

### **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If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded.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)



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:** 492001 03900 0000**A. Applicant Information****Name of Owner** Eric Stosius

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** 402 Talbot Road**Town and Postal Code** Delhi Ontario, N4B 2A3**Phone Number** \_\_\_\_\_**Cell Number** 519-617-0052**Email** ericstosius@gmail.com**Name of Applicant** Girard Engineering**Address** 682 Peel Street**Town and Postal Code** Woodstock, On, N4S 1L3**Phone Number** 519-879-6875**Cell Number** \_\_\_\_\_**Email** dfallowfield@girardengineering.ca

**Name of Agent** Same as Applicant  
**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:

Eric Stosius, Mortgage TD Canada Trust-MTG 1866548, 121 King, Delhi On, N4B 2A3

**B. Location, Legal Description and Property Information**

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

Lot 2, Part of Lots 1 and 3, Block 1, Registered Plan 189 (Town of Delhi) Norfolk County

Municipal Civic Address: 402 Talbot Road, Delhi Ontario, N4B 2A3

Present Official Plan Designation(s): Urban Residential Type 1

Present Zoning: R1-A

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Single family dwelling

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Ext. 1 1/2" Storey Single family home to be removed. Ext. Garage to be removed. Ext. shed to be remain. Shed is 2.5mx3.743m = 9.358m2 and 2.6m high.

---

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.
- 

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:

Ext. 1 1/2 storey dwelling to be demolished, rebuilt 1 storey dwelling: ground floor area/gross floor area = 191.85m2, lot coverage 8.5%, Ext. Garage to be demolished, rebuilt 1 storey garage: gross

floor area =111.484m2, Lot coverage =4.94%, Ext. Shed gross floor area=9.358m2, Lot coverage=0.42%

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:

Existing Dwelling and garage older than 25 years

---

9. Existing use of abutting properties:

Urban Residential Type 1 R1-A

---

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** For Proposed Deatched Garage

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	47.75m	15m			
Lot depth	47.299m	N/A			
Lot width	47.75m	N/A			
Lot area	2255.61m <sup>2</sup>	450m <sup>2</sup>			
Lot coverage	Accessory 77.363m	Lesser of 10% of lot area or 55m <sup>2</sup> -Accessory		Accessory 120.842m <sup>2</sup>	Accessory 65.842m <sup>2</sup>
Front yard	Accessory 33.11m	Accessory 1.2m		Accessory 36.79m	
Rear yard	Accessory 1.8m	Accessory 1.2m		Accessory 1.30m	
Height		Accessory 5m		Accessory 5.55m	Accessory 0.55m
Left Interior side yard	Accessory 15.67m	Accessory 1.2m		Accessory 6.99m	
Right Interior side yard	Accessory 25.7m	Accessory 1.2m		Accessory 28.57m	
Exterior side yard (corner lot)	N/A	N/A		N/A	
Parking Spaces (number)	5	2		6	
Aisle width	N/A	N/A			
Stall size	N/A	N/A			
Loading Spaces	N/A	N/A			
Other	N/A	N/A			

S

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

This is the size of garage that will suite the clients needs.

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:



**C. Purpose of Development Application** For Proposed Deatched Garage

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	47.75m	15m			
Lot depth	47.299m	N/A			
Lot width	47.75m	N/A			
Lot area	2255.61m <sup>2</sup>	450m <sup>2</sup>			
Lot coverage	Accessory 77.363m	Lesser of 10% of lot area or 55m <sup>2</sup> -Accessory		Accessory 120.842m <sup>2</sup>	Accessory 65.842m <sup>2</sup>
Front yard	Accessory 33.11m	Accessory 1.2m		Accessory 36.79m	
Rear yard	Accessory 1.8m	Accessory 1.2m		Accessory 1.30m	
Height		Accessory 5m		Accessory 5.55m	Accessory 0.55m
Left Interior side yard	Accessory 15.67m	Accessory 1.2m		Accessory 6.99m	
Right Interior side yard	Accessory 25.7m	Accessory 1.2m		Accessory 28.57m	
Exterior side yard (corner lot)	N/A	N/A		N/A	
Parking Spaces (number)	5	2		6	
Aisle width	N/A	N/A			
Stall size	N/A	N/A			
Loading Spaces	N/A	N/A			
Other	N/A	N/A			

