

**For Office Use Only:**

File Number	<u>ANPL2019022</u>	SPRT Meeting	<u>—</u>
Related File Number	<u>—</u>	Application Fee	<u>\$1406</u>
Pre-consultation Meeting	<u>—</u>	Conservation Authority Fee	<u>\$474.60</u>
Application Submitted	<u>Jan 30/19</u>	OSSD Form Provided	<u>Yes</u>
Complete Application	<u>Jan 31/19</u>	Planner	<u>Steve</u>
Public Notice Sign	<u>Yes</u>		

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

- ☐ Official Plan Amendment
- ☐ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☐ Consent/Severance
- ☒ Minor Variance
- ☐ Easement/Right-of-Way
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

**Property Assessment Roll Number:** 3310-493-090-28200**A. Applicant Information****Name of Owner**KEVIN & NANCY OLMSTEAD

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**10 PALMER DRIVE**Town and Postal Code**ST. WILLIAMS, ON, N0E 1P0**Phone Number****Cell Number**332-798-3701**Email**BTTAKAWK@ME.COM

**Name of Applicant** \_\_\_\_\_  
Address \_\_\_\_\_  
Town and Postal Code \_\_\_\_\_  
Phone Number \_\_\_\_\_  
Cell Number \_\_\_\_\_  
Email \_\_\_\_\_

**Name of Agent** DAVID MCPHERSON  
Address 8 CULVER LANE  
Town and Postal Code SIMCOE ON N3Y 5C8  
Phone Number 519-426-7295  
Cell Number 905-981-8795  
Email DAVID-A-MCPHERSON@HOTMAIL.COM

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 2 & LOT 3 PLAN 661 CHARLOTTEVILLE  
Roll #s 493-090-28200 & 493-090-28300

Municipal Civic Address: 10 PALMER DR. ST. WILLIAMS

Present Official Plan Designation(s): Hazard Lands & Hamlet

Present Zoning: HAMLET 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:

SINGLE FAMILY DWELLING

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 670 SQ FT DWELLING c/w 360 SQ FT DECK TO BE DEMOLISHED

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 1 1/2 STOREY 1000 SQ FT DWELLING c/w 636 SQ FT DECK FOR SETBACKS SEE ATTACHED SKETCH

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:

SINCE 1960

59 YEARS



9. Existing use of abutting properties:

RESIDENTIAL & MARINA C/W TRAILER PARK

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. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

REPLACE SINGLE FAMILY DWELLING ON LOT THAT DOES NOT FRONT AN IMPROVED STREET.

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

LOT COMPLIES WITH ZONING BYLAW BUT STREET DOES NOT. PALMER DRIVE IS AN OPEN BUT UNMAINTAINED STREET.

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan? ☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):



6. Description of land intended to be severed in metric units:

Frontage: 45.72 m

Depth: 38.10 m

Width: \_\_\_\_\_

Lot Area: 1,741.93 m<sup>2</sup>

Present Use: RESIDENTIAL

Proposed Use: RESIDENTIAL

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: \_\_\_\_\_

7. Description of proposed right-of-way/easement:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Area: \_\_\_\_\_

Proposed use: \_\_\_\_\_

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

\_\_\_\_\_

**9. Site Information****Existing****Proposed**

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

Lot frontage	<u>45.72 m</u>	<u>45.72 m</u>
Lot depth	<u>38.10 m</u>	<u>38.10 m</u>
Lot width	<u></u>	<u></u>
Lot area	<u>1,741.93 m<sup>2</sup></u>	<u>1741.93</u>
Lot coverage	<u>5.590</u>	<u>8.790</u>
Front yard	<u>18.16 m</u>	<u>18.47 m</u>
Rear yard	<u>6.35 m</u>	<u>7.44 m</u>
Left Interior side yard	<u>34.0 m</u>	<u>33.72 m</u>
Right Interior side yard	<u>4.75 m</u>	<u>4.38 m</u>
Exterior side yard (corner lot)	<u></u>	<u></u>
Landscaped open space	<u></u>	<u></u>
Entrance access width	<u></u>	<u></u>
Exit access width	<u></u>	<u></u>
Size of fencing or screening	<u></u>	<u></u>
Type of fencing	<u></u>	<u></u>

**10. Building Size**

Number of storeys	<u>1</u>	<u>1 1/2</u>
Building height	<u>5.0 m</u>	<u>7.3 m</u>
Total ground floor area	<u>62.25 m<sup>2</sup></u>	<u>92.9 m<sup>2</sup></u>
Total gross floor area	<u>62.25 m<sup>2</sup></u>	<u>134.2 m<sup>2</sup></u>
Total useable floor area	<u>62.25 m<sup>2</sup></u>	<u>103.4 m<sup>2</sup></u>

**11. Off Street Parking and Loading Facilities**

Number of off street parking spaces	<u>2</u>	<u>2</u>
Number of visitor parking spaces	<u>2</u>	<u>2</u>
Number of accessible parking spaces	<u></u>	<u></u>
Number of off street loading facilities	<u></u>	<u></u>

**12. Multiple Family Residential (if applicable)**

Number of buildings existing:

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe: \_\_\_\_\_

### Type

### Number of Units

### Floor Area per Unit in m<sup>2</sup>

Bachelor \_\_\_\_\_

One bedroom \_\_\_\_\_

Two bedroom \_\_\_\_\_

Three bedroom \_\_\_\_\_

Townhouse \_\_\_\_\_

Other facilities provided (e.g. play facilities, underground parking, games room, swimming pool etc.):

### 13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: \_\_\_\_\_

Number of buildings proposed: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☐ Yes ☐ No

If yes, describe:

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

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

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

Seating Capacity (for assembly halls, etc.): \_\_\_\_\_

Total number of fixed seats: \_\_\_\_\_

Describe the type of business(es) proposed: \_\_\_\_\_



Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No If yes please describe:

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**14. Institutional (if applicable)**

Describe the type of use proposed: \_\_\_\_\_

Seating capacity (if applicable): \_\_\_\_\_

Number of beds (if applicable): \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Indicate the gross floor area by the type of use (e.g. office, retail, storage, etc.):

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**15. Describe Recreational or Other Use(s) (if applicable)**

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#### 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.):

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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:

OWNERS MEMORY

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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:

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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:

No identified endangered species on lands

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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:

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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 \_\_\_\_\_

**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)

COMMUNAL PIPED WATER FROM FINE FEATHER

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:

PALMER DRIVE, AN OPEN BUT UNMAINTAINED ROAD

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.

SEE ATTACHED: SITE PLAN  
BUILDING PLANS  
EXPLANATION OF PREMIS  
PHOTOS OF EXISTING DWELLING  
COPY OF 13.3 FROM 1-DE-80  
COPY OF BUILDING PERMIT PRBD20121430  
COPY OF SEPTIC PERMIT PRSEP20151299  
COPY OF LPRCA PERMIT NC-79/12

## **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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Existing and proposed easements and right of ways
11. Zoning compliance table – required versus proposed
12. Parking space totals – required and proposed
13. Loading spaces, facilities and routes
14. All dimensions of the subject lands
15. Dimensions and setbacks of all buildings and structures
16. Gross, ground and useable floor area
17. Lot coverage
18. Floor area ratio
19. Building entrances and grades
20. Names of adjacent streets
21. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
22. Fire access and routes
23. Location, dimensions and number of parking spaces (including visitor and accessible) and aisles
24. Location of mechanical room
25. Refuse disposal and storage areas including any related screening
26. Winter snow storage location
27. Landscape areas with dimensions
28. Natural features, watercourses and trees
29. Fire hydrants and utilities location
30. Fencing, screening and buffering – size, type and location
31. All hard surface materials
32. Light standards and wall mounted lights



33. Signs
34. Sidewalks and walkways with dimensions
35. Pedestrian access routes into site and around site
36. Bicycle parking
37. Professional engineer's stamp

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
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study
- ☐ Functional Servicing Report
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report

- ☐ Traffic Impact Study – please contact the Planner to verify the scope of the study required

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)  
☐ Draft condominium declaration

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.**

### **I. Development Agreements**

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

### **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.

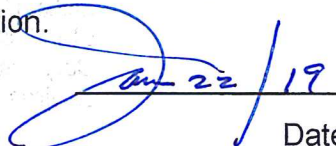
### **Permission to Enter Subject Lands**

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

### **Freedom of Information**

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

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

  
\_\_\_\_\_  
Date

### K. 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 KEVIN Olmstead & Nancy Howes Olmstead am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.


I/We authorize DAVID McPHERSON 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

SEPT. 13/18  
\_\_\_\_\_

Date

  
\_\_\_\_\_

Owner

Sept. 13, 2018  
\_\_\_\_\_

Date

### L. Declaration

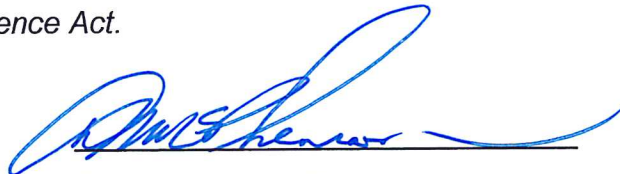
I, DAVID McPHERSON of SIMCOE

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:

CALGONIA  
\_\_\_\_\_

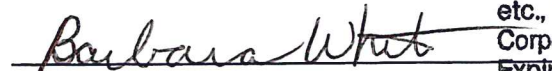
  
\_\_\_\_\_

Owner/Applicant Signature

In HALDIMAND COUNTY  
\_\_\_\_\_

This 22ND day of JANUARY  
\_\_\_\_\_

A.D., 20 19

  
\_\_\_\_\_

A Commissioner, etc.

Barbara Lynn White, a Commissioner,  
etc., Province of Ontario, for the  
Corporation of Haldimand County.  
Expires July 21, 2020





## 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: 10 Palmer Drive

Legal Description:

Roll Number: 331049309028200

Application #:

Information Origins: survey from Jewitt and Dixon, preliminary drawings for new SFD from custom homes

### Hamlet Residential Zone (RH)

	Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.7.2 a)	minimum lot area	0.40	n/a		ha
b)	minimum lot frontage				
i)	interior lot	30.00	n/a		m
ii)	corner lot	30.00			m
c)	minimum front yard	6.00	18.47		m
d)	minimum exterior side yard	6.00	n/a		m
e)	minimum interior side yard				
i)	attached garage	1.20	n/a		m
		1.20	n/a		m
ii)	detached garage	3.00	8.42		m
		1.20	4.38		m
f)	minimum rear yard	9.00	7.44	1.56	m
g)	maximum building height	11.00	5 (approx)		m

Comments

Relief required from 3.11.1 for replacement of an existing SFD with no frontage on an open, constructed and improved street. Lot and existing SFD are considered legal non complying (2.98) and being reconstructed using clause (3.25)

2.96



## Zoning Deficiency

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

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### Hamlet Residential Zone (RH)

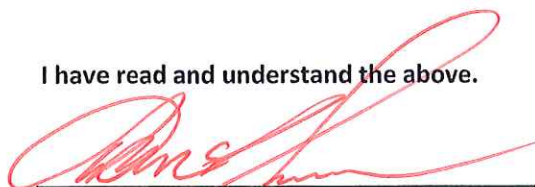
Decks and Porches	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.6 a) interior side lot line	1.20	1.94		m
b) have a floor higher than the height, above finished grade, of the floor of the first storey of the main building on the lot.		n/a		m
c) project more than 3 m into a required rear yard of 9m	3.00	4.70	1.7	m
c) no closer than 3m to rear lot line	3.00	4.39		
d) project more than 1.5m into the required front yard or required exterior side yard.	1.50	n/a		m
e) sloping rear yard.				
i) interior lot line	3.00	n/a		m
ii) rear lot line	6.00	n/a		m
Comments	new rear yard deck			

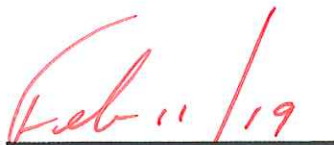
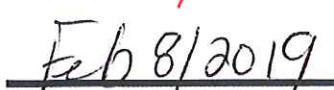
Parking	REQUIRED	PROPOSED	DEFICIENCY	UNITS
4.1 number of parking spaces	2	2.00	N/A	
Comments	parking spaces have ample room in front yard			

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:

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

RE: Kevin & Nancy Olmstead, 10 Palmer Drive, Booth's Harbour, Lot 2 and Lot 3  
Plan 661 Charlotteville

Thomas Cline <tcline@cobbjones.ca>

Thu, 2019-02-07 12:46 PM

To: David McPherson <david-a-mcpherson@hotmail.com>

 Attachment(s) (2.5 KB)

Account - signed.pdf;

Good Morning David;

To place the yurt such that same straddles the property line between Lots 2 & 3, Plan 661 would have the effect of amalgamating the two properties as one and was done pursuant to instructions from, as I recall, Dan Salambier. Insofar as the two lots are concerned, the planner is correct.

I cannot recall, but you may not need a zoning amendment as I believe that road was in prior to the Zoning By-law being passed, if so, it may be a nonconforming situation.

Enclosed is our account for services rendered.

"Thomas A. Cline"

P.S: Can you please provide us with your Middle Name and a colour copy of your Driver's Licence (front & back) ..we require same to satisfy the Law Society rules. Thank you

---

Darcy Varey  
Assistant to Thomas A.Cline

Cobb & Jones LLP  
A full service law firm of 10 lawyers providing dedicated service to Norfolk County since 1974.  
Simcoe Office:  
P.O. Box 548  
23 Argyle Street  
Simcoe ON N3Y 4N5  
Voice: (519) 428-0170 Fax: (519) 428-3105  
Confidential Message

This e-mail message, and attachment(s), if applicable, is confidential, may be privileged and is intended for the exclusive use of the addressee. Any other person is strictly prohibited from disclosing, distributing or reproducing it. If the addressee cannot be reached or is unknown to you, please inform us immediately by telephone at (519) 428-0170 at our expense and delete this e-mail message, and attachment(s), if applicable, and destroy all copies."

**MINOR VARIANCE APPLICATION**  
**KEVIN & NANCY OLMSTEAD**  
**10 PALMER DRIVE, ST. WILLIAMS**

Proposal is to obtain a Minor Variance to extend and to replace an existing non-conforming use, namely, to demolish and remove an existing single storey, single family dwelling and replace it with a new 1 ½ storey dwelling on a property situate on an open but unmaintained road, Palmer Drive, in St. Williams.

The current house is known as 10 Palmer Drive, St. Williams. The property consists of two lots in a registered plan of subdivision, lots 2 & 3 of Plan 661 Charlotteville. Each lot is 75' x 125', and though they are represented by 2 roll numbers (493-090-28200 & 493-090-28300, respectively) they were effectively tied together as one property in 2012 by Building Permit PRBD20121430, which was issued to place a 28' diameter yurt over the property line between the 2 lots, effectively amalgamating them as one.

The current house was the staff accommodation building at the Clear Creek Federal Weather Station and was moved from Clear Creek to this site in 1960. The current occupants are recently retired, second generation owners.

The property is zoned Hamlet Residential, which permits the single family dwelling use and it is within the LPRCA Generic Reg Lines.

The property conforms and the use conforms but the street does not. Palmer Drive is not an improved street, as required by Article 3.11.1

The current dwelling is served by a Bell Canada land line, by a communal water supply from Fin & Feather Marina, has Civic Address signage installed by Norfolk County, is serviced by Ontario Hydro power and is served by a fibre optic internet line, recently installed by Execulink through a Norfolk County infrastructure initiative.

