

For Office Use Only:

File Number ANPL2022152
Related File Number _____
Pre-consultation Meeting _____
Application Submitted resubmit - May 9 2022
Complete Application May 27 2022

Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____
Public Notice Sign _____

Required
Required
New system to be constructed
Jen

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: 493100 18800

A. Applicant Information

Name of Owner

Wayne & Mandy Mawhiney

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

105 Ordhance Dr. (Lot 48)

Town and Postal Code

Turkey Point NOE 1W0

Phone Number

Cell Number

Email

Name of Applicant

Prominet Homes

Address

363 Ireland Rd.

Town and Postal Code

Simcoe N3Y 4K4

Phone Number

(519) 426-9186

Cell Number

Email

Name of Agent _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

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

☐ Owner

☐ Agent

☒ Applicant

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

B. Location, Legal Description and Property Information

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

CHR PLAN 133 Lot 48
Turkey Point

Municipal Civic Address: 105 Ordnance Ave.

Present Official Plan Designation(s):

Present Zoning: Resort Residential

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

☒ Yes ☐ No If yes, please specify:

3. Present use of the subject lands: Resort Residential

Existing Minor Variance AN-76-2004
- Existing Dwelling
- Existing - Boat House

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:

Existing Dwelling be demolished
Existing Boat House, to be retained (See plan)

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:

proposed Two story Dwelling (yearround)

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:

N/A

8. If known, the length of time the existing uses have continued on the subject lands:

unknown

9. Existing use of abutting properties:

Residential Use

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:

There is an easement & right of way
(See Site plan) As per Instrument NR557245

C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage		15m	5.8.2 b) i)		
Lot depth	70.1m (230'-0")	N/A	N/A	230'-0"	None
Lot width	10.973m (36'-0")	N/A	N/A	36'-0"	None
Lot area	768.6m ² (8,273 sq ft)	0.4 hcc	5.8.2 a)	768.6m ² 8,273 sq ft	None
Lot coverage	20.3%	15%	5.8.2 h)	23.82%	8.82%
Front yard	7.44m	6m	5.8.2 c)	2.02m	3.98m
Rear yard	50m (166'-3")	9m	5.8.2 f)	150'-0" (45.7m)	None
Height	unknown	9.1m	5.8.2 g)	(29'-5") 8.9m	None
Left Interior side yard	1.55m (5'-0")	1.2m	5.8.2 e) i)	1.41m (4.63')	None
Right Interior side yard	0.84m (2'-9")	1.2m	5.8.2 e) i)	1.33m (4.36')	None
Exterior side yard (corner lot)					
Parking Spaces (number)	5			2	
Aisle width	N/A	N/A	N/A	N/A	N/A
Stall size	N/A	N/A	N/A	N/A	N/A
Loading Spaces	N/A	N/A	N/A	N/A	N/A
Other					

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

The zoning bylaw permits 6m front yard
set back + 15% lot coverage for
the cottage.

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

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

D. All Applications: Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☐ No ☒ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

_____ *personal knowledge* _____

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

E. All Applications: Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

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

Livestock facility or stockyard (submit MDS Calculation with application)

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

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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☒ Municipal piped water
☐ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

- ☒ Municipal sewers

- ☐ Communal system

- ☐ Septic tank and tile bed in good working order ☐ Other (describe below)

Storm Drainage

- ☒ Storm sewers

- ☐ Open ditches

- ☐ Other (describe below)

2. Existing or proposed access to subject lands:

- ☒ Municipal road

- ☐ Provincial highway

- ☐ Unopened road

- ☐ Other (describe below)

Name of road/street:

105 Ordnance Ave.

G. All Applications: Other Information

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

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

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

There is an Existing Easement & right of way for neighbours to use as access to their cottage.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

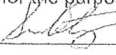
acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

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.

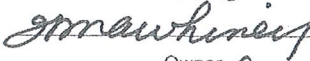
 Feb 14, 22
Owner/Applicant/Agent Signature Date

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 William Henry & Madelon Mawhinney am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Sam Bunting prominent Home 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.

 Feb 14 / 22
Owner Date
M Mawhinney Feb 14 / 22
Owner Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

K. Declaration

I, Sam Bunting of Norfolk County, Province of Ontario
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, Province of Ontario


Owner/Applicant/Agent Signature

In the Province of Ontario

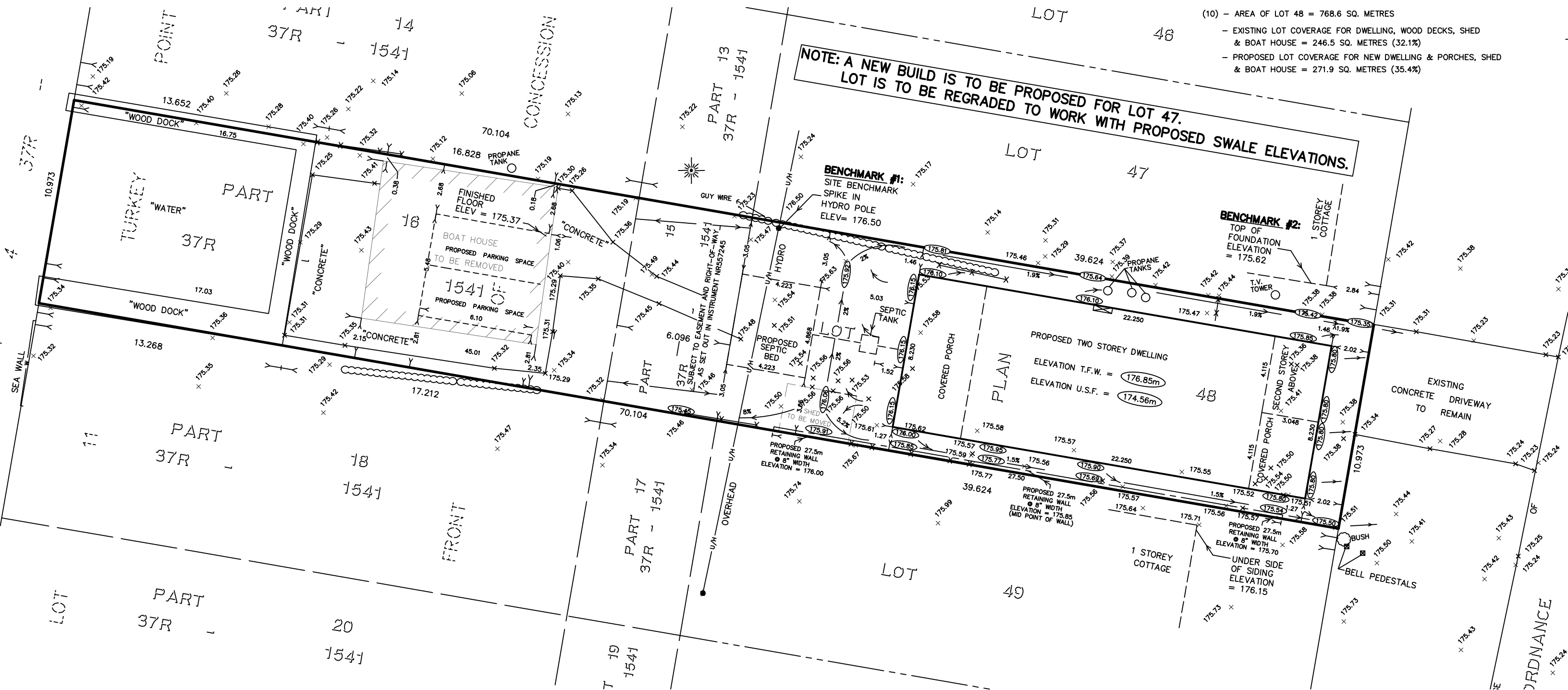
This 3rd day of March

A.D., 20 22



A Commissioner, etc.

Nathan A. Kolomay

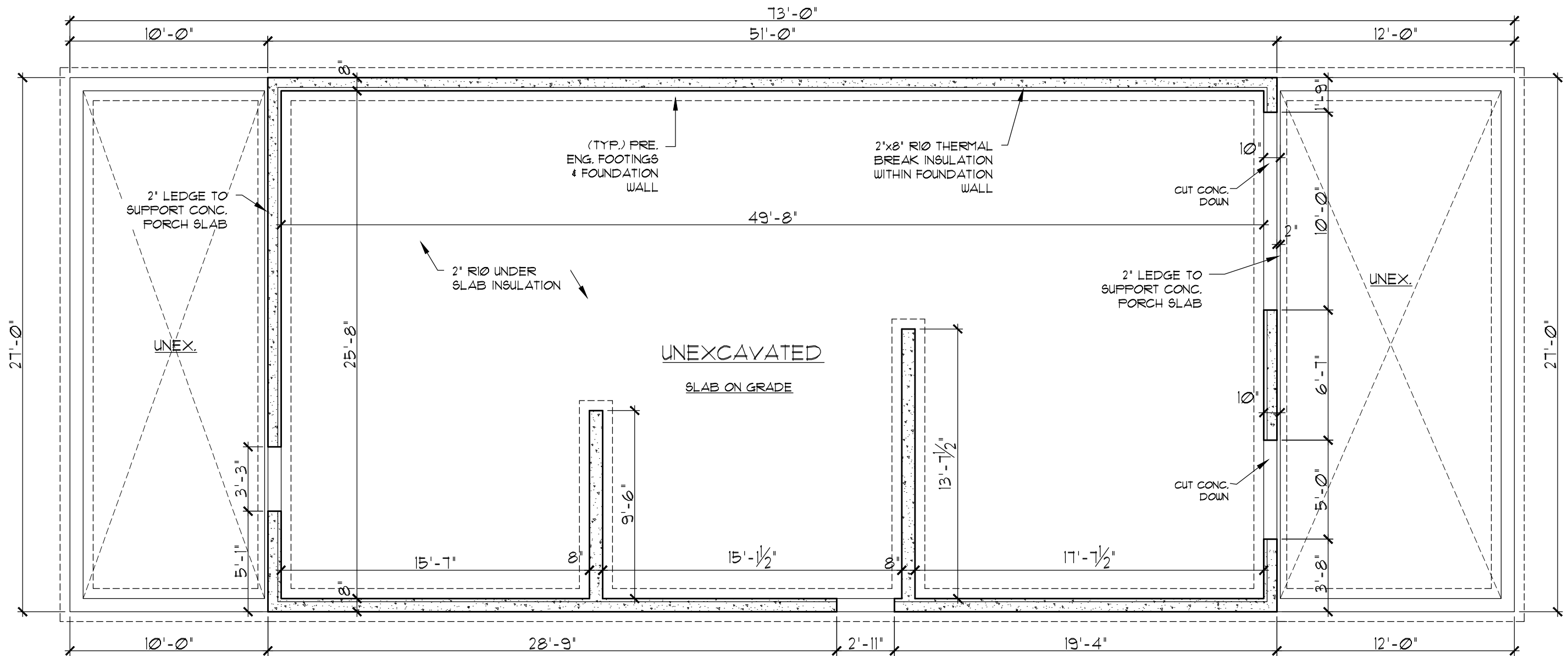




PROMINENT HOMES CUSTOM COTTAGE

105 Ordnance Ave, Turkey Point

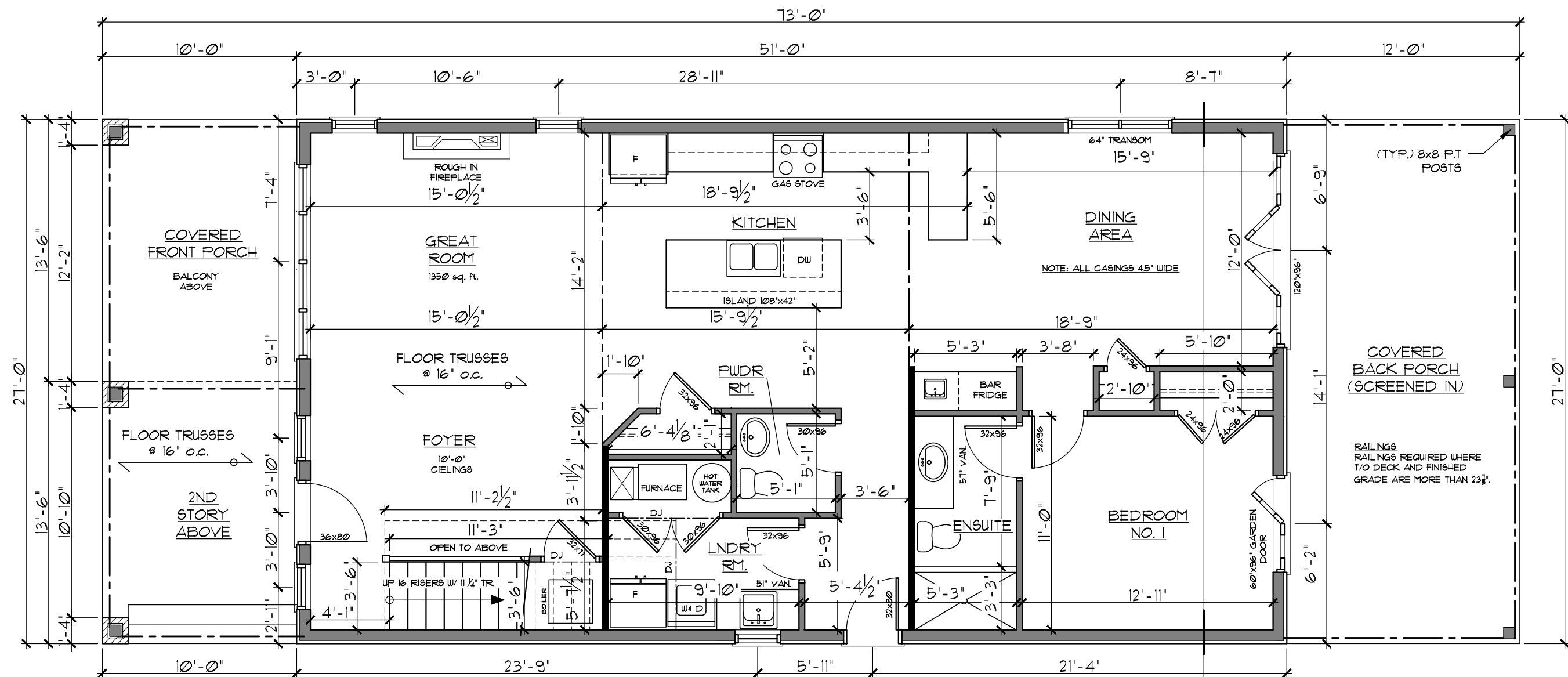
PROMINENT HOMES		
COVER SHEET		
DRAWN BY	BCIN #:	SHEET No.
SAM BUNTING	37074	A = Ø
DATE	SCALE	
APRIL 8TH 2022	NTS	



PROMINENT HOMES

BASEMENT PLAN

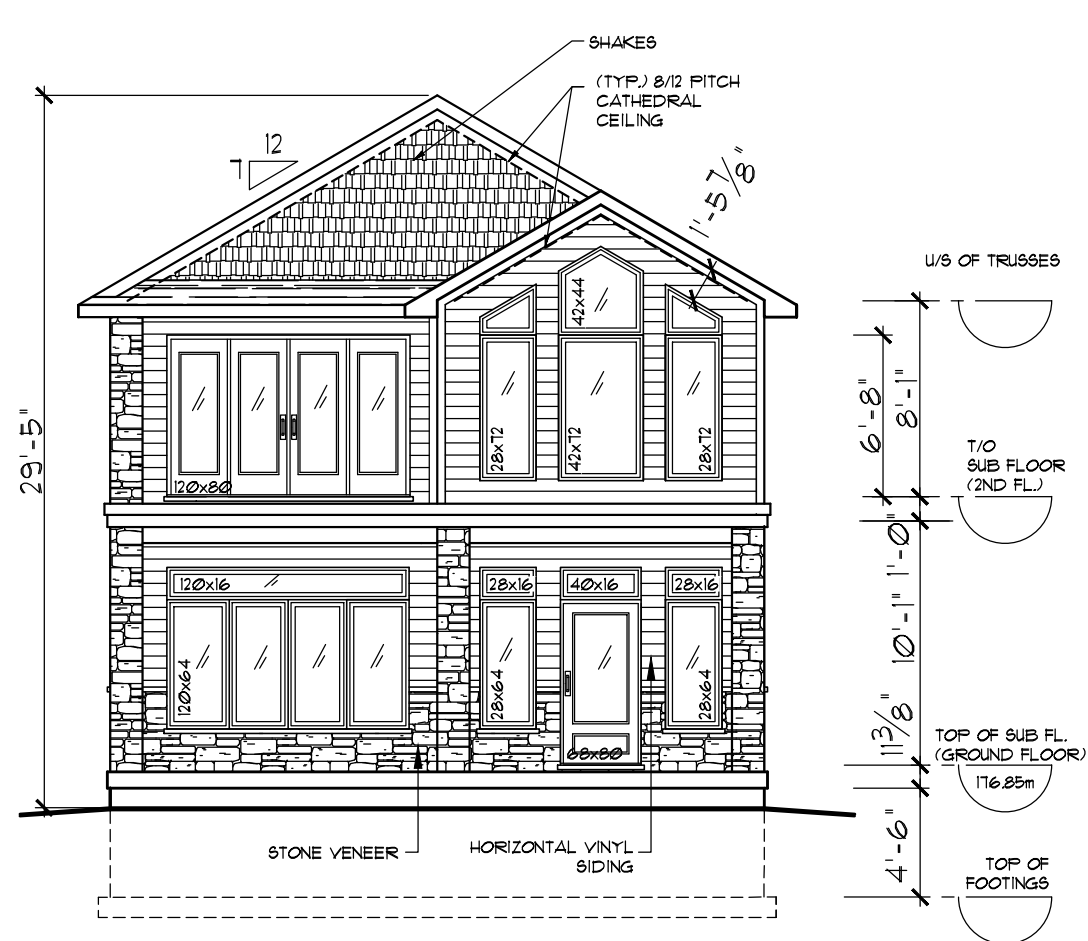
ADDRESS			46 LAKESIDE DR. PEACOCK POINT	
DRAWN BY	SAM BUNTING	BCIN #:	37074	SHEET No. A-1
DATE	APRIL 8TH 2022	SCALE	1/4" = 1'-0"	