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:  
Best judgement/Local History

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

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 +/- 213.0m

**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 +/- 305.0m

**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))** Car Dealership/Mixed uses within Delhi Industrial Park

☐ On the subject lands or ☒ within 500 meters – distance +/- 70.0m

**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 ☐ Communal wells  
☐ Individual 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)

---

Overland Flow

2. Existing or proposed access to subject lands:

- ☐ Municipal road ☒ Provincial highway  
☐ Unopened road ☐ Other (describe below)

Name of road/street:

The King's Highway No.3 (Talbot Road)

---

**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

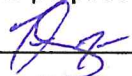
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

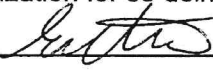
DEC. 19, 2024  
\_\_\_\_\_  
Date

### 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 ERIC STOSIUS am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize GIRARD Engineering 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

NOV 29 / 24  
\_\_\_\_\_  
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, TOM SPRAGUE of NORFOLK COUNTY

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:

Simcoe

[Signature]  
Owner/Applicant/Agent Signature

In Norfolk County

This 19<sup>th</sup> day of December

A.D., 2024

[Signature]  
A Commissioner, etc.

Jodi Lynn Pfaff-Schimus, a  
Commissioner, etc., Province of Ontario.  
for the Corporation of Norfolk County.  
Expires March 1, 2025.



SKETCH  
ILLUSTRATING TOPOGRAPHIC INFORMATION  
FOR: ERIC STOSIUS  
#402 TALBOT ROAD  
P.I.N. 50158-0116

SCALE - 1: 250

METRIC  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN  
BE CONVERTED TO FEET BY DIVIDING BY 0.3048

- NOTES
- PROPERTY DIMENSIONS SHOWN HEREON AS SHOWN ON SURVEYOR'S REAL PROPERTY REPORT COMPLETED BY KIM HUSTED SURVEYING LTD., PROJECT No. 23-18926SRPR DATED NOVEMBER 6, 2023
  - SITE BENCHMARK #1 TOP OF FOUNDATION WALL OF EXISTING DWELLING LOCATED ON THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 233.12 METRES
  - SITE BENCHMARK #2 TOP OF FOUNDATION WALL OF EXISTING DWELLING LOCATED EAST OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION OF 233.41 METRES
  - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM 1928, GEOID MODEL HT2\_2010V70, REFERENCE FRAME NAD83 (CSRS) (2010.0)
  - THIS SKETCH WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 19th DAY OF OCTOBER 2023
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARKS PRIOR TO EXCAVATION
  - LOCATION OF EXISTING UNDERGROUND UTILITIES NOT DETERMINED

- LEGEND
- M DENOTES MAN HOLE
  - W DENOTES WATER VALVE
  - U DENOTES UTILITY POLE
  - DENOTES DECIDUOUS TREE
  - DENOTES CONIFEROUS TREE

PROPERTY DESCRIPTION:  
LOT 2  
PART OF LOTS 1 AND 3  
BLOCK 1  
REGISTERED PLAN 189  
(TOWN OF DELHI)  
NORFOLK COUNTY

CAUTION

- THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- ELEVATION OF EXISTING GROUND WATER TABLE AND SOIL CONDITIONS NOT DETERMINED

