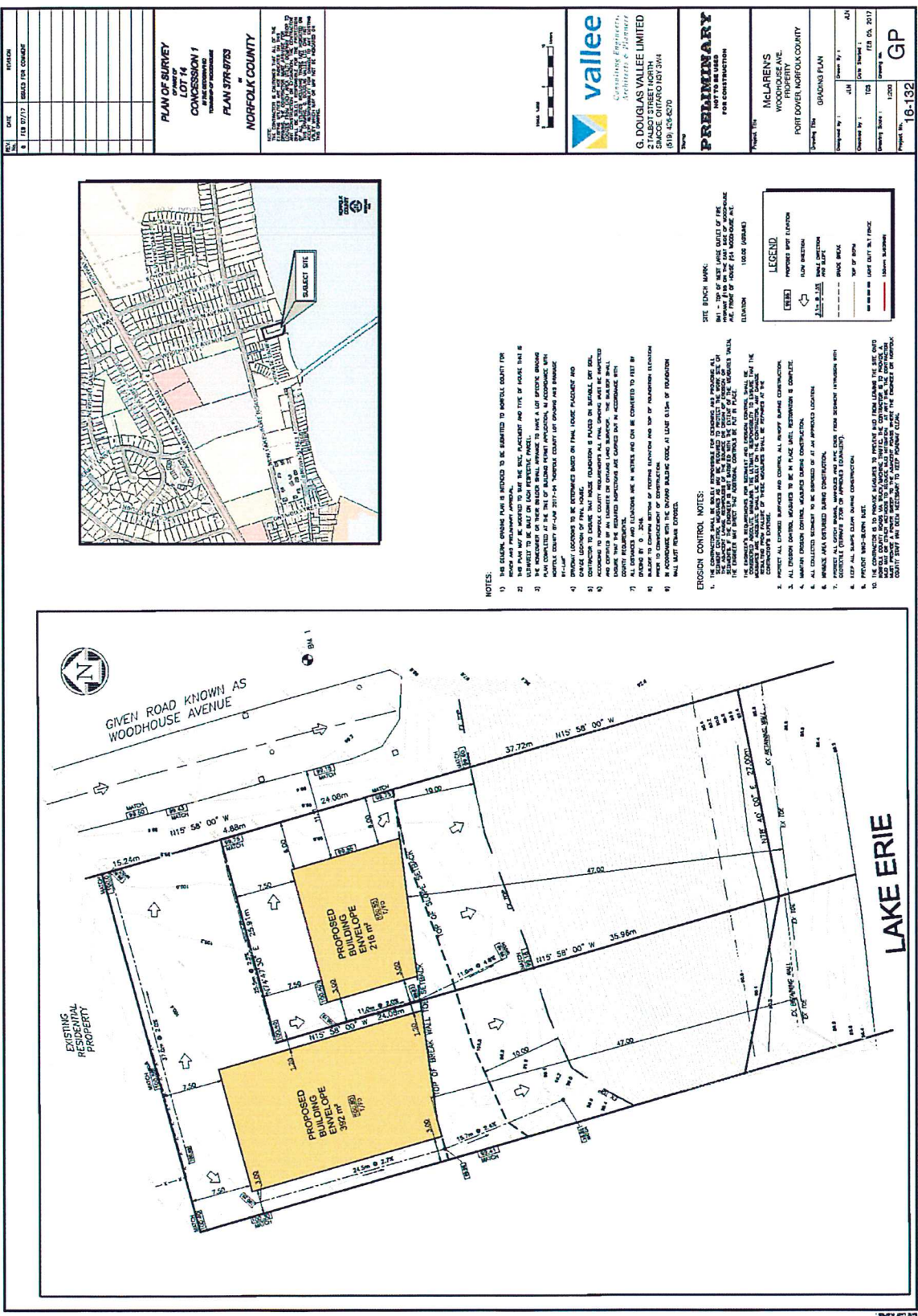
Based on the information provided, there appears to be a building envelope available for development. The subject property is regulated under O. Reg. 178/06, under the Conservation Authorities Act and a permit from this office is required prior to development. All development (decks etc.) should be located landward of the setback as shown on the submitted plan. Please note, as part of a complete application, there are specific development recommendations from a previously completed geotechnical report that would need to be met as well as a final site grading plan.