The bank is well-vegetated, complete with mature trees. The bluff is also well-protected from the effects of Lake Erie by the Fin & Feather Marina below, which forms a protective barrier between the toe of bank and the lake.

In 2012, Norfolk County issued Building Permit PRBD20121430 for the construction of a 28' diameter yurt on this property. Also, in 2012, LPRCA issued Permit NC-79/12 for the construction of the yurt. In 2015, Norfolk County issued Septic Permit PRSEP20151299 for the replacement of the existing septic bed with an entirely new septic system. The new septic system is a Class 4 Filter Bed, complete with a 3600 liter treatment unit, which will easily serve the proposed new dwelling.

Given the age of the existing dwelling (75 plus years), it's well-worn condition, low ceiling height and dated energy efficiencies, it is no longer comfortable, efficient or



functional. The owners want to replace it with a new dwelling, up-to-date with modern amenities, upgraded insulation, and current energy efficiencies and comfort levels.

Our proposal is to demolish the existing, dated, single storey structure and to replace it with an energy efficient 1 ½ storey dwelling, with a minor increase in footprint. The dwelling footprint would increase from 670 sq. ft. to 1000 sq. ft. The deck footprint would increase from 360 sq. ft. to 636 sq. ft.

Palmer Drive, though not an improved street built to municipal standards, is open and easily passable year around, providing access to this dwelling and the other dwellings in this subdivision.

**We are requesting relief of:**

- Article 3.11.1, the requirement to have the minimum required lot frontage on an open, constructed, improved road
- Article 3.25, to replace a non-conforming building
- Article 3.6(c), the proposed deck will project an additional 1.7 m into the required rear yard
- Relief of 1.56 m from the required 9 m rear yard set-back, required by Article 5.7.2(f)

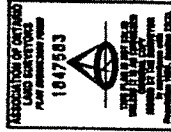
**Attachments:**

1. Copy of survey by Jewitt and Dixon, dated July 17, 2012, showing existing dwelling and deck
2. Copy of Norfolk County Web Map, to show property located in Hamlet Residential Zone
3. Copy of Norfolk County Web Map, to show property affected by LPRCA Generic Reg Lines
4. Photographs of existing dwelling facades
5. Copy of LPRCA Permit NC-79/12, issued September 8, 2012 for construction of yurt
6. Copy of yurt foundation design drawing by MC Engineering
7. Copy of Building Permit PRBD20121430, issued September 12, 2012, for the construction of the yurt
8. Copy of Septic Permit PRSEP20151299, issued August 20, 2015, to install a new septic system to serve the existing dwelling
9. Copy of Design Drawings for proposed new dwelling
10. Sketch from Jewitt and Dixon, to show proposed building location in relation to existing dwelling and with respect to all property lines
11. Copy of Article 13.3(a) & (b), from Township of Delhi Zoning Bylaw 1-DE-80, to illustrate that the existing lot conformed to the Lot of Record provisions

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1) PLAN**

OF  
**LOTS 2 AND 3**  
**REGISTERED PLAN 861**  
IN THE GEOGRAPHIC  
**TOWNSHIP OF CHARLOTTEVILLE**  
IN  
**NORFOLK COUNTY**

SCALE 1" = 50'  
JEWITT AND DIXON LTD.



**GENERAL NOTE:** THIS PLAN AND ALL PARTS THEREOF ARE HEREBY DECLARED TO BE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 2) REPORT SUMMARY**

**DESCRIPTION OF LAND:**  
BEING LOTS 2 AND 3, REGISTERED PLAN 861, IN THE GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE, DECLARED AS THE 5000-0040 (LT) AND PIN 50203-0241 (LT).

**REGISTERED EASEMENTS AND / OR RIGHTS OF WAY:**  
NONE

**NOTES OF CONCERN:**  
NOTE LOCATION OF ONE OF FORESTED TREES

**COMPLIANCE WITH MUNICIPAL ZONING BY-LAW:**  
NOT CONTAINED BY THIS REPORT.

**ADDITIONAL REMARKS:**  
BUILDING YES ARE TO THE EXTERIOR CORNERS.

**THIS REPORT WAS PREPARED FOR:**  
KEVIN DOUGLAS GLASSTAD AND NANCY ROSSE HOWES

**AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR THE USE BY OTHER PARTIES.**

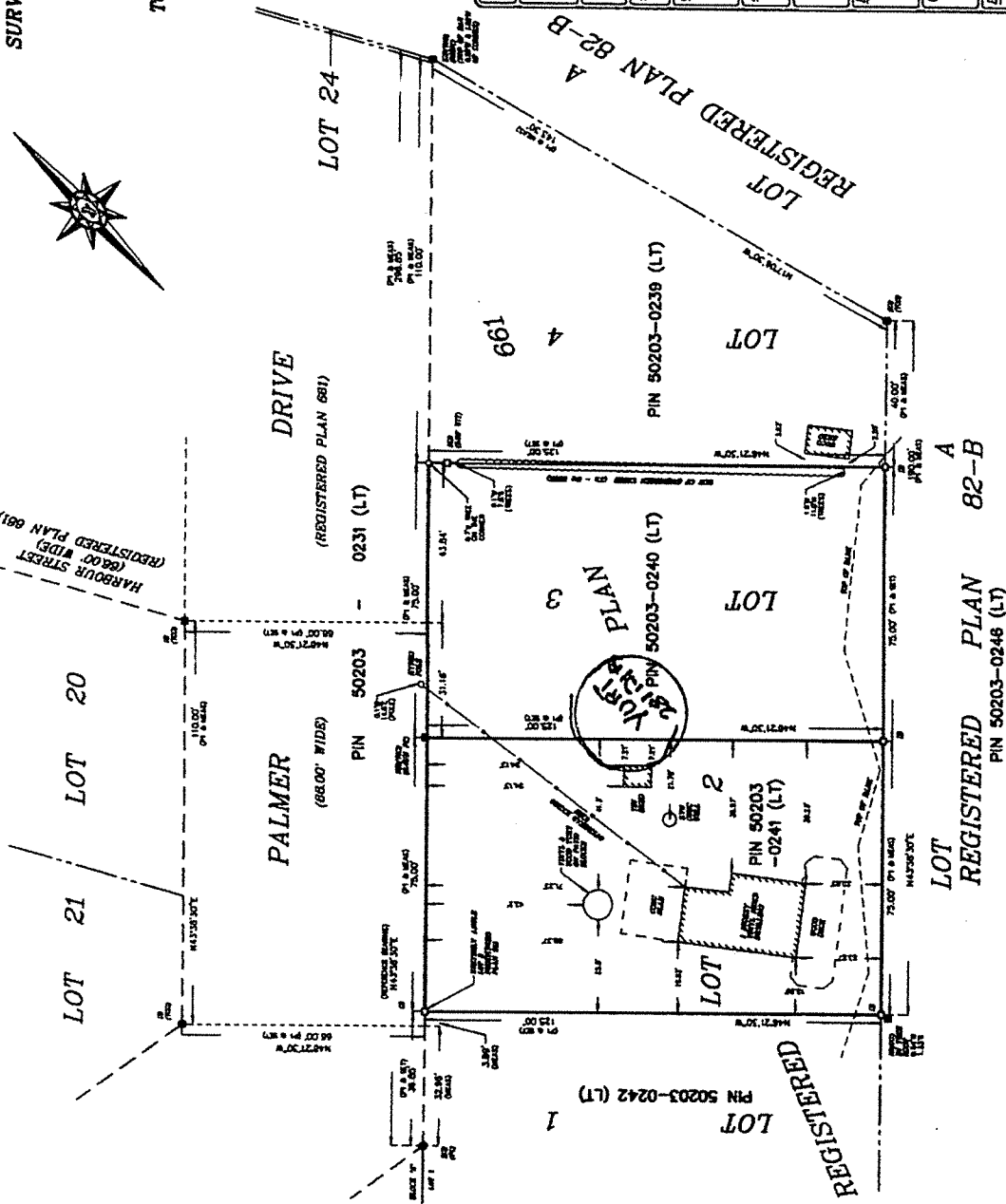
**NOTE:**  
THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER NO ADDITIONAL FEE OF THIS ORIGINAL REPORT WILL BE ISSUED, SUBSEQUENT TO THE DATE OF CERTIFICATION.

**© COPYRIGHT JEWITT AND DIXON LTD. 2012**  
NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE, OR ALTER THIS PLAN IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF A.C. DIXON, O.L.S.

**DETAILED REFERENCE:**  
ALL MEASUREMENTS ARE BASED ON THE SOUTHERLY LIMIT OF THE 5000-0040 (LT) AS SHOWN ON REGISTERED PLAN 861 DATED 14/07/2012.

**JEWITT AND DIXON LTD.**  
ONTARIO LAND SURVEYORS  
R.R. 1, SHORE, ONTARIO, M7A 4B9  
(905) 461-1100  
FAX: (905) 461-1101  
E-mail: surveyors@jewittanddixon.com

P12 03 A5202



THIS IS NOT A VALID COPY UNLESS CROSS-REFERENCED WITH THE SURVEYOR'S SEAL. **NOTE:** THE FOLLOWING APPLY UNLESS OTHERWISE NOTED. ALL BUILDING LINES ARE INDICATED BY PROPERTY LINES. PROPERTY LINES ARE UNLIMITED. ALL MEASUREMENTS AND DIMENSIONS ARE TO CENTRE LINES.

LEGEND	NOTES
1" = 50'	STANDARD
5/8" = 10'	STANDARD
3/4" = 15'	STANDARD
1" = 20'	STANDARD
1 1/2" = 30'	STANDARD
2" = 40'	STANDARD
2 1/2" = 50'	STANDARD
3" = 60'	STANDARD
3 1/2" = 70'	STANDARD
4" = 80'	STANDARD
4 1/2" = 90'	STANDARD
5" = 100'	STANDARD
5 1/2" = 110'	STANDARD
6" = 120'	STANDARD
6 1/2" = 130'	STANDARD
7" = 140'	STANDARD
7 1/2" = 150'	STANDARD
8" = 160'	STANDARD
8 1/2" = 170'	STANDARD
9" = 180'	STANDARD
9 1/2" = 190'	STANDARD
10" = 200'	STANDARD
10 1/2" = 210'	STANDARD
11" = 220'	STANDARD
11 1/2" = 230'	STANDARD
12" = 240'	STANDARD
12 1/2" = 250'	STANDARD
13" = 260'	STANDARD
13 1/2" = 270'	STANDARD
14" = 280'	STANDARD
14 1/2" = 290'	STANDARD
15" = 300'	STANDARD
15 1/2" = 310'	STANDARD
16" = 320'	STANDARD
16 1/2" = 330'	STANDARD
17" = 340'	STANDARD
17 1/2" = 350'	STANDARD
18" = 360'	STANDARD
18 1/2" = 370'	STANDARD
19" = 380'	STANDARD
19 1/2" = 390'	STANDARD
20" = 400'	STANDARD
20 1/2" = 410'	STANDARD
21" = 420'	STANDARD
21 1/2" = 430'	STANDARD
22" = 440'	STANDARD
22 1/2" = 450'	STANDARD
23" = 460'	STANDARD
23 1/2" = 470'	STANDARD
24" = 480'	STANDARD
24 1/2" = 490'	STANDARD
25" = 500'	STANDARD
25 1/2" = 510'	STANDARD
26" = 520'	STANDARD
26 1/2" = 530'	STANDARD
27" = 540'	STANDARD
27 1/2" = 550'	STANDARD
28" = 560'	STANDARD
28 1/2" = 570'	STANDARD
29" = 580'	STANDARD
29 1/2" = 590'	STANDARD
30" = 600'	STANDARD
30 1/2" = 610'	STANDARD
31" = 620'	STANDARD
31 1/2" = 630'	STANDARD
32" = 640'	STANDARD
32 1/2" = 650'	STANDARD
33" = 660'	STANDARD
33 1/2" = 670'	STANDARD
34" = 680'	STANDARD
34 1/2" = 690'	STANDARD
35" = 700'	STANDARD
35 1/2" = 710'	STANDARD
36" = 720'	STANDARD
36 1/2" = 730'	STANDARD
37" = 740'	STANDARD
37 1/2" = 750'	STANDARD
38" = 760'	STANDARD
38 1/2" = 770'	STANDARD
39" = 780'	STANDARD
39 1/2" = 790'	STANDARD
40" = 800'	STANDARD
40 1/2" = 810'	STANDARD
41" = 820'	STANDARD
41 1/2" = 830'	STANDARD
42" = 840'	STANDARD
42 1/2" = 850'	STANDARD
43" = 860'	STANDARD
43 1/2" = 870'	STANDARD
44" = 880'	STANDARD
44 1/2" = 890'	STANDARD
45" = 900'	STANDARD
45 1/2" = 910'	STANDARD
46" = 920'	STANDARD
46 1/2" = 930'	STANDARD
47" = 940'	STANDARD
47 1/2" = 950'	STANDARD
48" = 960'	STANDARD
48 1/2" = 970'	STANDARD
49" = 980'	STANDARD
49 1/2" = 990'	STANDARD
50" = 1000'	STANDARD

**SURVEYOR'S CERTIFICATE**  
I, **A.C. DIXON**, being a duly qualified and licensed Surveyor under the Surveyors Act, R.S.O. 1990, Chapter S.5, do hereby certify that the foregoing is a true and correct copy of the original survey plan and report, and that the same have been filed for record in the proper office, and that the same are available for inspection by the public at all times.