MAIN FLOOR NOTES:

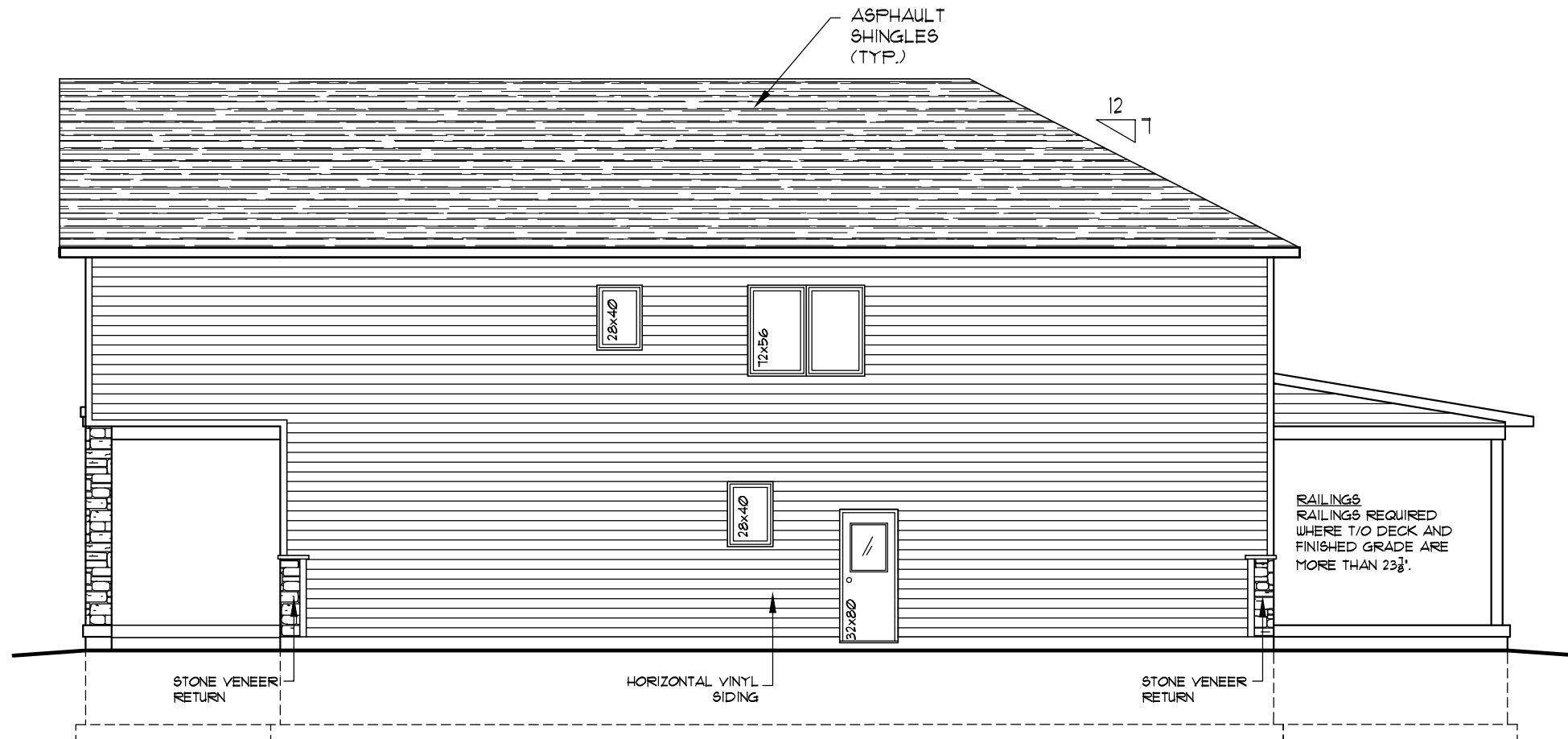
1. FLOOR TRUSSES ON MAIN FLOOR
2. WIDER CASING (4.5"x2")
3. NO SLIDERS
4. 32" DOORS 96" HIGH
5. 10' CEILING
6. GAS STOVE
7. CONDUIT PIPE UNDER COTTAGE FOR FUTURE ACCESS
8. SERVICE FOR BOTH FRONT AND BACK YARD LIGHTING AND WATER TAPS

PROMINENT HOMES			
1st FLOOR PLANS			
ADDRESS		105 ORDNANCE AVE. LOT 48	
DRAWN BY	SAM BUNTING	BCIN #:	37074
DATE	APRIL 8TH 2022	SCALE	1/4" = 1'-0"
			SHEET No. A-2

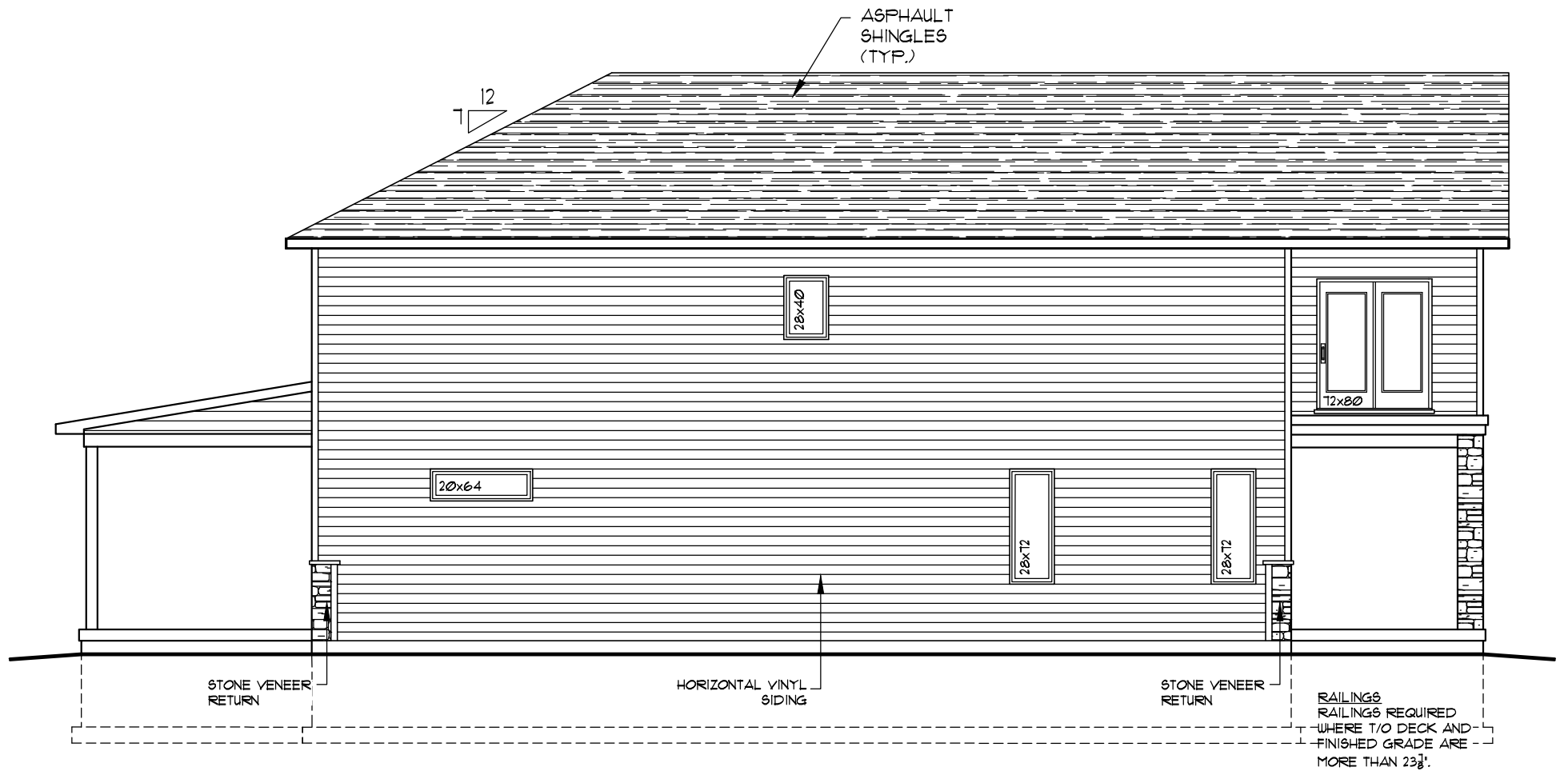
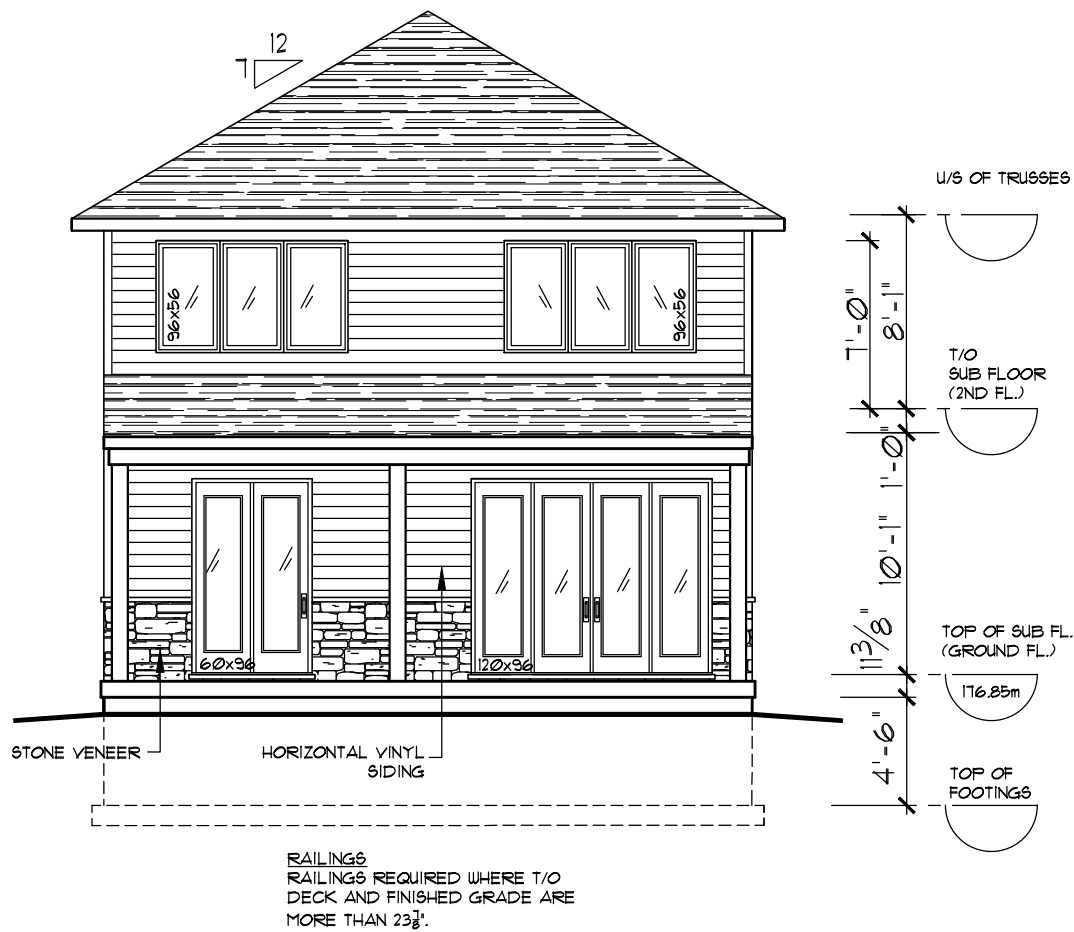


RAILINGS
RAILINGS REQUIRED WHERE T/O DECK
AND FINISHED GRADE ARE MORE THAN
23 3/8".

USING VERTICAL DATUM
CGVD1928

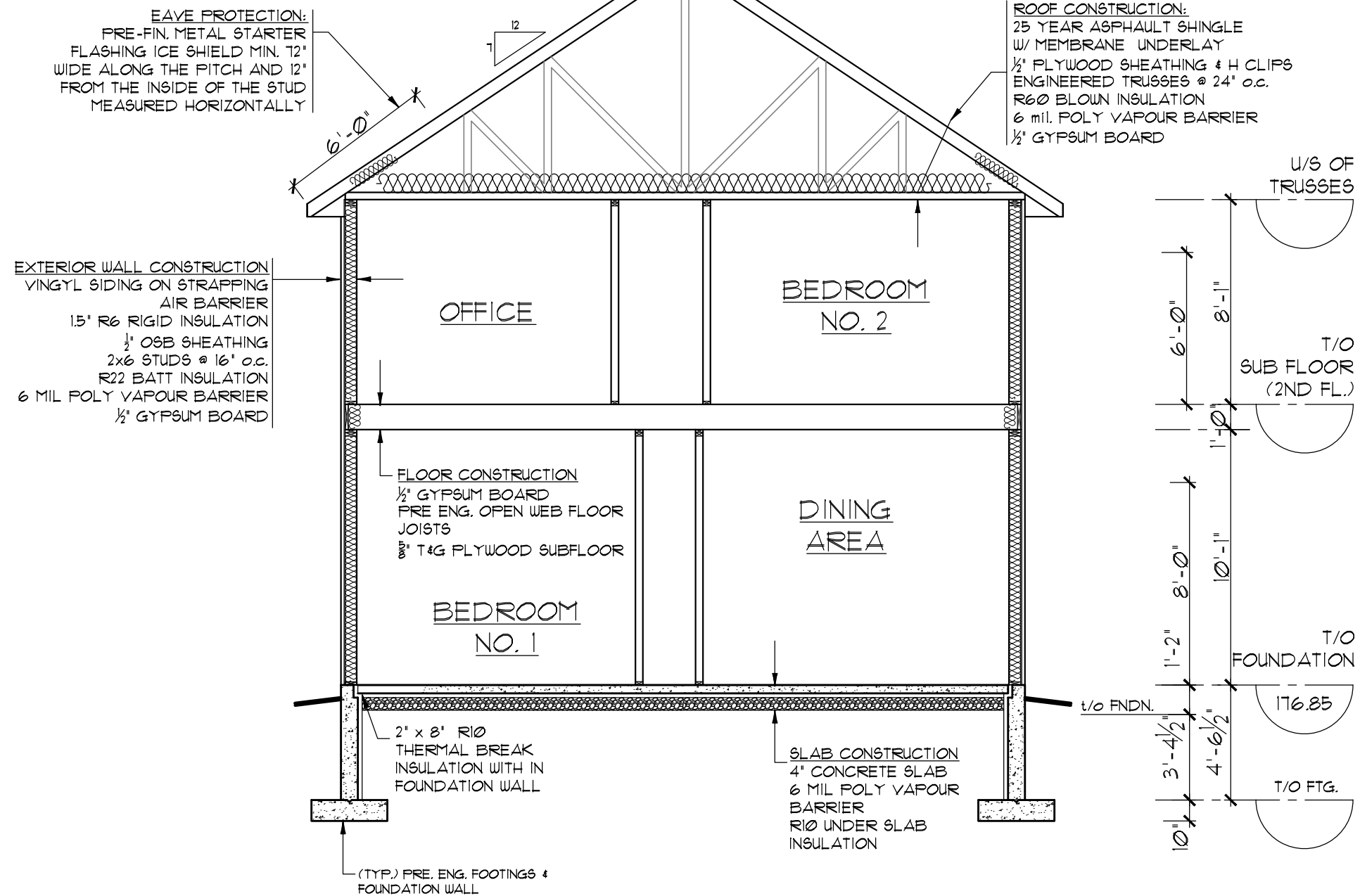


PROMINENT HOMES		
FRONT & RIGHT SIDE ELEV.		
ADDRESS	46 LAKESIDE DR. PEACOCK POINT	
DRAWN BY	SAM BUNTING	BCIN #: 37074
DATE	APRIL 8TH 2022	SCALE 1/8" = 1'-0"
		SHEET No. A-4