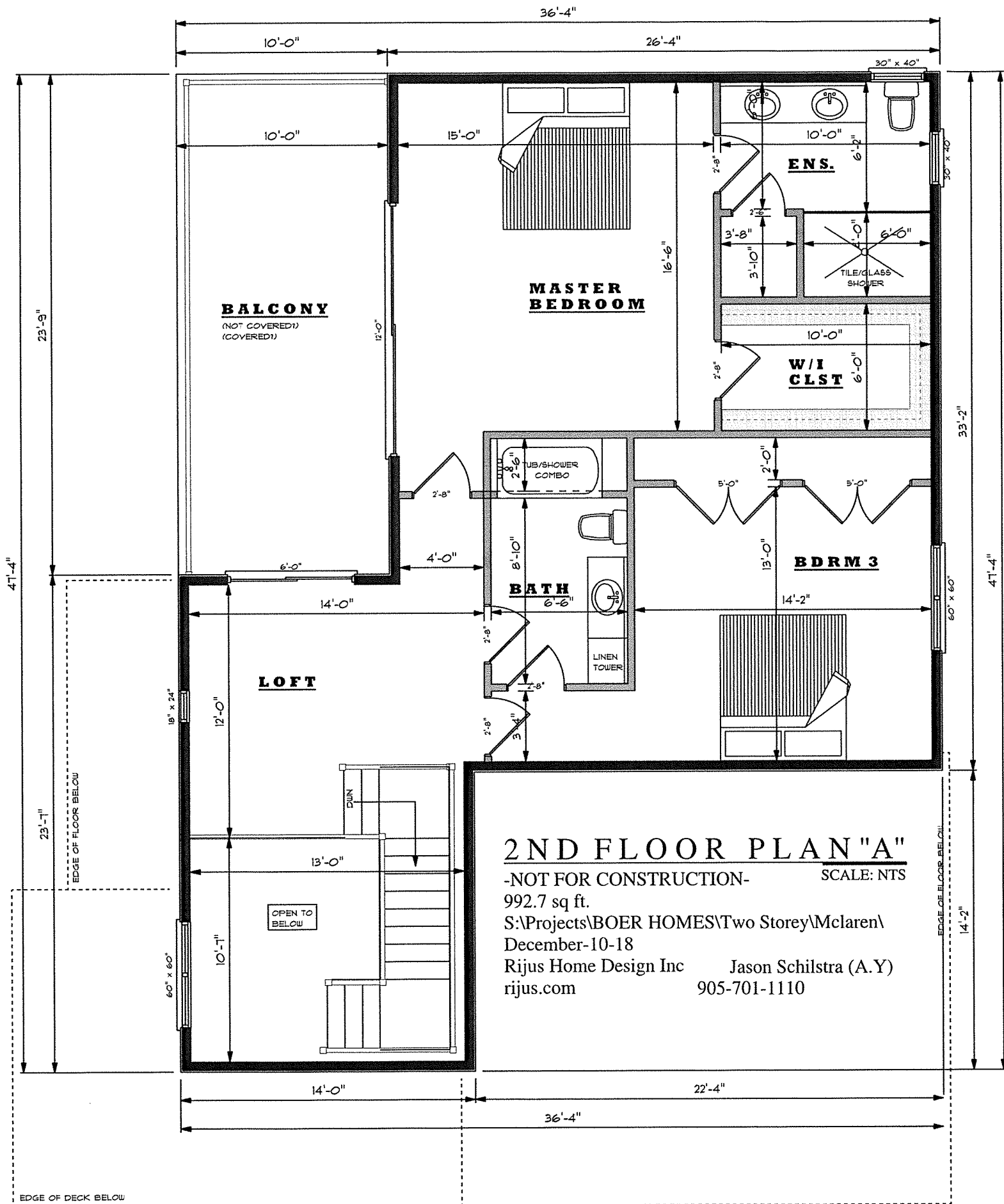
Please contact me to discuss this matter further.

