

## Committee of Adjustment Application to Planning Department

### Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.
5. The completed application and fees are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application [committee.of.adjustment@norfolkcounty.ca](mailto:committee.of.adjustment@norfolkcounty.ca). Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

### Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: [www.norfolkcounty.ca/planning](http://www.norfolkcounty.ca/planning)

### After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.



Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

**Additional studies** required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

### **Notification Sign Requirements**

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

### **Contact Us**

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or [Committee.of.Adjustment@NorfolkCounty.ca](mailto:Committee.of.Adjustment@NorfolkCounty.ca)





**For Office Use Only:**

File Number ANPL2023241  
Related File Number Resubmitted:  
Pre-consultation Meeting August 30, 2023  
Application Submitted July 21/2023  
Complete Application Aug. 30, 2023

Application Fee \$2743.00  
Conservation Authority Fee \$514.15  
Well & Septic Info Provided At permit  
Planner Hanne Yager  
Public Notice Sign -

**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:** 54204027100

**A. Applicant Information**

**Name of Owner** Heinrich Rempel

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** 1065 NWals-swals +line

**Town and Postal Code** Langton On. NOE 1X0

**Phone Number** \_\_\_\_\_

**Cell Number** 519-410-5025

**Email** henry20rempe@gmail.com

**Name of Applicant** Peter Wolf

**Address** 1104 North Rd

**Town and Postal Code** RR#5 Langton NOE1G0

**Phone Number** \_\_\_\_\_

**Cell Number** 226-993-0223

**Email** peterwolfid12@gmail.com



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):

NWAL CON 7 PT LOT 14 1065 North Walsingham  
South Walsingham Townline rd

Municipal Civic Address: NWAL CON 7 PT LOT 14

Present Official Plan Designation(s): Hazard Lands, Provincially significant wetlands, Agriculture

Present Zoning: Ag

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:

Farm



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:

Single detached house, 5 sheds, no garage, 1 shop,  
See attached sketch 1 storage barn, 2 kiln

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.

Additional Residential unit that is larger than 75 m<sup>2</sup>.

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:

Addition Residential Dwelling Unit  
New House

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:

Approximately 8 months

9. Existing use of abutting properties:

Residential on west, Agricultural on east.

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. 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					
Lot depth					
Lot width					
Lot area					
Lot coverage					
Front yard		13m		30m?	17m
Rear yard		1.2m		<500m	
Height		5m		6m	1m
Left Interior side yard		1.2m		196m	
Right Interior side yard		1.2m		62m	
Exterior side yard (corner lot)					
Parking Spaces (number)		3		3	0
Aisle width					
Stall size distance		40m		89m	49m
Loading Spaces					
Other useable floor		755sqm		315sqm	240sqm

Revised April 2023

Committee of Adjustment Development Application

Page 4 of 13



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

Because we want the proposed house 80 meters away from the existing house

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:

This is through my own 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:

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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 concerns for Endangered Species

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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 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 187.62m.

**Wooded area**

☒ On the subject lands or ☐ within 500 meters – distance 647m.

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance ~~884.38m.~~

**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 884.38m.

**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

- |  |   |
|--|---|
| <input type="checkbox"/> Municipal piped water       | <input type="checkbox"/> Communal wells         |
| <input checked="" type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
- 

Sewage Treatment

- |  |   |
|--|---|
| <input type="checkbox"/> Municipal sewers  | <input type="checkbox"/> Communal system        |
| <input checked="" type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
- 

Storm Drainage

- |   |  |
|---|--|
| <input type="checkbox"/> Storm sewers           | <input checked="" type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) |  |
- 

2. Existing or proposed access to subject lands:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway     |
| <input type="checkbox"/> Unopened road             | <input type="checkbox"/> Other (describe below) |

Name of road/street:

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**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?

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

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1 storey (main floor)

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#### **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.**



## I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

### Permission to Enter Subject Lands

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

### Freedom of Information

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

x *Peter Wolf*  
Owner/Applicant/Agent Signature

*July 19 2023*  
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 *Heinrich Rempel* am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize *Peter Wolf* 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.

x *Heinrich Rempel*  
Owner

*July 19 2023*  
Date

\_\_\_\_\_  
Owner

*July 19 2023*  
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, Peter Wolf of City of  
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:

Hannelore Yager

Peter Wolf  
Owner/Applicant/Agent Signature

In Norfolk County.

