

For Office Use Only:

File Number _____
Related File Number _____
Pre-consultation Meeting _____
Application Submitted _____
Complete Application _____

Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____
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: 3310-336-010-57000

A. Applicant Information

Name of Owner Chris Miles

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 1698 Old Highway 24
Town and Postal Code Waterford, ON N0E 1Y0
Phone Number _____
Cell Number 519-428-8394
Email chris@crws.ws

Name of Applicant Agent

Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Name of Agent David McPherson

Address 8 Culver Lane

Town and Postal Code Simcoe, ON N3Y 5C8

Phone Number _____

Cell Number 519-427-6483

Email david-a-mcpherson@hotmail.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 mortgages, charges or other encumbrances on the subject lands:

n/a

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 7 Concession 4 Townsend

Municipal Civic Address: 1198 Old Highway 24

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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:

Residential and Agricultural

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 is a 1.5 storey house of 113 sq.m. and a single storey agricultural barn of 270.14 sq.m.
they are both shown on the attached site 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 is a detached residential garage of 180 sq.m. in building area, but because the garage has a drive-in basement, the combined main floor and basement gives a usable floor area of 329.53 sq.m.

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:

75 plus years

9. Existing use of abutting properties:

agricultural and 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	285.3m				
Lot depth	246.3m				
Lot width	327m				
Lot area	17.78 ac				
Lot coverage					
Front yard		13m		22m	
Rear yard		1.2m		157m	
Height		8m		6.5m	
Left Interior side yard		1.2m		203.5m	
Right Interior side yard		1.2m		55.5m	
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other	usable floor area	200 sqm		329.53 sqm	129.53 sqm

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

The garage was designed to have a building footprint of 180 sqm. However, because there is a drive-in basement, the combined "usable floor area" sums at 329.53 sqm.

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: _____

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:

Information provided by owner who is third generation owner of the property

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:

Property is not within a WHPA

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:

Old Highway 24

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.

Premise and Justification report is attached

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

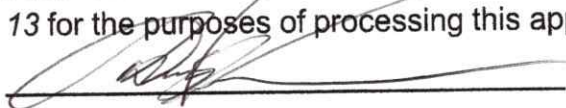
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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



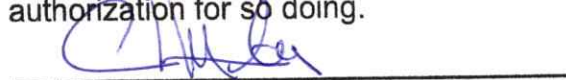
Date

J. Owner's Authorization

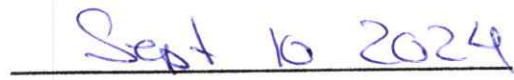
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Chris Miles am/are the registered owner(s) of the lands that is the subject of this application.

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



Owner



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, David McPherson of Simcoe

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Gilbertson Administration Building



Owner/Applicant/Agent Signature

In Simcoe

This 11th day of September

A.D., 2024



A Commissioner, etc.

Sept - 11 2024

Mohammad Ariful Alam, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires September 2, 2024.

MAP NORFOLK - Community Web Map



10/30/2023, 9:42:44 AM

☐ Land Parcels

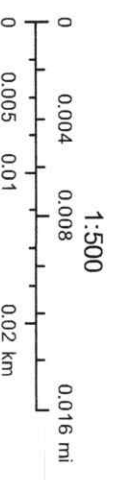
☐ Civic Address

☐ Plan Lines

☐ Reg Plan Lot Numbers

☐ Road Labels

☐ DraftPlan



Queen's Printer for Ontario
Norfolk GIS

FOUNDATION DRAINAGE LAYER TO COMPLY WITH ONT. REG. 350/06 AND SUBSECTION 9.14.2. AND 9.14.4.

PROVIDE CONTINUOUS ICE AND WATER SHIELD MEMBRANE OVER SHEATHING ON ALL ROOFS LESS THAN 4/12

ALL WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND WHICH ARE SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE SEPARATED FROM THE CONCRETE BY MIN. 5mil POLYETHYLENE OR TYPE S ROLL ROOFING AS PER OBC. 9.23.2.3.(1) & (2)

ALL ELECTIONAL PANELS AND COMPONENTS TO COMPLY WITH OBC. 9.34. AND SPECIFIC REQUIREMENTS OF THE LOCAL UTILITY SUPPLIER

NOTE: ALL TRUSS DIMENSIONS TO BE SITE MEASURED AND VERIFIED BY BUILDER OR CLIENT PRIOR TO INITIATING TRUSS FABRICATION. ALL TRUSS HANGERS, UPLIFT ANCHORS AND SPECIAL FASTENERS TO BE SPECIFIED & BY TRUSS DESIGNER INCLUDING STAMPED HANGERS WHEN REQUIRED FOR APPROVALS. TBPG REVIEWS TRUSS PACKAGE FOR GENERAL CONFORMANCE WITH THE TRUSS LAYOUT AND TRUSS PROFILES BUT IS NOT RESPONSIBLE FOR DETAILED TRUSS ENGINEERING PROVIDED IN TRUSS 'PACKAGES'.

SPECIFIC LOCATION OF HYDRO METER TO BE ESTABLISHED BY LOCAL UTILITY ON EXTERIOR OF THE HOUSE

GENERAL NOTES

THESE DOCUMENTS ARE NOT TO BE SCALED. THE DESIGN AND DOCUMENTS REMAIN THE PROPERTY OF "THE BUILDING PERMIT GUY" AND ARE PROTECTED BY LAW. THEY MAY NOT BE ALTERED, ISSUED, OR REPRODUCED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE DESIGNER AND "TBPG" ALL DOCUMENTS ARE TO BE USED FOR THE CONSTRUCTION PROPOSED. ONLY SIGNED SEALED AND STAMPED DOCUMENTS ARE TO BE USED FOR THE CONSTRUCTION PROPOSED. ANY DEVIATIONS FROM THESE PLANS AND DETAILS WILL REQUIRE REVISED DRAWINGS AND CLEARANCE BY THE BUILDING DEPARTMENT. CONTRACTOR TO SITE VERIFY ANY AND ALL DETAILS AND DIMENSIONS AND REPORT ANY AND ALL DISCREPANCIES TO THE DESIGNER BEFORE COMMENCING WITH THAT RELATED PORTION OF THE WORK.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND FOR MAKING ARRANGEMENTS FOR ALL REQUIRED INSPECTIONS. ALL CONSTRUCTION & MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE ONTARIO BUILDING CODE. ANY CHANGES TO DESIGN OR USE OF OTHER BUILDING MATERIALS SHALL BE APPROVED BY THE DESIGNER AND/OR APPROVED BY THE ENGINEER IF REQUIRED. IF DURING THE COURSE OF THE WORK UNKNOWN CONDITIONS ARE DISCOVERED WHICH WOULD NOT BE REASONABLY ASSUMES TO HAVE BEEN PRESENT OR ANTICIPATED, THE CONTRACTOR SHALL NOTIFY THE DESIGNER.

ALL DIMENSIONS ARE IMPERIAL, UNLESS OTHERWISE NOTED.

