



J H

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.

Planning application development fees are not required with the submission of your completed and signed development application. Your planning application fee will be determined by the planner when your application has been verified and deemed complete. Prepayments will not be accepted.

5. Completed applications 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. 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



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



Revised April 2023
Committee of Adjustment Development Application

For Office Use Only:

| | | | |
|--------------------------|-------|-----------------------------|-------|
| File Number | _____ | Application Fee | _____ |
| Related File Number | _____ | Conservation Authority Fee | _____ |
| Pre-consultation Meeting | _____ | Well & Septic Info Provided | _____ |
| Application Submitted | _____ | Planner | _____ |
| Complete Application | _____ | 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: _____

A. Applicant Information

Name of Owner Susan King

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 39 Barton Rd

Town and Postal Code Brantford N3T5L4

Phone Number _____

Cell Number 519 7522049

Email Susaneeking27@yahoo.com

Name of Applicant Same as owner

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent

Address

Town and Postal Code

Brantford, Ontario N3T 5L8

Phone Number

519 753 2656

Cell Number

Email

rphillips@cohooneng.com

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

Lot 121 REG PLAN 436

Municipal Civic Address: 112 Woodstock Avenue

Present Official Plan Designation(s):

Present Zoning:

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:

Recreational Residence

re

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 Residential Building (see attached 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:

Refer to

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:

> 10 Yers

9. Existing use of abutting properties:

Residential

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply. 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 | 19.68 | 15.0 | | | |
| Lot depth | 51.57 | N/A | | | |
| Lot width | 19.68 | 15.0 | | | |
| Lot area | 992.4 | 4000 | | Exist Lot Area | (Legal Non-Conforming) |
| Lot coverage | 8.39 | 15.0 | | 14.7 | Refer to Covering Letter |
| Front yard | 12.71 | 6.0 | | 12.06 | |
| Rear yard | 30.98 | 9.0 | | 21.38 | |
| Height | Unknown | 9.1 | | 6.71 | |
| Left Interior side yard | 2.97 | 1.2 | | 5.97 | |
| Right Interior side yard | 6.35 | 3.0 | | 3.56 | |
| Exterior side yard (corner lot) | N/A | N/A | | N/A | |
| Parking Spaces (number) | 0 | 1 | | 3 | |
| Aisle width | N/A | N/A | | N/A | |
| Stall size | | | | | |
| Loading Spaces | | | | | |
| Other | | | | | |

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

~~The proposal is to construct a 43.2 sq.m. deck on the residence which results in a lot coverage associated with the deck to be 4.4% with the interpretation by the County that this is part of the overall lot coverage.~~

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

Frontage: N/A

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: N/A

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: N/A

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: N/A
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 Information / 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

- | | |
|--|---|
| <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:

Woodstock Avenue

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.

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

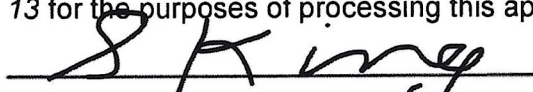
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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


Owner/Applicant/Agent Signature

March 7, 2024

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 Susan King am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize J H Cohoon Engineering Limited to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.


Owner

March 7, 2024

Date

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, R W Phillips of City of Brantford

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:

City of Brantford



Owner/Applicant/Agent Signature

In County of Brant

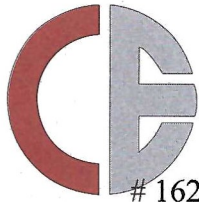
This 7th day of March

A.D., 2024



A Commissioner, etc.

LINDA ELAINE CLARKSON
a Commissioner, etc., Province of Ontario
for J.H. Cohoon Engineering Limited.
Expires June 17, 2024



16278

J.H. COHOON ENGINEERING LIMITED

CONSULTING ENGINEERS

440 Hardy Road, Unit #1, Brantford, ON N3T 5L8
Tel: (519) 753-2656 Fax: (519) 753-4263
www.cohooneng.com

March 15, 2024

County of Norfolk
Community Planning Services
185 Robinson Street
Simcoe, Ontario
N3Y 5L6

Attention: Ms. S. Mott
Secretary- Treasurer, Committee of Adjustment

Re: Proposed Minor Variance Application
MN 112 Woodstock Avenue
Port Rowan, Ontario
Norfolk County
Accessory Structure

Dear Sir:

In response to a request from our client, Mr. S. King, the current owner of the property at MN 112 Woodstock Avenue, Port Rowan, Ontario, please find enclosed the following information regarding our application for approval of a minor variance related to the proposal to construct an accessory structure (deck) on the subject lands / property.