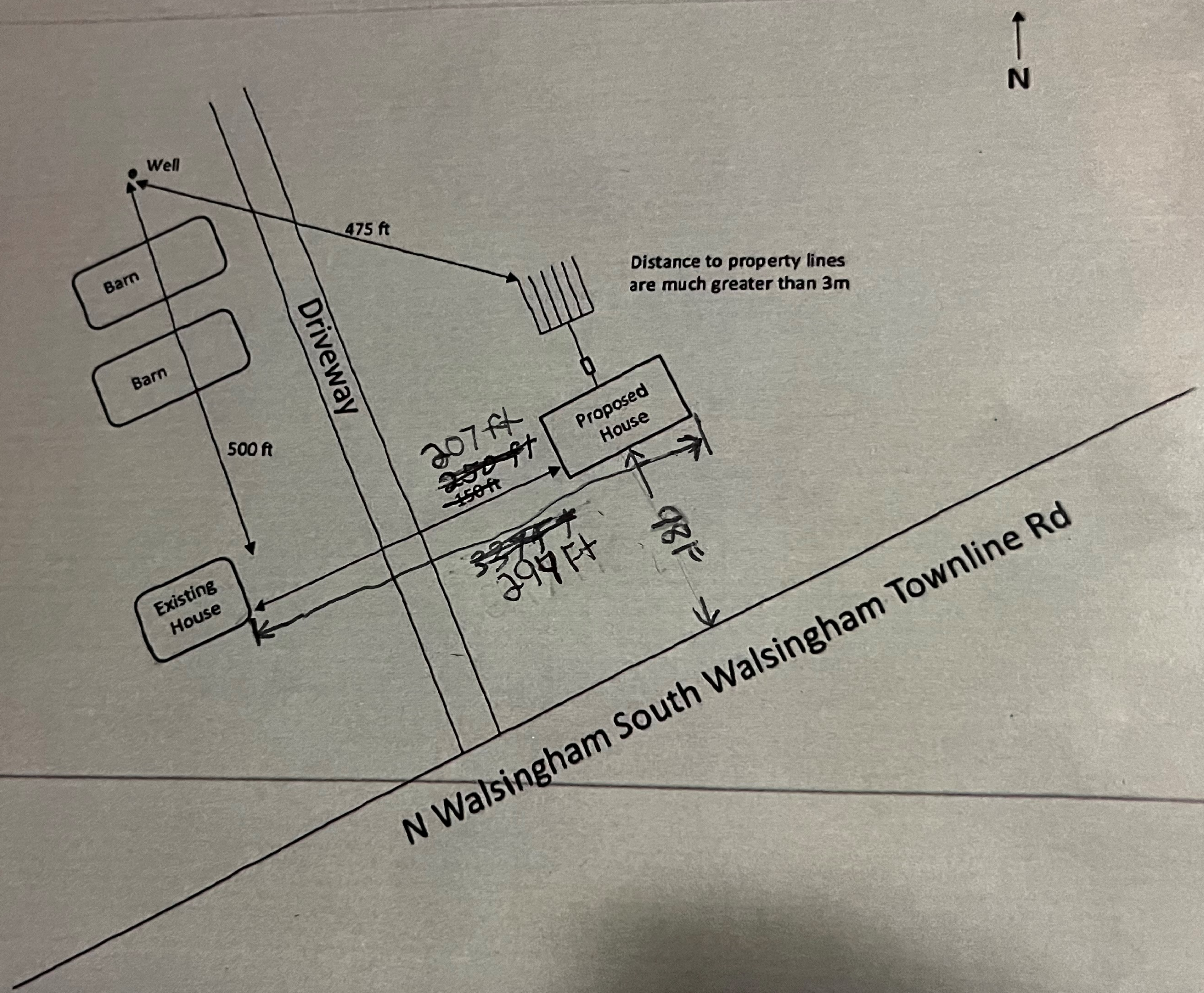
This 21 day of July

A.D., 2023

Hannelore Yager  
A Commissioner, etc.

Hannelore Tenley Yager, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires November 21, 2025.





Distance to property lines  
are much greater than 3m

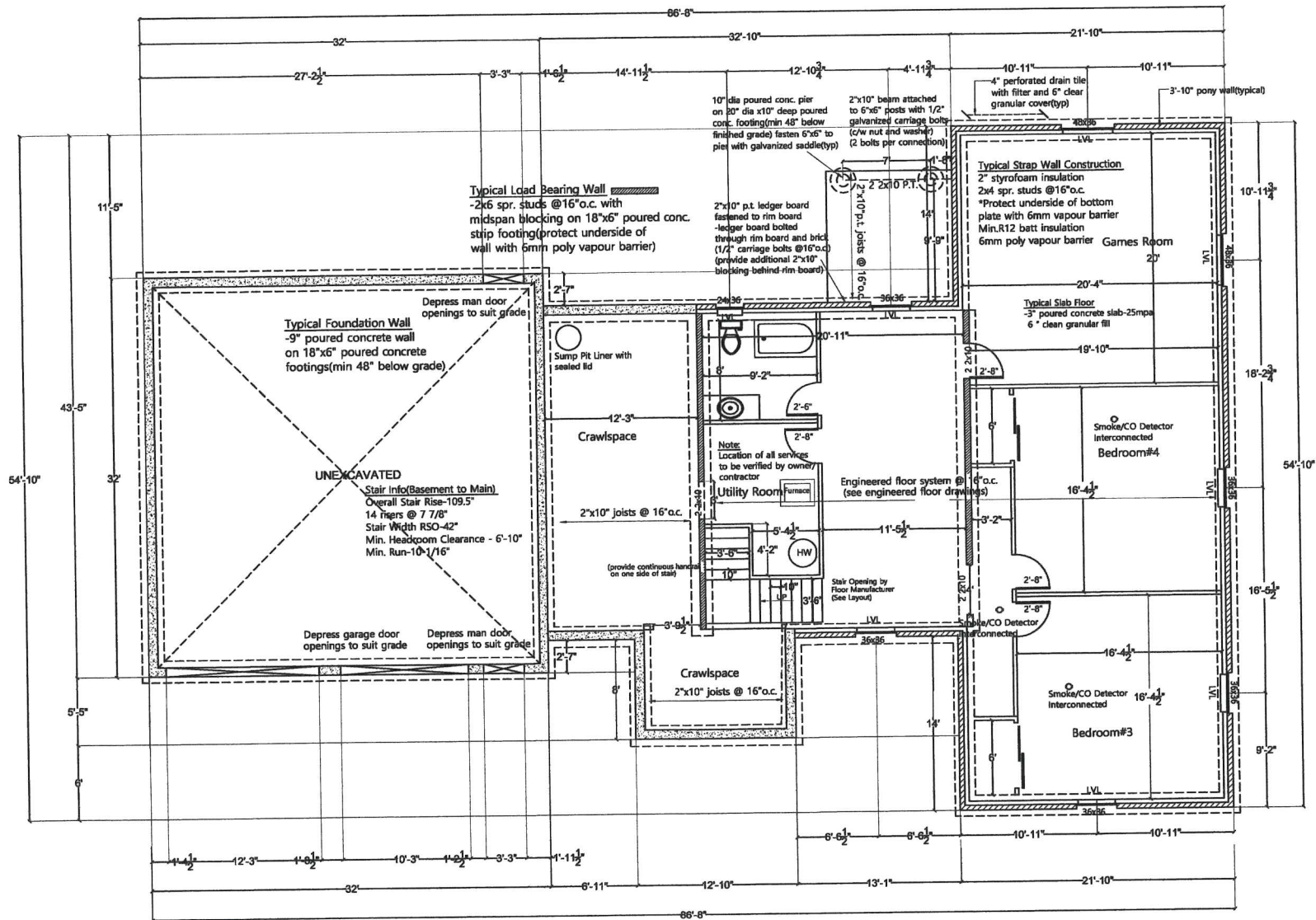
N Walsingham South Walsingham Townline Rd



1065 N Walsingham SW  
Townline rd

We wanna be farther away from  
the Existing house to have  
more privacy from the worker's.