DATED: JULY 14, 2012  
A.C. DIXON  
ONTARIO LAND SURVEYOR





# MAP NORFOLK - Community Web Map



2018-05-04 9:02:40 AM

Zones 1-Z-2014

Zone

Zone with Holding Provision

Special Provisions

Site Plan Control

Lakeshore Erosion Prone Areas

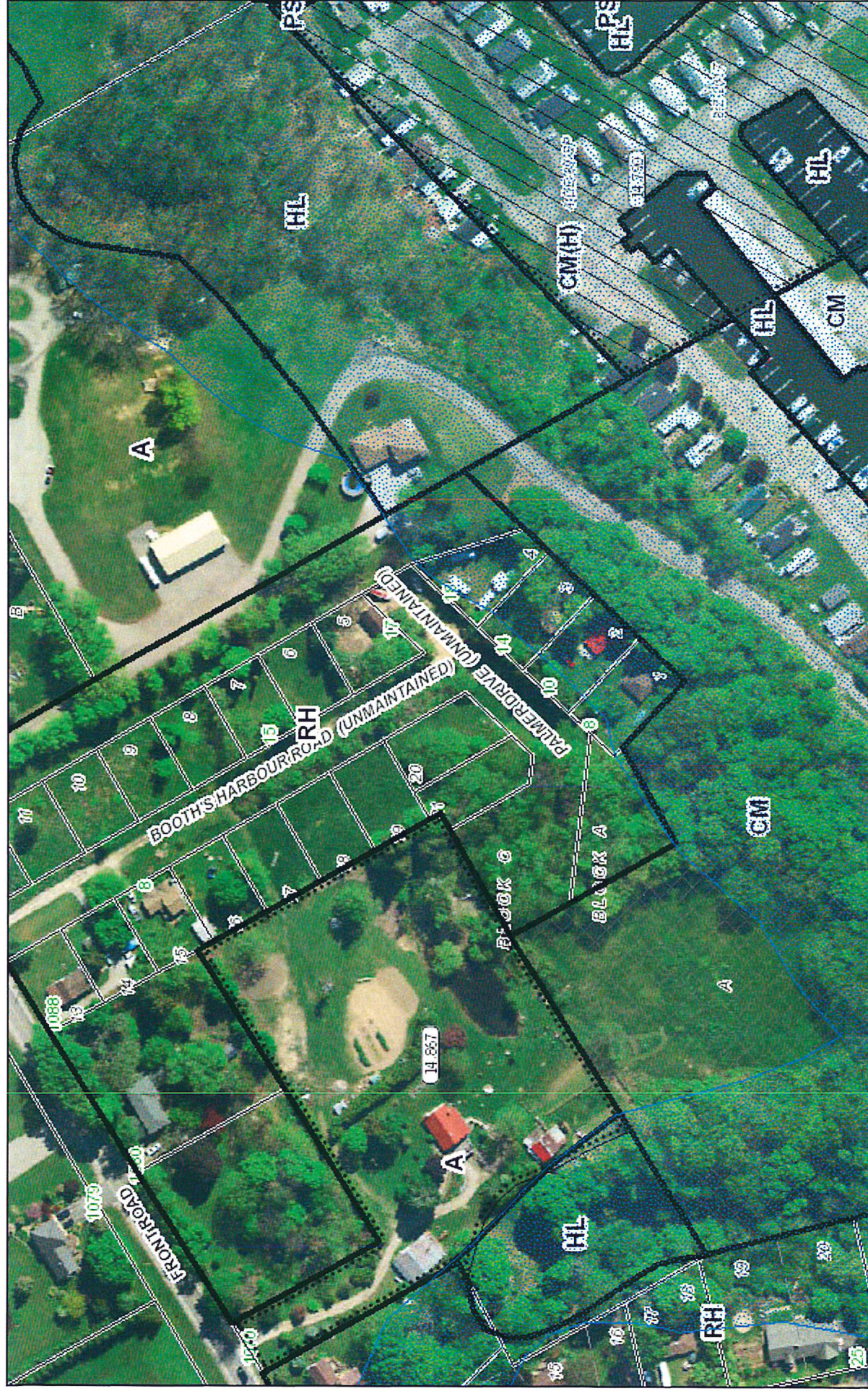
Land Parcels

Plan Lines

1:500  
0 0.004 0.008 0.016 mi  
0 0.005 0.01 0.02 km  
Queen's Printer for Ontario  
Norfolk GIS



# MAP NORFOLK - Community Web Map



2018-05-04 8:48:22 AM























# **Long Point Region Conservation Authority**

**PERMIT No. NC-79/12**

**FOR DEVELOPMENT, INTERFERENCE WITH WETLANDS &  
ALTERATIONS TO SHORELINES & WATERCOURSES**

**(CONSERVATION AUTHORITIES ACT - ONTARIO REGULATION 178/06, UNDER O.REG.97/04)**

4 Elm Street  
Tillsonburg, ON  
N4G 0C4  
Phone (519) 842-4242  
Fax (519) 842-7123  
www.lprca.on.ca

Permission has been granted to:

Owner:	OLMSTEAD, Kevin and HAWES-OLMSTEAD, Nancy	Telephone:	403-605-4533
Address:	224 Hawkwood Blvd., Calgary, AB	Postal Code:	T3G 3E8
Applicant:		Telephone:	
Address:		Postal Code:	
Location/Address of works:			
Lot:	243	Plan:	661
Municipality:	Charlotteville	Watershed:	Lake Erie
Description of Works:	Construct ancillary yurt with foundation.		
Type of fill:	n/a		

**This permit is valid on the above location only for the period of:**

**September 8, 2012 – September 8, 2014**

**This permit shall be subject to the following conditions:**

The Applicant and owner, by acceptance of and in consideration of the issuance of this permit, agrees to the following conditions:

**GENERAL CONDITIONS: (SEE REVERSE SIDE OF PERMIT)**

**SPECIFIC CONDITIONS :**

1. Locations and dimensions of proposed works must be as indicated on the enclosed copy of the work permit application dated August 17, 2012 and associated design information submitted with the application, including sealed foundation details by M C Engineering.

**GENERAL CONDITIONS:**

1. This permit does not preclude any approvals required by any other laws or regulations.
2. Temporary sediment & erosion control measures shall be installed around any disturbed and/or exposed ground or excavated material stockpiles, remain in place until the site has been suitably stabilized, and must be monitored regularly to ensure effectiveness. Remedial/Emergency measures must be taken at any sign of failure. This step is considered necessary to prevent the undesirable migration of silt.
3. The Conservation Authority should be contacted within 48 hours prior to the commencement of construction.
4. Authorized representatives of the Long Point Region Conservation Authority may at any time enter onto the lands which are described herein in order to make any surveys, examinations or inspections which are required for the purpose of insuring that the work(s) authorized by this permit are being carried out according to the terms of this permit.
5. It is the responsibility of the permittee to ensure the development is located within the extent of the property boundaries owned by the proponent.
6. This permit is not assignable.
7. The project shall be carried out generally as per the plans submitted in support of the application as they may be amended by conditions of this permit.
8. This approval does not guarantee the soundness of the proposed work and it is the responsibility of the permittee to monitor and maintain the construction activity to ensure the integrity of the work.
9. The applicant agrees to maintain all existing drainage patterns.
10. Any activity or development other than that identified in this permit application must be reviewed by the LPRCA; at which time, staff will determine if additional approvals or an amended permit will be required.
11. Permits are valid for two years. No notice will be issued on expiration of the permit and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.



# Long Point Region Conservation Authority

4 Elm Street, Tillsonburg, ON, N4G 0C4  
Phone: (519) 842-4242; Toll Free: 1-888-231-5408; Fax: (519) 842-7123  
E-mail: bbravener@lprca.on.ca Website: www.lprca.on.ca

## PERMIT APPLICATION

REGULATION OF DEVELOPMENT, INTERFERENCE WITH WETLANDS AND ALTERATIONS TO  
SHORELINES AND WATERCOURSES  
(R.R.O. 1990 Reg. 178/06)

Landowner's Name: Kevin Olmstead Tel. (Bus.): 403 605-4633  
Mailing Address: Nancy Hawes-Olmstead Tel. (Home): 519 586-9082 cottage  
2214 Hawkwood Blvd NW Fax: \_\_\_\_\_  
Calgary, AB T3G 3E8  
Applicant's Name: \_\_\_\_\_ Tel. (Bus.): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Tel. (Home): \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: gardengalca@gmail.com

**NOTE:** If the applicant is not the same as the landowner, written authorization by the landowner is required and must be submitted with the application.

Location of Application Property:  
Lot: 243 Conc/Plan: CHR 661 Municipality: Charltonville  
Municipal Address: 10 Palmer Dr., St. Williams ON N0E 1P0  
Tax Assessment Roll #: 493.090.28200.00 & 493.090.283.0000

### APPLICATION TO: (Check all appropriate boxes)

- ☐ Place, dump, or remove fill
- ☐ Site grading
- ☒ Construct a new building or structure
- ☐ Alter or renovate an existing building or structure
- ☐ Construct erosion control or shoreline protection
- ☐ Construct a pond
- ☐ Construct new or replace existing watercourse crossing - public (eg. right of way)
- ☐ Construct new or replace existing watercourse crossing - private (eg. farm, foot path)
- ☐ Construct new or replace existing dam
- ☐ Storm water outfall
- ☐ Diversion of water
- ☐ Other (please describe) \_\_\_\_\_

**RECEIVED**

**L.P.R.C.A.**

AUG 17 2012

ACTION

**PAID**

Purpose of Proposed Works: Yurt as an ancillary building

PROPOSED START DATE: Sept. 15, 2011 PROPOSED COMPLETION DATE: Oct. 30, 2012

I understand that the information contained in this application form is accurate to the best of my knowledge and that the staff of the Long Point Region Conservation Authority (LPRCA) will undertake a detailed inspection of the subject lands as part of the application process.

**NOTE:** Insufficient information may delay the processing of your application. This application does not relieve the applicant of the obligation to secure any and all other necessary approvals.

Signature

Date



1

REGISTERED

IBOLD  
IN TREE  
ROOT  
0.54"W  
1.33'S

N46°21'30"W

LOT

PIN 50203  
-0241 (LT)

2

PIN 50203-0240 (LT)

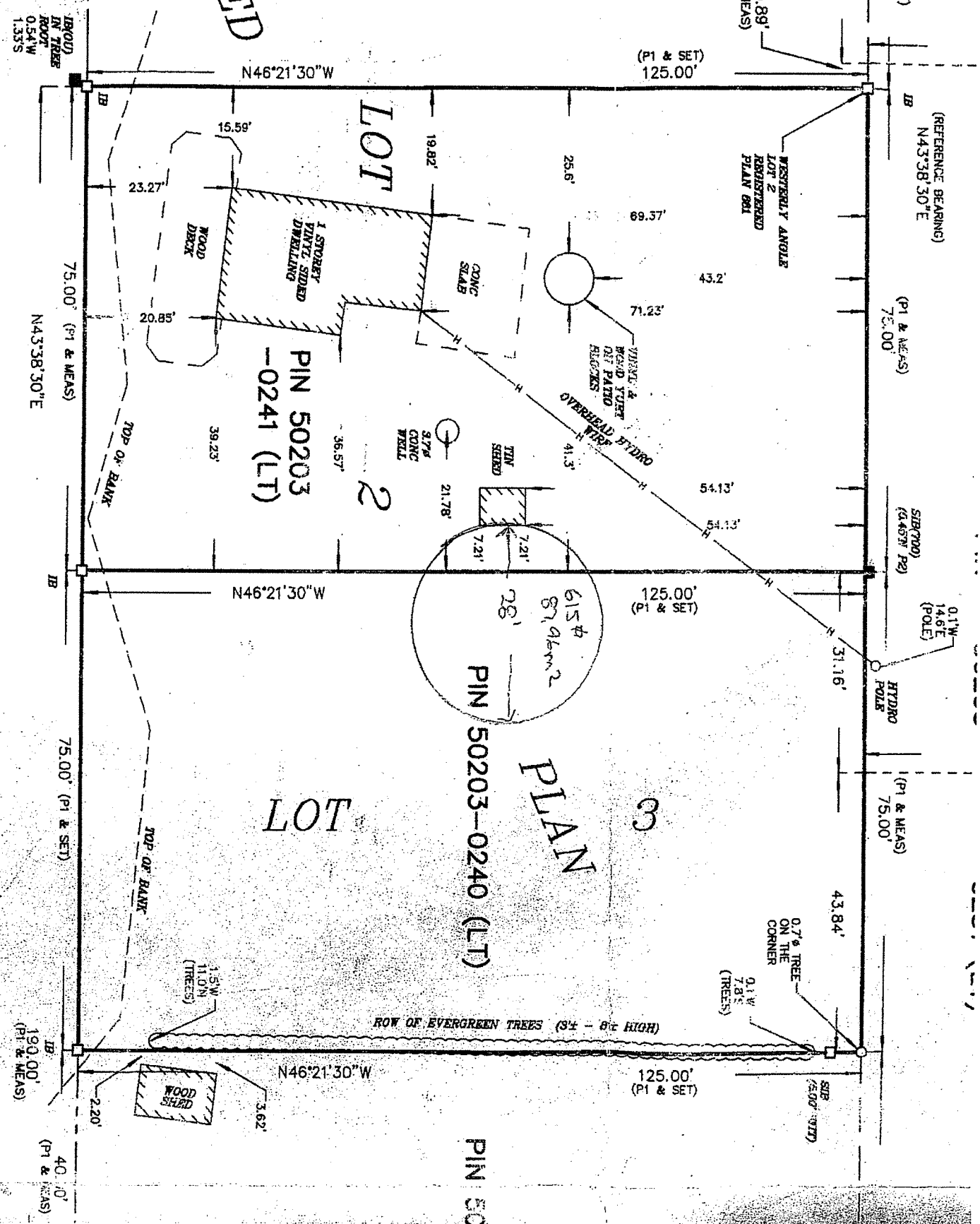
PLAN

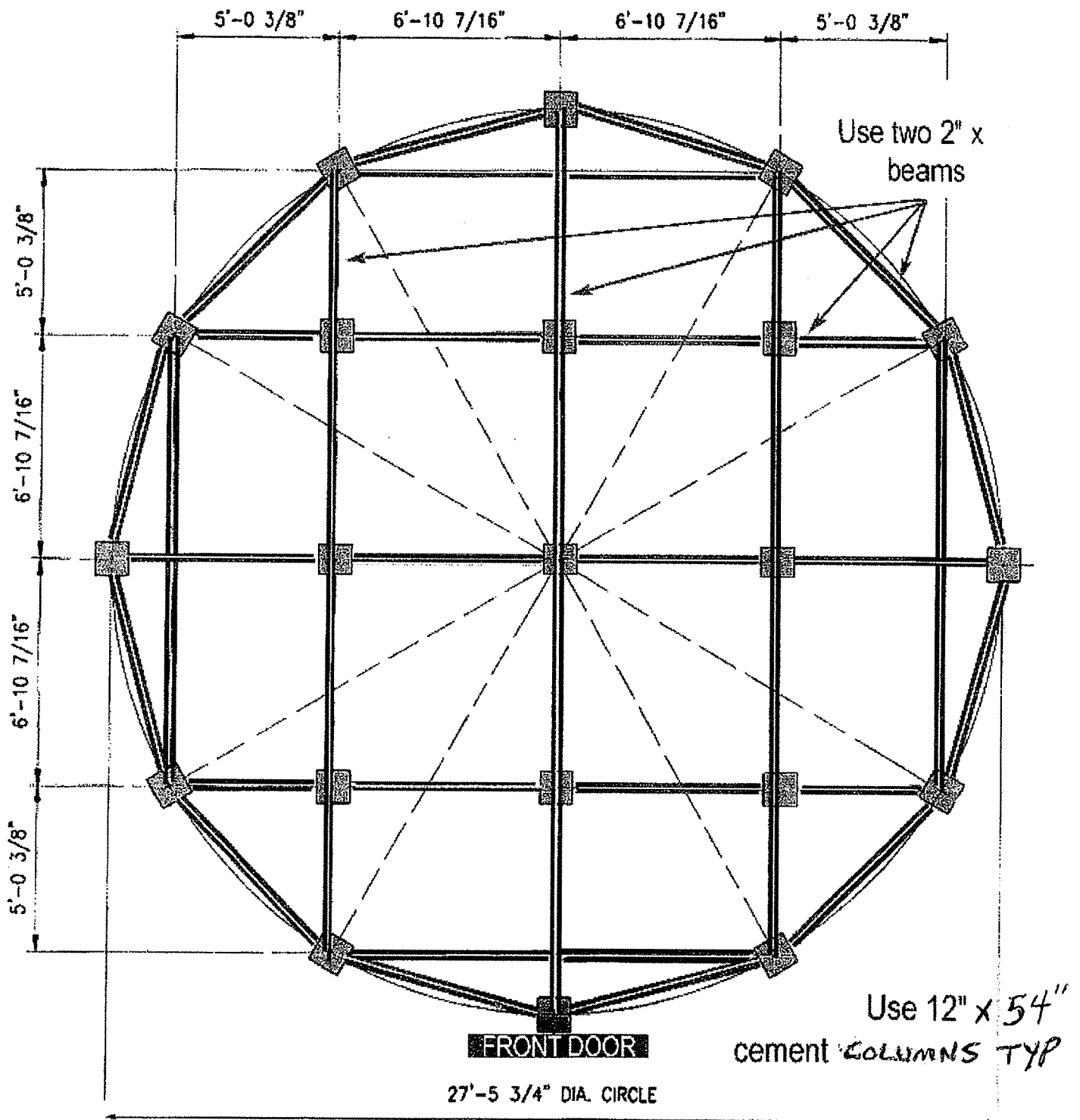
3

LOT

72

LOT A  
REGISTERED PLAN 82-B





28 FT. PLATFORM SUPPORT PIER LOCATIONS



Aug.13,2012

LPRCA  
4 Elm St.  
Tillsonburg ON

**Attn: Bonnie**

Dear Madame:

**Re : 28' Yurt Foundation Design 10 Palmer Drive Lots #2 & # 3 RP 661  
Norfolk County**

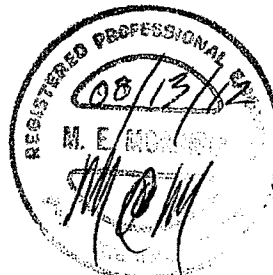
Find attached foundation design and surveyor location plan for 28' Yurt structure  
at the above noted location.