EXCAVATION AND BACKFILL

- EXCAVATION SHALL BE UNDERTAKEN IN SUCH A MANNER SO AS TO PREVENT DAMAGE TO EXISTING STRUCTURES, ADJACENT PROPERTY AND UTILITIES.
- THE TOPSOIL AND ANY ORGANIC MATTER IN UNEXCAVATED AREAS UNDER A BUILDING SHALL BE REMOVED. THE BOTTOM OF EXCAVATIONS FOR FOUNDATIONS SHALL BE FREE OF ALL ORGANIC MATERIAL.
- IF TERMITES ARE KNOWN TO EXIST, ALL STUMPS, ROOTS AND WOOD DEBRIS SHALL BE REMOVED TO A MINIMUM OF DEPTH OF 11 3/4" IN EXCAVATED AREAS UNDER A BUILDING, AND THE CLEARANCE BETWEEN UNTREATED STRUCTURAL WOOD ELEMENTS AND THE GROUND SHALL BE NO LESS THAN 18"
- BACKFILL WITHIN 24" OF THE FOUNDATION WALLS SHALL BE FREE OF DEBRIS AND BOULDERS OVER 10" IN DIAMETER.

FOOTINGS

- ALL FOOTINGS TO BEAR ON NATIVE UNDISTURBED SOIL AND BE A MIN. OF 4'-0" BELOW FINISHED GRADE.
- SOIL BEARING CAPACITY TO BE A MIN. OF 3000 PSF

STANDARD FOOTINGS

- MINIMUM 20"x6" CONTINUOUS KEYED POURED CONCRETE FOOTING, UNLESS NOTED OTHERWISE.
- MINIMUM 4'-0" BELOW FINISHED GRADE IN ACCORDANCE WITH O.B.C. TABLE 9.12.2.2 MINIMUM BEARING CAPACITY OF 1570 PSF
- THE PROJECTION OF AN UNREINFORCED FOOTING BEYOND THE WALL SUPPORTED SHALL BE GREATER OR EQUAL THAN ITS THICKNESS.

FOUNDATION WALLS

- TO BE POURED CONCRETE OR UNIT MASONRY (REFER TO DRAWINGS FOR TYPE AND THICKNESS)
- DAMP-PROOFING SHALL BE A HEAVY COAT OF BITUMINOUS MATERIAL.
- FOUNDATION WALL TO EXTEND MINIMUM 6" ABOVE FINISHED GRADE.
- A DRAINAGE LAYER IS REQUIRED ON THE OUTSIDE OF A FOUNDATION WALL WHERE THE INTERIOR INSULATION EXTENDS MORE THAN 2'-11" BELOW EXTERIOR GRADE. A DRAINAGE LAYER SHALL CONSIST OF:
 - MIN. 3/4" MINERAL FIBER INSULATION WITH MIN. DENSITY OF 3.6 LB/FT2 OR
 - MIN. 4" OF FREE DRAINAGE GRANULAR MATERIAL OR
 - AN APPROVED SYSTEM WHICH PROVIDES EQUIVALENT PERFORMANCE.
- FOUNDATION WALLS SHALL BE BRACED OR HAVE THE FLOOR JOISTS INSTALLED BEFORE BACKFILLING.
- SILL PLATES SHALL BE PROVIDED WHERE FLOORS/WALLS DIRECTLY BEAR ON THE FOUNDATION WALLS.
- SILL PLATES SHALL BE CONTINUOUS 2X4 OR 2X6 WOOD (REFER TO DRAWINGS) MOUNTED ON A CONTINUOUS SILL GASKET C/W 1/2" \square \varnothing ANCHOR BOLTS, 12" LONG, EMBEDDED A MIN. OF 4" INTO THE CONCRETE @ 7'-10" O/C AND BE DESIGNED TO PREVENT TIGHTENING WITHOUT WITHDRAWING THEM FROM THE FOUNDATION

DAMP-PROOFING AND DRAINAGE

- IN NORMAL SOIL CONDITIONS, THE EXTERIOR SURFACES OF FOUNDATION WALLS ENCLOSING BASEMENTS AND CRAWLSPACES SHALL BE DAMP-PROOFED. WHERE HYDROSTATIC PRESSURE OCCURS, A WATERPROOFING SYSTEM IS REQUIRED.
- MASONRY FOUNDATION WALLS SHALL BE PARGED WITH 1/4" OF MORTAR COVERED OVER THE FOOTING PRIOR TO DAMP-PROOFING.
- 4" \varnothing PERFORATED WEEPING TILE WRAPPED WITH FILTER SOCK IN ACCORDANCE WITH O.B.C. 9.14.3. FOUNDATION DRAINS SHALL BE LAID ON LEVEL, UNDISTURBED GROUND ADJACENT TO THE FOOTINGS AT OR BELOW THE TOP OF THE BASEMENT SLAB OR CRAWLSPACE FLOOR AND SHALL BE COVERED WITH 6" OF CRUSHED STONE
- FOUNDATION DRAINS SHALL DRAIN TO A STORM SEWER, DRAINAGE DITCH, DRY WELL OR SUMP.
- WINDOW WELLS SHALL BE DRAINED TO THE FOOTING
- DOWNSPOUTS NOT DIRECTLY CONNECTED TO A STORM SEWER SHALL HAVE EXTENSIONS TO CARRY WATER AWAY FROM THE BUILDING AND PROVISIONS SHALL BE MADE TO PREVENT SOIL EROSION.
- CONCRETE SLABS IN ATTACHED GARAGES SHALL BE SLOPED TO DRAIN TO EXTERIOR.
- THE BUILDING SITE SHALL BE GRADED SO THAT SURFACE, SUMP AND ROOF DRAINAGE WILL NOT ACCUMULATE AT OR NEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

CONCRETE

ALL CONCRETE TO HAVE ULTIMATE COMPRESSIVE STRENGTH @ 28 DAYS OF:

- 20 MPA FOR FOOTINGS AND WALLS
- 25 MPA FOR BASEMENT FLOORS
- 32 MPA FOR GARAGE FLOORS AND ALL EXTERIOR CONCRETE WITH 5%-8% AIR ENTRAINMENT.

CONCRETE FLOOR SLABS

- GARAGE, CARPORT, EXTERIOR SLABS AND STEPS SHALL BE 32 MPA, 4650 PSI CONCRETE (AFTER 28 DAYS) WITH 5-8% AIR ENTRAINMENT UNLESS NOTED OTHERWISE.
- BASEMENT SLABS TO BE 4" THICK 20 MPa POURED CONCRETE WITH DAMP-PROOFING (REFER TO SECTIONS) ON 6" COURSE CLEAN GRANULAR MATERIAL.
- ALL FILL OTHER THAN COURSE CLEAN MATERIAL PLACED BENEATH CONCRETE SLABS SHALL BE COMPACTED TO PROVIDE UNIFORM SUPPORT.

SOIL GAS CONTROL

- WHERE METHANE OR RADON GASES ARE KNOWN TO BE PRESENT, A SOIL GAS BARRIER SHALL BE INSTALLED AT WALLS, FLOORS AND ROOFS IN CONTACT WITH THE GROUND ACCORDING TO SUPPLEMENTARY STANDARDS SB-9.