**FOUNDATION**  
SCALE 1/8"=1'

**General Notes**

- All measurements to be verified by client
- All window and doors to be verified by client
- All construction to comply with O.B.C.
- These plans form the basis for permit issuance and any deviations from these plans and details including the ventilation system, heating system, wood stove fireplaces, decks, balconies and finished basements will require a revised drawing and clearance by the Building Department
- All steel lintels to be 3-1/2" x3-1/2"x1/4" unless noted otherwise.

I review and take responsibility for the design of this drawing  
BCIN #41751

**FOUNDATION**

No.	Revision/Issue	Date
-----	----------------	------

**Firm Name and Address**  
**TRU-DESIGN**  
BCIN #41751  
11563 Plank Rd.  
Eden ON

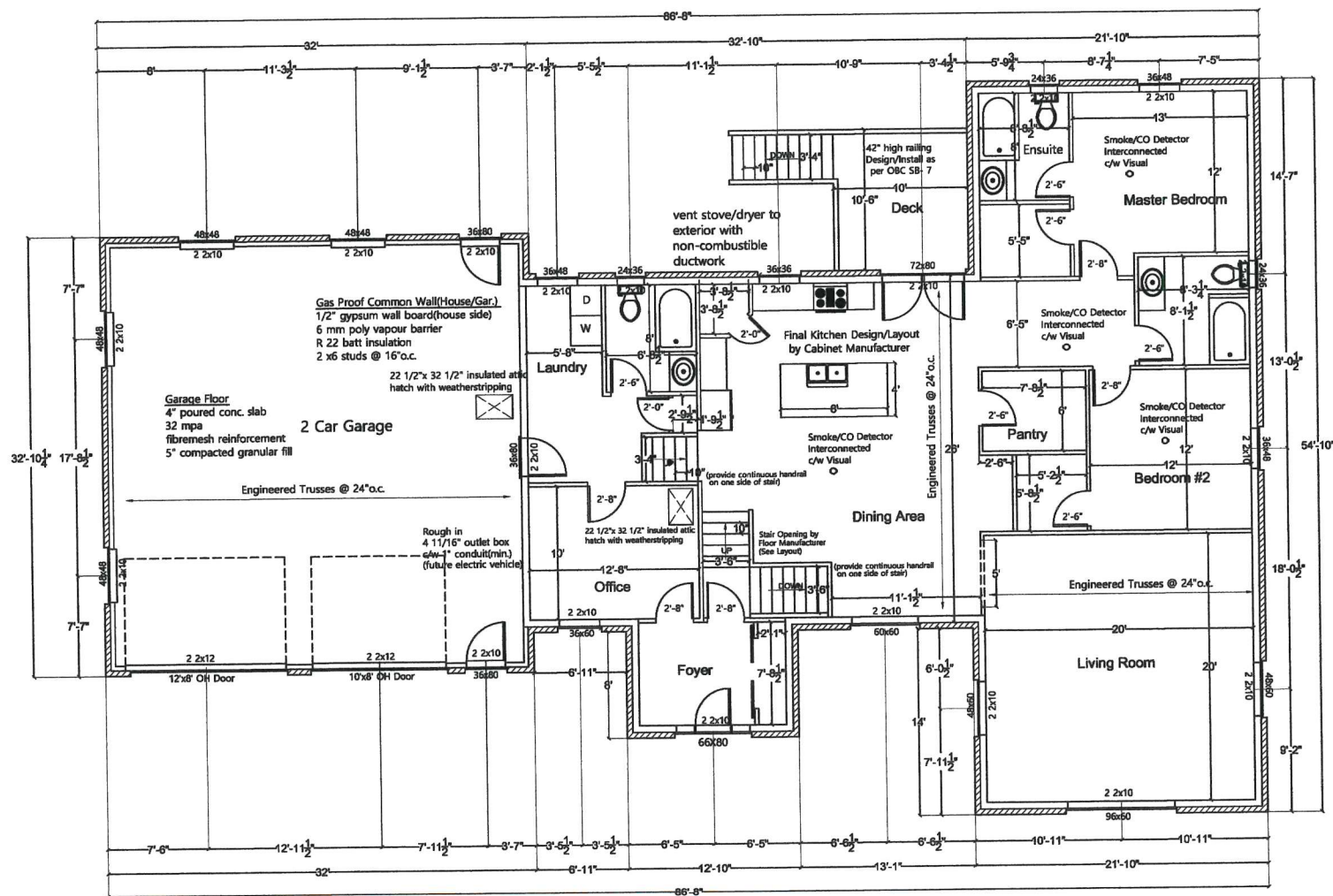
**Project Name and Address**  
**Rempel Residence**  
7th Concession  
Walsingham

**Project**  
Date April 2023  
Scale 1/8"=1'

**Sheet**  
**A1**



Provide blocking in stud walls adjacent to toilets and tub/showers for installation of future grab bars for reinforcement



**MAIN FLOOR** 2114 sq.ft.  
SCALE 1/8"=1'

- All measurements to be verified by client
- All window and doors to be verified by client
- All construction to comply with O.B.C.
- These plans form the basis for permit issuance and any deviations from these plans and details including the ventilation system, heating system, wood stove fireplaces, decks, balconies and finished basements will require a revised drawing and clearance by the Building Department
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I review and take  
responsibility for the  
design of this drawing  
BCIN #41751

## MAIN FLOOR

No.	Revision/Issue	Date
-----	----------------	------

Firm Name and Address	Firm Telephone	Firm Telex	Firm Fax	Firm E-mail
Firm Name and Address	Firm Telephone	Firm Telex	Firm Fax	Firm E-mail