1. One (1) copy of the Proposed Minor Variance Application prepared by our office relating to the property being drawing 16278-1 illustrating the proposed accessory structure (deck) associated with the building on the property.
2. A cheque in the amount of \$ 2,743.00 being the required fee for the proposed Minor Variance Application (to be provided upon receipt of the confirmation of the amount)

The proposal is to construct a 43.2 sq.m. accessory deck structure on the subject lands to be located in accordance with the requirements of the Norfolk County Zoning Bylaw. The proposed accessory deck represents a lot coverage of 4.4%. Through our firm's discussions with the zoning administrator of Norfolk County, the main building structure and associated stairs represent the main building lot coverage requirement of 15%. The interpretation of the zoning administrator is that the deck being constructed adjacent to the dwelling represents the "main" structure lot coverage. The zoning



Professional Engineers
Ontario

bylaw further allows an additional 10% lot for coverage for those accessory structures. In this case, we are requesting a variance to the interpretation to either.

1. Interpret that the free-standing deck adjacent to the main building be considered as part of the accessory structure component of the lot coverage (being 10% whereas, the deck is appropriately 4.4% of the lot area)

OR

2. The overall lot coverage of the lot (considering the deck as part of the main structure) be permitted to increase to 25%.

The lands are currently zoned Rural Residential in the Norfolk County Comprehensive Zoning Bylaw.

With the submission of this information, we would respectfully appreciate your prompt circulation of the application to the various departments.

If you require any further details, please do not hesitate to contact this office, at your earliest convenience.

Yours truly,

J.H. COHOON ENGINEERING LIMITED



R.W. Phillips, P.Eng.

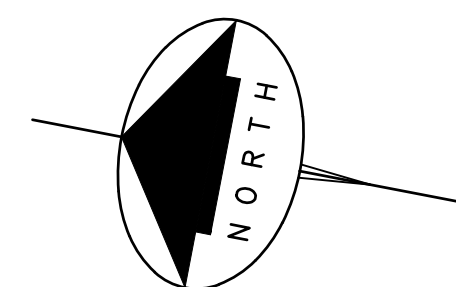
c.c. S. King / J. King












1. THE SILTATION & EROSION CONTROL (SEC) MEASURES ILLUSTRATED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENT. ANY ADDITIONAL MEASURES WHICH WILL BE IDENTIFIED BY THE ENGINEER DURING CONSTRUCTION.
2. ALL SEC MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. OWNER/CONTRACTOR TO MAINTAIN EROSION CONTROL MEASURES THROUGHOUT SITE UNTIL A COMPLETE GRASS/VEGETATION COVER IS ACHIEVED.
4. ONLY AT THE DIRECTION OF THE ENGINEER ARE THE SEC MEASURES TO BE REMOVED.
5. ALL EXPOSED AREAS NOT SUBJECT TO ACTIVE CONSTRUCTION WITHIN 30 DAYS ARE TO BE REVEGETATED AS PER O.P.S.S. 572 IMMEDIATELY UPON COMPLETION OF AREA GRADING.
6. CONTRACTOR TO PROVIDE SILT FENCE AROUND PERIMETER OF ALL ON SITE STOCKPILES.
7. CONTRACTOR TO PROVIDE SILT SACKS ON TOP OF ALL EXISTING CONCRETE STORM STRUCTURES WITHIN THE INFLUENCE OF RUNOFF DURING CONSTRUCTION UNTIL ADEQUATE VEGETATIVE COVER IS ACHIEVED.
8. SEC MEASURES ARE TO BE MAINTAINED, AT A MINIMUM, ON A WEEKLY BASIS AND ALSO DURING AND AFTER EACH STORM EVENT TO PREVENT ANY MEASURES ARE FUNCTIONING PROPERLY.