REINFORCED CONCRETE SLABS

- REINFORCED CONCRETE SLABS (PORCHES OVER COLD ROOMS IN BASEMENTS) TO BE CONSTRUCTED IN STRICT ACCORDANCE WITH O.B.C. 9.4. (UNLESS DESIGNED BY P-ENG.) THE SLAB SHALL NOT SPAN MORE THAN 8'-2" IN THE SHORTEST DIRECTION AND BE NOT LESS THAN 4 7/8" THICK.
- SLABS TO BE REINFORCED WITH 10M BARS @ 8" O/C MAX IN EACH DIRECTION WITH 1 1/4" CLEAR CONCRETE COVER. THE SLAB SHALL BEAR NOT LESS THAN 3" ON THE SUPPORTING FOUNDATION WALLS AND BE ANCHORED TO THE WALLS WITH 36"x36" BENT DOWELS SPACED NOT MORE THAN 24" O/C.
- STEEL BARS SHALL CONFORM TO GRADE 400 CAN/CSA-G30. 18-M "BILLET STEEL BARS FOR CONCRETE REINFORCEMENT".
- CONCRETE FORM WORK SHALL CONFORM WITH CAN/CSA-A23.1M "MATERIALS AND METHODS OF CONCRETE CONSTRUCTION"

NATURAL VENTILATION

- EVERY ROOF SPACE ABOVE AN INSULATED CEILING SHALL BE VENTILATED WITH UNOBSTRUCTED OPENINGS EQUAL TO AND/OR NOT LESS THAN 1/300 OF INSULATED AREA.
- INSULATED ROOF SPACES NOT INCORPORATING AN ATTIC SHALL BE VENTILATED WITH NOT LESS THAN 1/250 OF UNINSULATED AREA.
- ROOF VENTS SHALL BE UNIFORMLY DISTRIBUTED AND DESIGNED TO PREVENT THE ENTRY OF RAIN, SNOW OR INSECTS.
- UNHEATED CRAWL SPACES SHALL BE PROVIDED WITH 1.1 ft^2 OF VENTILATION FOR EACH 538 ft^2

NOTES:

ALL TOP SOIL SOFT ORGANIC OR OTHERWISE COMPRESSIBLE MATERIAL MUST BE REMOVED FROM THE GROUND SURFACE. THE SLAB IS TO BE PLACED ON A MINIMUM 6" OF GRANULAR 'A' OR CRUSHED STONE COMPACTED TO MINIMUM 98% OF ITS MAXIMUM STANDARD PROCTOR DRY DENSITY TO PROVIDE UNIFORM SUPPORT FOR THE SLAB. NO SOFT SPOTS PERMITTED CONCRETE SHALL BE IN ACCORDANCE TO THE LATEST EDITION OF CSA A32.1 AND A23.3. ALL FORM WORK TO BE IN ACCORDANCE TO CSA A23.1. CONCRETE SHALL BE MINIMUM 25MPa WITH 5% TO 8% AIR ENTRAINMENT FOR COLD WEATHER REQUIREMENTS. SLUMP TO BE 3" MIN AND 4" MAX REINFORCING STEEL TO BE PROPERLY SUPPORTED IN FORMS OR WITH CHAIRS WITH COVER AS REQUIRED. STEEL SHALL BE 400 MPa YIELD STRENGTH, WIRE MESH TO BE 460 MPa YIELD STRENGTH. PROVIDE A MINIMUM OF 3" CLR COVER FROM EARTH, STEEL REINFORCING BARS OR WIRE MESH FOR SLAB TO BE PROVIDED AT A MAXIMUM DEPTH OF 1/3 DEPTH FROM TOP OF SLAB LAP ALL JOINTS IN BARS MINIMUM 24". WET SETTING OF ANCHOR BOLTS IS PERMITTED BUT NOT RECOMMENDED. PLACE CAREFULLY TO ENSURE NO VOIDS ARE CREATED COLD WEATHER CONSTRUCTION FOR TEMPERATURES LISTED OR PREDICTED WITHIN 24HRS OF INSTALLATION - BELOW 40°F - POUR CONCRETE AT A TEMPERATURE OF 60°F, TARP WITH POLYETHYLENE DROP SHEETS FOR 3 DAYS AFTER PLACEMENT - BELOW FREEZING - POUR CONCRETE AT A TEMPERATURE OF 60°F, TARP AS ABOVE AND PACK WITH 3" MIN STRAW AND PROVIDE HEAT ALL WORK TO CONFORM TO CSA A23.3 AND O.B.C. MOST RECENT EDITIONS AND AMENDMENTS THE BUILDING PERMIT GUY IS NOT RESPONSIBLE OR LIABLE AS A RESULT OF POOR WORKMANSHIP OR DEVIATIONS OF THIS DETAIL

7'-x7'x 18" THK.
CONCRETE FND. W/ 20M
@ 10" C/C TOP &
BOTTOM BOTH WAYS

7'-x7'x 18" THK.
CONCRETE FND. W/ 20M
@ 10" C/C TOP &
BOTTOM BOTH WAYS

UNEXCAVATED



THIS STAMP APPLIES TO THE DESIGN OF THE FOUNDATION & PRE-CAST SLAB SUPPORTING MEMBERS ONLY - ALL OTHER ELEMENTS (ARCHITECTURAL OR STRUCTURAL) ARE THE RESPONSIBILITY OF OTHERS

SLAB ABOVE
6" POURED CONCRETE 30MPa c/w 6X6X1/4" STEEL MESH SLAB
6MIL. POLY VAPOR BARRIER
5" GRANULAR FILL
SEE DETAIL

PLACE MIN 1/2" ANCHOR BOLTS AT 6" FROM EACH SIDE OF DOOR OPENINGS AND AT 6'-0" AROUND PERIMETER

10" REINFORCED CONCRETE FOUNDATION WALL W/ FOOTING SEE DETAILS

FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

NOTE: PORCH NOT TO SCALE TO FIT ON PAGE. DO NOT SCALE PORCH, REFER TO DIMENSION SHOWN

36"x36" X12' 20MPa
CONC. FTG. W/ 12"x12"
CONC. PIER (TYP.)



TBPG
DRAFTING & DESIGN

220 BROAD STREET EAST
DUNNVILLE, ON. N1A 1G2
289.308.6442
INFO@THEBUILDINGPERMITGUY.CA

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO ACT AS A DESIGNER.

QUALIFICATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C. 3.2.5.1. OF THE 2012 ONTARIO BUILDING CODE.