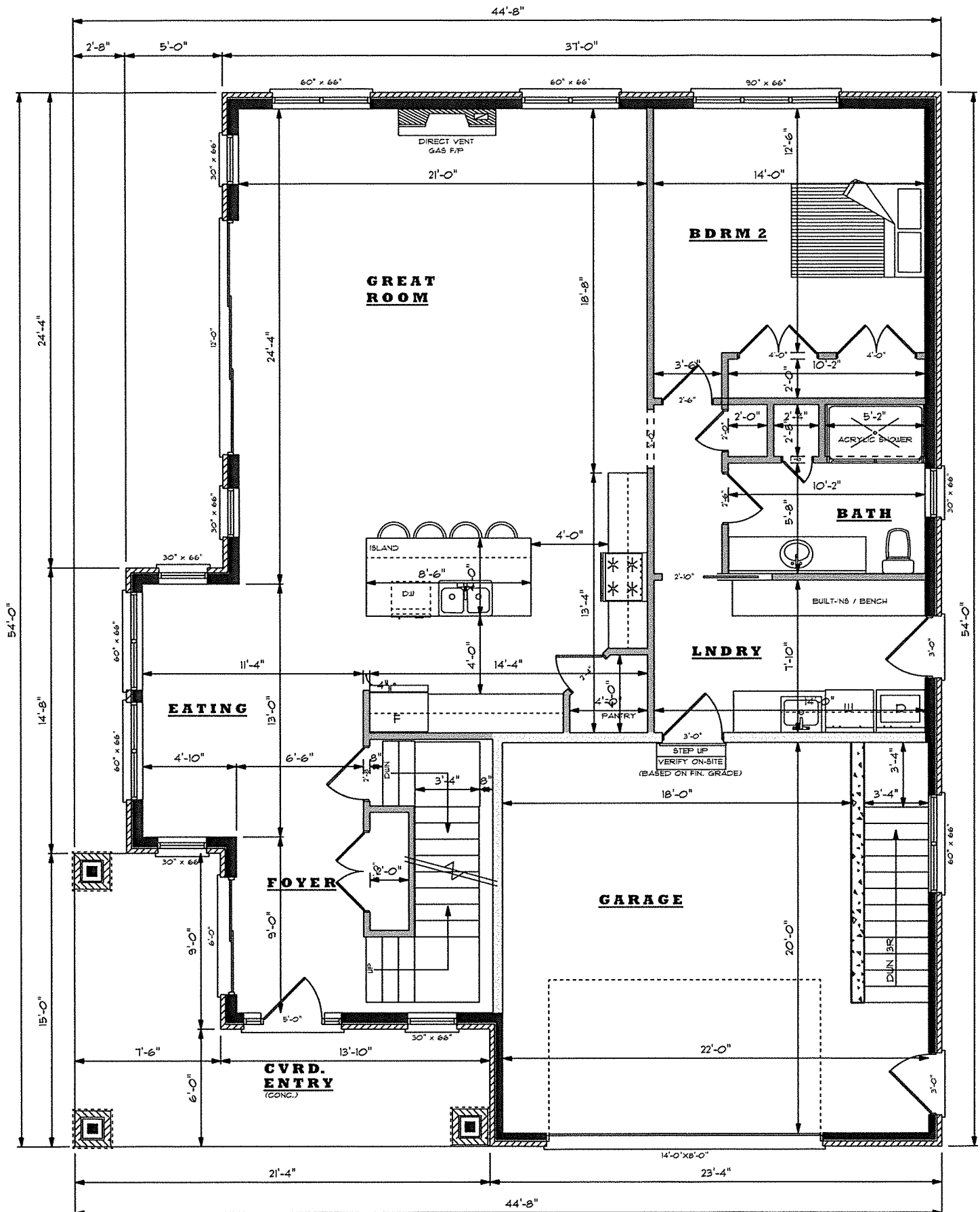
Yours truly,
B. Bravener
Resource Technician



A member of the Conservation Ontario Network







MAIN FLOOR PLAN "F"

-NOT FOR CONSTRUCTION-

SCALE: NTS

0.0 sq. ft.

S:\Projects\BOER HOMES\Two Storey\Mclaren\

December-10-18

Rijus Home Design Inc

rijus.com

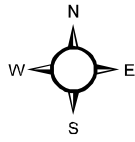
Jason Schilstra (A.Y)