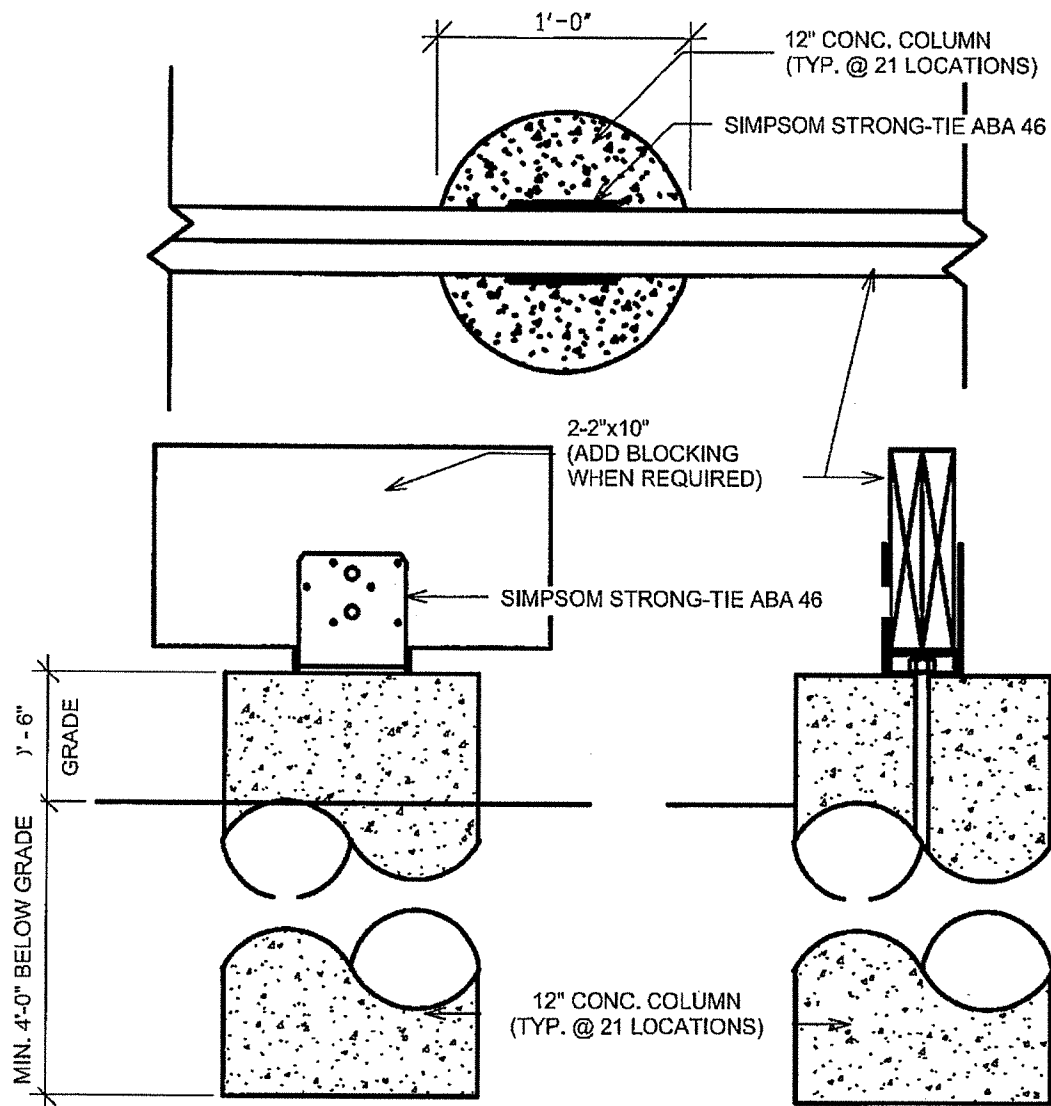
I trust this information is sufficient. If you have questions contact me.

Yours truly,

W.J.McFarlane CET

CC : Building Official  
Nancy & Kevin Omstead





### M C ENGINEERING

P.O. Box 1002, Simcoe, Ont. N3Y 5B3  
Tel: 519-428-6790 Fax: 519-426-8960  
E-mail: drawing@mcengineering.net  
A DIVISION OF 392583 ALBERTA LTD.

### PROJ.

OLMSTEAD - YURT FOUNDATION  
10 PALMER DR. LOTS 2 + 3 RP 661 NORFOLK COUNTY

### DWG.

COLUMN DETAIL

DESIGNED	J. M.	PROJ. No.	5028	DWG. No.  <b>SK1</b>
DRAWN	G. M.	SCALE	A8 NOTED	
CHECKED	J. M.	DATE	AUG. 13/12	





# Building Permit PRBD20121430

Simcoe: 8 Schellburg Ave.  
Simcoe, ON  
N3Y 2J4  
519-426-4377  
Langton: 22 Albert St.  
Langton, ON  
N0E 1G0  
519-875-4485

This permit is issued pursuant to the Building Code Act, S.O. 1992, c.23.

## PROPERTY INFORMATION

ADDRESS 10 PALMER DR, Delhi, ON

ROLL NO. 3310493090282000000

LEGAL DESCRIPTION CHR PLAN 661 LOT 2, REG. 0.21AC  
75.00FR 125.00D  
APPLICATION NUMBER L245

TOWNSHIP Delhi - Charlotteville  
ZONING

## PURPOSE OF CONSTRUCTION

YURT MOVED UNTO LOTS 2, 3 PLAN 661

## PERMIT INFORMATION

CURRENT USE:

CONSTRUCTION TYPE 150 - Seasonal Dwelling (unsuitable for year round occupancy); cottage, sum

PROPOSED USE:

COST OF CONSTRUCTION \$30,000.00

## CONTACT INFORMATION

OWNER: OLMSTEAD KEVIN  
DOUGLASHOWES-OLMSTEAD NANCY  
ROSE

ADDRESS: 224 HAWKWOOD BLVD NW224  
HAWKWOOD BLVD NW  
CALGARY, AB T3G 3E8 CALGARY, AB  
T3G 3E8

APPLICANT:

ADDRESS:

## COMMENTS

YURT PLACED OVER PROPERTY LINE AMALGAMATING LOTS 2,3 PLAN 661  
OWNER RESPONSIBLE TO CONTACT BUILDING DEPT FOR REQUIRED  
INSPECTIONS.  
FINAL ENG REPORT ON STRUCTURE REQUIRED FROM McENGINEERING.

No person shall construct or demolish a building or cause a building to be constructed or demolished unless a permit has been issued therefor by the chief building official.

Except as authorized by the building code, a person shall not occupy or use a building or part of a building that is newly erected or installed or permit it to be occupied or used until a permit has been issued therefor by the chief building official.

Neither the issuance of this permit nor the carrying out of inspections by Norfolk County shall relieve the owner or contractor from full responsibility for compliance with all applicable statutes, regulations and by-laws, and with all agreements entered into by the owner or applicable said lands, pursuant to statutory law.

Subject to the provisions of the Building Code Act, the chief building official may revoke a permit issued under this Act if it was issued on mistaken, false or incorrect information; if, after six months after its issuance, the construction or demolition in respect of which it was issued has not, in the opinion of the chief building official, been seriously commenced; if the construction or demolition of the building is, in the opinion of the chief building official, substantially suspended or discontinued for a period of more than one year; if it was issued in error; if the holder requests in writing that it be revoked; or if a term of the agreement under clause 8.(3)(c) has not been complied with.

Pursuant to subsection 13.(1) of the Building Code Act, persons to whom this building permit is issued are instructed NOT TO COVER CONSTRUCTION UNTIL THE REQUIRED INSPECTIONS HAVE BEEN COMPLETED AND APPROVED BY A NORFOLK COUNTY BUILDING INSPECTOR AS LISTED IN BY-LAW 2008-174 AS AMMENDEED.

I have read and understand the above.

ISSUED BY:

AS PER:

Fritz R. Enzlin CBCO, CRBO  
Chief Building Official  
Manager, Building & Bylaw

Signature of owner or authorized agent

Date

Signature of building inspector

09/12/12

Date

ISSUE DATE: Sep 12, 2012  
Fee

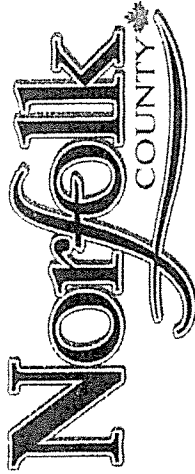
Amount

Date Paid

Single Family Dwelling-Accessory  
Total :

\$426.00  
\$426.00

09/04/2012



# BUILDING PERMIT

PRBD 2012/430

1. This permit is issued subject to conditions stated on this Building Permit Placard and the Building Permit.
2. This permit is to be displayed on or in front of the Building for which it is issued in such a manner that it may be seen from the public road at all times until the Final Inspection is approved.
3. This permit **MAY** be revoked by the Chief Official if the subject construction is not seriously commenced within six months or when construction has been substantially suspended for one year.
4. Pursuant to subsection 13 (1) of the Ontario Building Code Act and article 2.4.5. of Ontario Building Code, persons to whom this building permit is issued are **ORDERED NOT TO COVER CONSTRUCTION UNTIL REQUIRED INSPECTIONS HAVE BEEN COMPLETED AND APPROVED BY AN INSPECTOR OF THE COUNTY'S BUILDING DIVISION**

ISSUED THIS

12

DAY OF

SEPT

20

02.

Per: Chief Building Official

## INSPECTIONS MUST BE CALLED FOR ON THE FOLLOWING:

(24 Hours Notice For Inspections Must Be Given)

### BUILDING INSPECTIONS

1. FORMS IN PLACE
2. BEFORE BACK FILLING
3. FRAMING

4. INSULATION and VAPOUR BARRIER
5. DRYWALL APPLICATION
6. FINAL

### PLUMBING INSPECTIONS

1. ROUGH-IN
2. FINAL

INSPECTOR'S OFFICE HOURS ARE MONDAY - FRIDAY MORNINGS

TELEPHONE: LANGTON  
SIMCOE

(519) 875-4485 press #1 for building div.  
(519) 426-4377 ext. 2264

**INSPECTIONS REQUIRED: Please call our office 24 hours in advance for the following inspections**

- 1 Footing Subgrade:** Must be inspected after all footing form work is in place, *but prior to pouring the concrete.*
- 2 Foundation:** Must be inspected after it has been constructed, anchor bolts in place, damp proofing or waterproofing has been applied, drainage layer has been installed and drainage tile and granular covers are in place. *This is done prior to backfilling. → Foundation control certificate is to be submitted at this time.*
- 3 Plumbing (rough-in/underground):** This inspection must be completed prior to the application of any interior finishes (all piping exposed for inspection) All drainage and vent piping are to be completed and water tested to determine whether or not a leak exists in the piping, fittings, or joints of the plumbing system.  
*A: testing of drainage & venting systems:* The piping test shall be sealed up with test plugs and filled with water to five feet above the highest joint or have the water over-flow onto the roof from the highest plumbing stack. This test shall be carried out for at least fifteen minutes and examined for any evidence of leakage. The water test must remain in the system until the plumbing inspector has finished his inspection of the roughed-in system and the test.  
*B: testing of potable or drinking water systems:* Potable water systems shall be tested with a minimum air pressure of 100 psi and left on the system for a minimum of two hours before the plumbing inspector arrives for the inspection.
- 4 Framing:** The building superstructure must be inspected after framing members and roof, floor, and wall sheathing are in place, and all mechanical ventilation and plumbing is roughed in, but prior to application of any interior finishes. If truss drawings were not submitted at the time of application, they are a requirement before this inspection can be completed. → Framing will not be inspected if Foundation Control has not been submitted.
- 5 Insulation & Vapour Barrier:** Must be inspected after all required insulation and vapour barriers are in place, but prior to the application of any interior finish
- 6 Drywall or Plaster:** In the case of plaster, the inspection must be completed after all lath and reinforcement for corners and openings are in place, but prior to application of the first coat of plaster. In the case of drywall, the inspection must be completed after all drywall is in place, but prior to the application of any drywall compound to the joints or nail or screw holes.
- 7 Plumbing (final):** Final plumbing is required.  
This inspection is completed after all requirements of the Ontario Regulation 403/97 as amended have been fulfilled
- 8 Occupancy Permit:** If the building is to be occupied prior to the final inspection being completed, and Occupancy Permit must be obtained. In order to obtain an Occupancy permit, the provisions of articles 2.4.3 of Ontario Regulation 403/97 as amended, must be complied with and the final lot grading certificate must be submitted. Failure to obtain an Occupancy permit under these circumstances may result in legal action being taken.
- 9 Final:** This inspection is completed after all requirements of the Ontario Building Code have been fulfilled. For final inspection, provide hydro and plumbing final inspections, a survey showing the location of the building on the lot as built, if required. Also provide the date of completion of the building and the final lot grading certificate. Final inspection cannot be carried out until the building is complete and ready for occupancy.

**IMPORTANT**

**Failure to call for required inspections listed above will result in either:**

1. An Order to Comply being issued against the property.
2. A Stop Work Order being issued if the Order to Comply is not complied with.
3. Legal action being instituted against all parties concerned if the Stop Work Order is ignored.



# Septic Permit PRSEP20151299

Simcoe: 185 Robinson Street  
Suite 200  
Simcoe, ON  
N3Y 5L6  
519-426-4377

Langton: 22 Albert Street  
Langton, ON  
N0E 1G0  
519-875-4485

This permit is issued pursuant to the Building Code Act, S.O. 1992, c.23.

## PROPERTY INFORMATION

ADDRESS 10 PALMER DR, Delhi, ON

ROLL NO. 3310493090282000000

LEGAL DESCRIPTION CHR PLAN 661 LOT 2, REG. 0.21AC  
75.00FR 125.00D, .  
APPLICATION NUMBER SE043

TOWNSHIP Delhi - Charlotteville  
ZONING

## PURPOSE OF CONSTRUCTION

new septic

## PERMIT INFORMATION

CURRENT USE:

CONSTRUCTION TYPE 110 - Single House, single detached home, bungalow,  
linked home (linked at

PROPOSED USE: septic replacement

COST OF CONSTRUCTION \$500.00

## CONTACT INFORMATION

OWNER: OLMSTEAD KEVIN DOUGLAS  
HOWES-OLMSTEAD NANCY ROSE

ADDRESS: 224 HAWKWOOD BLVD NW  
CALGARY, AB T3G 3E8

APPLICANT: BAILEY ALLEN RUSSELL  
ADDRESS: 2627 NORFOLK CTY RD 45 RR 3  
LANGTON, ON N0E 1G0

## COMMENTS

1. All comments on the approved permit plans shall be incorporated into this project.
2. MANTEL INSPECTION required prior to installing mantel sand.
3. Permit number and project address required to schedule inspection.