JOHN BARNHART
41773
103362
BCIN
THE BUILDING PERMIT GUY
FIRM NAME

MILES

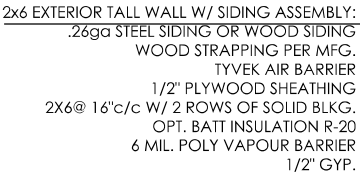
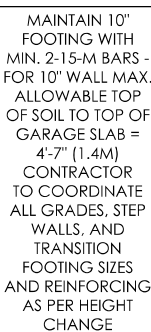
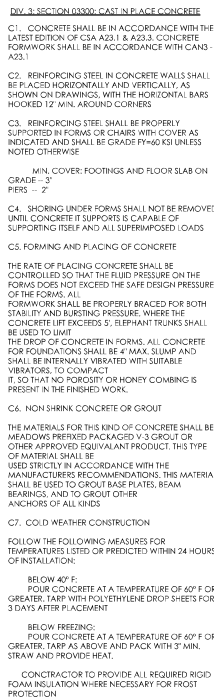
DETACHED GARAGE

1698 OLD HWY. 24, WATERFORD, ON.

DRAWN BY:
J. BARNHART

A-1

THE BUILDING PERMIT GUY DRAFTING & DESIGN

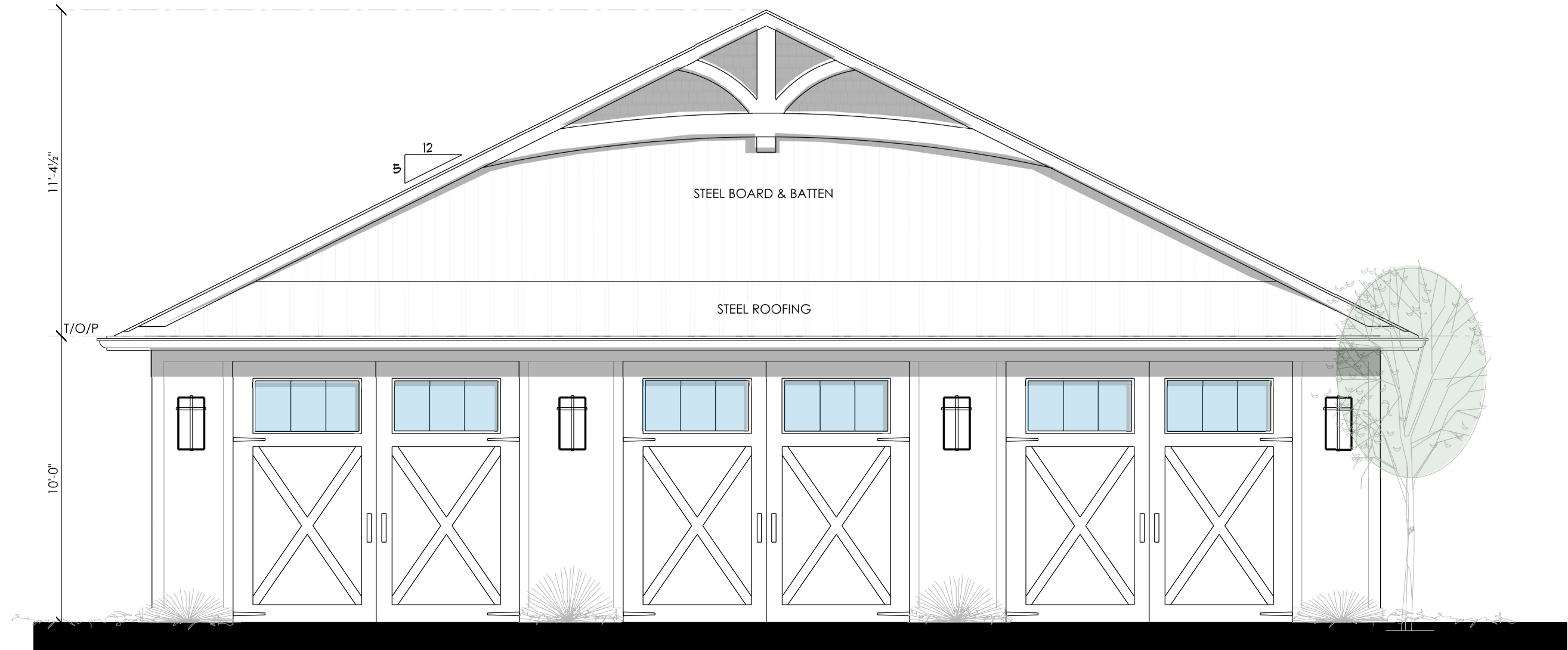


QUALIFICATION INFORMATION REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C. 3.2.5.1. OF THE 2012 ONTARIO

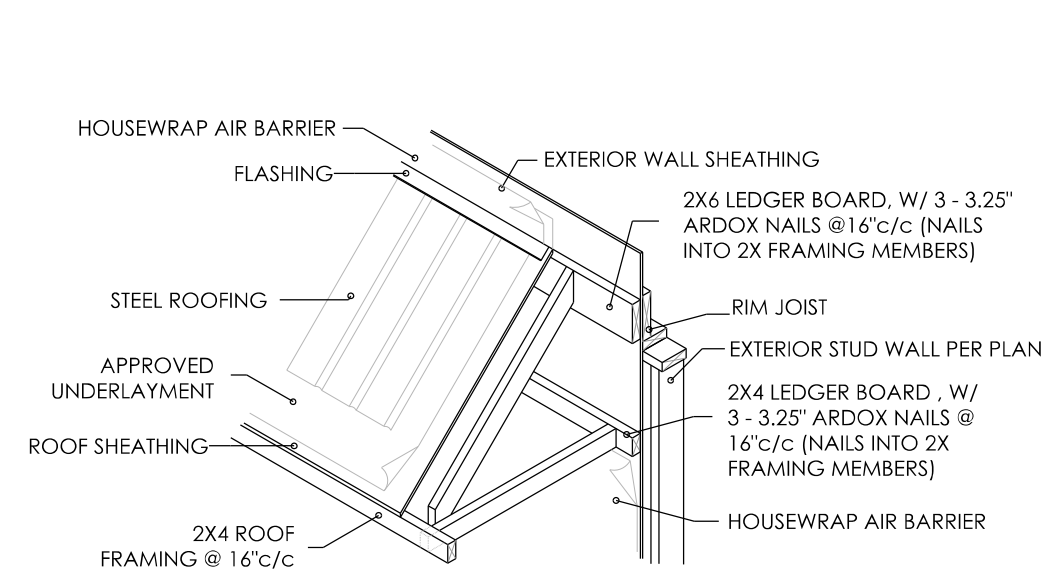
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DETACHED GARAGE
1698 OLD HWY. 24, WATERFORD, ON.

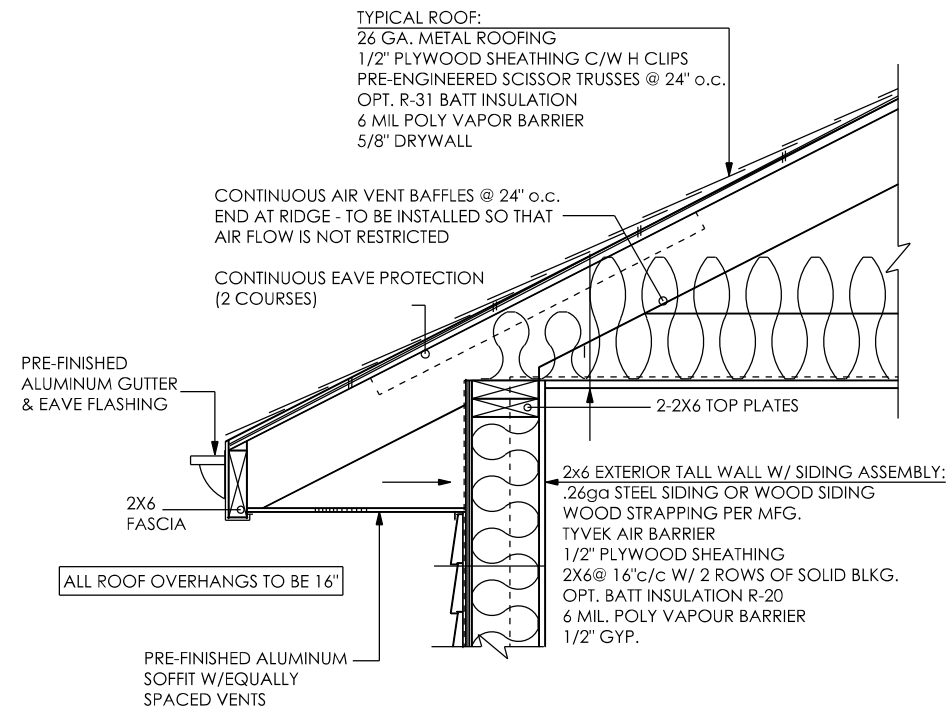
A-3



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



NAIL ON ROOF RETURN DETAIL



TALL WALL ASSEMBLY @ EAVES



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JOHN BARNHART 41773

THE BUILDING PERMIT GUY 103362

FIRM NAME BCIN

MILES
DETACHED GARAGE
1698 OLD HWY. 24, WATERFORD, ON.