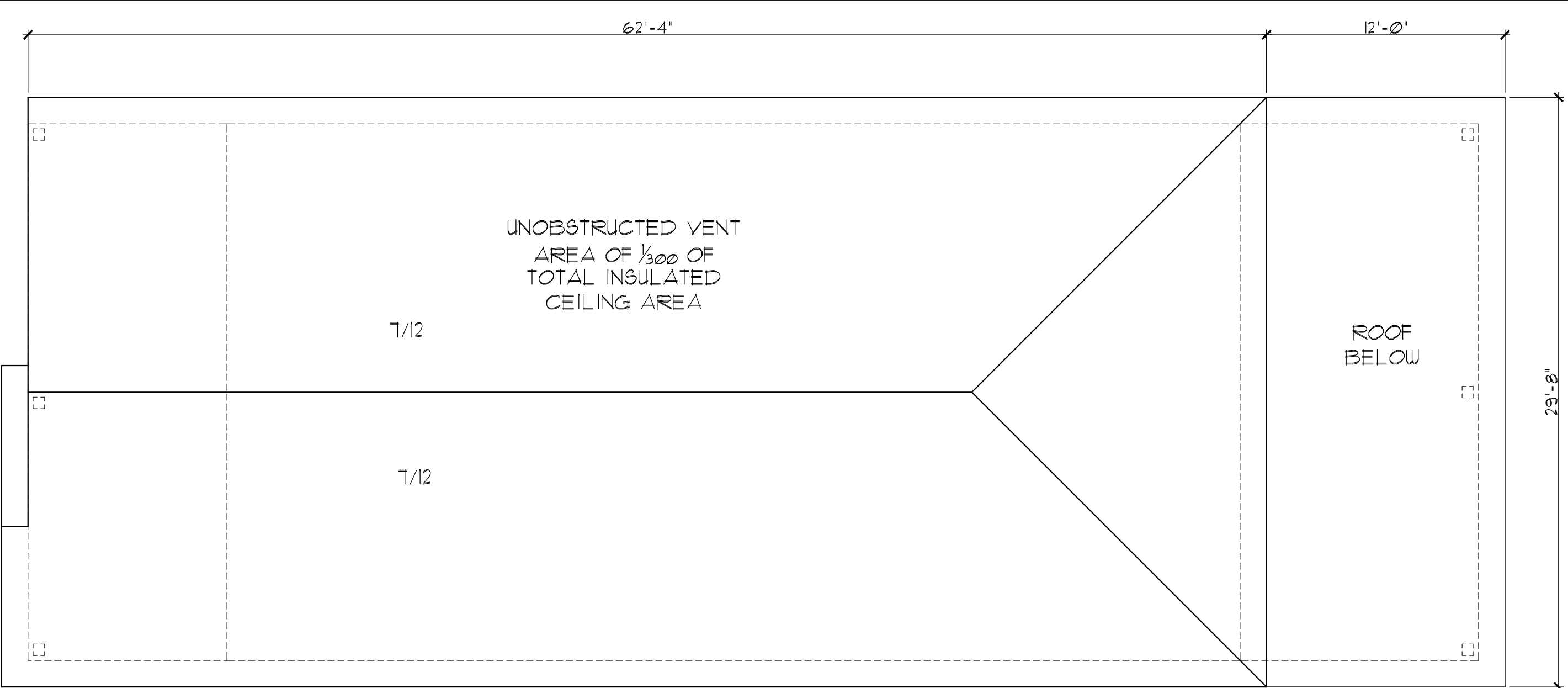


PROMINENT HOMES REAR & LEFT SIDE ELEV.

ADDRESS 46 LAKESIDE DR. PEACOCK POINT		
DRAWN BY SAM BUNTING	BCIN #: 37074	SHEET No. A-5
DATE APRIL 8TH 2022	SCALE 1/4" = 1'-0"	



PROMINENT HOMES		
BUILDING SECTION		
ADDRESS 46 LAKESIDE DR. PEACOCK POINT		
DRAWN BY SAM BUNTING	BCIN #: 37074	SHEET No. A-6
DATE APRIL 8TH 2022	SCALE 1/8" = 1'-0"	



1'-4" OVER HANG
UNLESS NOTED
OTHERWISE

WOOD LINTEL SCHEDULE FORMING PART OF SENTENCE O.B.C. 9.23.12.3		
LINTEL SIZES (in)	MAXIMUM SPAN SUPPORTING ROOF (SSL - 1.5 kPa) AND CEILING ONLY (S-P-F No. 1 & 2)	
	EXT. WALL	INT. WALL
2 - 2x4	3'-7"	3'-0"
2 - 2x6	5'-6"	4'-5"
2 - 2x8	6'-7"	5'-4"
2 - 2x10	8'-1"	6'-8"
2 - 2x12	9'-5"	7'-8"
SPANS ARE CALCULATED BASED ON MAX. SUPPORTED JOIST OR RAFTER LENGTH OF 16'-0" AND A MAX. SUPPORTED TRUSS LENGTH OF 32'-1".		
ALL HEADERS SUPPORTING SPANS THAT EXCEED THE ALLOWED SPANS, ARE TO BE PRE-ENGINEERED LVL HEADERS		

WOOD LINTEL SCHEDULE FORMING PART OF SENTENCE O.B.C. 9.23.12.3		
LINTEL SIZES (in)	MAXIMUM SPAN SUPPORTING ROOF (SSL - 1.5 kPa) AND CEILING ON GABLE END ONLY (S-P-F No. 1 & 2)	
	EXT. WALL	INT. WALL
2 - 2x4	3'-7"	3'-0"
2 - 2x6	5'-6"	4'-5"
2 - 2x8	6'-7"	5'-4"
2 - 2x10	8'-1"	6'-8"
2 - 2x12	9'-5"	7'-8"
SPANS ARE CALCULATED FOR GABLE END WALLS THAT SUPPORT ONLY 2'-0" OF ROOF & CEILING, BUT DO NOT SUPPORT ROOF JOISTS, ROOF RAFTERS & ROOF TRUSSES		
ALL HEADERS SUPPORTING SPANS THAT EXCEED THE ALLOWED SPANS, ARE TO BE PRE-ENGINEERED LVL HEADERS		

PROMINENT HOMES		
ROOF PLAN		
ADDRESS 46 LAKESIDE DR. PEACOCK POINT		
DRAWN BY SAM BUNTING	BCIN #: 37074	SHEET No. A-7
DATE APRIL 8TH 2022	SCALE 1/4" = 1'-0"	



Long Point Region Conservation Authority

PERMIT No. LPRCA-43/22

**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:	<u>Wayne & Mandy Mawhiney</u>	Telephone:	<u>519-871-6491</u>
Address:	<u>22 Colin Avenue</u>	Postal Code:	<u>N4G 0E5</u>
	<u>Tillsonburg, ON</u>		
Agent :	<u>Prominent Homes</u>	Telephone:	<u>519-426-9186</u>
Address:	<u>363 Ireland Road</u>	Postal Code:	<u>N3Y 4K4</u>
	<u>Simcoe, ON</u>		
Location/Address of works: <u>105 Ordnance Avenue; 33.10.493.100.18800</u>			
Lot: <u>48</u> Plan: <u>133</u> Municipality: <u>Norfolk County</u>			
Description of Works:	<u>Demolish the existing residential structure and construct a replacement 268 m² residential structure and septic system.</u>		
Type of fill:			

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

DATE: March 14, 2022 to March 14, 2024

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 March 7, 2022 and the associated information.

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.

Permit Application – Schedule A

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

Application #

LPRCA -
Office Use Only

Applicant/

Owner's Name:

Wayne & Mandy Mawhiney

Mailing Address:

72 COLIN AVE

Street Address

TILLSONBURG

City/Town

P.O. Box

ONTARIO

Province

Apartment/Unit #

N4G0E5

Postal Code

Primary Phone:

519-871-6491

Alternate Phone:

Email:

W.Mawhiney@AOL.COM

Agent's Name:

Prominent Homes

☐ Check if same as above

Mailing Address:

363 Ireland Rd.

Street Address

Simcoe

City/Town

P.O. Box

Ontario

Province

Apartment/Unit #

N3Y 4K4

Postal Code

Primary Phone:

(519) 426-9186

Alternate Phone:

Email:

Sam@phomes.ca

Location of Proposed Work

Lot: 48

Concession/Plan:

Municipality:

Municipal Address:

105 Ordnance Ave. Turkey Point

Street Address

Tax Assessment Roll Number:

493 100 188 00

Proposed work: (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 a septic system
- ☐ Construct erosion control or shoreline protection
- ☐ Construct new or replace existing watercourse crossing
- ☐ Other: (please describe)

Quantity of fill:

Proposed square footage:

Existing square footage:

1st floor: 1376 sq. ft.

2nd floor: 1512 sq. ft.

Description of Proposed Works:

Demolishing Existing Dwelling

Constructing a new dwelling. (year round)

PROPOSED START DATE:

PROPOSED COMPLETION DATE:

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.

Applicant Signature

W.Mawhiney

Date

Mar 7/22

Agent Signature

Date

March 4, 2022

Subject Property

Property Location

105 Ordnance Ave. Lot 48 Turkey Point.
Municipal Address or Lot and Concession or Lot and Plan

Municipality

Community

I/We

Hereby authorize

To provide as my agent any required authorizations or consents, to submit the enclosed application to the Long Point Region Conservation Authority, and to appear on my behalf at any hearing(s) of the application and to provide any information or material required by the Board relevant to the application for the purposes of obtaining permission to develop, interfere with a wetland or alter a shoreline or watercourse in accordance with the requirements of Ontario Regulation 178/06 as amended.

Signature of Owner:

Date:

APPLICATION FORM INSTRUCTIONS

- Owner** The legal owner(s) of the property where the proposed development or alteration will be carried out.
- Applicant** If the applicant is not the same as the property owner, written authorization is required from all property owners on whose property the proposed work will be carried out. The authorization(s) must be submitted with the application.
- Agent** If the applicant has assigned another party as an agent to act on the applicant's behalf for the project, written authorization from the applicant is required so stating.
- Quantity of Fill** Approximate quantity expressed in cubic metres, cubic yards, truck loads (12 yards) or tandem truck loads (18 yards)
- Floor area** For residential development, area of living space including full height basement and additional storeys, but not including attached garage, non-habitable crawl space, open breezeways, decks or porches.

APPLICATION CHECKLIST

Submission: LPRCA permit applications along with supporting information may be submitted in person to our office, or by fax, email or mail.

Office Use Only
 Application # LPRCA-_____
 List Issued: _____

Pre-consultation: Please contact LPRCA staff regarding the requirements specific to your proposal. Also, please make sure your contractors and consultants contact LPRCA staff before completing detailed drawings or technical studies.

Complete application: A complete application package includes (check all applicable):

<u>Applicable</u>	<u>Submitted</u>	
✓	<input type="checkbox"/>	A completed, signed and dated application form;
✓	<input type="checkbox"/>	Written authorization (if the applicant is not the owner of the property where the work is being done)
✓	<input type="checkbox"/>	Written authorization (if the property owner is assigning another party as an agent for the project);
✓	<input type="checkbox"/>	Application fee (see fee schedule, fees subject to change without notice);
✓	<input type="checkbox"/>	A scaled and detailed site plan;
✓	<input type="checkbox"/>	A scaled cross-sectional drawing and floor plans;

Drawings: One copy of all project drawings, reports, unless otherwise requested. Hardcopy drawings must be provided and readable on sheets no larger than 11" x 17". Electronic submission of drawings and reports is preferred. The drawings should include (either as part of the illustration or as notes).

✓	<input type="checkbox"/>	Legal description of the property (e.g. roll number, lot, concession, municipality);
✓	<input type="checkbox"/>	Scale, date, and directional arrow;
✓	<input type="checkbox"/>	Dimensions of the property (a copy of a legal survey may be required);
✓	<input type="checkbox"/>	Location, dimensions and geodetic elevations of all existing and proposed structures, grading, filling, excavating, and the distance to any waterbody(s) (e.g. wetlands, streams, lakes), valleys, steep slopes on or adjacent to the property;
✓	<input type="checkbox"/>	Location and type of sediment and erosion control measures (e.g. silt fence) and soil stabilization measures (e.g. seeding, sodding, planting)

Technical reports: One or more of the following technical reports may be required (as advised by LPRCA staff).

<input type="checkbox"/>	<input type="checkbox"/>	Design drawings and description of the design elements for flood-proofing measures, stamped and certified by a qualified professional engineer (for development in floodplains and flood hazard areas)
<input type="checkbox"/>	<input type="checkbox"/>	Slope stability study and erosion analysis, prepared by a qualified professional with expertise in geotechnical engineering, to determine the stable top-of-bank, the minimum development setback to address the potential erosion hazards, and associated foundation, construction, grading and drainage recommendations, in accordance with the Provincial Technical Guidelines (for development in erosion hazard areas)
<input type="checkbox"/>	<input type="checkbox"/>	Coastal engineering assessment prepared by a qualified professional with expertise in coastal engineering in accordance with LPRCA's Shoreline Management Plan and the Provincial Technical Guidelines addressing hydrodynamic forces affecting the design and indicating how the aggravation of erosion on neighbouring properties is avoided (for shoreline alterations).
<input type="checkbox"/>	<input type="checkbox"/>	Environmental Impact Study (EIS) clearly indicating that there will be no negative impact to the form or function of the wetland to the satisfaction of LPRCA (for development near wetlands)
<input type="checkbox"/>	<input type="checkbox"/>	Hydraulic analysis by a qualified professional engineer addressing flood conveyance, storage-discharge, and changes in flood levels on-site and on adjacent properties (for development in floodplains, watercourse alterations).
<input type="checkbox"/>	<input type="checkbox"/>	Complex and large-scale proposals may require additional technical studies and plans.

For Office Use Only	
Application Submitted: _____	
Complete Application: _____	
Application Fee: _____	Paid: _____
Board Approval Required Date of Board Meeting: _____	

GENERAL CONDITIONS OF PERMIT

1. This permit does not absolve the permittee of the responsibility of obtaining necessary permission from applicable federal and provincial agencies or local municipalities.
2. The permittee agrees by acceptance of the permit:
 - a) to indemnify and save harmless, the Long Point Region Conservation Authority and its officers, employees, or agents, from and against all damage, injury, loss, costs, claims, demands, actions and proceedings, arising out of or resulting from any act or omission of the permittee or of any of his agents, employees or contractors relating to any of the particular terms or conditions of this permit.
 - b) that this permit shall not release the permittee from any legal liability or obligation and remains in force subject to all limitations, requirements, requirements and liabilities imposed by law.
 - c) to provide certification of conformance to ensure compliance with the intent of the permit. This certification must be provided by an accredited professional and is to be submitted as may be specified in the permit.
3. Authorized representatives of the Long Point Region Conservation Authority will be granted entry at any time into lands and buildings which are the subject of this permit application in order to make such surveys, examinations, investigations, inspections or other arrangements which such representatives deem necessary.
4. 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.
5. 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.
6. The Long Point Region Conservation Authority may cancel this permit or may change any of the conditions at any time and without prior notice if it is determined that:
 - a) the works are not in conformance with the intent of the permission granted;
 - b) the information presented to obtain a permit is false;
 - c) the works or method of construction has detrimental impacts on the environment.
7. 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.
8. The applicant agrees to maintain all existing drainage patterns except as expressly identified in this permit.
9. It is the responsibility of the permittee to ensure the development is located within the extent of the property boundaries owned by the proponent.
10. 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.
11. This permit shall not be assigned (non-transferable).
12. 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.
13. The Conservation Authority should be contacted within 48 hours prior to the commencement of construction.
14. The Long Point Region Conservation Authority may make copies of Schedule A, as required, for the purposes of assessing the proposal and, where approved, to form part of the permit issued.

NOTICE OF COLLECTION

Pursuant to section 29(2) of the Municipal Freedom of Information and Protection of Individual Privacy Act, 1989, the personal information contained on this form is collected under the legal authority of the Conservation Authorities Act, R.S.O. 1980, c85, as amended. This information is used to assess applications for and, where approved, issue comment. The name of the applicant, location of the work and a description of the project may be published in LPRCA documents, including agendas, reports and meeting minutes which are posted on the LPRCA website. Questions about the collection of personal information should be directed to the Freedom of Information Coordinator, Long Point Region Conservation Authority, 4 Elm Street, Tillsonburg, Ontario, N4G 0C4, (519) 842-4242.