* LEGAL NON-CONFORMING



ERIE BLVD.

| | |
|---|---------------------------|
|  | EXISTING ELEVATIONS |
|  | PROPOSED ELEVATIONS |
|  | PROPOSED SWALE ELEVATIONS |
|  | PROPOSED SWALE |
|  | GENERAL DRAINAGE |
|  | SILTATION FENCE |
|  | SILT SACK AS SHOWN |
|  | EX. TREES TO REMAIN |
|  | EX. TREES TO BE REMOVED |

1. ALL ELEVATIONS AND DIMENSIONS SHOWN ARE METRIC.
2. **BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.)**
3. **TILE BEDS TO BE INSTALLED AS PER PART 8 OF THE O.B.C. AND AS PER DETAILS THIS SHEET.**
4. **MINIMUM CLEARANCES TO SEPTIC SYSTEM:**

| <u>SEPTIC TREATMENT UNITS:</u> | <u>TILE BED DISTRIBUTION PIPE:</u> |
|--------------------------------|------------------------------------|
| • 15.0m MIN. TO BUILDING | • DISTRICT WELL = 15.0m MIN. |
| • 1.5m MIN. BUILDING | • GROUND WELL = 3.0m MIN. |
| • 3.0m MIN. LAKE | • PROPERTY LINE = 3.0m MIN. |
| • 15.0m MIN. LAKE, STREAM ETC. | • FLOOD STAGE ETC. = 15.0m |
5. **DO NOT CONNECT ANY WATER TREATMENT SYSTEMS FOR DISCHARGE INTO THE SEPTIC SYSTEM. (i.e. WATER SOFTENER ETC.)**
6. **CONVENTIONAL TILE BED SEPTIC SYSTEM:**

DESIGN BASED ON 1 STOREY, 140.0m² MIN.
3 BEDROOM DWELLING WITH 1000 LITRE MIN. UNITS.
DAILY SEWAGE FLOW (D.S.F.) = 1600 L/DAY
W/ AN EXISTING SOLID 150 mm x 8 min/cu. ft.

USE A ROWS OF 0.67m (35") 100mm² LEACHING TILE
64.0m (210') TOTAL LENGTH OF LEACHING TILE
7. **SEPTIC TANK SHALL BE 3600 LITRE PRECAST CONCRETE C/W EFFLUENT FILTER ON THE OUTLET PIPE WITH MAINTENANCE ACCESS DOOR HANGING TO THE OUTSIDE.**
8. **PROVIDE SEPTIC TILE TO LAKE DETECTION METHOD WITH EITHER 1.2m Lg. 10M (MIN.) REINFORCING BAR BENT @ 90° (0.65m E/F) @ 50mm MIN. STONE COVER TYPE TP AT EACH END OF THE MANHOLE TO THE DETECTION OF BED OVERFLOW.**
9. **FOR TEST HOSE INFORMATION AND "T" TIME REFER TO "PERCOLATION TIME ASSESSMENT" REPORT PREPARED BY ENGINEER, DATED OCT. 19, 2023.**
10. **BUILDER/CONTRACTOR TO REPORT TO THE ENGINEER ANY CHANGES THAT DERIVATE FROM THE DESIGN CRITERIA. (i.e. SOIL SUTABILITY, WATER TABLE ETC.)**
11. **BUILDER TO VERIFY LOCATION OF ABOVE GROUND STRUCTURES (i.e. SEWERS, STREET LIGHTS, ETC.) DO NOT CONFLICT WITH DRIVEWAY ENTRANCE LOCATION (1.5m MIN. CLEARANCE).**
12. **STEP DOWN FLOORING TO REPORT TO AND/OR FOOTINGS TO SUIT EXISTING GRADE.**
13. **THE BUILDER/CONTRACTOR IS TO ENSURE FOOTINGS ARE FOUNDED ON SOLID CAPABLE OF SUPPORTING THE ANTICIPATED LOADS.**
14. **PUMP TANK SHALL BE 900 LITRE PUMP TANK WITH SUBMERSIBLE EFFLUENT PUMP (MYERS SRM4 OR EQUIV.).**

SEASONALLY HIGH LAKE LEVEL AT
SUBJECT PROPERTY IS 175.20m CGVD28

| | | | |
|-----|---------------------------------|----------------------|------|
| 5 | FREE STANDING DECK & SITE STATS | 02/07/24 | K.P. |
| 4 | MOVE RESIDENCE/SITE STAT'S | 01/31/24 | S.L. |
| 3 | ENTRY STAIRS | 01/29/24 | K.P. |
| 2 | PROPERTY BOUNDARY/SITE STAT'S | 01/26/24 | S.L. |
| 1 | AS PER COMMENTS | 10/31/23 | K.P. |
| NO. | REVISION | DATE (MM/DD/YYYY) | BY |



PROJECT

PROPOSED
RESIDENCE
112 WOODSTOCK AVENUE
NORFOLK COUNTY

CLIENT: BM ARCHITECTURAL DESIGN


SITE DEVELOPMENT PLAN

| | | | |
|----------|-------------|----------|---------|
| DESIGN: | R.W.P. | SCALE: | 1:100 |
| DRAWN: | K.P.B. | JOB No: | 16278 |
| CHECKED: | R.W.P. | | |
| SHEET: | 1 of 1 | DWG. No: | 16278-1 |
| DATE: | SEPT. 21/23 | | |