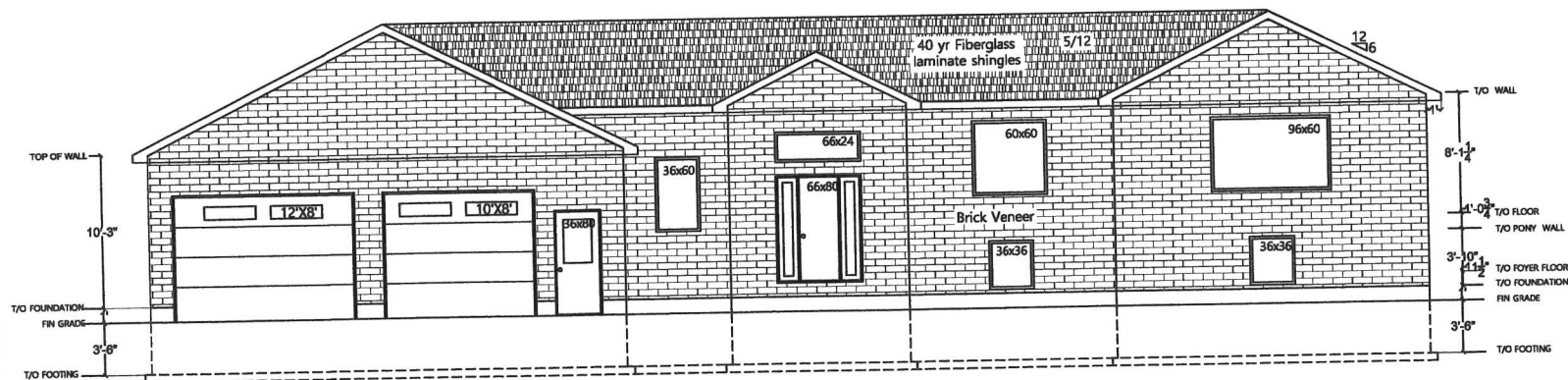
**TRU-DESIGN**  
BCIN #41751  
11563 Plank Rd.  
Eden ON

Project Name and Address

Rempel Residence  
7th Concession  
Walsingham

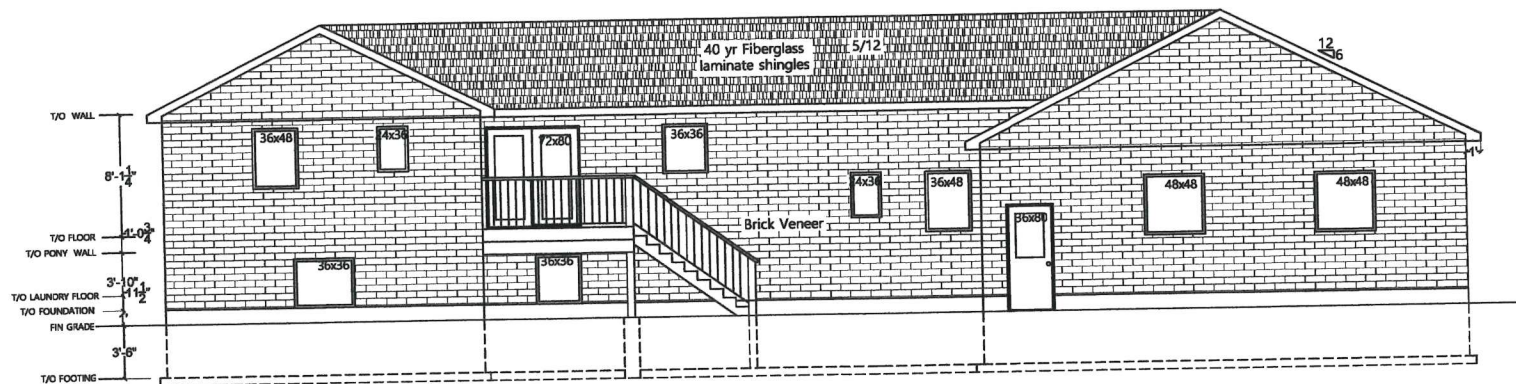
Project 2114 sq.ft.	Sheet <b>A2</b>
Date April 2023	
Scale 1/8"=1'	





**FRONT ELEVATION**

SCALE 1/8"=1'



**REAR ELEVATION**

SCALE 1/8"=1'

**General Notes**

-All measurements to be verified by client  
 -All window and doors to be verified by client  
 -All construction to comply with O.B.C.  
 -These plans form the basis for permit issuance and any deviations from these plans and details including the ventilation system, heating system, wood stove fireplaces, decks, balconies and finished basements will require a revised drawing and clearance by the Building Department  
 -All steel lintels to be 3-1/2" x3-1/2"x1/4" unless noted otherwise.

I review and take responsibility for the design of this drawing  
 BCIN #41751

**ELEVATIONS**

No.	Revision/Issue	Date
-----	----------------	------

**Firm Name and Address**

**TRU-DESIGN**  
 BCIN #41751  
 11563 Plank Rd.  
 Eden ON

**Project Name and Address**

**Rempel Residence**  
 7th Concession  
 Walsingham

**Project**

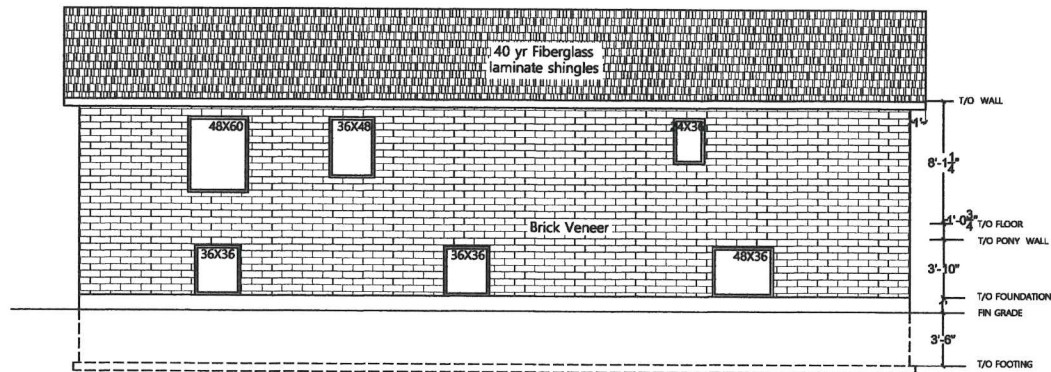
April 2023

Scale 1/8"=1'