The Corporation of Norfolk County

By-Law 2017-04

Lot Grading and Drainage

THIS FORM IS TO BE SUBMITTED WITH EVERY LOT GRADING PLAN

Municipal Address: 105 Ordnance Avenue, Turkey Point

And/or

PIN: 50267-0346

SELECT THE ONE PURPOSE FOR SUBMITTING THIS FORM:

☒ **Proposed Grading Plan for Infill Lot:**

I, Kim Husted, a Qualified Person, submit the attached Proposed Grading Plan, under my seal to confirm that the Plan provides drainage in accordance with the Ontario Building Code and applicable Municipal regulations for the works to be constructed that are the subject of the Building Permit Application to which this is attached.

☐ **Proposed Grading Plan within a Plan of Subdivision:**

I, _____, a Qualified Person, submit the attached Proposed Grading Plan, under my seal to confirm that the Plan conforms in all respects with the Master Grading Plan in the Plan of Subdivision Master Grading Plan, registered as:

(common name of the Plan of Subdivision and Registration Number).

IN ANY INSTANCE ABOVE NOTING "UNDER MY SEAL", AFFIX SEAL
BELOW:



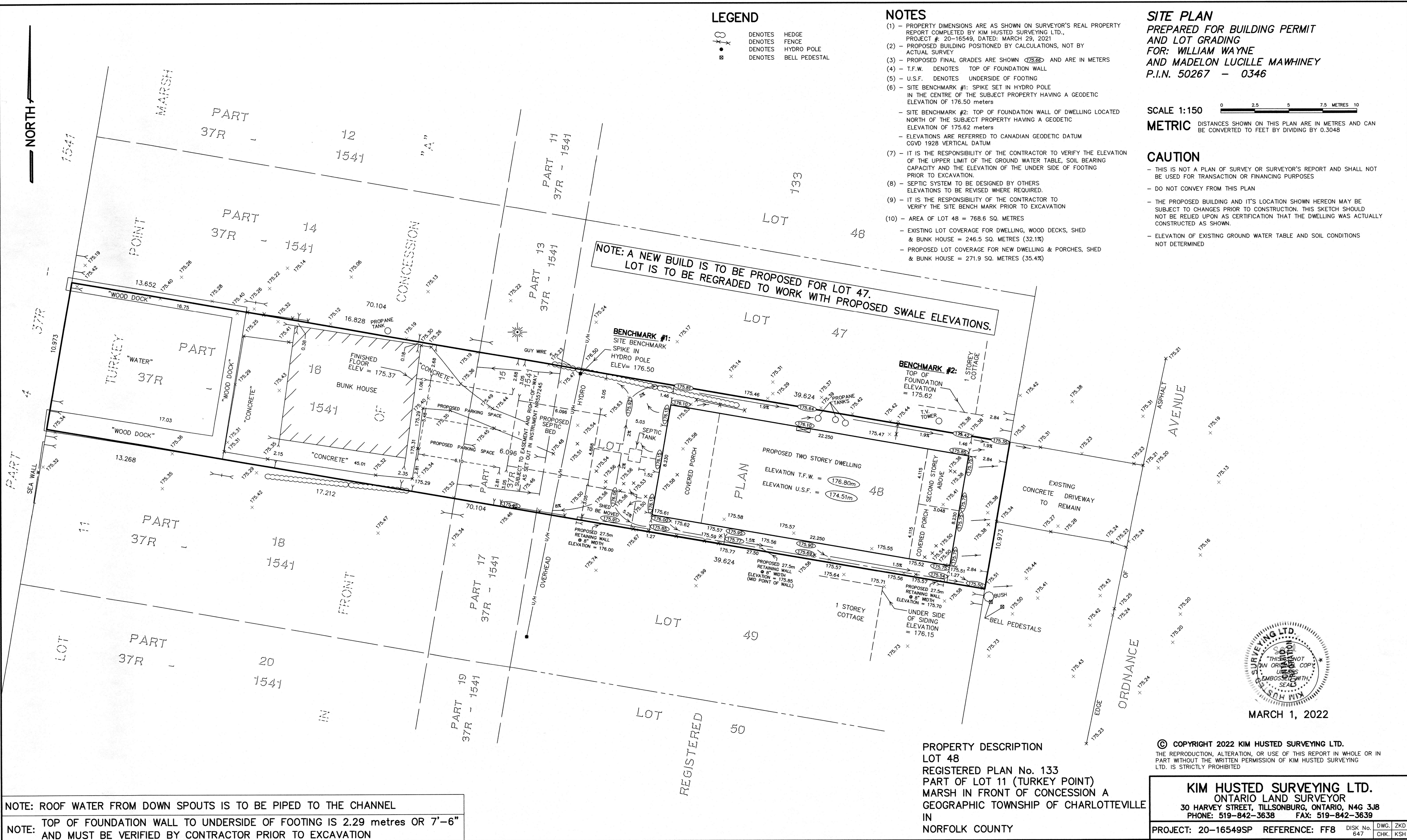
SEAL (Qualified Person)

(Sign and date over the seal)

Name: KIM HUSTED O.L.S.

License Number: 1582

This form approved by the County Official under delegated authority under Norfolk County By-Law
2017-04



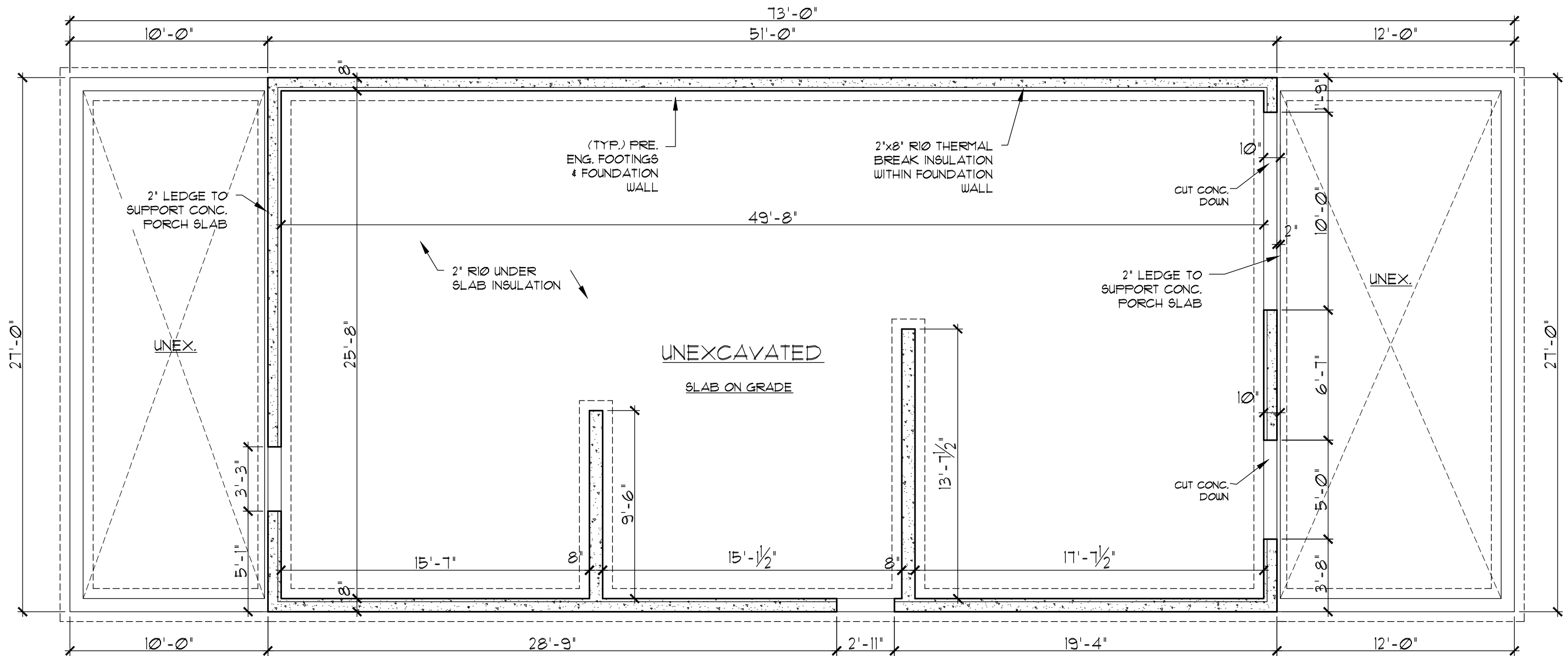


PROMINENT HOMES CUSTOM COTTAGE

105 Ordnance Ave, Turkey Point

DRAWING INDEX	
SH #	DRAWING NAME
A-1	FOUNDATION PLAN
A-2	1st FLOOR PLAN
A-3	2nd FLOOR PLAN
A-4	FRONT & RIGHT SIDE ELEVATIONS
A-5	REAR & LEFT SIDE ELEVATIONS
A-6	BUILDING CROSS-SECTION
A-7	ROOF PLAN

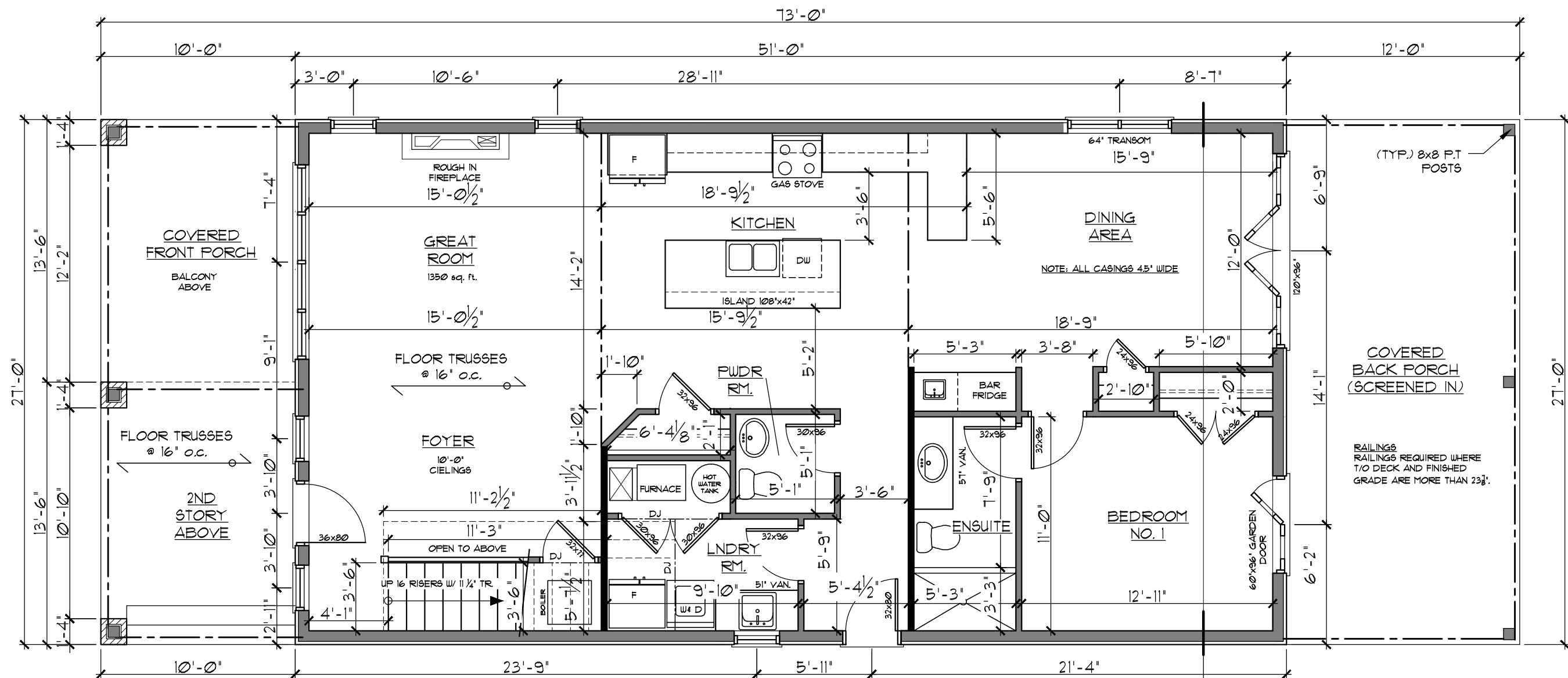
PROMINENT HOMES		
COVER SHEET		
DRAWN BY	BCIN #:	SHEET No.
SAM BUNTING	37074	A-0
DATE	SCALE	
MARCH 8TH 2022	NTS	



PROMINENT HOMES

BASEMENT PLAN

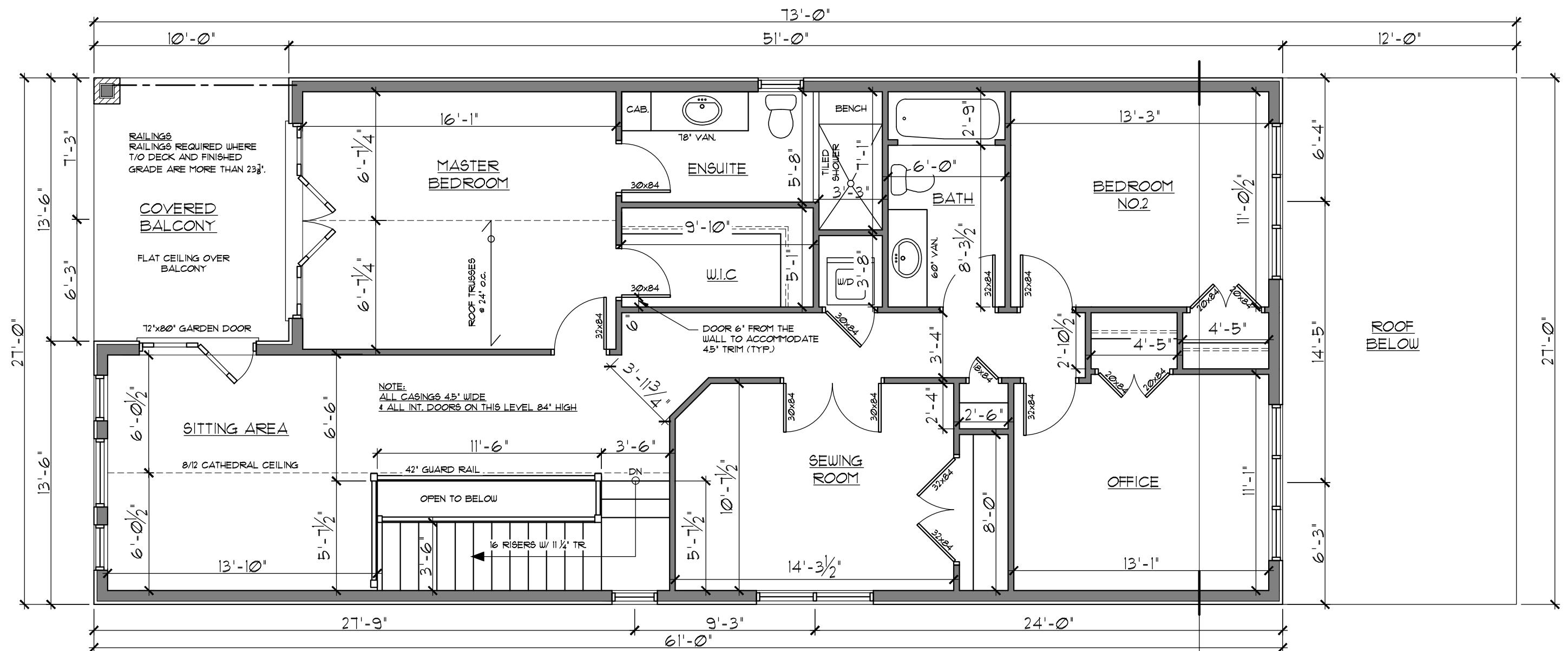
ADDRESS 46 LAKESIDE DR. PEACOCK POINT		
DRAWN BY SAM BUNTING	BCIN #: 37074	SHEET No. A-1
DATE MARCH 8TH 2022	SCALE 1/4" = 1'-0"	



MAIN FLOOR NOTES:

1. FLOOR TRUSSES ON MAIN FLOOR
2. WIDER CASING (4.5"x2")
3. NO SLIDERS
4. 32" DOORS 96" HIGH
5. 10' CEILING
6. GAS STOVE
7. CONDUIT PIPE UDER COTTAGE FOR FUTURE ACCESS
8. SERVICE FOR BOTH FRONT AND BACK YARD LIGHTING AND WATER TAPS