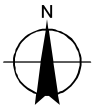


Legend

 Subject Lands

2020 Air Photo

5/3/2024



10 5 0 10 20 30 40
Meters

MAP B

ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM

ANPL2024094



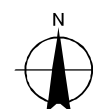
LEGEND

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

ZONING BY-LAW 1-Z-2014

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

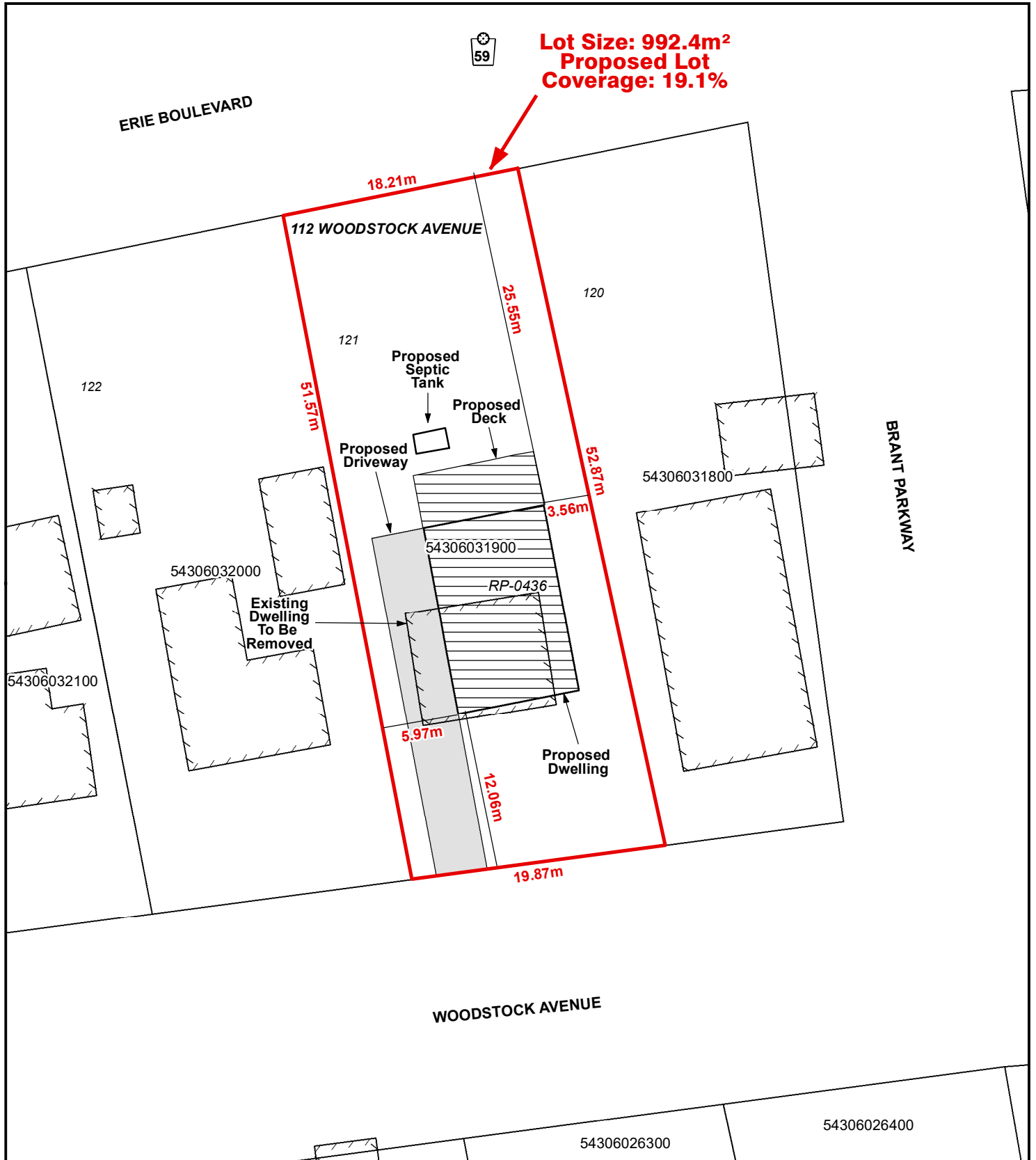