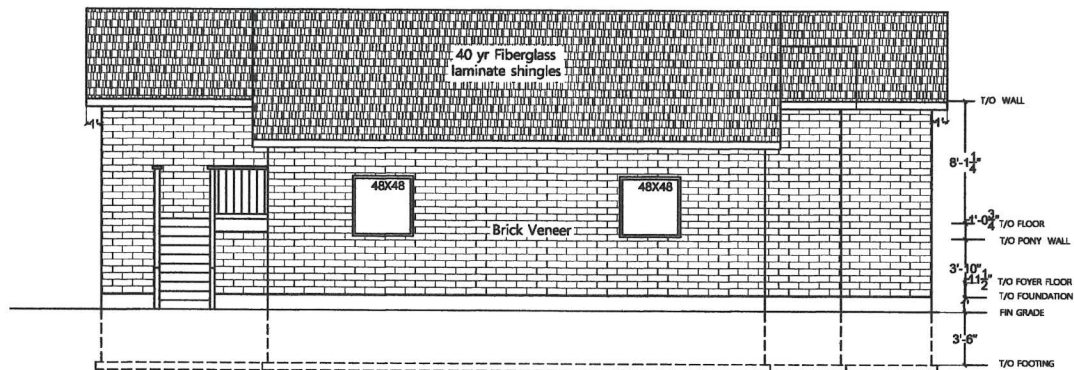
**Sheet**

**A3**





**RIGHT SIDE ELEVATION**  
SCALE 1/8"=1'



**LEFT SIDE ELEVATION**  
SCALE 1/8"=1'

**General Notes**

- All measurements to be verified by client
- All window and doors to be verified by client
- All construction to comply with O.B.C.
- These plans form the basis for permit issuance and any deviations from these plans and details including the ventilation system, heating system, wood stove fireplaces, decks, balconies and finished basements will require a revised drawing and clearance by the Building Department
- All steel lintels to be 3-1/2" x3-1/2"x1/4" unless noted otherwise.

I review and take responsibility for the design of this drawing  
BCIN #41751

**ELEVATIONS**

No.	Revision/Issue	Date
-----	----------------	------

**Firm Name and Address**  
**TRU-DESIGN**  
BCIN #41751  
11563 Plank Rd.  
Eden ON

**Project Name and Address**  
Rempel Residence  
7th Concession  
Walsingham

Project	Sheet
Date April 2023 Scale 1/8"=1'	<b>A4</b>



### Energy Efficiency as per OBC 2012-SB-12

All insulation values as per SB-12 table 3.1.1.2.A(IP)  
Zone 1 Compliance package A1

Ceiling with attic space-min. R60  
Ceiling without attic space-min. R31  
Exposed floor-min. R31  
Walls above grade-min. R22  
Basement walls-min. R20ci  
Edge of below grade slab-min. R10  
Heated slab-min. R10

Windows and sliding glass doors-max U value-.28  
Skylights-max U value-.49  
Space heating equipment- min. AFUE-96%  
HRV min. efficiency-75%  
Domestic hot water heater min. efficiency-0.8

### Typical Roof Construction

40 yr Fiberglass laminate shingles  
7/16" Wafer board with clips  
Pre Engineered roof trusses @24"o.c.  
Roof baffles for ventilation  
Vinyl roof vents(1 per 300sq.ft.)  
R 60 cellulose blown insulation  
6mm poly vapour barrier  
1/2" gypsum ceiling board

Prefinished aluminum soffit  
fascia and eavestrough

### Typical Pony Wall Construction

Brick Veneer  
Tygar building paper(sealed @ seams)  
7/16"osb sheathing  
2x4 spr. studs @16"o.c.  
Min. R 12 batt insulation

Typical Brick Wall Construction 1'-4"  
Brick Veneer  
Tygar building paper(sealed @ seams)  
7/16"osb sheathing  
2x6 spr. studs @16"o.c.  
Min. R 22 batt insulation  
6mm poly vapour barrier  
1/2" gypsum wallboard

### Typical Floor Construction

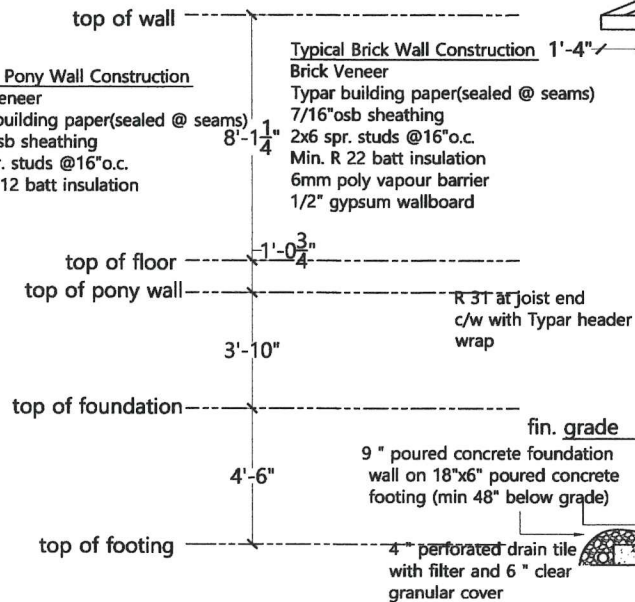
Finished floor  
3/4" Edgegold sheathing(glued and screwed)  
Engineered floor system @16"o.c.