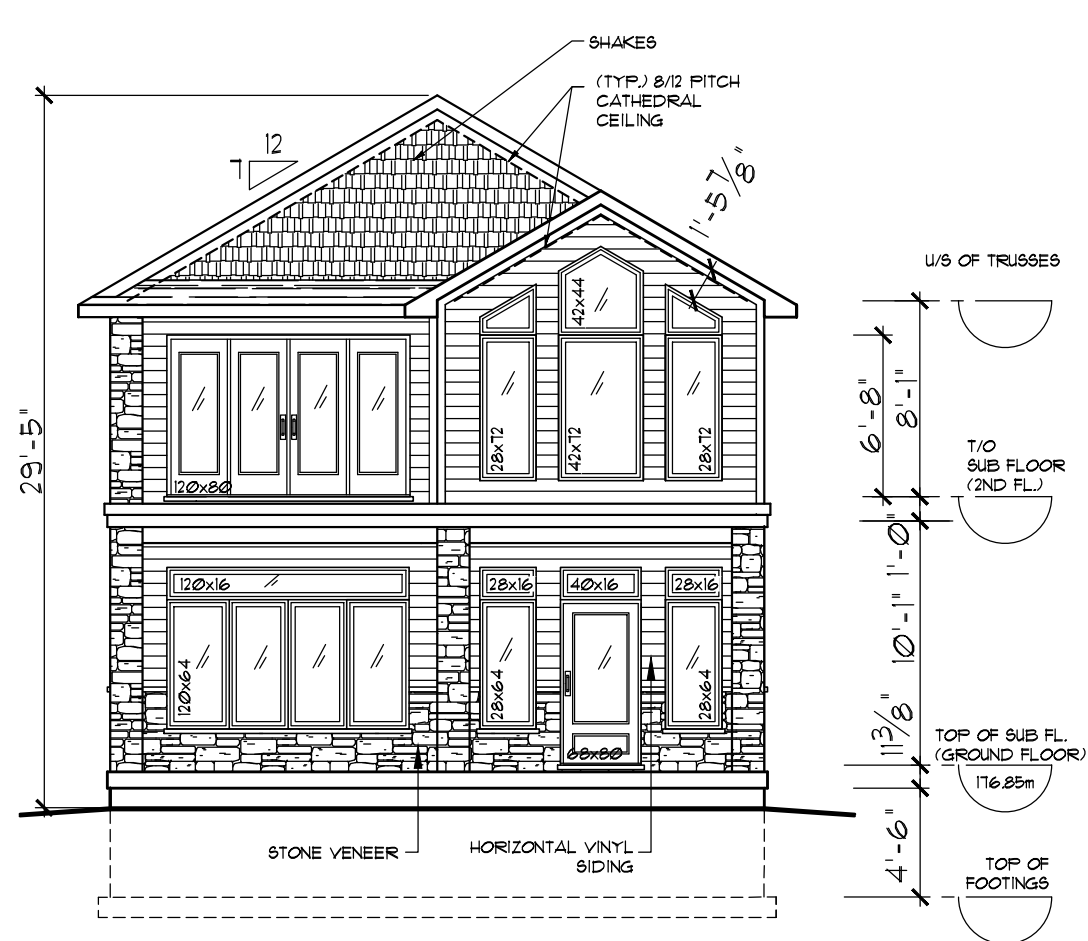
PROMINENT HOMES			
1st FLOOR PLANS			
ADDRESS		105 ORDNANCE AVE. LOT 48	
DRAWN BY	SAM BUNTING	BCIN #:	37074
DATE	MARCH 8TH 2022	SCALE	1/4" = 1'-0"
			SHEET No. A-2



SECOND FLOOR NOTES:

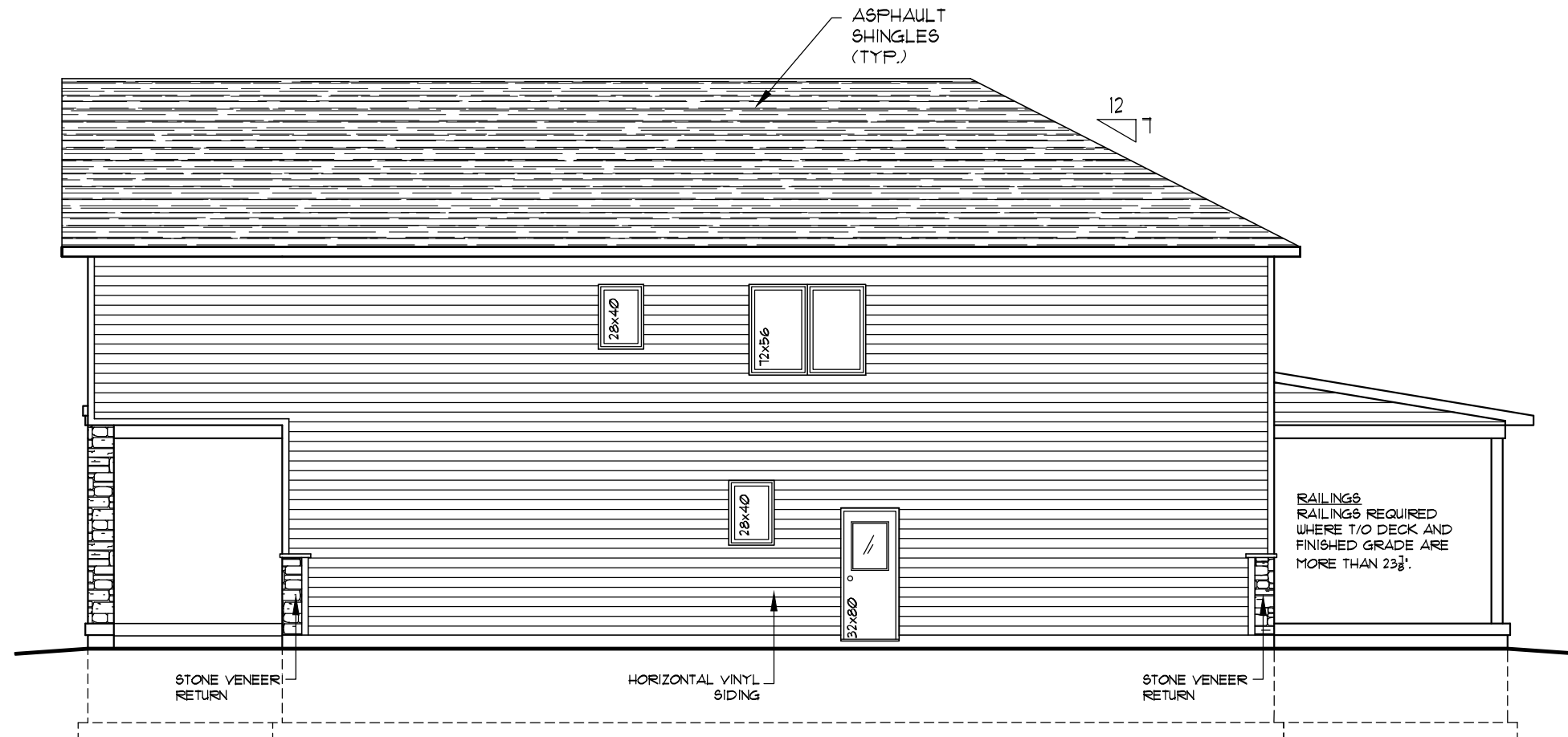
1. 84" DOORS
2. WIDER CASINGS (4.5" + 2")
3. 32" DOOR
4. LIGHTS IN CLOSETS
5. 9' CIELINGS

PROMINENT HOMES		
2nd FLOOR PLANS		
ADDRESS 105 ORDNANCE AVE. LOT 48		
DRAWN BY SAM BUNTING	BCIN #: 37074	SHEET No. A-3
DATE MARCH 8TH 2022	SCALE 1/4" = 1'-0"	

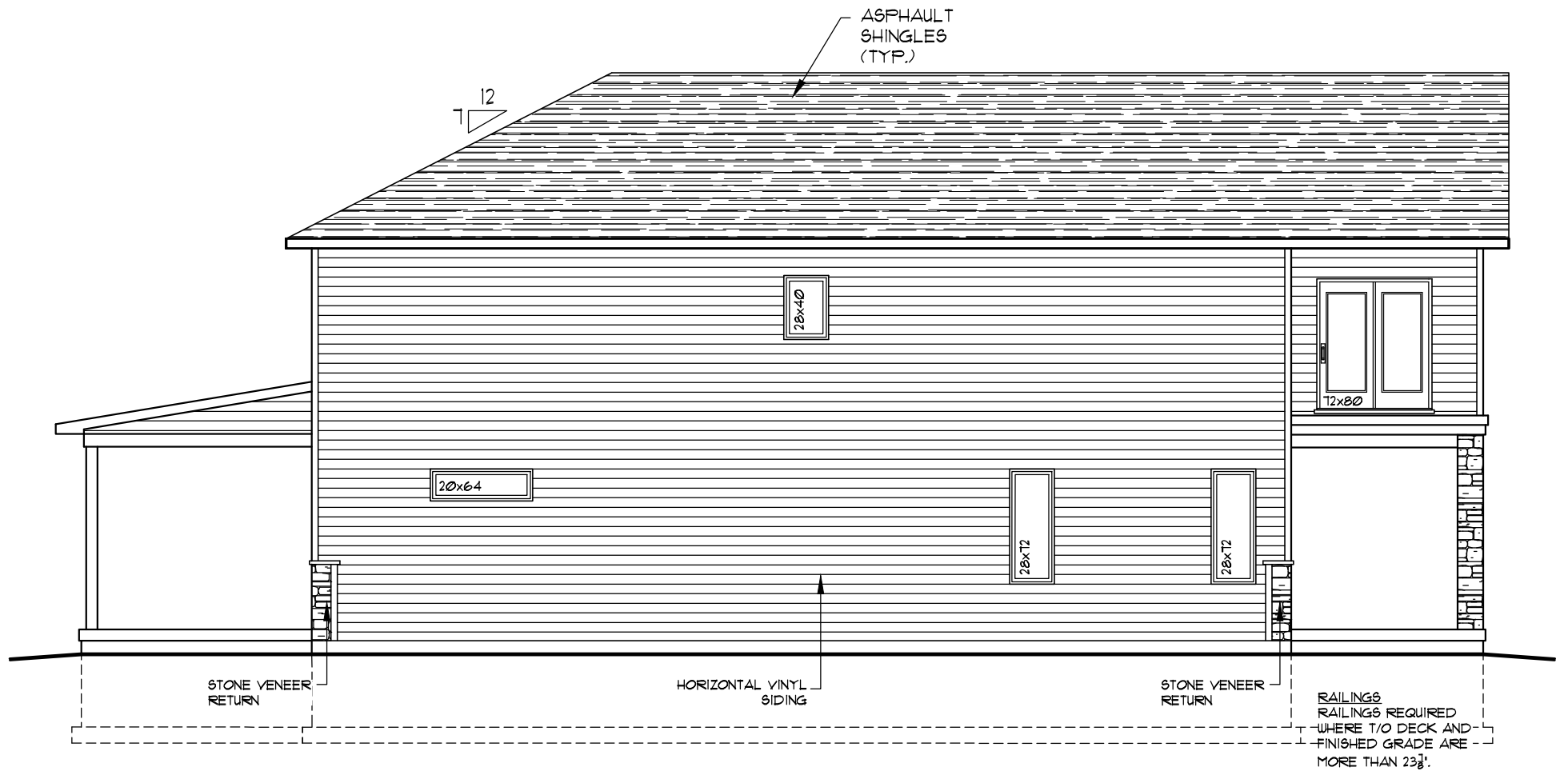
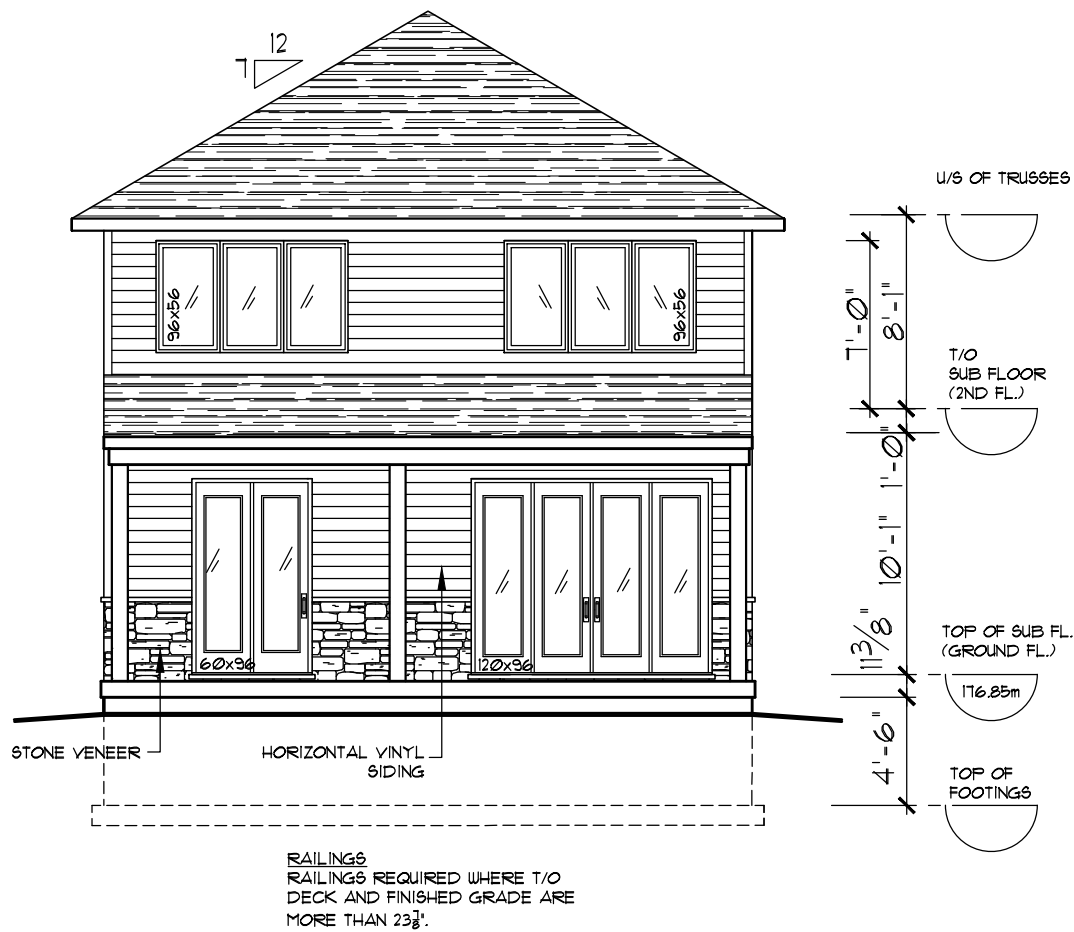


RAILINGS
RAILINGS REQUIRED WHERE T/O DECK
AND FINISHED GRADE ARE MORE THAN
23 3/8".