No person shall construct or demolish a building or cause a building to be constructed or demolished unless a permit has been issued therefore by the chief building official.

Except as authorized by the building code, a person shall not occupy or use a building or part of a building that is newly erected or installed or permit it to be occupied or used until a permit has been issued therefore by the chief building official.

Neither the issuance of this permit nor the carrying out of inspections by Norfolk County shall relieve the owner or contractor from full responsibility for compliance with all applicable statutes, regulations and by-laws, and with all agreements entered into by the owner or applicable said lands, pursuant to statutory law.

Subject to the provisions of the Building Code Act, the chief building official may revoke a permit issued under this Act if it was issued on mistaken, false or incorrect information; if, after six months after its issuance, the construction or demolition in respect of which it was issued has not, in the opinion of the chief building official, been seriously commenced; if the construction or demolition of the building is, in the opinion of the chief building official, substantially suspended or discontinued for a period of more than one year; if it was issued in error; if the holder requests in writing that it be revoked; or if a term of the agreement under clause 8.(3)(c) has not been complied with.

Pursuant to subsection 13.(1) of the Building Code Act, persons to whom this building permit is issued are instructed NOT TO COVER CONSTRUCTION UNTIL THE REQUIRED INSPECTIONS HAVE BEEN COMPLETED AND APPROVED BY A NORFOLK COUNTY BUILDING INSPECTOR AS LISTED IN BY-LAW 2008-174 AS AMENDED.

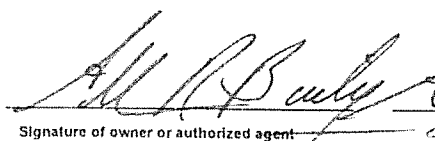
I have read and understand the above.

ISSUED BY:

Scott Northcott

AS PER:

Fritz R. Enzlin CBCO, CRBO  
Chief Building Official  
Manager, Building & Bylaw

  
Signature of owner or authorized agent Date 08/20/15

  
Signature of building inspector Date 08/20/15

ISSUE DATE: August 20, 2015  
Fee

Amount

Date Paid

Septic-New or Full Replacement  
System

Total :

\$500.00  
\$500.00



Date Received: \_\_\_\_\_



Working together  
with our community  
to provide quality services.

### SEPTIC SYSTEM LOCATION PLAN

OWNER Kevin Olmstead EVALUATOR Bailey Trucking

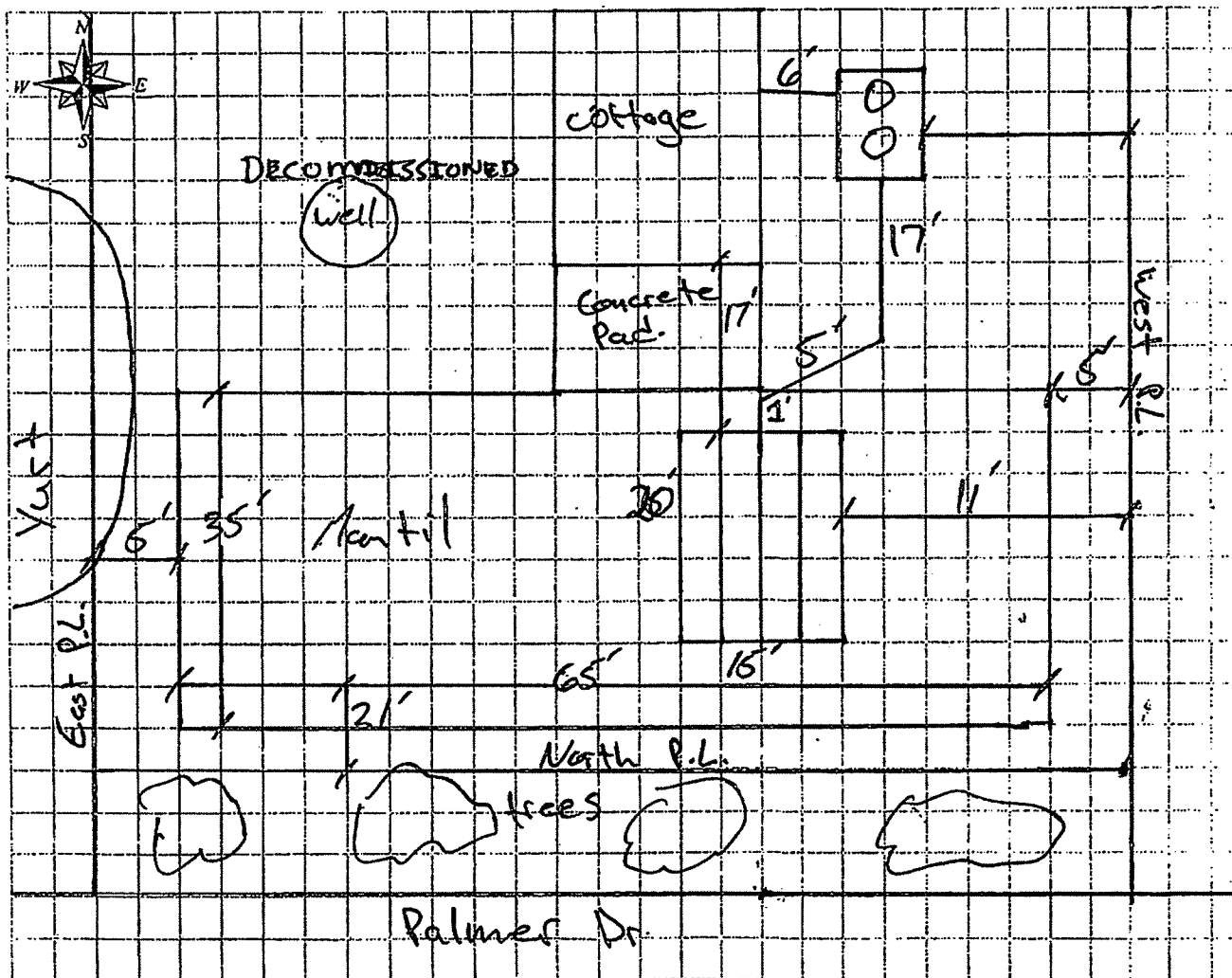
PROPERTY ADDRESS 10 Palmer Dr St. Williams

Please provide a DIMENSIONED sketch drawing indicating;

1. Outline of property and all dimensions
2. Detailed sewage system diagram, including dimensions of leaching bed, mantle, tank location, pump chamber, etc.
3. Setbacks from existing and proposed buildings, wells (including neighbours) lakes, stream, drainage courses.
4. Location of subsurface drainage, tiles, culverts or other structural features.
5. Existing or proposed driveways, easements, right of ways, drainage patterns.
6. Indicate any areas of disturbed, compacted, imported or altered soils.

THE CORPORATION OF  
NORFOLK COUNTY  
**RECEIVED**  
SEP 30 2015

**BUILDING DIVISION**



300790 ONT. LTD

PREPARED BY: BAILEY TRUCKING NOTE: The above sketch is not to exact scale.

Date Received: \_\_\_\_\_



Working together  
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to provide quality services.

January 2014, Form supersedes 2008

## SEWAGE PERMIT WORKSHEET

### SEWAGE SYSTEM SPECIFICATIONS

Location of Septic System (civic address) 10 PALMER DR. ST. WILLIAMS

Owner of Property: KEVIN D. OLMSTEAD

Propose to install Class TV Sewage system to serve HOUSE  
(house, bunkhouse, restaurant, office, commercial)

### SEWAGE FLOW CALCULATIONS

DESCRIPTION	TOTAL #	FIXTURE UNITS	TOTAL
Water closet (toilet)	<u>1</u>	x 4.0	<u>4</u>
Each sink or wash basin	<u>2</u>	x 1.5	<u>3</u>
Bath tub or shower	<u>1</u>	x 1.5	<u>1.5</u>
Dishwasher	<u>0</u>	x 1.0	
Clothes washing machine	<u>0</u>	x 1.5	
Single or Double Laundry Tubs	<u>0</u>	x 1.5	
Floor Drain	<u>0</u>	x 3.0	
Water Softener	<u>0</u>	x 1.5	
Other	<u>0</u>		
		TOTAL FIXTURE UNITS =	<u>8.5</u>

RESIDENTIAL	OTHER (ie: bunkhouse, office, restaurant)
Total finished area: <u>75</u> (sqm) <u>800</u> (sq ft)	Total finished area: <u>REVIEWED</u> (sqm) <u>REVIEWED</u> (sq ft)
# of bedrooms: <u>2 [MPAC]</u>	# of employees: <u>PER 2015 1299</u>
Water softener discharge: <u>0</u> (L/day)	Water softener discharge: <u>0 2015</u> (L/day)
Daily flow rate (DFR): <u>750-1100</u> (L/day)	Daily flow rate (DFR): <u>SAN</u> (L/day)
Tank size (2 x DFR): <u>1500/3600</u> (L/day)	Tank size (3 x DFR): <u>CHIEF BUILDING OFFICIAL</u> (L/day)

### INSTALLER TO COMPLETE THE FOLLOWING:

#### Subsurface Conditions Encountered

Rock & G.G.W.T	Depth (m)	Soil Type
	-0-	
	-0.25-	
	-0.50-	
	-0.75-	
	-1.0-	
	-1.25-	
	-1.50-	

SAND  
CLAY

Describe existing soil conditions: TOP 10 CM. ES SAND  
Soils Analysis completed by: OVER CLAY  
LVM/ENGLOBE/SEE ATTACHED

Confirmed Percolation Rate: (T time) 40  
Gradation Reports submitted: Sand Y/N  
Stone Y/N



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to provide quality services.

Date Received: \_\_\_\_\_

**PROPOSE TO CONSTRUCT:**

**CLASS 1,2,3**

**CLASS 1**    ☐ Privy    ☐ Composting    ☐ Chemical    ☐ Electrical    ☐ Other \_\_\_\_\_

**CLASS 2: GREY WATER PIT**

Wall Structure:    ☐ Concrete Block    ☐ Rock    ☐ Other \_\_\_\_\_

Soil:    ☐ Existing    ☐ Imported (describe) \_\_\_\_\_

Dimension of Pit:    Length: \_\_\_\_\_ Width: \_\_\_\_\_ Height: \_\_\_\_\_ Type of Cover: \_\_\_\_\_

**CLASS 3: CESSPOOL**

Describe: \_\_\_\_\_

**CLASS 4: TANK**

☐ Distribution Box

☐ Using Existing

☒ New Govn't approved:    ☐ Concrete    ☐ Polyethylene    Size (L): 3600 REED'S

☐ Pump or siphon req'd: Head: \_\_\_\_\_ Runtime: \_\_\_\_\_ Horsepower: \_\_\_\_\_ Size of pump(L) \_\_\_\_\_

**CLASS 4: LEACHING BED/ABSORPTION TRENCH**

☐ Dug into existing soil    ☐ Imported Soil    list type: \_\_\_\_\_ height: \_\_\_\_\_  
(proof of filter material must be provided)

Length of Tile: \_\_\_\_\_ (m) \_\_\_\_\_ (ft)    # of runs of tile: \_\_\_\_\_

**CLASS 4: FILTER BED** (proof of filter material to be provided prior to backfill)

☐ Pump or siphon req'd: Head: \_\_\_\_\_ Runtime: \_\_\_\_\_ Horsepower: \_\_\_\_\_ Size of pump(L) \_\_\_\_\_

Effective Area 29 (sqm)    Contact Area 500 <sup>SQFT</sup> (sqm)    Loading Rate: \_\_\_\_\_

Height Raised: \_\_\_\_\_ #of runs of tile: 5    Length of tile \_\_\_\_\_ (m) 20 (ft)  
<sub>100</sub>

**CLASS 4: TREATMENT UNIT** (attach Building Material Evaluation Committee Report (BMEC))

☐ Pump or siphon req'd: Head: \_\_\_\_\_ Runtime: \_\_\_\_\_ Horsepower: \_\_\_\_\_ Size of pump(L) \_\_\_\_\_

Manufacturer & Model: \_\_\_\_\_ Daily Flow Rate \_\_\_\_\_ (L)

Primary Tank Size \_\_\_\_\_ (L)    Secondary Tank Size \_\_\_\_\_ (L)

**CLASS 5: HOLDING TANK** (audio visual alarm, and a pump out contract is required)

Manufacturer & Model: \_\_\_\_\_ Size \_\_\_\_\_

REVIEWED

2015/299

AUG 20 2015

SAW

PER

CHIEF BUILDING OFFICIAL  
NORFOLK COUNTY

Date Received: \_\_\_\_\_



Working together  
with our community  
to provide quality services.

REVIEWED

SEPTIC SYSTEM LOCATION PLAN

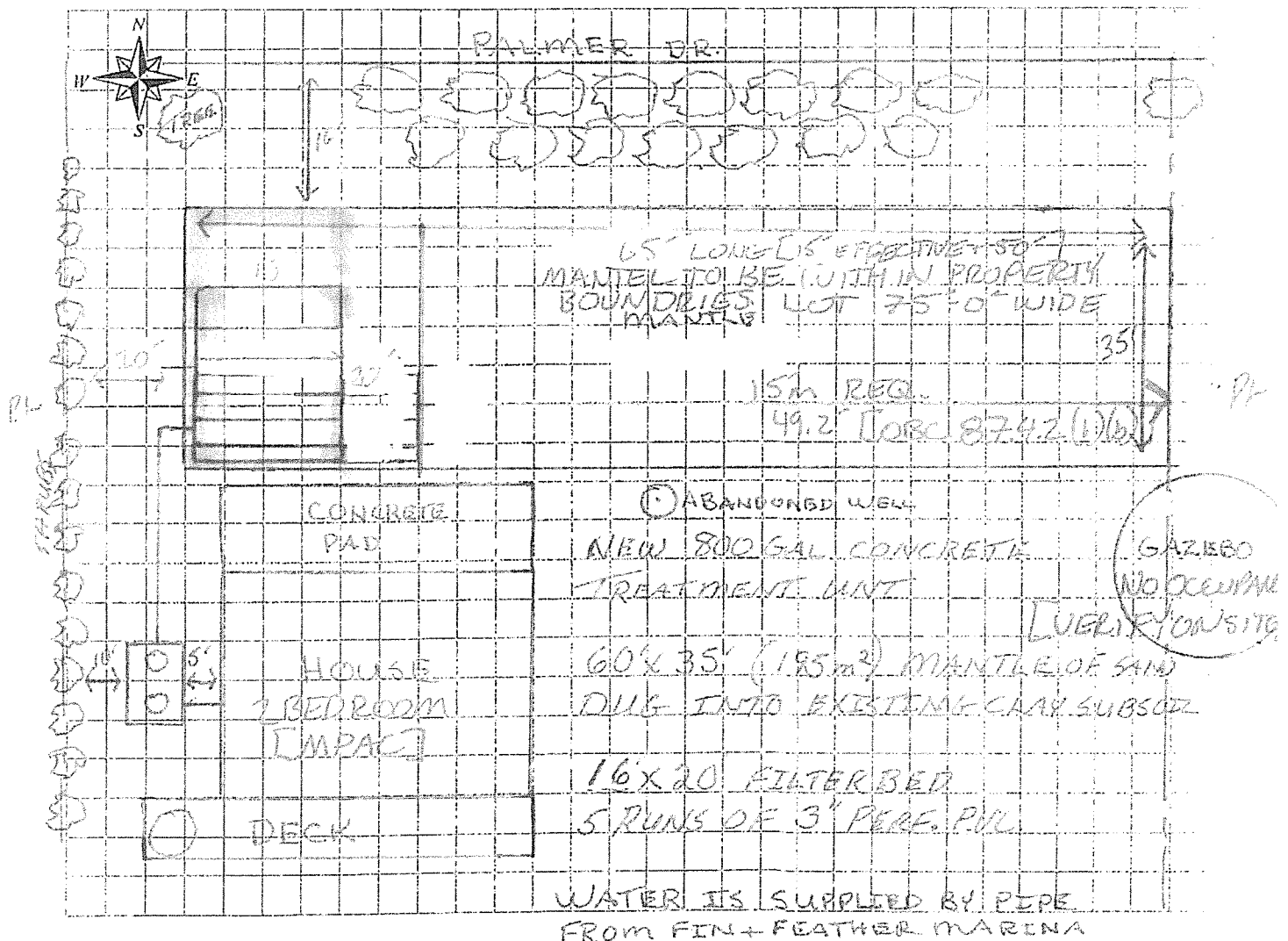
OWNER KEVIN D. OLIMSTEAD EVALUATOR 20151299  
AUG 20 2015

PROPERTY ADDRESS 10 PALMER DR. ST. WILHELM <sup>DEP. SANITATION OFFICIAL</sup>  
THE CORPORATION OF  
NORFOLK COUNTY

Please provide a DIMENSIONED sketch drawing indicating,

1. Outline of property and all dimensions
2. Detailed sewage system diagram, including dimensions of leaching bed, mantle, tank location, pump chamber, etc.
3. Setbacks from existing and proposed buildings, wells (including neighbours) lakes, streams, ponds, water drainage courses.
4. Location of subsurface drainage, tiles, culverts or other structural features.
5. Existing or proposed driveways, easements, right of ways, drainage patterns.
6. Indicate any areas of disturbed, compacted, imported or altered soils.