DRAWN BY: J. BARNHART

A-4

THE BUILDING PERMIT GUY DRAFTING & DESIGN



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



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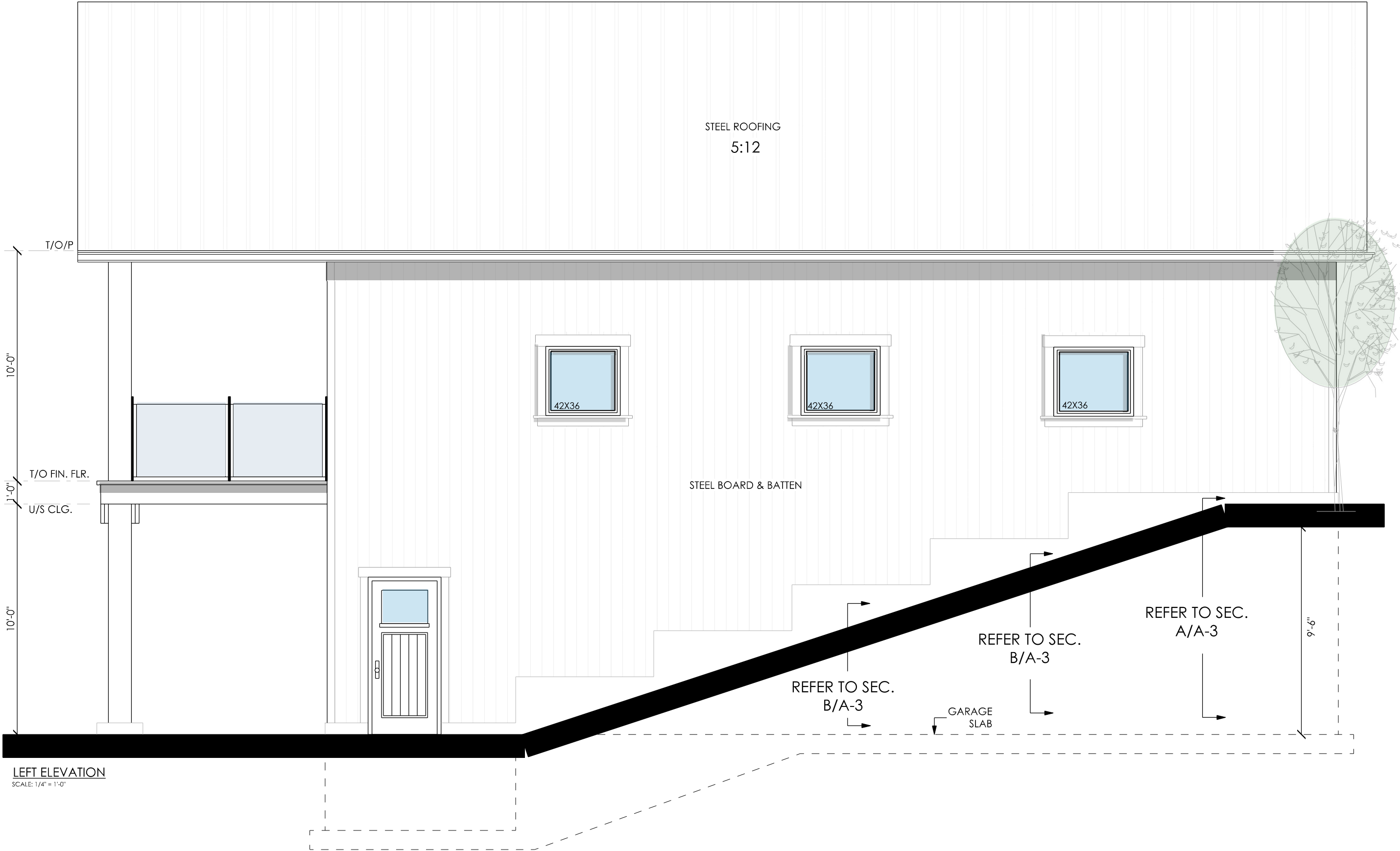
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A-5