### Typical Strap Wall Construction

2" styrofoam insulation  
2x4 spr. studs @16"o.c.  
\*Protect underside of bottom  
plate with 6mm vapour barrier  
Min.R12 batt insulation  
6mm poly vapour barrier

### Typical Slab Floor

-3" poured concrete slab-25mpa  
6" clean granular fill



## CROSS SECTION

### General Notes

-All measurements to be verified by client  
-All window and doors to be verified by client  
-All construction to comply with O.B.C.  
-These plans form the basis for permit issuance and any deviations from these plans and details including the ventilation system, heating system, wood stove fireplaces, decks, balconies and finished basements will require a revised drawing and clearance by the Building Department  
-All steel lintels to be 3-1/2" x3-1/2"x1/4" unless noted otherwise.

I review and take responsibility for the design of this drawing  
BCIN #41751

### CROSS SECTION

No.	Revision/Issue	Date
-----	----------------	------

Firm Name and Address  
**TRU-DESIGN**  
BCIN #41751  
11563 Plank Rd.  
Eden ON

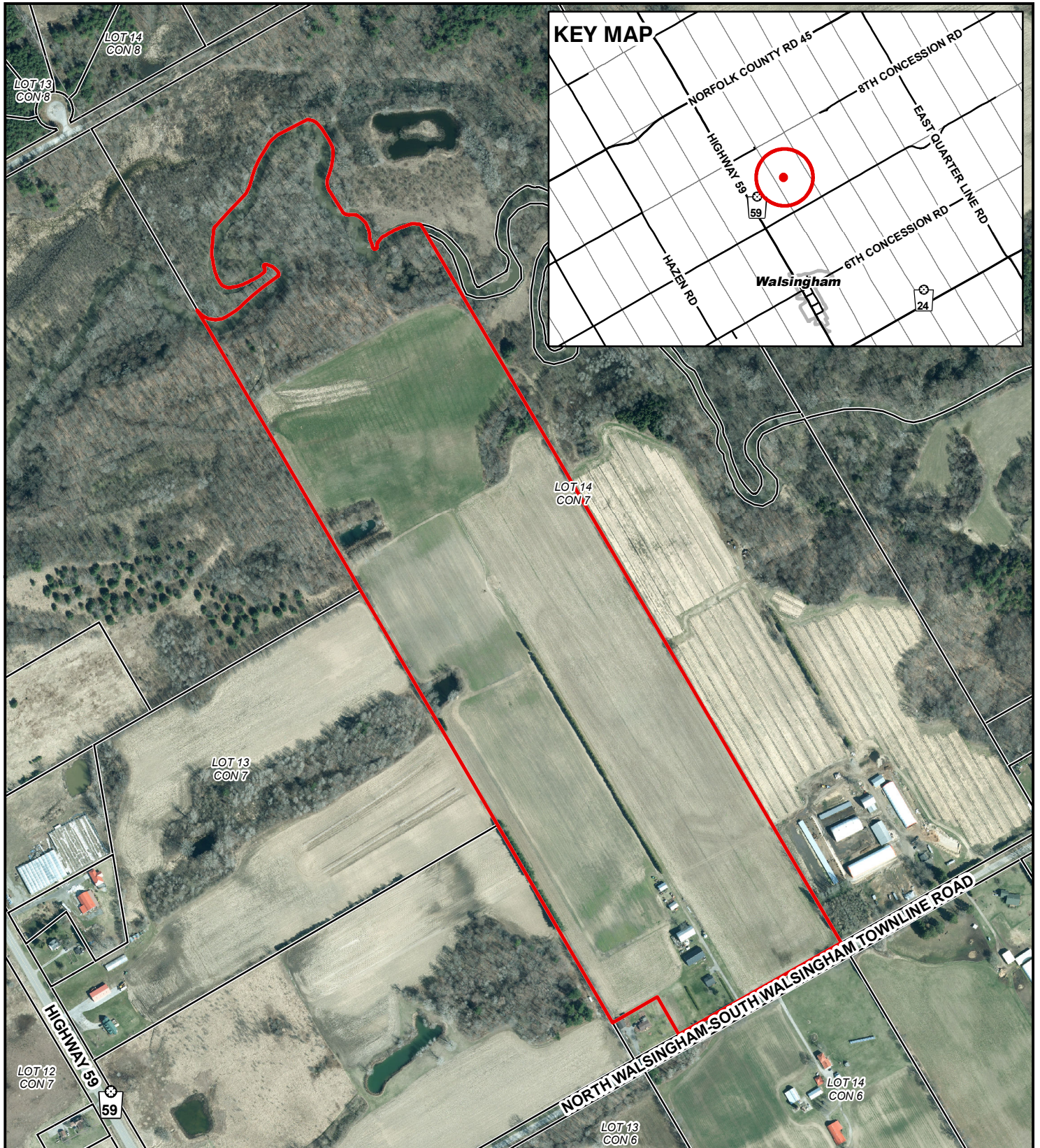
Project Name and Address  
**Rempel Residence**  
7th Concession  
Walsingham

Project	Sheet
Date April 2023	<b>A5</b>
Scale 1/4"=1'	