USING VERTICAL DATUM
CGVD1928

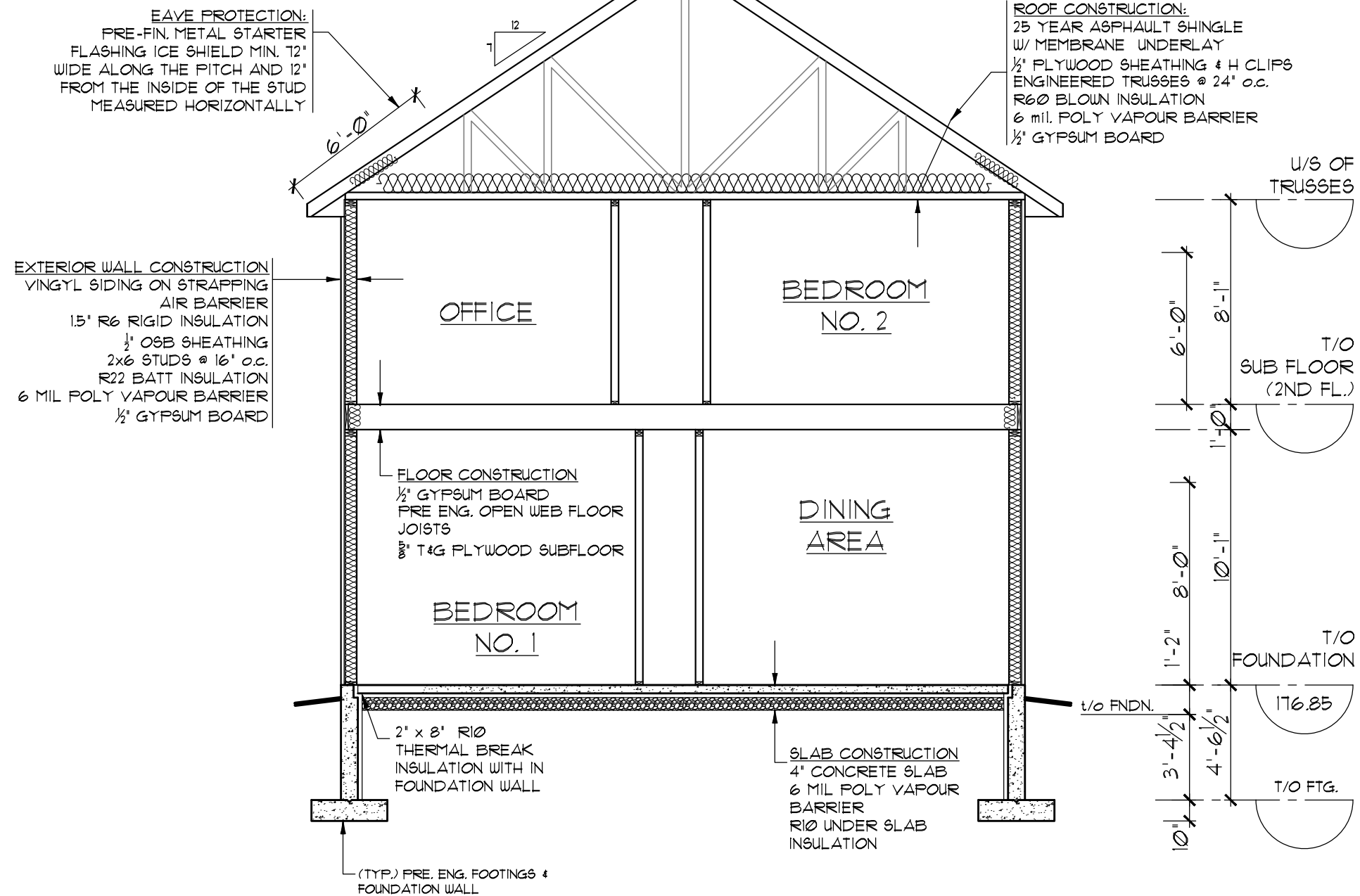


PROMINENT HOMES		
FRONT & RIGHT SIDE ELEV.		
ADDRESS 46 LAKESIDE DR. PEACOCK POINT		
DRAWN BY SAM BUNTING	BCIN #: 37074	SHEET No.
DATE MARCH 8TH 2022	SCALE 1/8" = 1'-0"	A-4



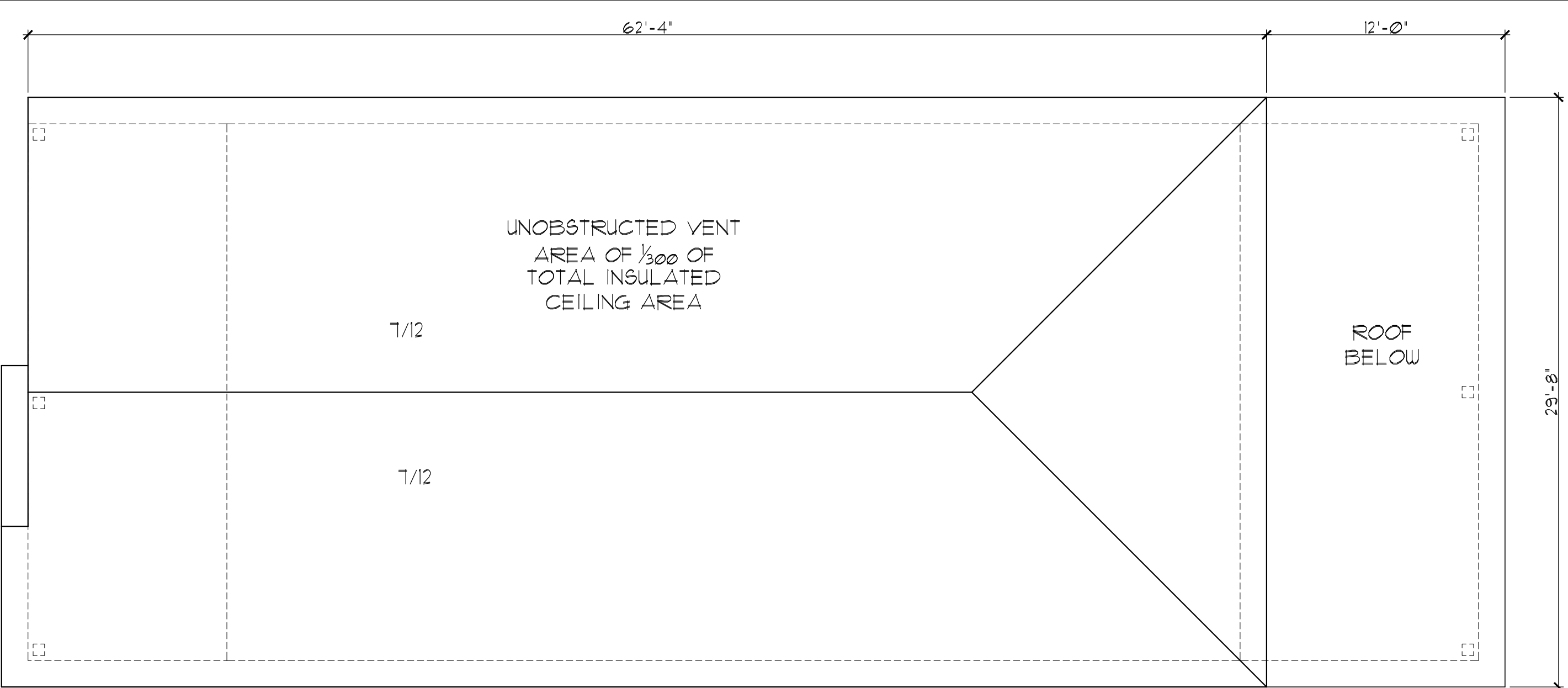
PROMINENT HOMES REAR & LEFT SIDE ELEV.

ADDRESS 46 LAKESIDE DR. PEACOCK POINT		
DRAWN BY SAM BUNTING	BCIN #: 37074	SHEET No. A-5
DATE MARCH 8TH 2022	SCALE 1/4" = 1'-0"	



PROMINENT HOMES
BUILDING SECTION

ADDRESS 46 LAKESIDE DR. PEACOCK POINT		
DRAWN BY SAM BUNTING	BCIN #: 37074	SHEET No. A-6
DATE MARCH 8TH 2022	SCALE 1/8" = 1'-0"	



1'-4" OVER HANG
UNLESS NOTED
OTHERWISE

WOOD LINTEL SCHEDULE FORMING PART OF SENTENCE O.B.C. 9.23.12.3		
LINTEL SIZES (in)	MAXIMUM SPAN SUPPORTING ROOF (SSL - 1.5 kPa) AND CEILING ONLY (S-P-F No. 1 & 2)	
	EXT. WALL	INT. WALL
2 - 2x4	3'-7"	3'-0"
2 - 2x6	5'-6"	4'-5"
2 - 2x8	6'-7"	5'-4"
2 - 2x10	8'-1"	6'-8"
2 - 2x12	9'-5"	7'-8"
SPANS ARE CALCULATED BASED ON MAX. SUPPORTED JOIST OR RAFTER LENGTH OF 16'-0" AND A MAX. SUPPORTED TRUSS LENGTH OF 32'-1".		
ALL HEADERS SUPPORTING SPANS THAT EXCEED THE ALLOWED SPANS, ARE TO BE PRE-ENGINEERED LVL HEADERS		

WOOD LINTEL SCHEDULE FORMING PART OF SENTENCE O.B.C. 9.23.12.3		
LINTEL SIZES (in)	MAXIMUM SPAN SUPPORTING ROOF (SSL - 1.5 kPa) AND CEILING ON GABLE END ONLY (S-P-F No. 1 & 2)	
	EXT. WALL	INT. WALL
2 - 2x4	3'-7"	3'-0"
2 - 2x6	5'-6"	4'-5"
2 - 2x8	6'-7"	5'-4"
2 - 2x10	8'-1"	6'-8"
2 - 2x12	9'-5"	7'-8"
SPANS ARE CALCULATED FOR GABLE END WALLS THAT SUPPORT ONLY 2'-0" OF ROOF & CEILING, BUT DO NOT SUPPORT ROOF JOISTS, ROOF RAFTERS & ROOF TRUSSES		
ALL HEADERS SUPPORTING SPANS THAT EXCEED THE ALLOWED SPANS, ARE TO BE PRE-ENGINEERED LVL HEADERS		

PROMINENT HOMES

ROOF PLAN

ADDRESS

46 LAKESIDE DR. PEACOCK POINT

DRAWN BY

SAM BUNTING

BCIN #:

37074

SHEET No.

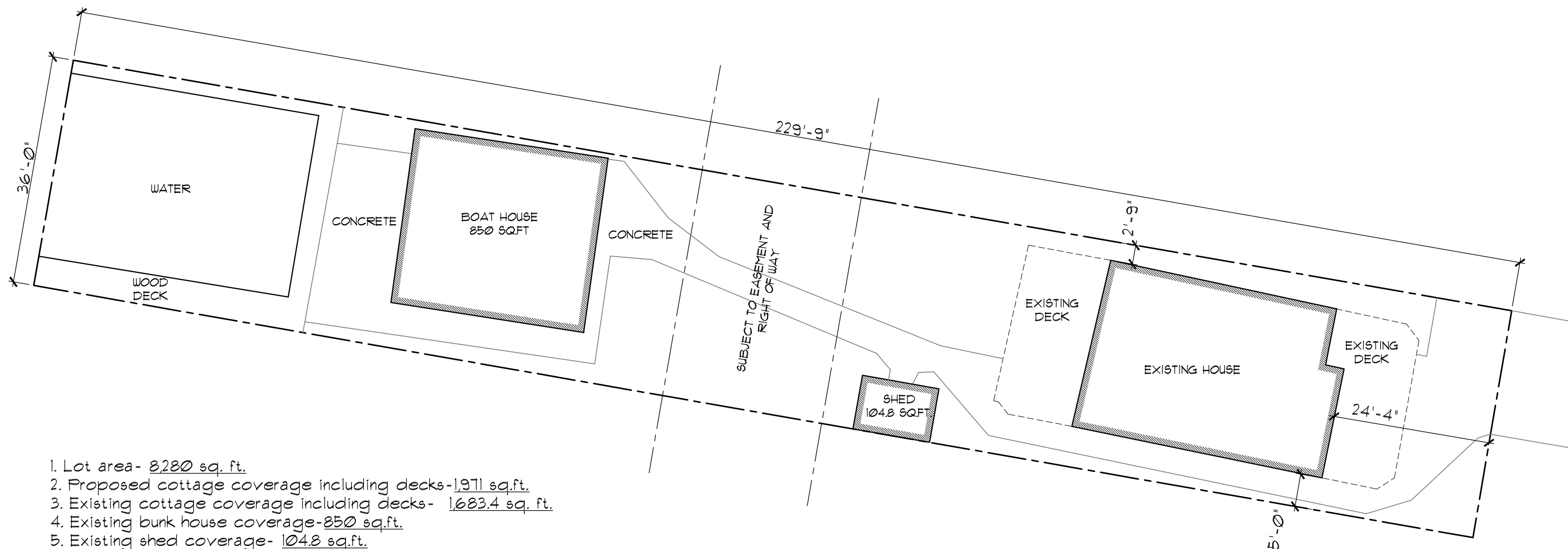
A-7

DATE

MARCH 8TH 2022

SCALE

1/4" = 1'-0"



1. Lot area- 8,280 sq. ft.
2. Proposed cottage coverage including decks- 1,971 sq.ft.
3. Existing cottage coverage including decks- 1,683.4 sq. ft.
4. Existing bunk house coverage- 850 sq.ft.
5. Existing shed coverage- 104.8 sq.ft.
6. Existing Lot coverage- 2,638.2 SQ. FT.
7. Proposed Lot Coverage- 2,925.8 sq.ft.

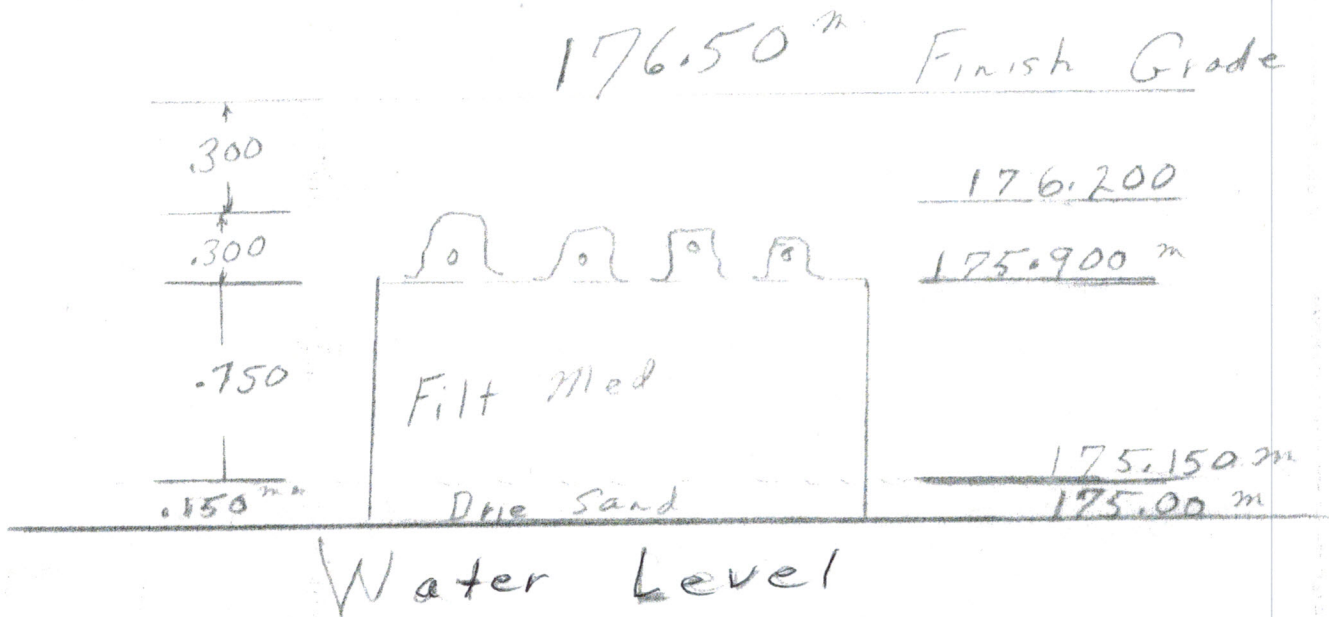
PROMINENT HOMES		
SITE PLAN		
DRAWN BY	BCIN #:	SHEET No.
SAM BUNTING	37074	A-7
DATE	SCALE	
MARCH 8TH 2022	3/16" = 1'-0"	



Dedrick Bros. Excavating Ltd.

R.R. #1 DELHI, ONTARIO N4B 2W4
PHONE (519) 582-2069 FAX (519) 582-4187

March 08, 2022



ELEVATIONS are Reference Kim Husted
Surveying LTD. They are CGVD. 1928
Vertical Datum

Larry Dedrick

BCIN 16930, 12191



The Corporation of Norfolk County

By-Law 2017-04

Lot Grading and Drainage

THIS FORM IS TO BE SUBMITTED WITH EVERY LOT GRADING PLAN

Municipal Address: 105 Ordinance Avenue, Turkey Point

And/or

PIN: 50267-0346

SELECT THE ONE PURPOSE FOR SUBMITTING THIS FORM:

☒ **Proposed Grading Plan for Infill Lot:**

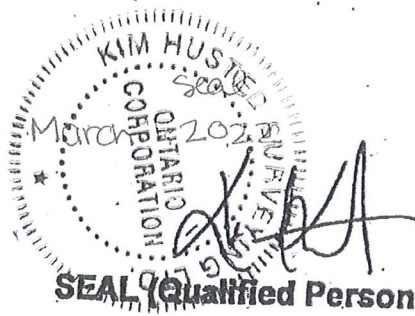
I, Kim Husted, a Qualified Person, submit the attached Proposed Grading Plan, under my seal to confirm that the Plan provides drainage in accordance with the Ontario Building Code and applicable Municipal regulations for the works to be constructed that are the subject of the Building Permit Application to which this is attached.

☐ **Proposed Grading Plan within a Plan of Subdivision:**

I, _____, a Qualified Person, submit the attached Proposed Grading Plan, under my seal to confirm that the Plan conforms in all respects with the Master Grading Plan in the Plan of Subdivision Master Grading Plan; registered as:

(common name of the Plan of Subdivision and Registration Number).

IN ANY INSTANCE ABOVE NOTING "UNDER MY SEAL", AFFIX SEAL
BELOW:



(Sign and date over the seal)

Name: Kim Hustler O.L.S.