5/3/2024



10 5 0 10 20 30 40
Meters

CONCEPTUAL PLAN

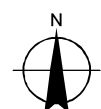
Geographic Township of SOUTH WALSINGHAM



Legend

Subject Lands

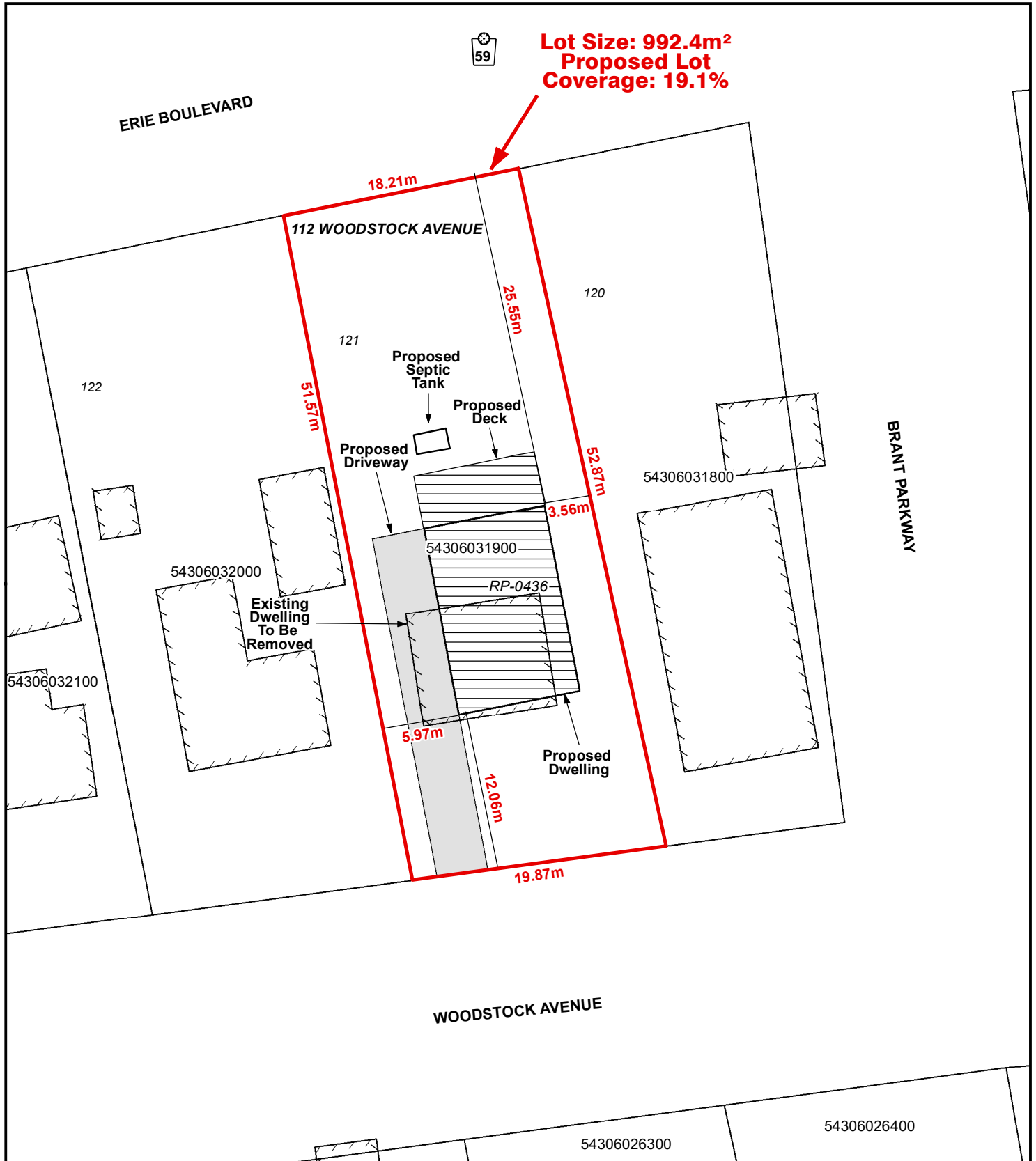
5/3/2024



3 1.5 0 3 6 9 12 Meters

CONCEPTUAL PLAN

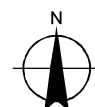
Geographic Township of SOUTH WALSINGHAM



Legend

Subject Lands

5/3/2024



3 1.5 0 3 6 9 12 Meters