15'x20' EFFECTIVE AREA  
16'x35' CONTACT AREA  
DETECTION REQUIRED.



PREPARED BY: ALLEN BAILEY NOTE: The above sketch is not to exact scale.



The graph illustrates the grain size distribution of a soil sample. The y-axis represents the percentage of soil finer than a given sieve size, ranging from 0 to 100. The x-axis represents the sieve size in millimeters, on a logarithmic scale from 100 mm down to 0.001 mm. The curve shows that 100% of the soil is finer than a 75 mm sieve, and 98% is finer than a 4.75 mm sieve. The distribution is well-graded, with a significant portion of the soil falling between 0.075 mm and 0.425 mm.

Sieve Size (mm)	Percent Finer (%)
100	100
75	100
4.75	98
2.0	98
0.85	98
0.425	98
0.25	98
0.15	98
0.075	98
0.06	90
0.0425	65
0.03	30
0.025	28
0.02	25
0.015	22
0.0125	20
0.01	18
0.0075	15
0.006	14
0.00425	13

% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0.0	0.0	0.0	0.0	0.4	38.8	44.4	16.4

<u>Soil Description</u>			
Sampled by client:			
Received: June 26, 2015			
<u>Atterberg Limits</u>			
PL=	LL=	PI=	
<u>Coefficients</u>			
D <sub>90</sub> = 0.1194	D <sub>85</sub> = 0.1086	D <sub>60</sub> = 0.0741	
D <sub>50</sub> = 0.0641	D <sub>30</sub> = 0.0306	D <sub>15</sub> =	
D <sub>10</sub> =	C <sub>u</sub> =	C <sub>c</sub> =	
<u>Classification</u>			
USCS=	AASHTO=		
<u>Remarks</u>			
Material: Clayey silty sand			
Coefficient of permeability: $10^{-5}$ to $10^{-6}$ cm per sec.			
Estimated 'T' time: 40 mins/cm			

Project No: P-0002087-0-12-411-01

Checked By: RH

# Septic Design for Single Family Dwelling Class 4 Systems Last update: December 14, 2014

## Building Data

Fixtures			
Plumbing Description	Total #	Fix. Units	Total
Water Closet	1	x 4.0	4
Sink/Lavatory	2	x 1.5	3
Bathtub/Shower	1	x 1.5	1.5
Dishwasher	0	x 1.0	0
Clothes Washer	0	x 1.5	0
Laundry Tub	0	x 1.5	0
Floor Drain	0	x 3.0	0
Water Softener	0	x 1.5	0
BATH GROUP	0		0
Total			8.5

Structure	
Building Area	300 lf
No. of Bedrooms (up to 5)	2
No. of Bedrooms (over 5)	0
Total Bedrooms	2

Soils	
T-Time	40 min/cm

System Details		
Daily Design Flow	1100 L	
DDF Based On:	Bedrooms 1-5	
Minimum Tank Size	3600 L	

Trench Bed	
Total Tile Length = 220m (722ft)	*DOSED SYSTEM REQUIRED [OBC 8.6.1.3]

Infiltrator EQ-36	
Total Tile Length = 147m (482ft)	

Filter Bed	
Effective Area = 14.7m <sup>2</sup>	158.50 FT <sup>2</sup>
Contact Area = 51.8m <sup>2</sup>	557.6 SQ FT
Mantel Area = 183.3m <sup>2</sup>	*MANTEL SIZE [OBC 8.7.4.1]
Mantel Area / 15m = 12.22 m	
Max 'T' time 30 min/cm	
leaching bed fill	

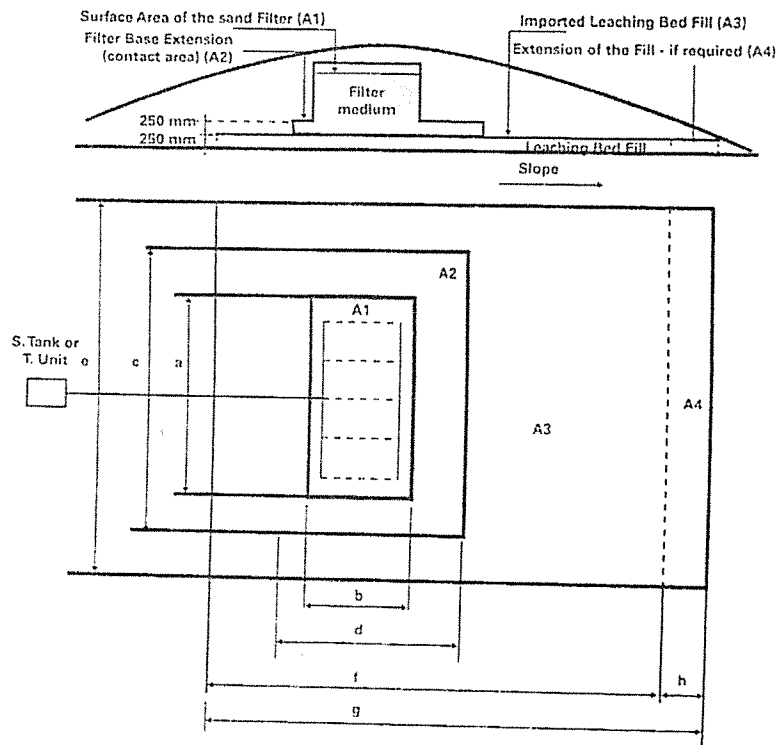
REVIEWED

20151299  
AUG 20 2015

PER CHIEF BUILDING OFFICIAL  
THE CORPORATION OF  
NORFOLK COUNTY  
S/M

## ON-SITE SEWAGE SYSTEMS

### *Raised Filter Bed Construction*



#### *Notes*

The areas indicated above represent the following elements

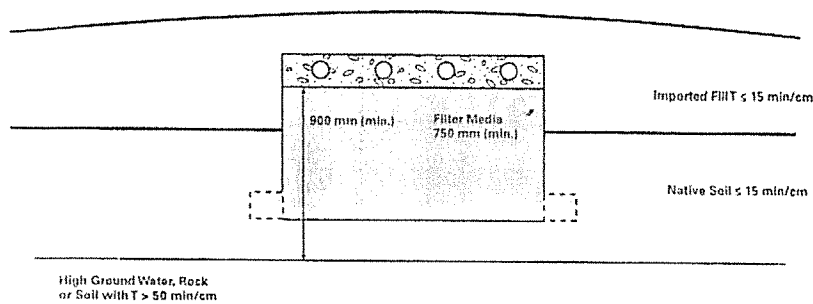
**A1: The surface area of the filter medium ( $a \times b$ )** - Sized based on the requirements of Article 8.7.5.3 (should not be less than  $10 \text{ m}^2$  or more than  $50 \text{ m}^2$ )

**A2: The extension of the Base of the filter ( $c \times d$ )** - Sized based on the formula  $A = QT/850$  stipulated in Sentence 8.7.5.4.(6)

**A3: The area covered by the imported leaching bed fill (loading area) ( $f \times e$ )** - Sized based on the loading rates given in Table 8.7.4.1.(A) as per the requirements of Sentence 8.7.5.2.2.

**A4: The extension of the loading area to 15 m beyond the outer distribution pipe in the direction of flow (If needed) to satisfy the requirements of Sentence 8.7.4.2.(1). ( $e \times h$ )**

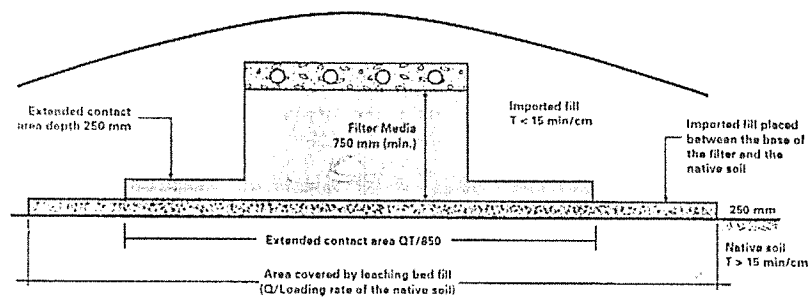
### Partially Raised Filter Bed



#### Notes

- 1) Partially raised filter is typically constructed when the T time of the soil is 15 min/cm or less but there is insufficient soil depth to construct the filter completely in ground.
- 2) The base may or may not need to be extended depending on the actual T time and the Total Daily Design Flow Q.

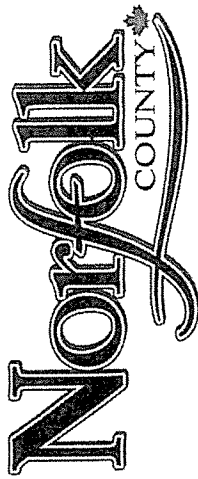
### Fully Raised Filter Bed



#### Notes

- 1) Filter bed must be fully raised when the T time of the native soil exceeds 15 min/cm.
- 2) The base of the filter often will need to be extended.
- 3) Leaching bed fill must cover an area calculated by dividing the total daily design flow Q by the loading rates of native soil (loading rates are given in Table 8.7.4.1.A. (the T time referred to in the table is the T time of the native soil)).
- 4) The leaching bed fill must extend to at least 15 m beyond the outer distribution pipe in any direction the effluent entering the soil will move horizontally.





# SEPTIC PERMIT

PRSEP 2015 1299

1. This permit is issued subject to conditions stated on this Septic Permit Placard and the Building Permit (if applicable).
2. This permit MUST be displayed on or in front of the Building for which it is issued in such a manner that it may be seen from the public road at all times until the Final Inspection is approved.
3. This permit MAY be revoked by the Chief Building Official if the subject construction is not seriously commenced within six months or when construction has been substantially suspended for one year.
4. Pursuant to subsection 13.(1) of the Ontario Building Code Act and article 2.4.5 of Ontario Building Code, persons to whom this building permit is issued are ORDERED NOT TO COVER CONSTRUCTION UNTIL REQUIRED INSPECTIONS HAVE BEEN COMPLETED AND APPROVED BY AN INSPECTOR OF THE COUNTY'S BUILDING DIVISION

ISSUED THIS 20 DAY OF August 20 15 S. VertMeer  
Per: Chief Building Official

**INSPECTIONS MUST BE CALLED FOR ON THE FOLLOWING:**  
(24 Hours Notice For Inspections Must Be Given)

## SEPTIC INSPECTIONS

1. PRE CONSTRUCTION - SITE INSPECTION **MAILED**
2. ROUGH-IN
3. FINAL

TELEPHONE: **SIMCOE** (519) 426-5870 Ext. 6016  
**LANGTON** (519) 875-4485 Ext-6029

Ext 2

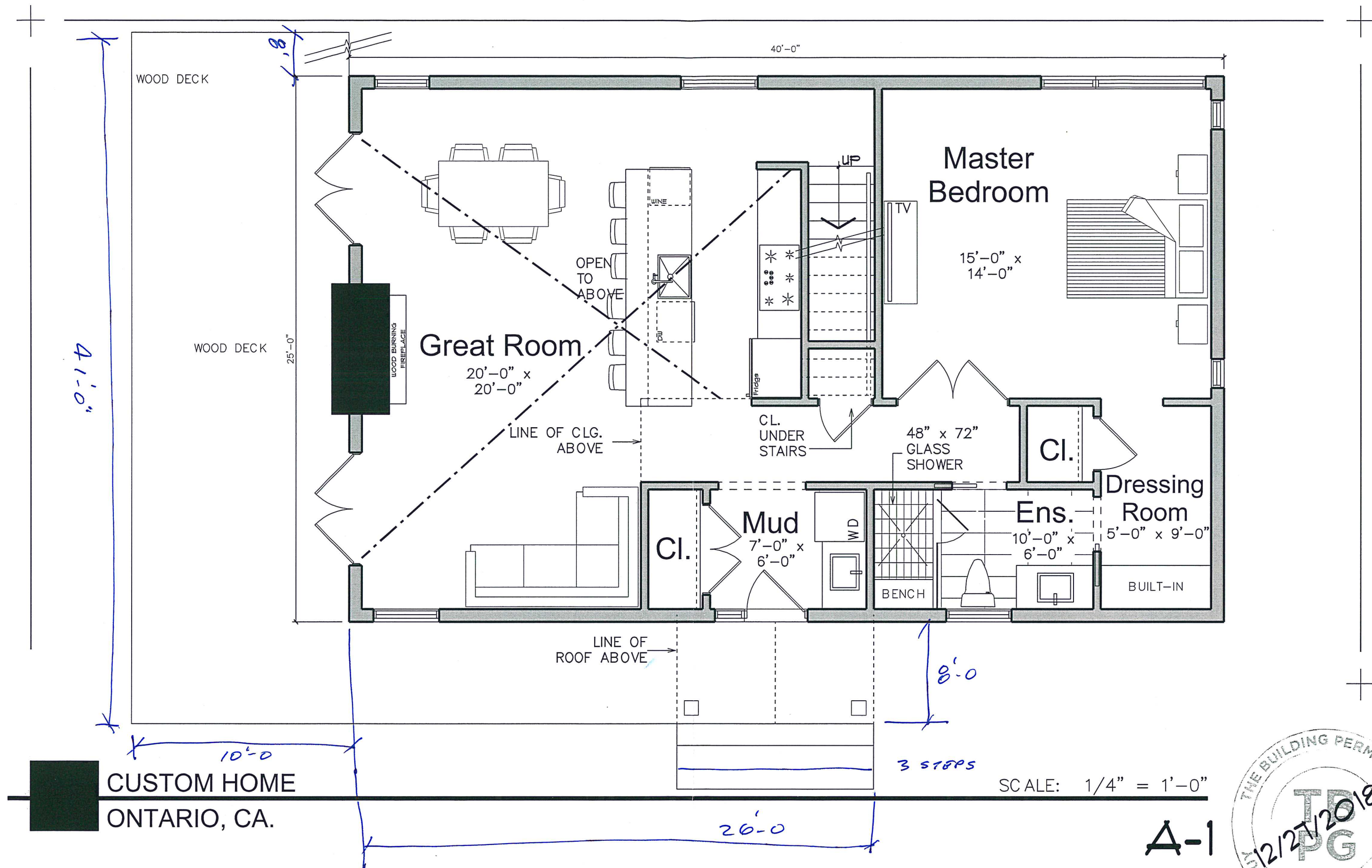
**REQUIRED INSPECTIONS - Please call our office 24 hours in advance for the following inspections.**

- 1 **Pre-site** :This inspection must be completed **prior to readiness to construct** (removal of top soil stage).
- 2 **Rough-in** :A sewage disposal system must be inspected after all installation work is in place, **but prior to backfill**.
- 3 **Final** :A sewage disposal system must be inspected after all work is completed **and after backfill**.