License Number: 1582

This form approved by the County Official under delegated authority under Norfolk County By-Law
2017-04

Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the *Building Code Act, 1992*

For use by Principal Authority			
Application number:		Permit number (if different):	
Date received:		Roll number:	
Application submitted to: <u>NORFOLK COUNTY</u> (Name of municipality, upper-tier municipality, board of health or conservation authority)			
A. Project information			
Building number, street name 105 Ordnance Av.		Unit number	Lot/con. 48
Municipality Turkey Point	Postal code	Plan number/other description	
Project value est. \$		Area of work (m ²)	
B. Purpose of application			
<input checked="" type="checkbox"/> New construction <input type="checkbox"/> Addition to an existing building <input type="checkbox"/> Alteration/repair <input type="checkbox"/> Demolition <input type="checkbox"/> Conditional Permit			
Proposed use of building Cottage		Current use of building Cottage	
Description of proposed work New Septic System For New Cottage			
C. Applicant Applicant is: <input type="checkbox"/> Owner or <input type="checkbox"/> Authorized agent of owner			
Last name DEDRICK		First name Larry	Corporation or partnership Dedrick Bros. Excavating Ltd.
Street address 370 Lynedoch Road		Unit number	Lot/con. 5 11
Municipality DELHI	Postal code N4b 2W4	Province ONTARIO	E-mail dbel@kwic.com
Telephone number (519) 582 2069	Fax () None		Cell number (519) 761 2069
D. Owner (if different from applicant)			
Last name Mawhiney		First name wayne & Mandy	Corporation or partnership
Street address Type text here		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number ()	Fax ()		Cell number ()

E. Builder (optional)				
Last name		First name	Corporation or partnership (if applicable)	
Street address			Unit number	Lot/con.
Municipality	Postal code	Province	E-mail	
Telephone number ()	Fax ()		Cell number ()	
F. Tarion Warranty Corporation (Ontario New Home Warranties Program)				
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?			<input type="checkbox"/> Yes	<input type="checkbox"/> No
iii. If yes to (ii) provide registration number(s): _____				
G. Required Schedules				
i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.				
ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.				
H. Completeness and compliance with applicable law				
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
iv) The proposed building, construction or demolition will not contravene any applicable law.			<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
I. Declaration of applicant				
I, <u>Larry Dedrick</u> _____ declare that: (print name)				
1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge.				
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.				
Mar. 09, 2022		<u>Larry Dedrick</u> Signature of applicant		

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.

Schedule 2: Sewage System Installer Information

A. Project Information			
Building number, street name 105 Ordnance Av.		Unit number	Lot/con.
Municipality Turkey Point	Postal code	Plan number/ other description	
B. Sewage system installer			
Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 3.3.1.1, Division C?			
<input checked="" type="checkbox"/> Yes (Continue to Section C) <input type="checkbox"/> No (Continue to Section E) <input type="checkbox"/> Installer unknown at time of application (Continue to Section E)			
C. Registered installer information (where answer to B is "Yes")			
Name dbel@kwic.com		BCIN 16930	
Street address 370 LYNEDOCH ROAD		Unit number	Lot/con. 6 11
Municipality Delhi	Postal code N4B 2W4	Province Ontario	E-mail dbel@kwic.com
Telephone number (519) 582 2069	Fax () None	Cell number (519) 761 2069	
D. Qualified supervisor information (where answer to section B is "Yes")			
Name of qualified supervisor(s) Larry Dedrick Dennis Dedrick		Building Code Identification Number (BCIN) 12191 12194	
E. Declaration of Applicant:			
I, <u>LARRY DEDRICK</u> declare that: (print name)			
<input type="checkbox"/> I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known;			
<u>OR</u>			
<input type="checkbox"/> I am the holder of the permit to construct the sewage system, and am submitting a new Schedule 2, now that the installer is known.			
I certify that:			
1. The information contained in this schedule is true to the best of my knowledge.			
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.			
<u>Mar. 09, 2022</u>		<u>Larry Dedrick</u>	
Date		Signature of applicant	

Date Received: _____



Working together
with our community
to provide quality services

January 2014, Form supersedes 2008

SEWAGE PERMIT WORKSHEET

SEWAGE SYSTEM SPECIFICATIONS

Location of Septic System (civic address) 105 Ordnance Av.

Owner of Property: wayne & Mandy Mawhiney

Propose to install Class 4 Sewage system to serve Cottage
(house, bunkhouse, restaurant, office, commercial)

SEWAGE FLOW CALCULATIONS

DESCRIPTION	TOTAL #	FIXTURE UNITS	TOTAL
Water closet (toilet)	1	x 4.0	4
Each sink or wash basin	3	x 1.5	4.5
Bath tub or shower		x 1.5	
Dishwasher	1	x 1.0	1
Clothes washing machine	1	x 1.5	1.5
Single or Double Laundry Tubs	1	x 1.5	1.5
Floor Drain Do Not Connect To Septic System		x 3.0	
Water Softener Do Not Connect To Septic System		x 1.5	
Other Groups	3	x 6	18
		TOTAL FIXTURE UNITS =	30.5

$$30.5 \text{ Fix} \times 20 = 10.5 \times 50 = 525 \text{ l/d}$$

RESIDENTIAL		OTHER (ie: bunkhouse, office , restaurant)	
Total finished area:	(sqm) (sq ft)	Total finished area:	(sqm) (sqft)
223 2400			
# of bedrooms:	3	# of employees:	
Water softener discharge:	(L/day)	Water softener discharge:	(L/day)
Do Not Connect Into Septic System			
Daily flow rate (DFR):	(L/day)	Daily flow rate (DFR):	(L/day)
2125			
Tank size (2 x DFR):	5900 (L/day)	Tank size (3 x DFR):	(L/day)

INSTALLER TO COMPLETE THE FOLLOWING:

Subsurface Conditions Encountered

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

Describe existing soil conditions: sand

Soils Analysis completed by:
Norfolk Soils Analysis

Confirmed Percolation Rate: (T time) 6

Gradation Reports submitted: Sand Y/N
Stone Y/N

NORFOLK SOILS ANALYSIS

(a division of 002068251 Ontario Inc.)

55 Gibson Drive, Simcoe ON N3Y3L1, 519 410 6111, email: norfolksoils@gmail.com

January 31, 2022

Invoice 2022005

To: Dedrick Bros. Excavating Ltd
370 Lynedoch Road
Delhi, ON N4B 2W4

Project: Soils Analysis: Property Owner; Wayne and Mandy Mawhiney, 511 McDowell 105
Ordance Avenue, Turkey Point ON, Norfolk County

Soils analysis in accordance with Section 8.2.1.2 of the Ontario Building Code,
The Unified soil Classification System, and ASTM D6913 of which the distribution
graph representing the sample provided is attached.

Based on the testing of the materials as provided for testing, It is our opinion that the
Percolation Rate is $T = 6 \text{ min/cm}$. The drainage characteristics of the soil for the
proposed septic system appears to be suitable for an in-ground leaching bed system.

The Laboratory Classification of the soils SP – Poorly graded sands, with fines <12%
specifically 3.11% of soil passing the No #200 sieve.

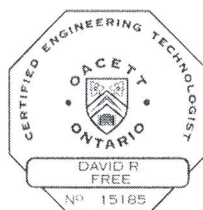
The Coefficient of Uniformity = 2.10
Coefficient of Curvature = 1.06

I trust this meets with your requirements for the soil sample provided.

Yours Truly,

D Free

D. R. Free, MBA, CPA, CET
BCIN 109582



Encls

NORFOLK SOILS ANALYSIS

Sieve Analysis Data Sheet

ASTM D422-63(2007)

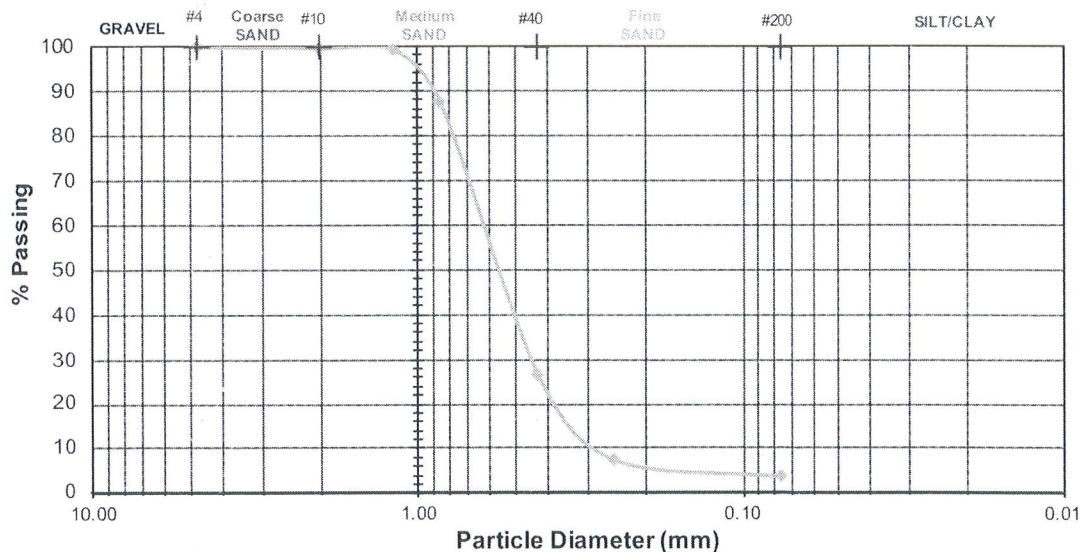
Project Name:	SA2022005	Tested By:	DRF	Date:	2022-01-31
Location:	511 McDowell 105 Ordance Avenue, Turkey Point ON, Norfolk County	Checked By:	DRF BCIN 109582	Date:	2022-01-31
Client:	Dedrick Bros. Excavating Ltd 370 Lynedoch Road Delhi, ON N4B 2W4	Property Owner:	Wayne and Mandy Mawhiney		
Boring No:	NA	Test Number:	1		
Sample Depth:	NA	Gnd Elev.:	NA		

USCS Soil Classification: SP – Poorly Graded Sands with fines <12%

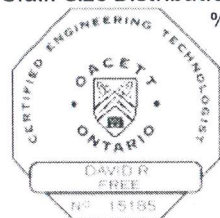
AASHTO Soil Classification: A-1-a

Weight of Container (g):	76.4	Weight of Container & Soil (g):	991.4
Weight of Dry Sample (g):	747.2	Moisture Content %	18.3%

Sieve Number	Diameter (mm)	Mass of Sieve (g)	Mass of Sieve & Soil (g)	Soil Retained (g)	Soil Retained (%)	Soil Passing (%)
#4	4.75	749.6	750.8	1.2	0.2	99.8
#10	2.00	670.0	673.7	3.7	0.5	99.5
#16	1.18	653.0	657.9	4.9	0.7	99.2
#30	0.85	582.6	670.4	87.8	11.8	87.4
#50	0.43	561.6	1018.6	457.0	61.2	26.3
#100	0.25	529.2	670.1	140.9	18.9	7.4
#200	0.075	513.1	541.6	28.5	3.8	3.6
Pan		283.1	306.3	23.2	3.1	0.0
TOTAL:				747.2	100.0	



Grain Size Distribution Curve Results:



% Gravel:	0.400
% Sand:	96.495
% Fines:	3.105
	100.000

D ₁₀ :	0.300
D ₃₀ :	0.450
D ₆₀ :	0.630

C _u :	2.10
C _c :	1.058

Notice to Reader & Limitations:

These test results are unique to this soil sample and for the client as identified on the date for which the tests were performed. These test results cannot be used by any other party other than the client stated above within the text of this report without the consultants prior written approval.

Date Received: _____

January 2014, Form supersedes 2008

SEWAGE PERMIT WORKSHEET

SEWAGE SYSTEM SPECIFICATIONS

Location of Septic System (civic address) _____

Owner of Property: _____

Propose to install Class 4F Sewage system to serve SFD
(house, bunkhouse, restaurant, office, commercial)

SEWAGE FLOW CALCULATIONS

DESCRIPTION	TOTAL #	FIXTURE UNITS	TOTAL
Water closet (toilet)		x 4.0	
Each sink or wash basin	<u>#1</u>	x 1.5	<u>1.5</u>
Bath tub or shower	<u>1</u>	x 1.5	<u>1.5</u>
Dishwasher	<u>1</u>	x 1.0	<u>1</u>
Clothes washing machine		x 1.5	
Single or Double Laundry Tubs	<u>1</u>	x 1.5	<u>1.5</u>
Floor Drain		x 3.0	
Water Softener		x 1.5	
Other <u>Group</u>	<u>111</u>	<u>x 6</u>	<u>18</u>
TOTAL FIXTURE UNITS =			

RESIDENTIAL	OTHER (ie: bunkhouse, office , restaurant)
Total finished area: <u>185.7</u> (sqm) <u>2,000</u> (sq ft)	Total finished area: (sqm) (sqft)
# of bedrooms: <u>4F</u>	# of employees:
Water softener discharge: (L/day)	Water softener discharge: (L/day)
Daily flow rate (DFR): <u>3000</u> (L/day)	Daily flow rate (DFR): (L/day)
Tank size (2 x DFR): (L/day)	Tank size (3 x DFR): (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-	

Describe existing soil conditions: _____
Soils Analysis completed by: _____

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

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): 5900

☐ 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 28.33 (sqm) Contact Area 15 (sqm) Loading Rate: 10

Height Raised: _____ #of runs of tile: _____ Length of tile _____ (m) _____ (ft)