**MAP A**  
**CONTEXT MAP**  
Geographic Township of NORTH WALSINGHAM

ANPL2023241

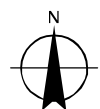


**Legend**

 Subject Lands

2020 Air Photo

8/31/2023



50 25 0 50 100 150 200  
Meters

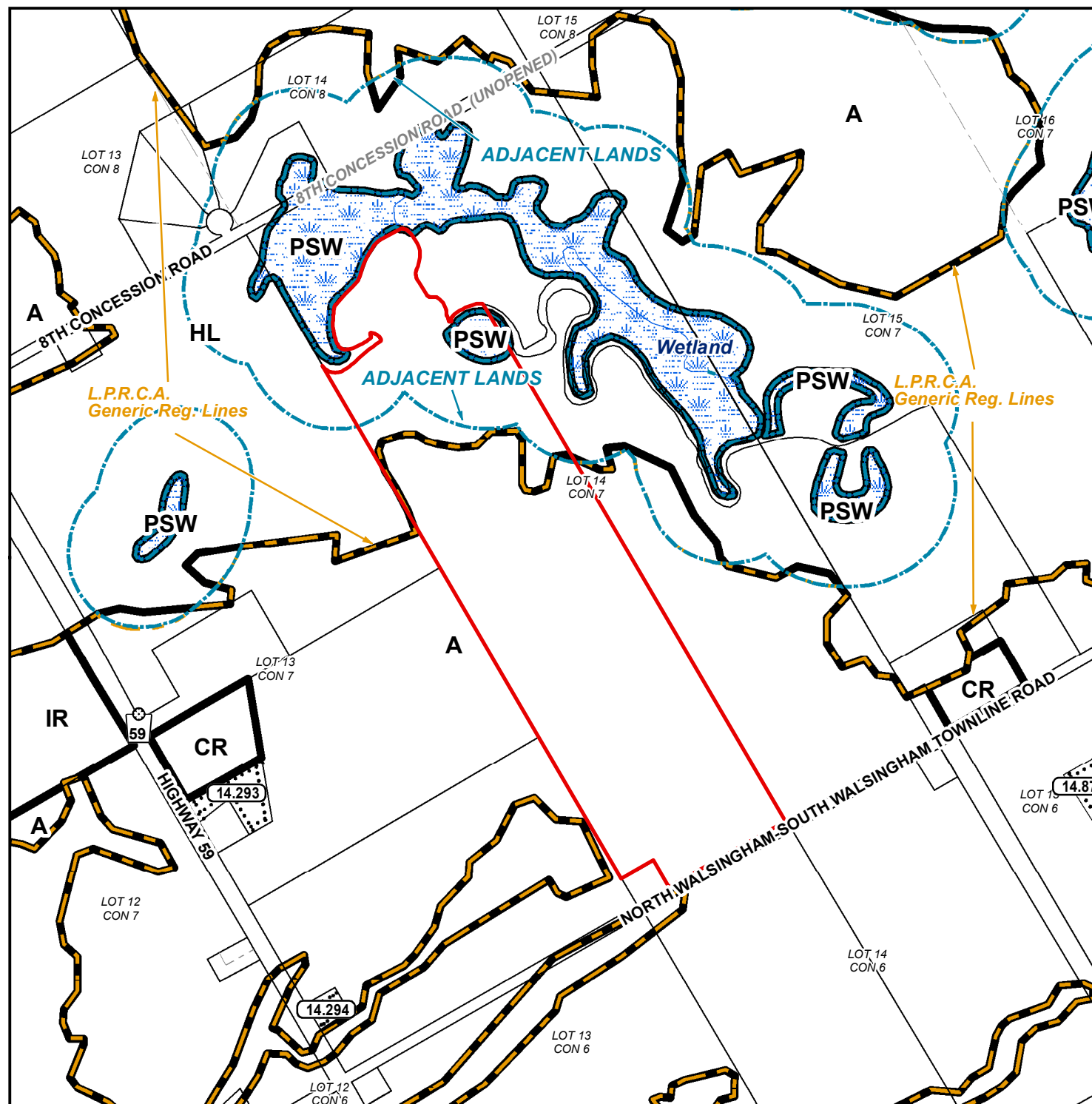


# MAP B

ANPL2023241

## ZONING BY-LAW MAP

Geographic Township of NORTH WALSINGHAM



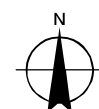
### LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic Reg. Lines

ZONING BY-LAW 1-Z-2014

8/31/2023

- (H) - Holding
- A - Agricultural Zone
- CR - Rural Commercial Zone
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- IR - Rural Institutional Zone