**IMPORTANT:**

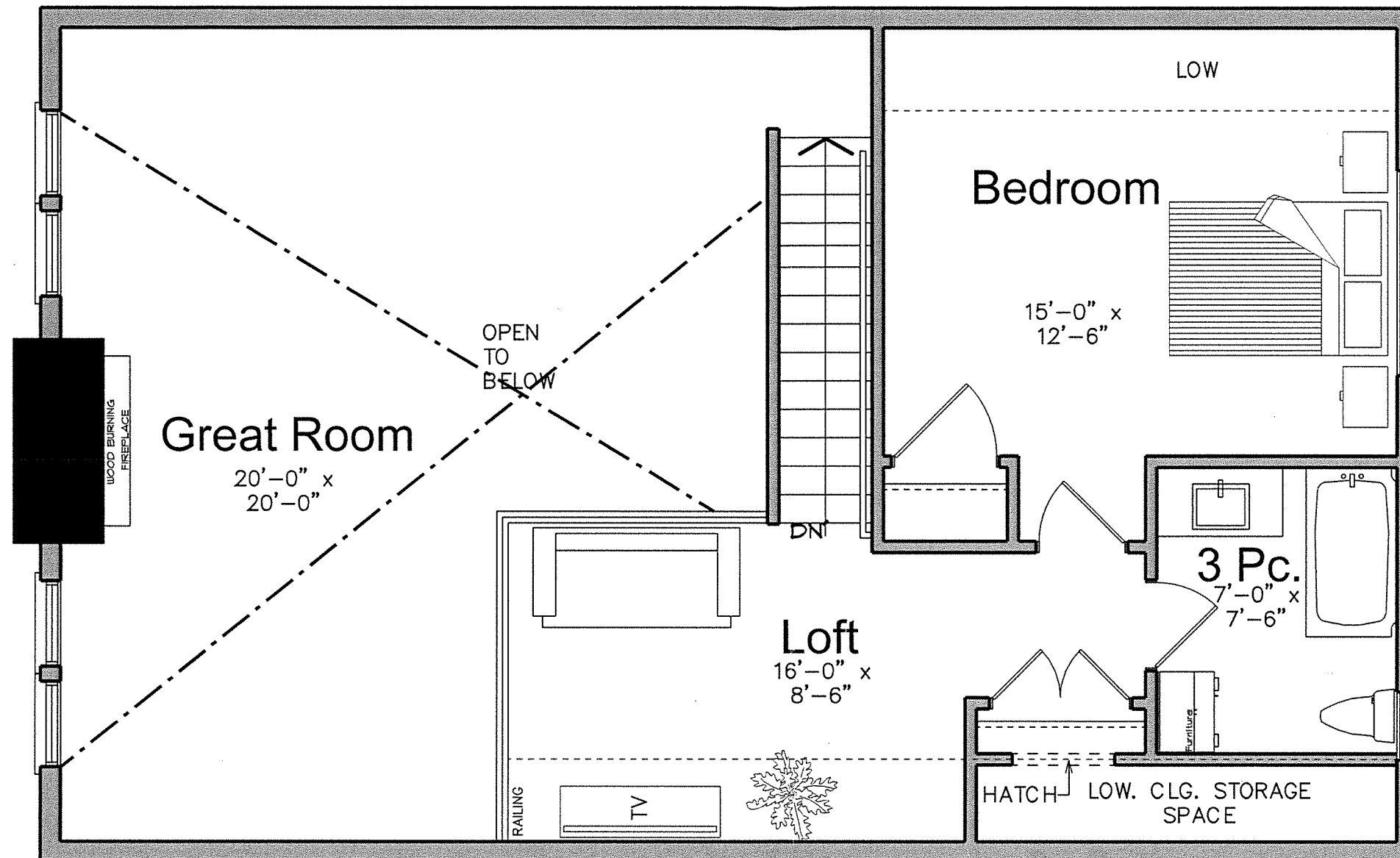
**Failure to call for required inspections listed above will result in either:**

1. An Order to Comply being issued against the property,
2. A Stop Work Order being issued if the Order to Comply is not complied with, and/or
3. Legal action being instituted against all parties involved.



CUSTOM HOME  
ONTARIO, CA.



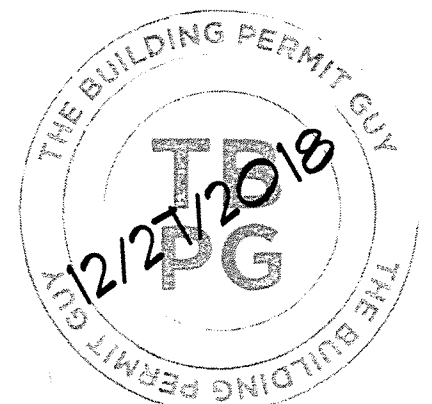


2nd FLOOR PLAN

CUSTOM HOME  
ONTARIO, CA.

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

A-2







## FRONT ELEV.

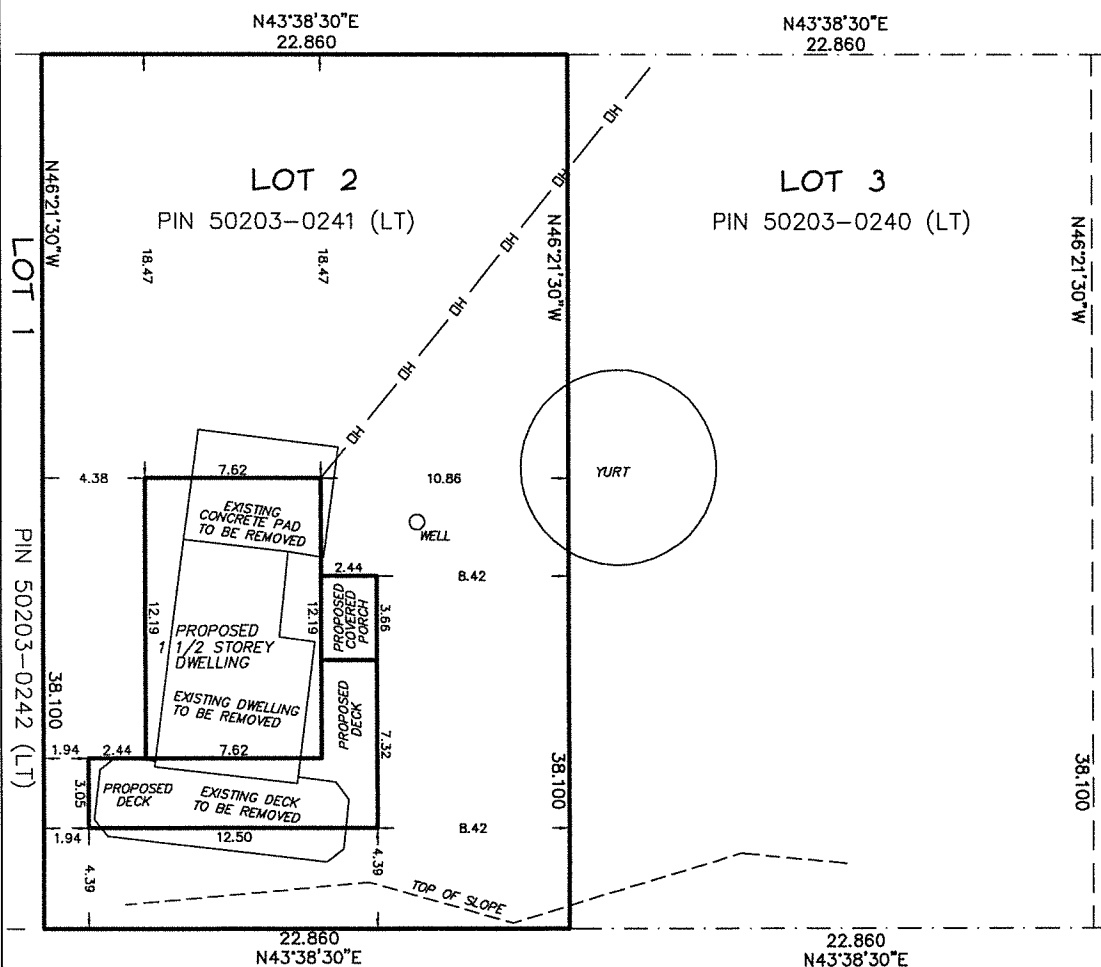
CUSTOM HOME  
ONTARIO, CA.

SCALE:  $\frac{1}{4}" = 1'-0"$

A-3



PALMER DRIVE  
MAINTAINED - REGISTERED PLAN 6611



PIN 50203-0246 (LT)

LOT AREA = 871 sq.m  
PROPOSED DWELLING AREA = 93 sq.m  
PROPOSED DECK AREA = 49 sq.m  
PROPOSED COVERED PORCH AREA = 9 sq.m  
PROPOSED LOT COVERAGE = 17.3 %

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT  
BE USED FOR PURPOSES OTHER THAN THE  
PURPOSE INDICATED IN THE TITLE BLOCK.

PHONE: (519) 426-0842 FAX: (519) 426-1034  
E-mail: [surveyors@amtelecom.net](mailto:surveyors@amtelecom.net)

SKETCH SHOWING  
PROPOSED BUILDING LOCATION  
OF ALL OF  
LOT 2, REGISTERED PLAN 661

IN THE GEOGRAPHIC  
TOWNSHIP OF CHARLOTTEVILLE

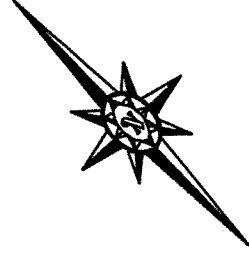
NORFOLK COUNTY

SCALE: 1 : 250

PIN 50203-0241 (LT)

JEWITT AND DIXON LTD.

JANUARY 11, 2019



PALMER DRIVE

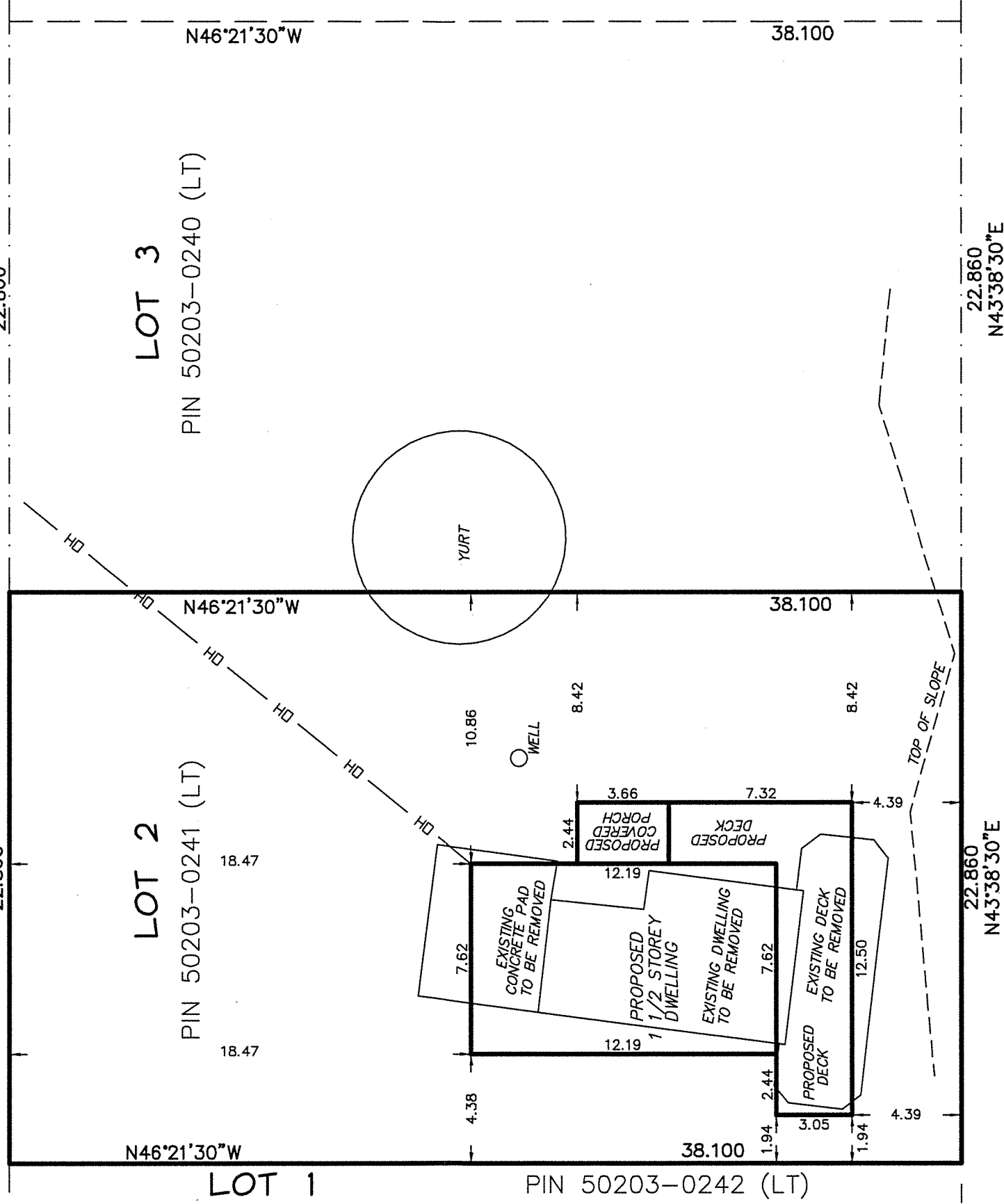
(20.117 WIDE - UNMAINTAINED - REGISTERED PLAN 661)

N43°38'30"E  
22.860

N43°38'30"E  
22.860

LOT 2  
PIN 50203-0241 (LT)

LOT 3  
PIN 50203-0240 (LT)



PIN 50203-0246 (LT)

LOT AREA = 871 sq.m  
PROPOSED DWELLING AREA = 93 sq.m  
PROPOSED DECK AREA = 49 sq.m  
PROPOSED COVERED PORCH AREA = 9 sq.m  
PROPOSED LOT COVERAGE = 17.3 %

NOTE:

THIS PLAN IS IN METRIC AND CAN BE CONVERTED  
TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT  
BE USED FOR PURPOSES OTHER THAN THE  
PURPOSE INDICATED IN THE TITLE BLOCK.