T B P G
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JOHN BARNHART 41773

THE BUILDING PERMIT GUY 103362 BCIN

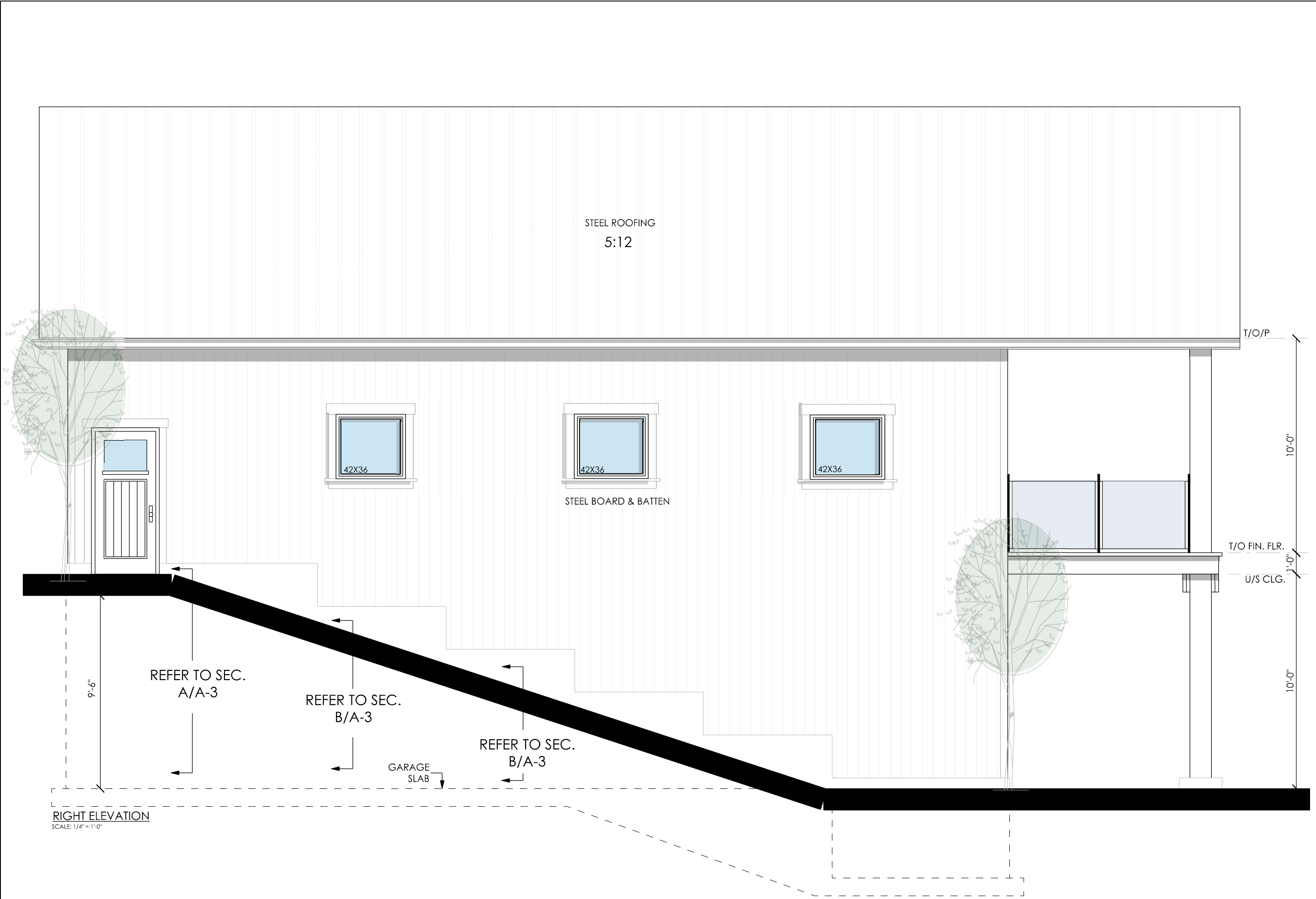
MILES

DETACHED GARAGE

1698 OLD HWY. 24, WATERFORD, ON.

DRAWN BY: J. BARNHART

A-6



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JOHN BARNHART 41773

THE BUILDING PERMIT GUY 103362 BCIN

MILES
DETACHED GARAGE
1698 OLD HWY. 24, WATERFORD, ON.

DRAWN BY: J. BARNHART

A-7

Premise and Justification of Minor Variance Application for 1698 Old Highway 24

This application is for a detached garage that has a building area or building footprint of 180 sq.m.. However, the garage is proposed to be built on sloped ground, falling off to the rear. The owner wants to take advantage of this site characteristic and proposes a drive-out basement similar to a walk-out basement in a house built on a sloped lot.

Article 3.2 (g) of Zoning By-law 1-Z-2014 permits a maximum detached accessory building of 200 sq. m. of “useable floor area”. Though the proposed building has a footprint of 180 sq. m., the basement combined with the main floor sums to 329.53 sq. m.. Therefore, we seek relief of 129.53 sq. m. of “useable floor area”.

Attached is a Site Plan showing the location of the proposed garage, along with a full set of Architectural Plans of the garage.

No additional reliefs are being sought.

This application is consistent with the PPS.

Under Section 45(1) of the Planning Act there are four tests a minor variance must meet. In order to be considered the application must meet all four tests:

- Does the application conform to the general intent and purpose of the Official Plan.
- Does the application conform to the general intent and purpose of the Zoning Bylaw.
- Is the application desirable for the appropriate development of the lands in question.
- Is the application minor.

Norfolk County Official Plan

The subject property is designated as Agricultural in the Norfolk County Official Plan. The Official Plan supports residential accessory buildings in the Agricultural designation. Therefore, this application conforms to the general intent and purpose of the Official Plan.

Norfolk County Zoning By-law 1-Z-2014

Zoning By-law 1-Z-2014 zones this portion of the property Agricultural. A detached residential accessory building is a permitted use within this zone. The proposed garage meets all zoning by-law provisions save for the maximum permitted “useable floor area” provision of 200 sq. m. The garage was designed to have a building area of 180 sq. m.. However, because of the basement drive-out being summed with the ground floor, the total “useable floor area” comes to 329.53 sq.m..

The general intent and purpose of the Norfolk County Zoning By-law is to maintain the character of the neighborhood. The surrounding lands are farmed and residential. The proposed Residential Accessory Building is set back 22 m. from the road and will have no visual impact on the surrounding neighborhood. Therefore, it is a good fit with the established streetscape. The requested variance will maintain the general intent and purpose of the Zoning By-law and will promote continued and better use of the residential use established on the property.

Is the Variance Desirable and Appropriate

The proposed variance is desirable as it facilitates a detached garage on the subject lands. The proposed scale, design, siting, and orientation of the proposed detached garage fits well within the immediate neighborhood. The proposed detached garage is an improvement of the property and will facilitate continued and better use of the lands.

Is the Variance Minor in Nature

The application is minor in nature as the increased useable floor area is only on account of the drive-in/out basement. The variance does not pose any significant impact to the surrounding area. There are no reductions in setback requested and there is no visual impact on the streetscape or neighborhood.