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 _____

Date Received: _____

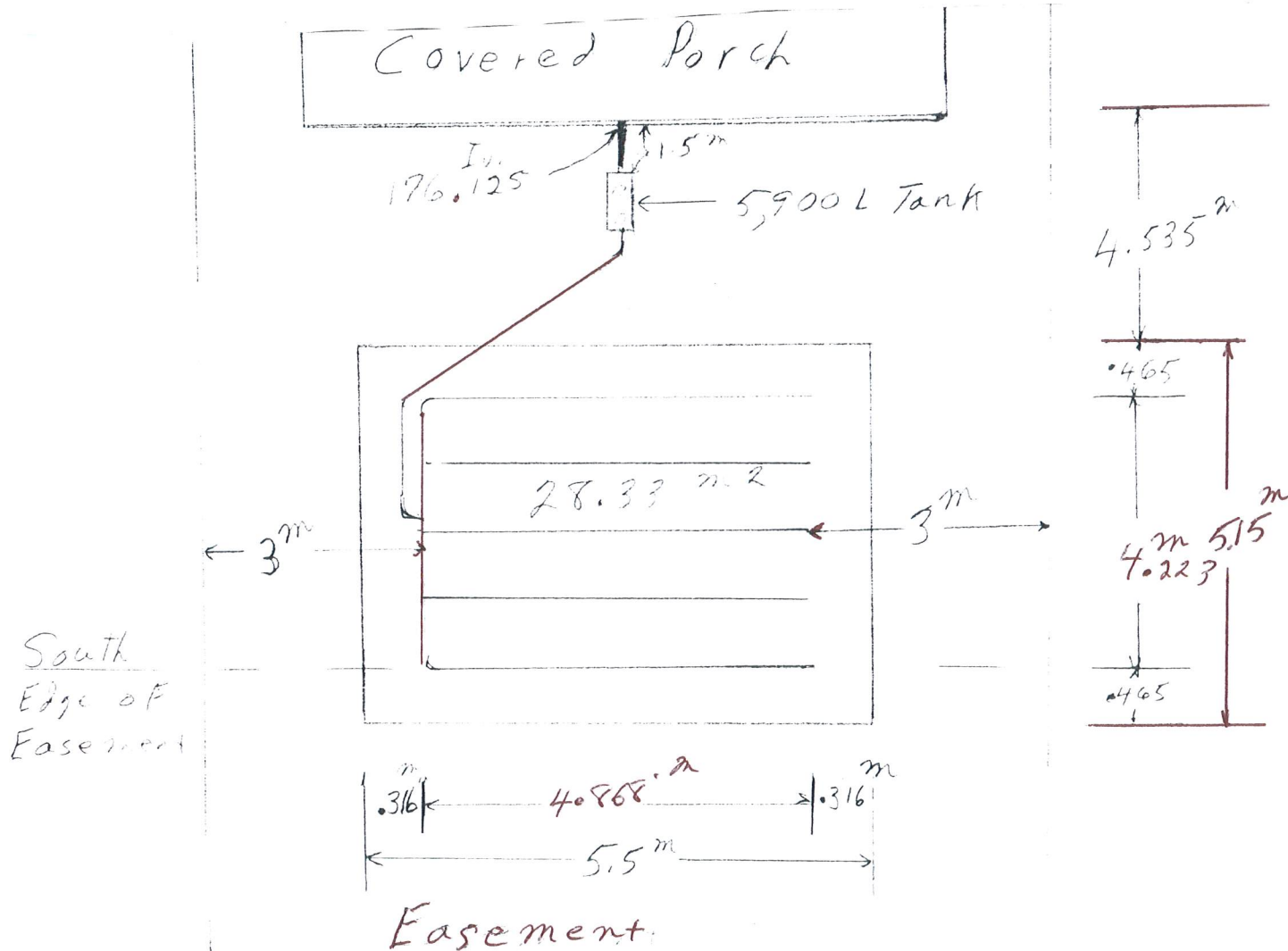


Working together
with our community
to provide quality services

SEPTIC SYSTEM LOCATION PLAN

OWNER wayne & Mandy Mawhiney EVALUATOR Larry Dedrick

PROPERTY ADDRESS 105 Ordnance Av., Turkey Point



8.2.1.6. ON-SITE

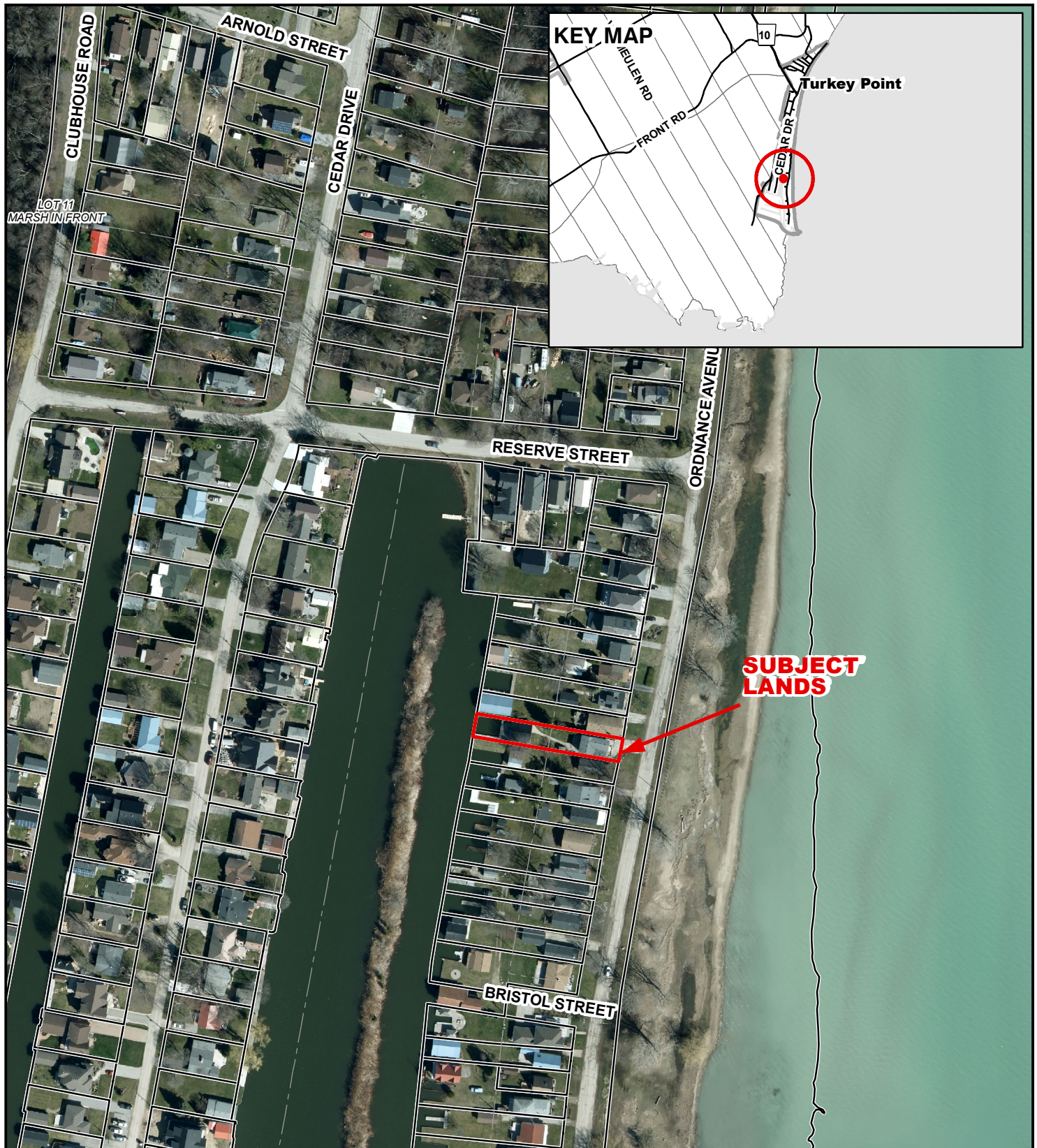
Table 8.2.1.6.A.
Minimum Clearances for Treatment Units
Forming Part of Sentence 8.2.1.6.(1)

Item	Column 1 Object	Column 2 Minimum Clearance, m
1	Structure	1.5
2	Well	1.5
3	Lake	1.5
4	Pond	1.5
5	Reservoir	1.5
6	River	1.5
7	Spring	1.5
8	Stream	1.5
9	Property Line	3


(2) Except as provided in Sentences 8.2.1.4.(1) and (2), a distribution pipe shall not be located closer than the minimum horizontal distances set out in Table 8.2.1.6.B, and these distances shall be increased when required by Sentence 8.7.4.2.(11).

CONTEXT MAP

Geographic Township of CHARLOTTEVILLE

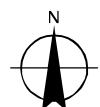


Legend

 Subject Lands

2020 Air Photo

5/30/2022



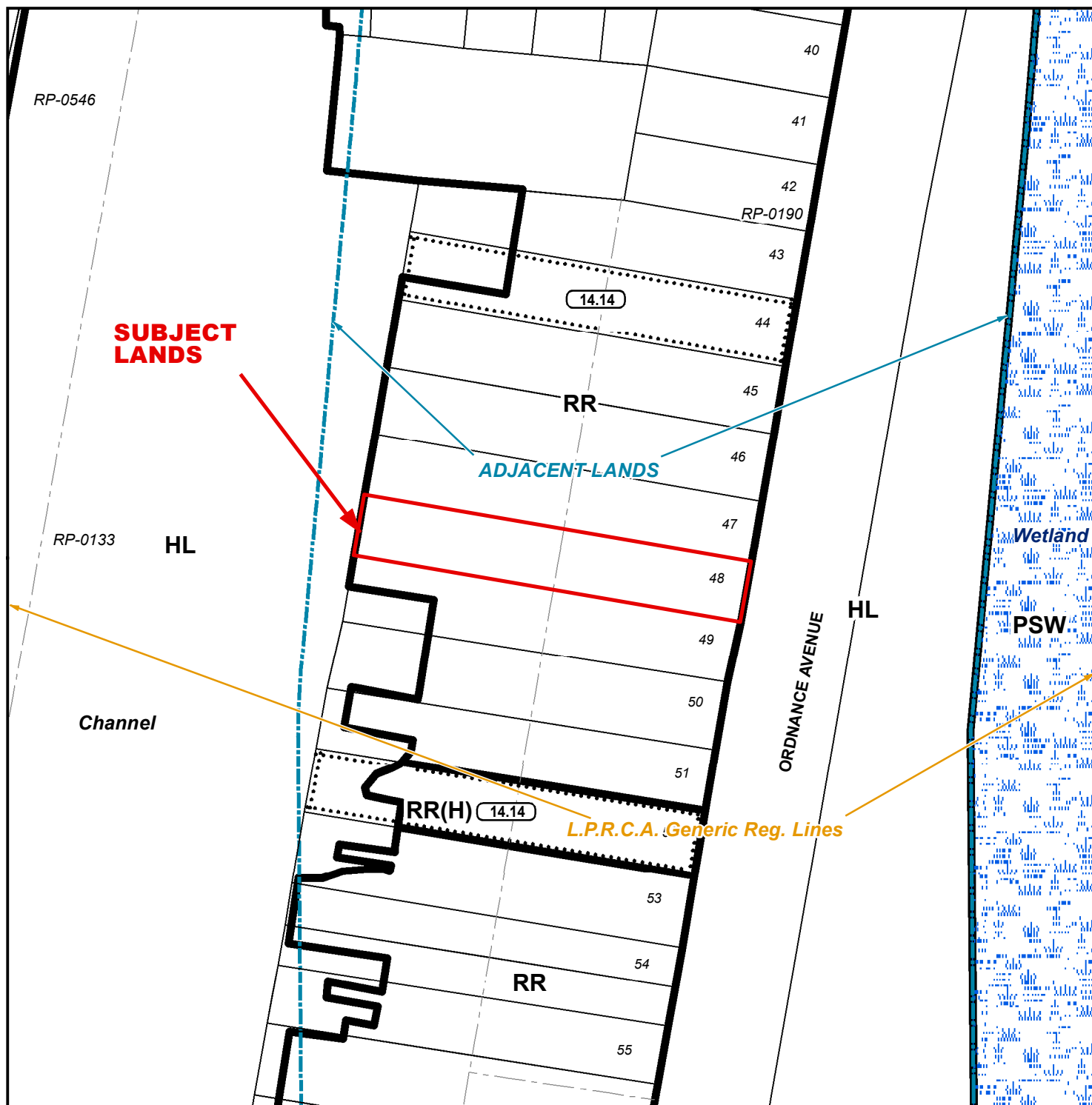
20 10 0 20 40 60 80 Meters

MAP B

ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

ANPL2022152



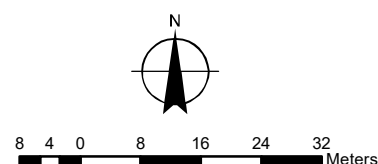
LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- RR - Resort Residential Zone

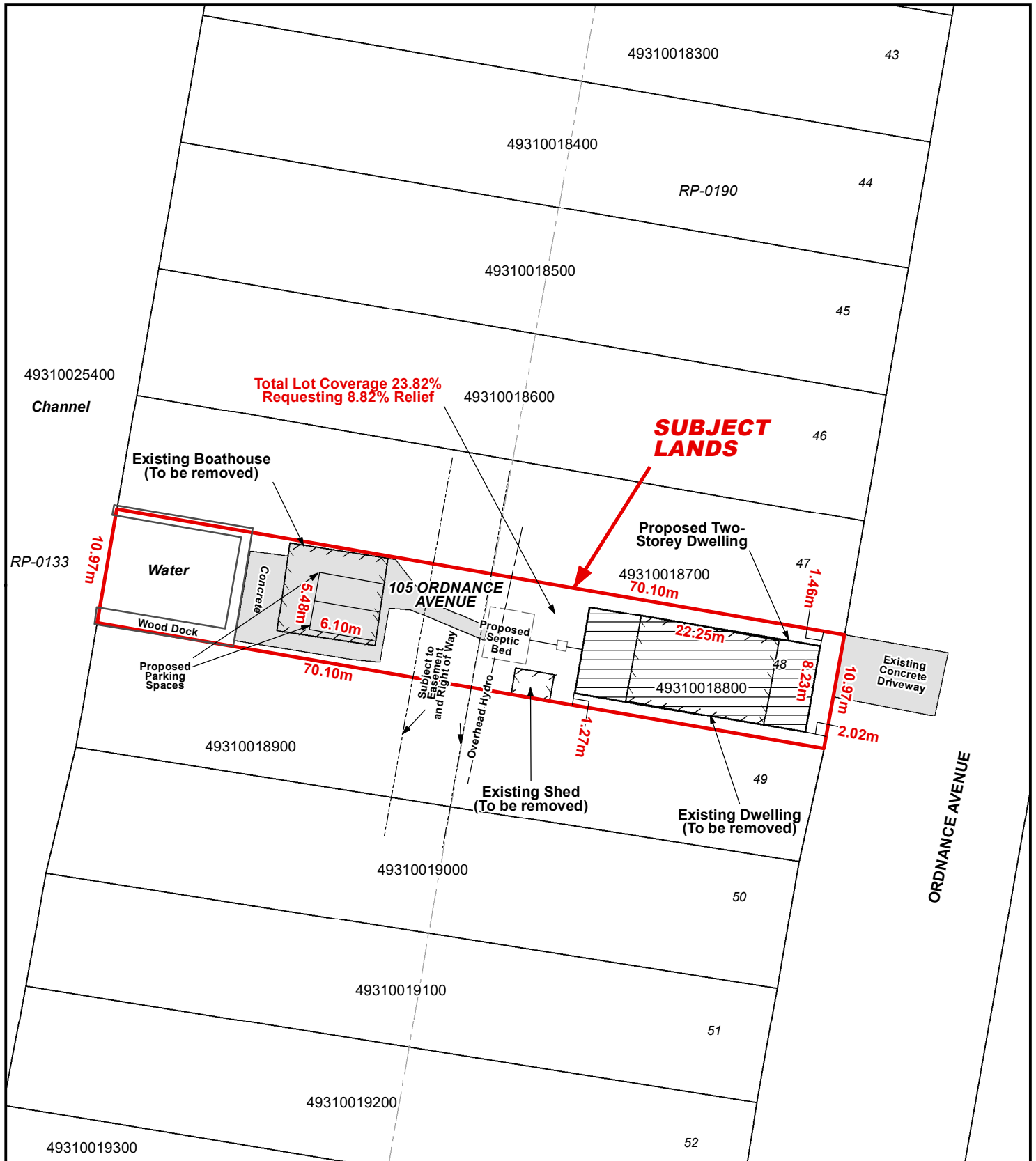
5/30/2022



CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE

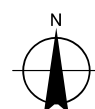
REVISED



Legend

Subject Lands

7/6/2022



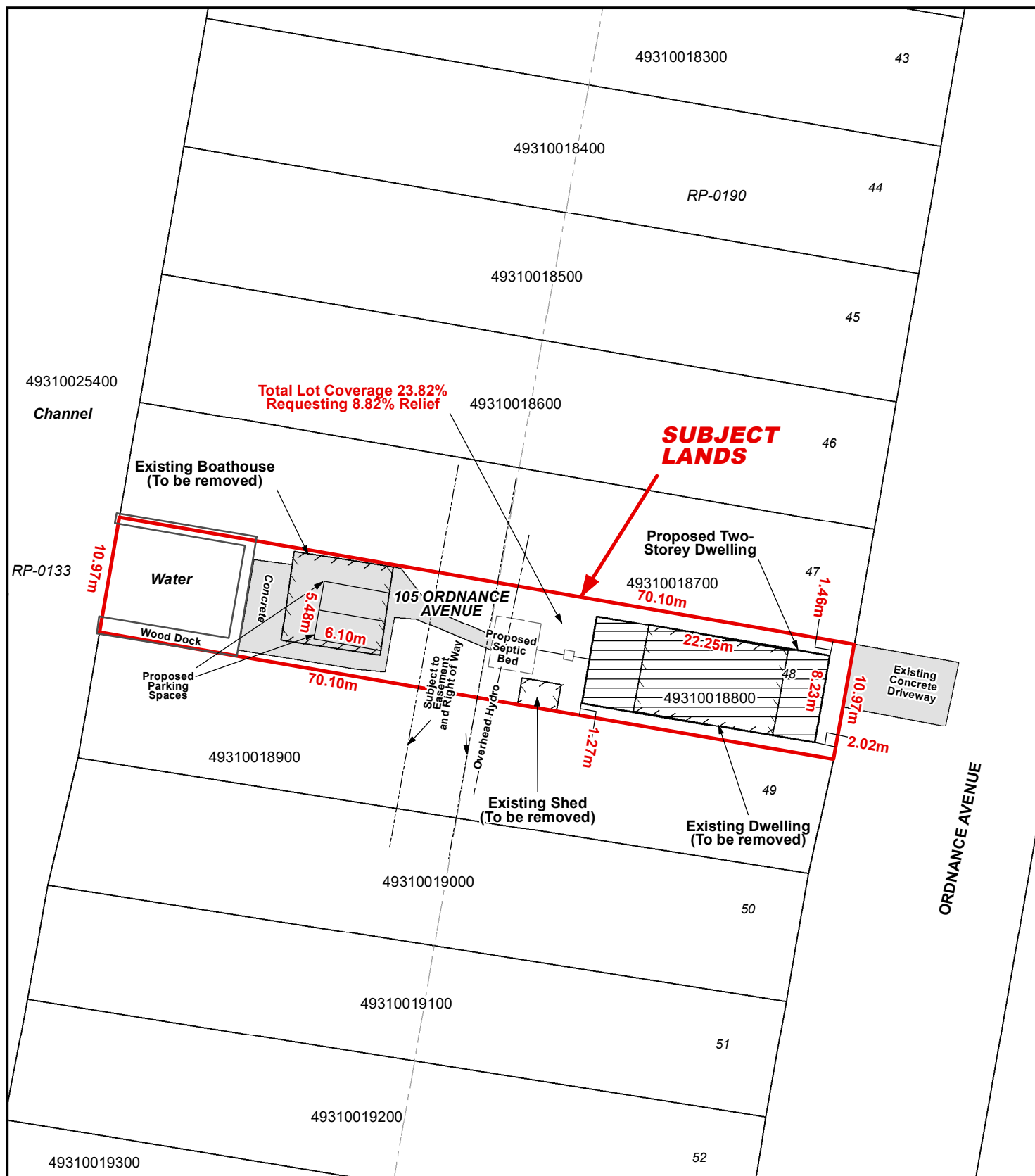
4 2 0 4 8 12 16 Meters

ANPL2022152

CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE

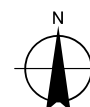
REVISÉD



Legend

☐ Subject Lands

7/6/2022



A horizontal scale bar with tick marks at 4, 2, 0, 4, 8, 12, and 16 meters. The bar is black with white tick marks and labels.