905-701-1110

MAP 1

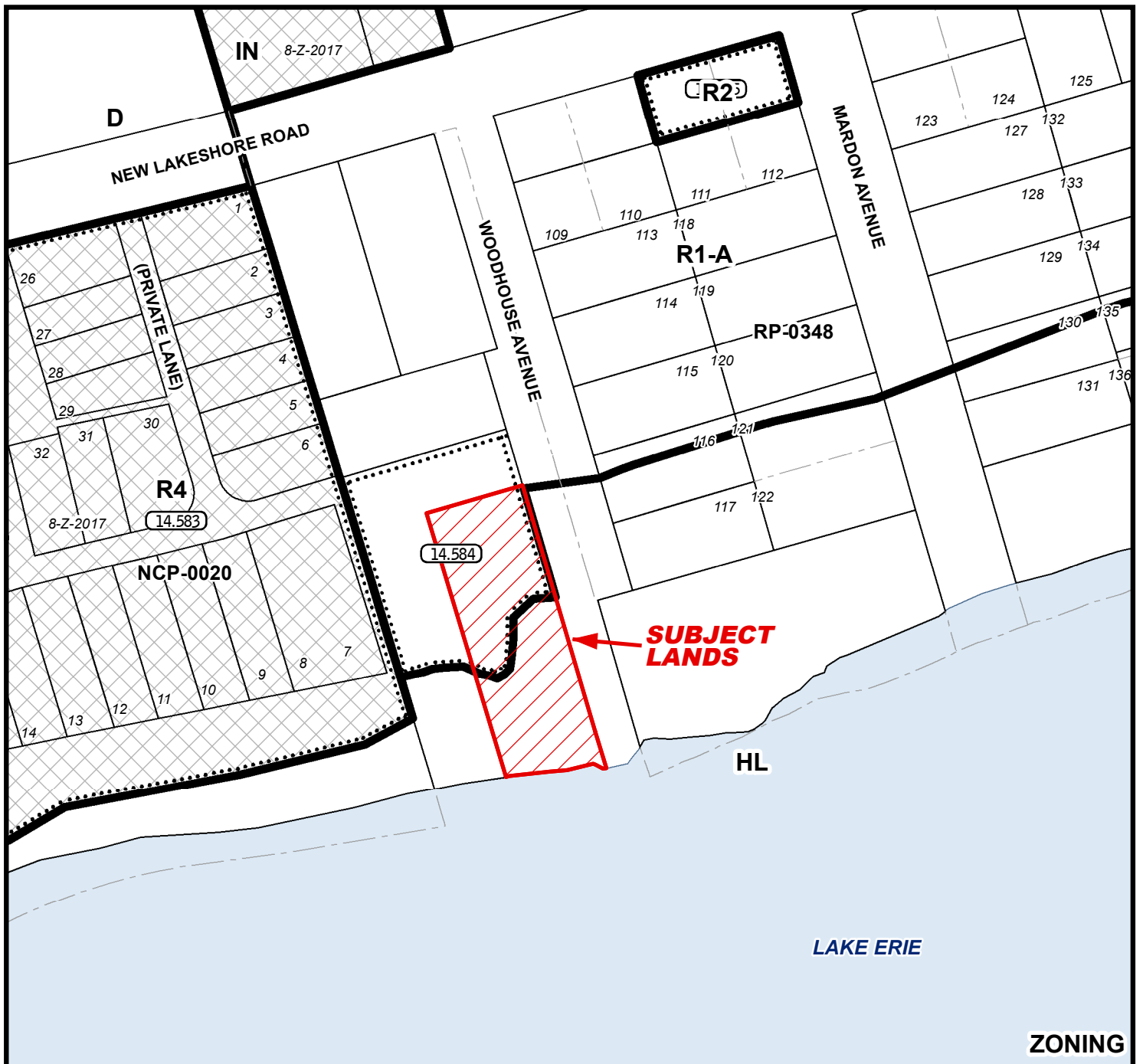
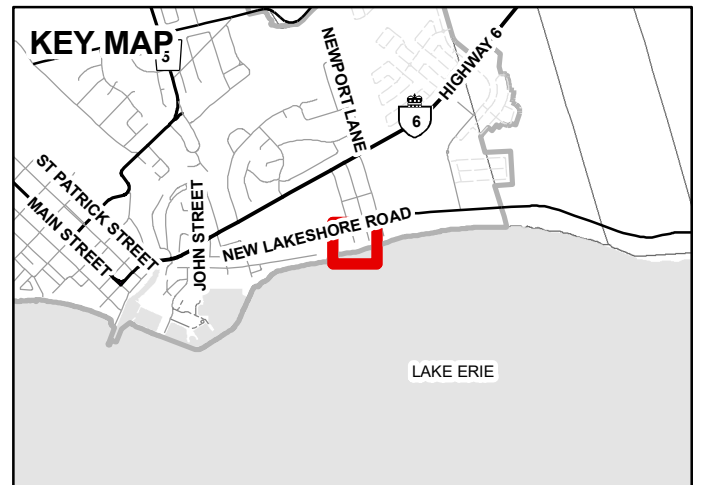
File Number: ANPL2019004