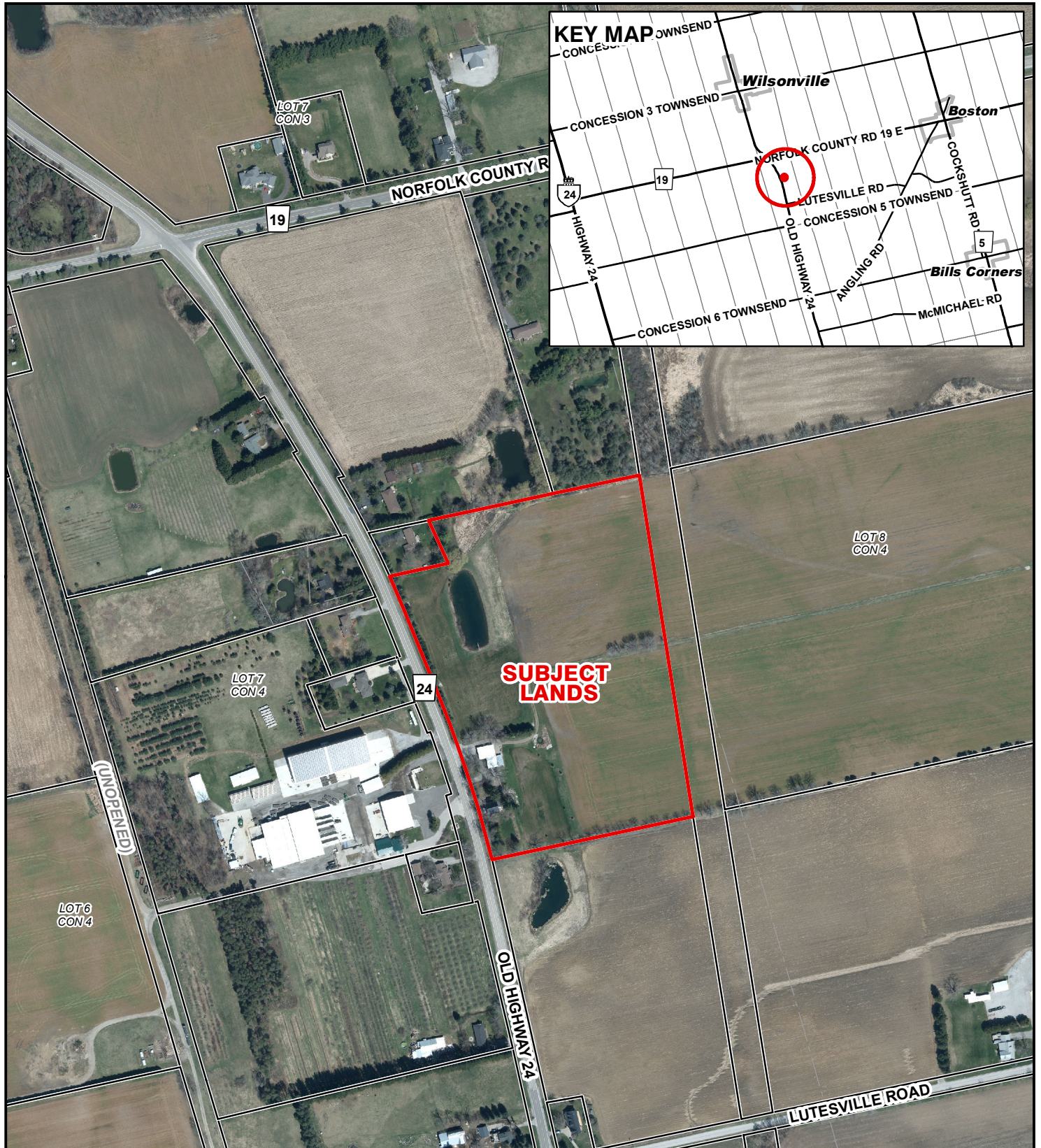
Conclusion

The requested variance is minor in nature, is desirable for the appropriate development of the land, and is in keeping with the size, character, and scale of the neighborhood. It is compatible with the existing streetscape, promotes the continued use and enjoyment of the existing residential and agricultural use of the property, and generally meets the intent of the Norfolk County Official Plan and the Norfolk County Zoning By-law

David McPherson

CONTEXT MAP

Geographic Township of TOWNSEND

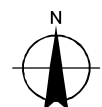


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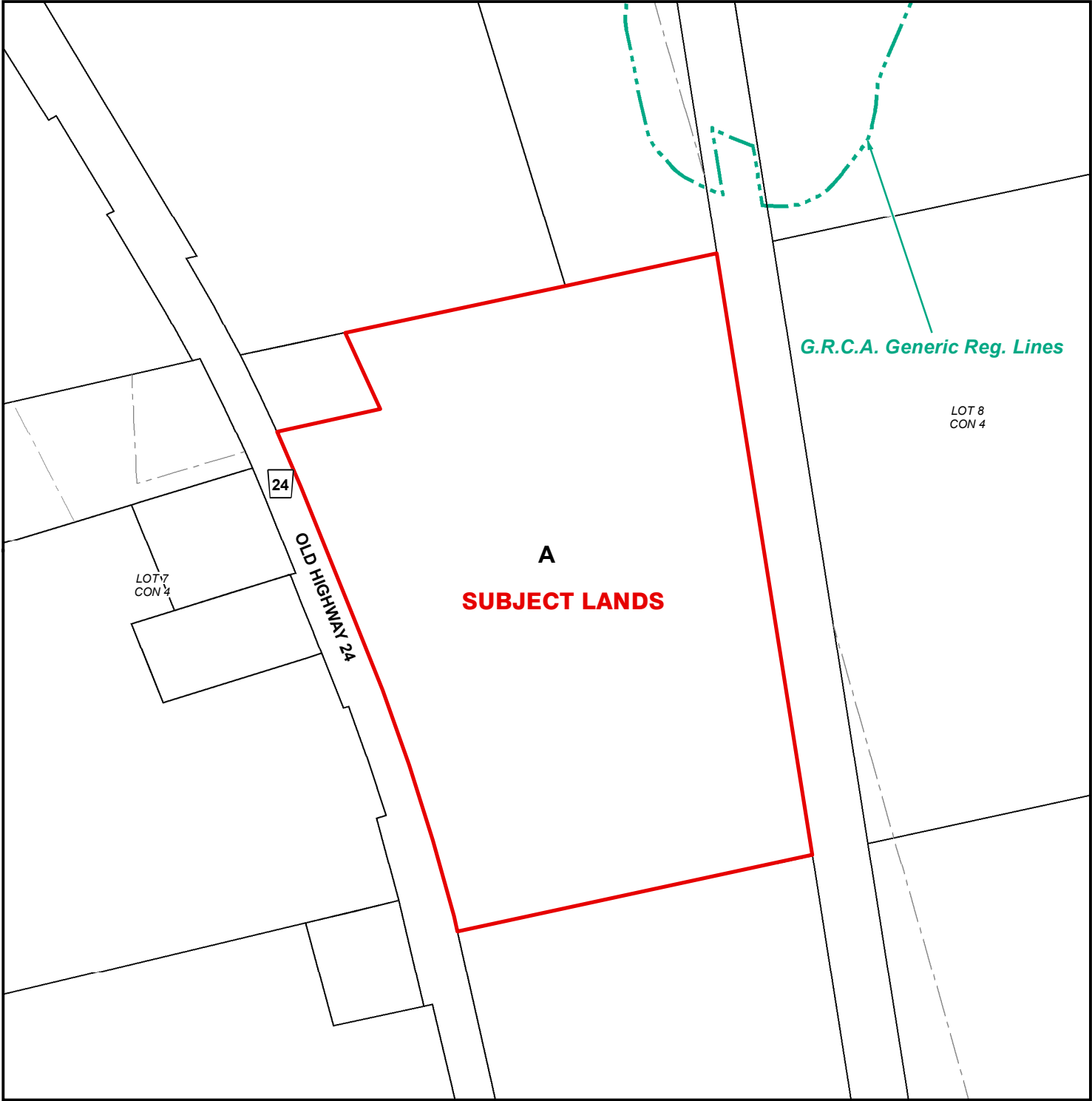
Subject Lands