**JEWITT AND DIXON LTD.**

**ONTARIO LAND SURVEYORS**

R.R.1, SIMCOE, ONTARIO, N3Y 4J9  
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034  
E-mail: [surveyors@amtelecom.net](mailto:surveyors@amtelecom.net)

JOB # 19-2111 CLIENT-OLMSTEAD

## SECTION 13 HAMLET RESIDENTIAL ZONE (RH)

In an RH Zone no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following provisions:

### 13.1 Permitted Uses

- (a) one family dwelling house
- (b) home occupation

### 13.2 Zone Provisions

- (a) Minimum Lot Area - 1 390 square metres *14962.34*
- (b) Minimum Lot Frontage - 30 metres —
- (c) Minimum Yard Requirements:
  - (i) front yard - 6 metres *20*
  - (ii) exterior side yard - 6 metres
  - (iii) interior side yard - 3 metres, except where a private garage is attached to the dwelling house, in which case the minimum interior side yard adjacent to the attached private garage shall be 1.2 metres
  - (iv) rear yard - 9 metres
- (d) Maximum Building Height - 11 metres *36*
- (e) Minimum Usable Floor Area - 80 square metres *861.2*

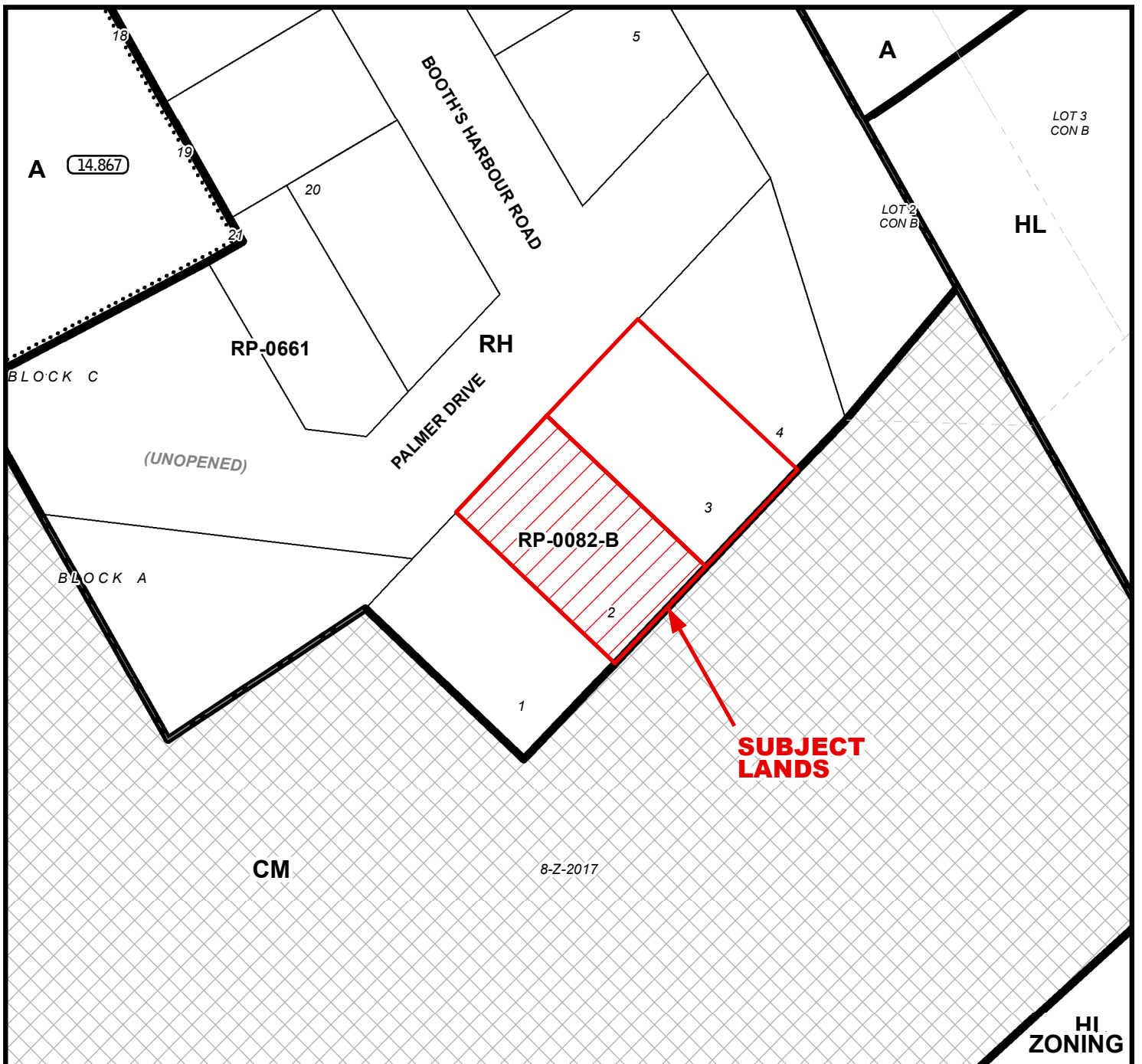
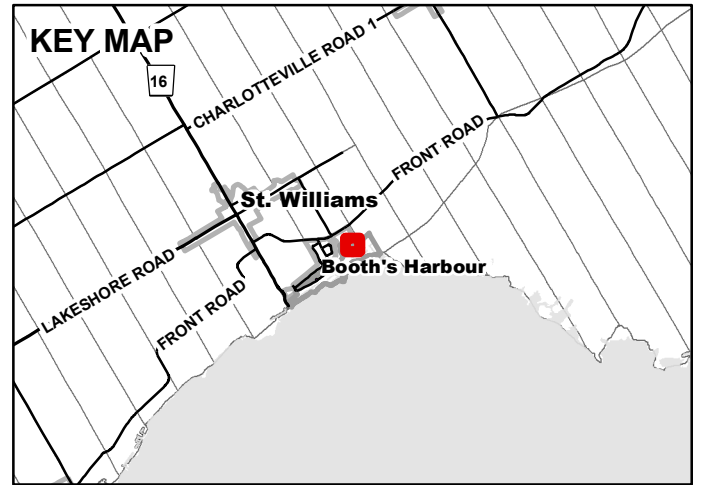
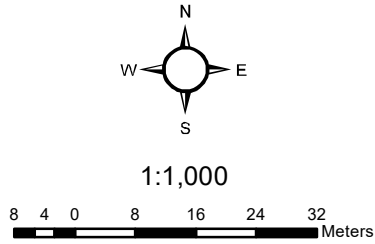
### 13.3 Lot of Record Provisions

Notwithstanding the requirements of subsection 13.2 (a) and (b), a lot of record located within Figure 1 of Schedule A4-B serviced with a communal piped water distribution system may be used for any use permitted in the RH Zone if such lot complies with the following requirements and all other provisions of this By-law:

- (a) Minimum Lot Area 700 square metres
- (b) Minimum Lot Frontage 18 metres. (*59.1*)



**MAP 1**  
**File Number: ANPL2019022**  
Geographic Township of  
**CHARLOTTEVILLE**

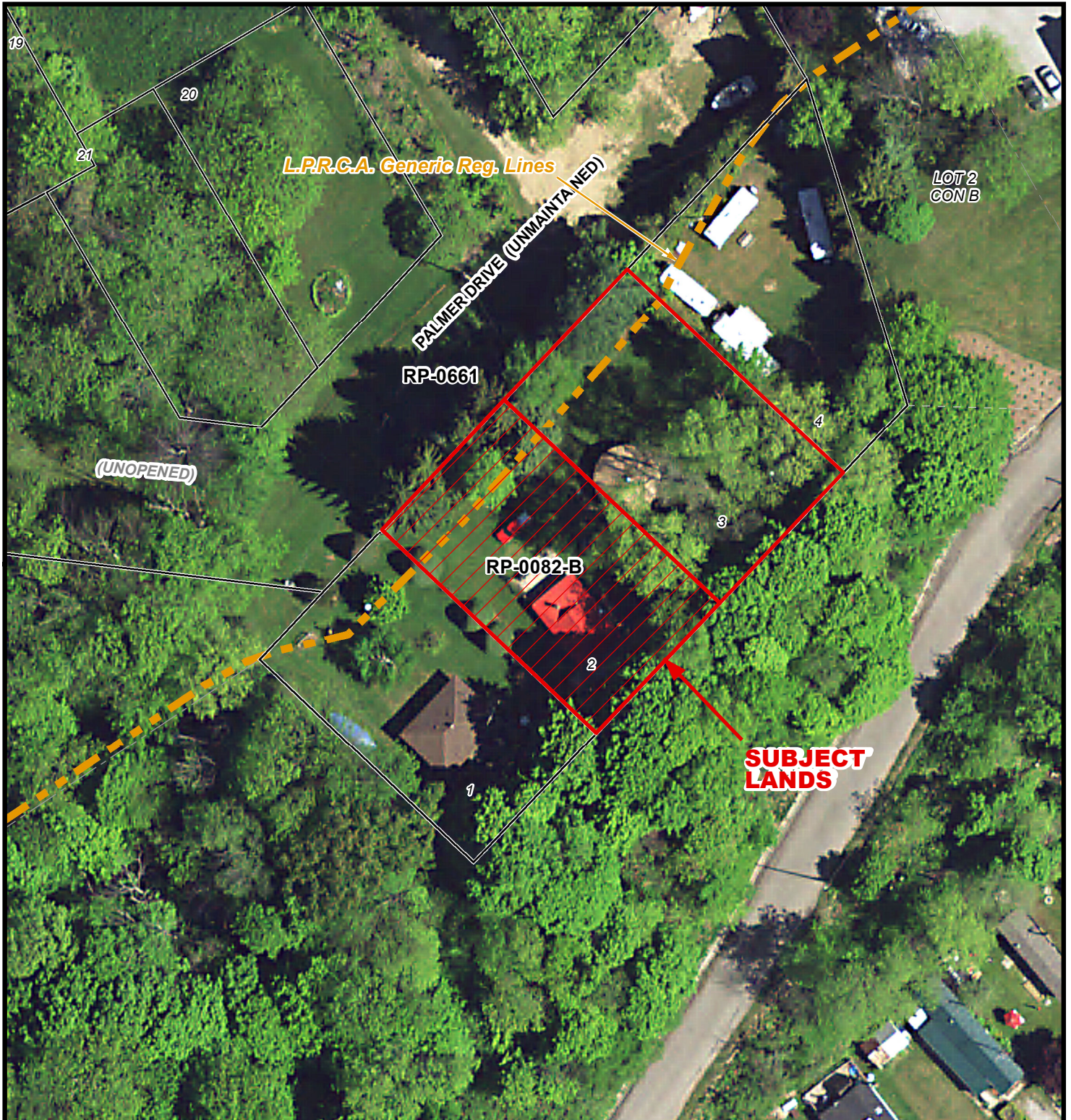
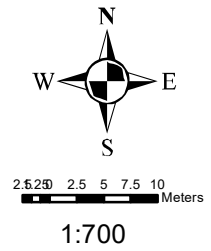




# MAP 2

File Number: ANPL2019022

Geographic Township of CHARLOTTEVILLE





# MAP 3

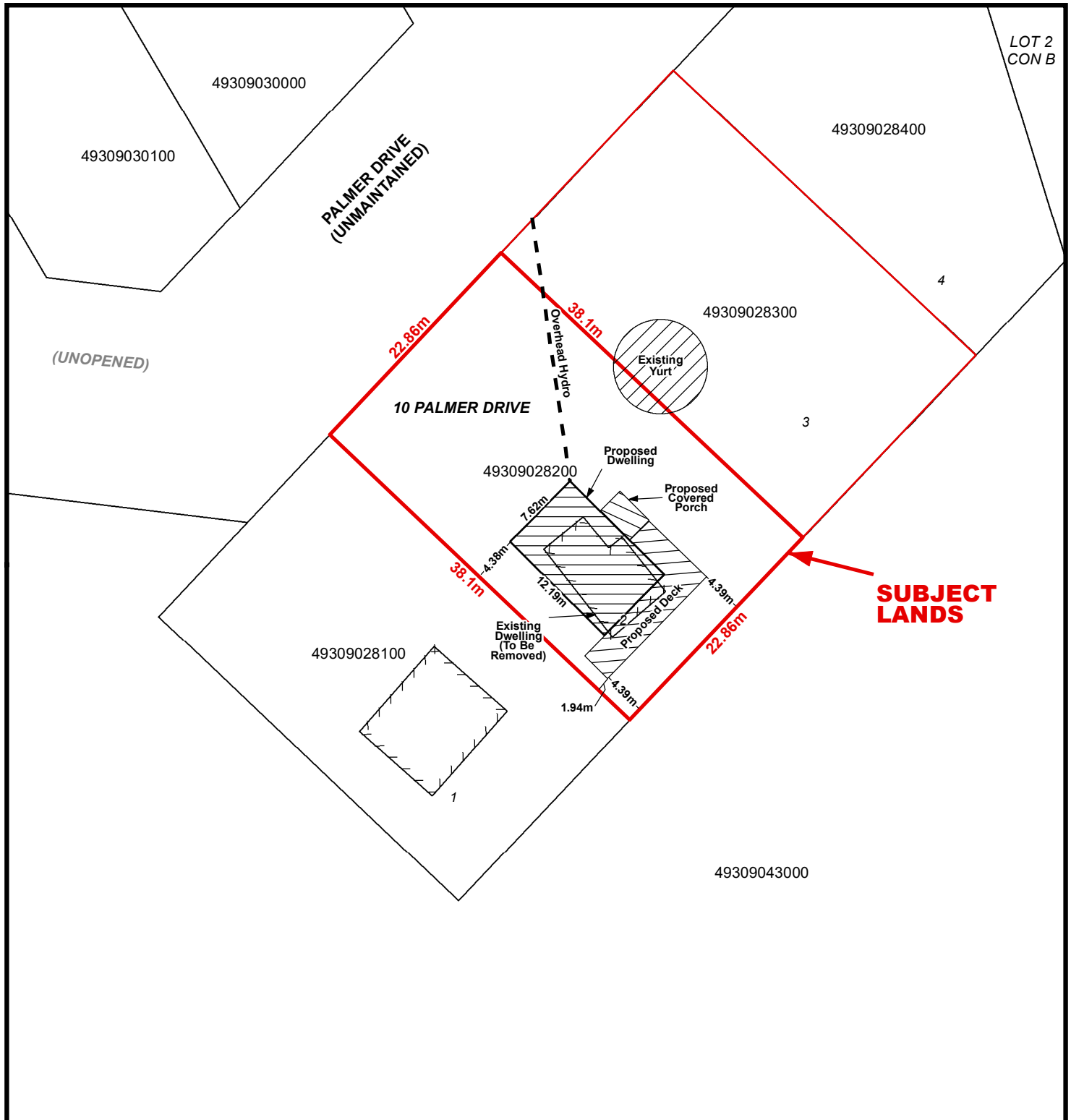
File Number: ANPL2019022

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:500

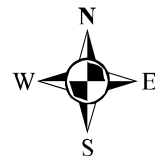




# LOCATION OF LANDS AFFECTED

File Number: ANPL2019022

Geographic Township of CHARLOTTEVILLE



2 1 0 2 4 6 8 Meters

1:500