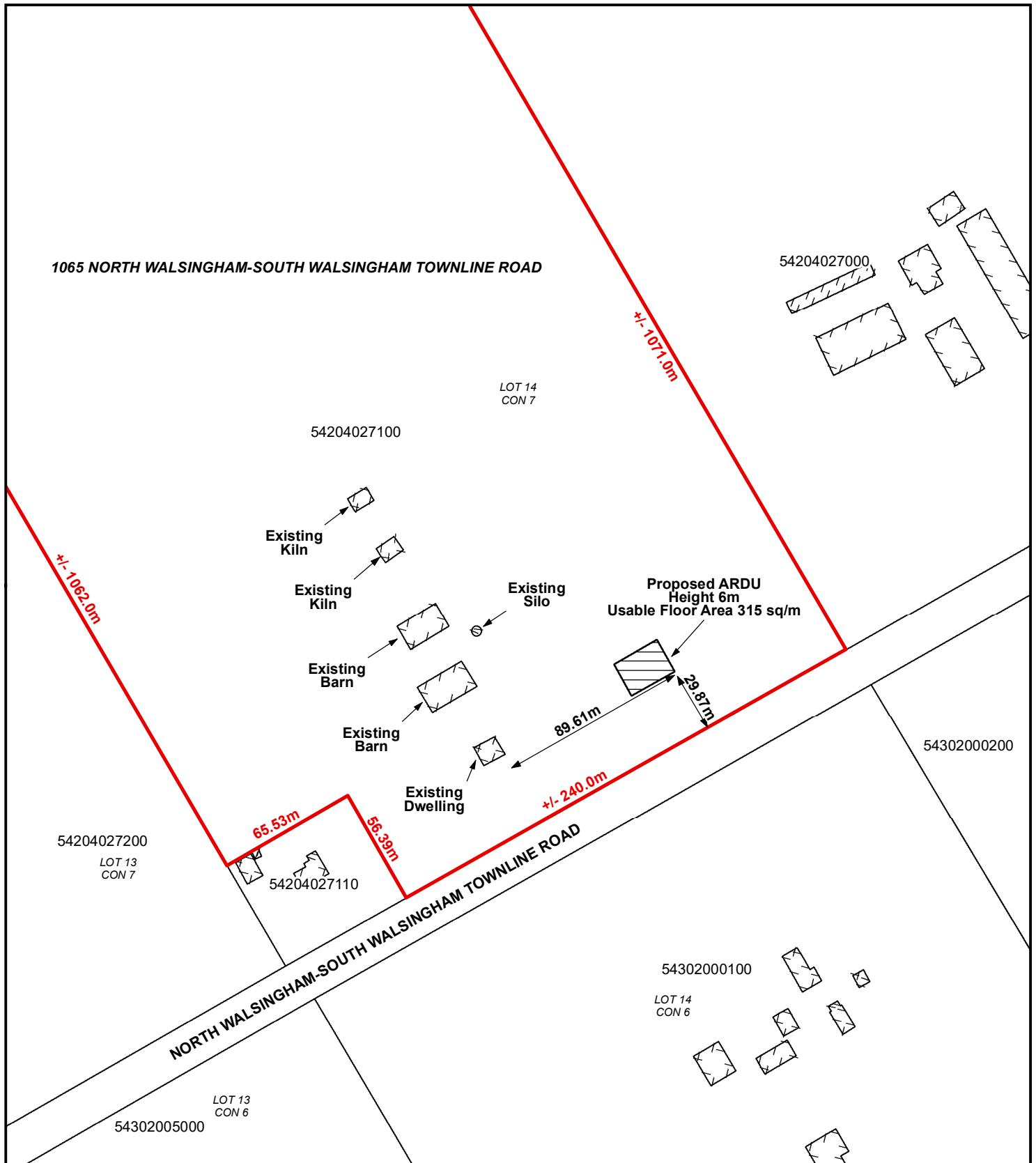


80 40 0 80 160 240 320 Meters



# CONCEPTUAL PLAN

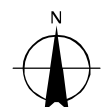
Geographic Township of NORTH WALSINGHAM



## Legend

Subject Lands

8/31/2023

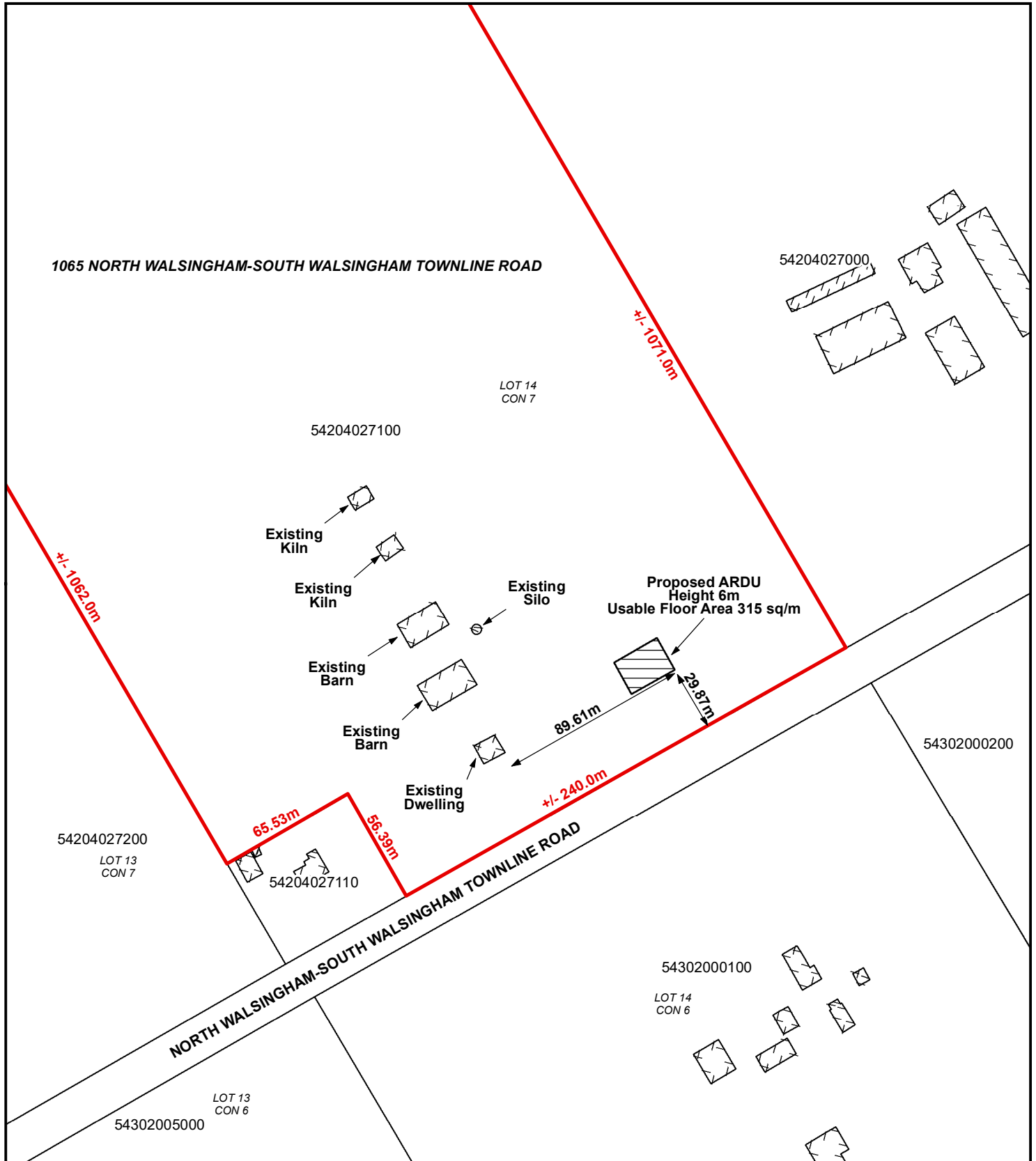


20 10 0 20 40 60 80 Meters



## CONCEPTUAL PLAN

Geographic Township of NORTH WALSINGHAM



### Legend

Subject Lands

8/31/2023