Geographic Township of
WOODHOUSE



1:1,500

10 5 0 10 20 30 40 Meters



MAP 2

File Number: ANPL2019004

Geographic Township of WOODHOUSE



MAP 3

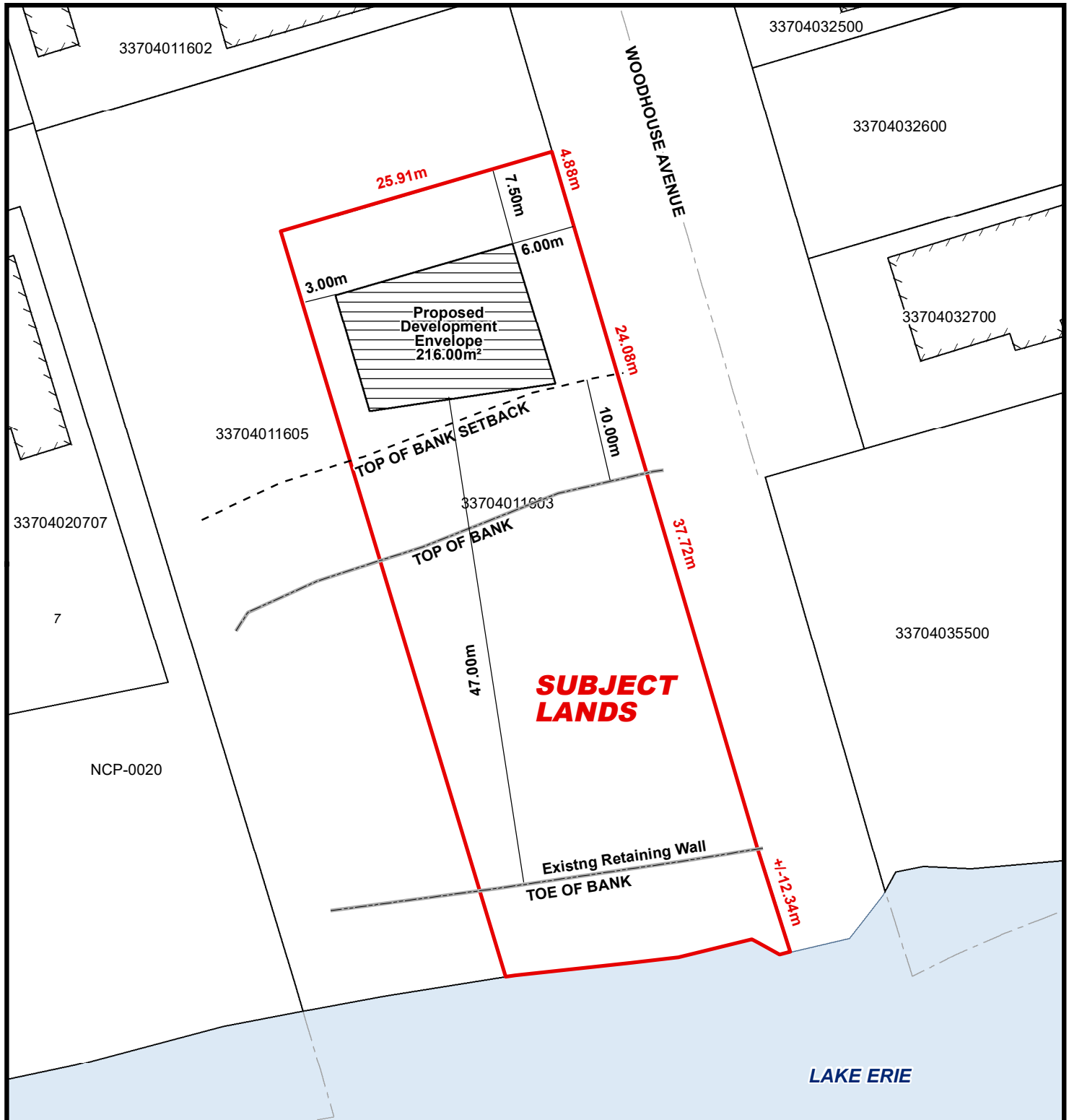
File Number: ANPL2019004

Geographic Township of WOODHOUSE



2 1 0 2 4 6 8 Meters

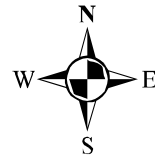
1:500



LOCATION OF LANDS AFFECTED

File Number: ANPL2019004

Geographic Township of WOODHOUSE



2 1 0 2 4 6 8 Meters

1:500