2020 Air Photo

10/30/2024



40 20 0 40 80 120 160 Meters



LEGEND

Subject Lands

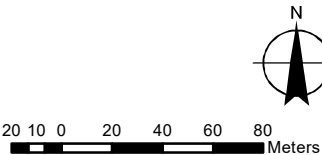
GRCA Generic RegLines

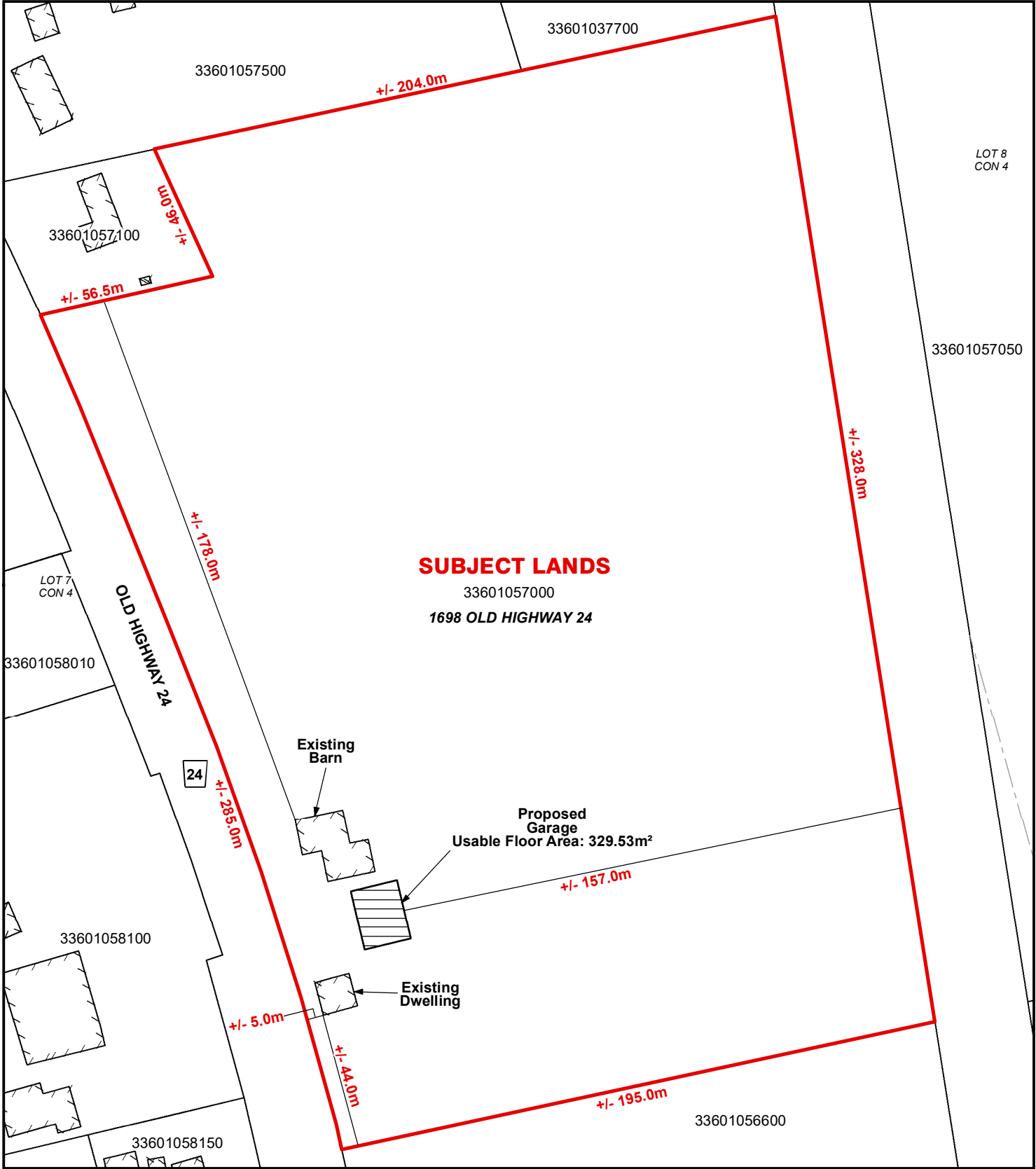
ZONING BY-LAW 1-Z-2014

(H) - Holding


A - Agricultural Zone

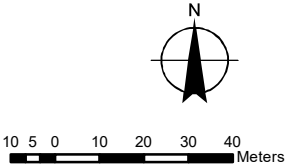
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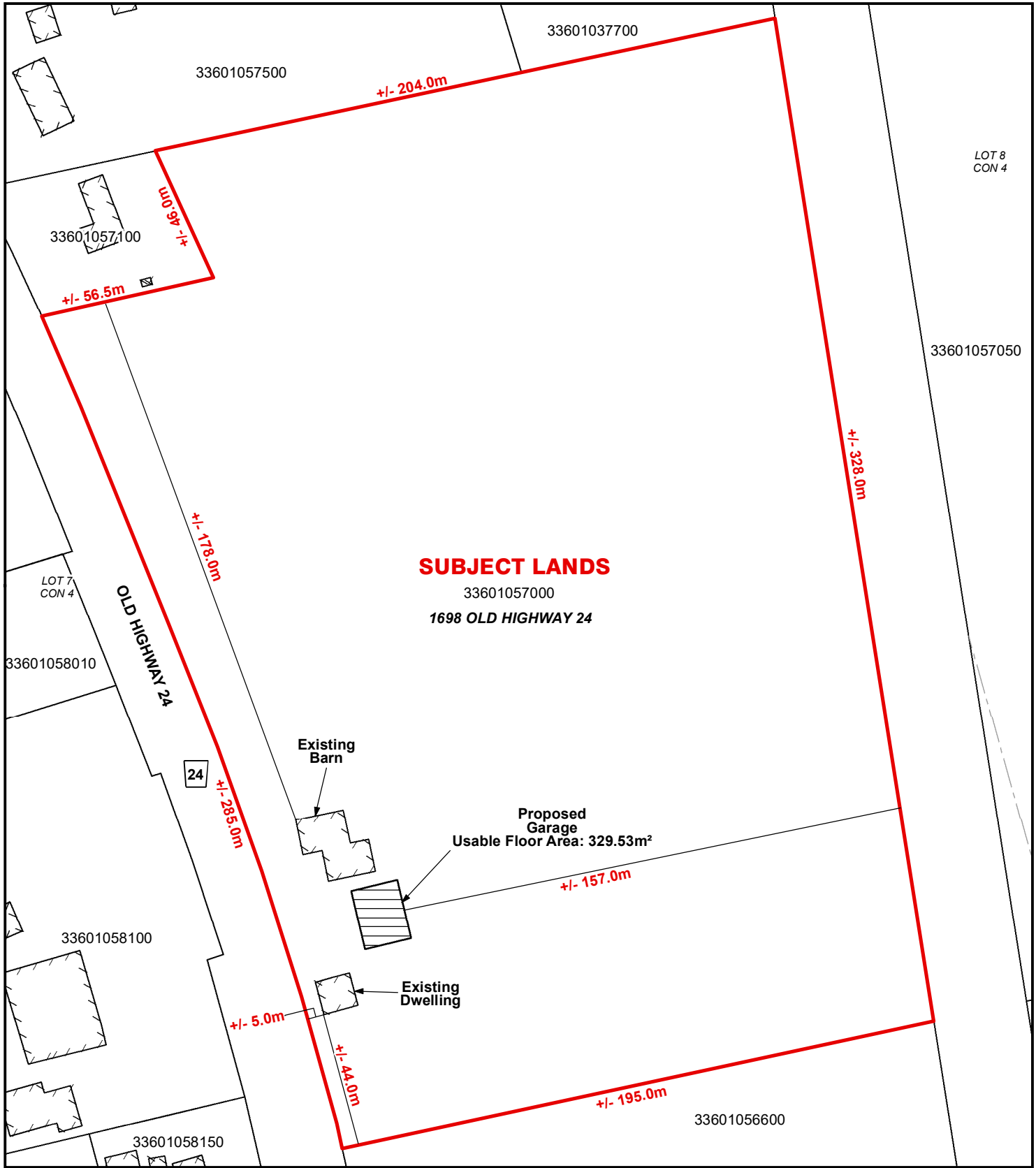
Legend

 Subject Lands




CONCEPTUAL PLAN

Geographic Township of TOWNSEND



Legend

 Subject Lands