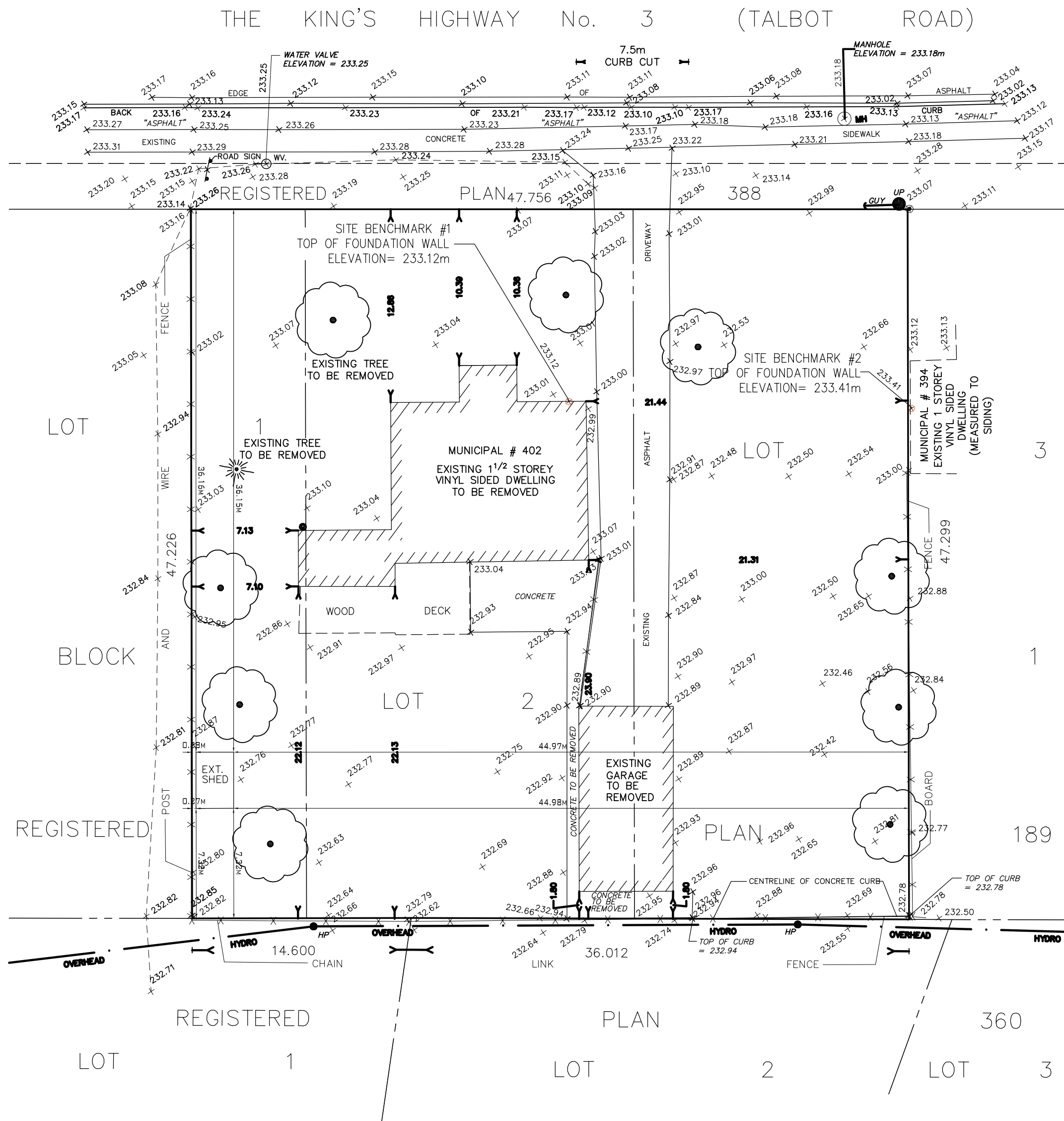
SITE STATISTICS & ZONING DATA TABLE:

EXISTING USE: SINGLE DETACHED DWELLING WITH ACCESSORY BUILDING PROPOSED BUILDING USE: SINGLE DETACHED DWELLING W/ DETACHED GARAGE EXISTING ZONE: URBAN RESIDENTIAL TYPE 1 ZONE (R1-A)		
ZONE REGULATION	REQUIRED	PROVIDED
BUILDING HEIGHT - MAXIMUM/ACCESSORY BUILDING	5M	5.55M *
FRONT YARD DEPTH - MINIMUM/ACCESSORY BUILDING	1.2M	36.75M
EXTERIOR SIDE YARD-MINIMUM	ANY PART	N/A
INTERIOR SIDE YARD- ACCESSORY BUILDING	1.2M	6.99M
REAR YARD DEPTH - MINIMUM/ACCESSORY BUILDING	1.2M	1.3M
USEABLE FLOOR AREA OF ACCESSORY BUILDING-MAXIMUM	THE LESSER OF 10% OF LOT AREA OR 55m <sup>2</sup>	120.842M <sup>2</sup> *

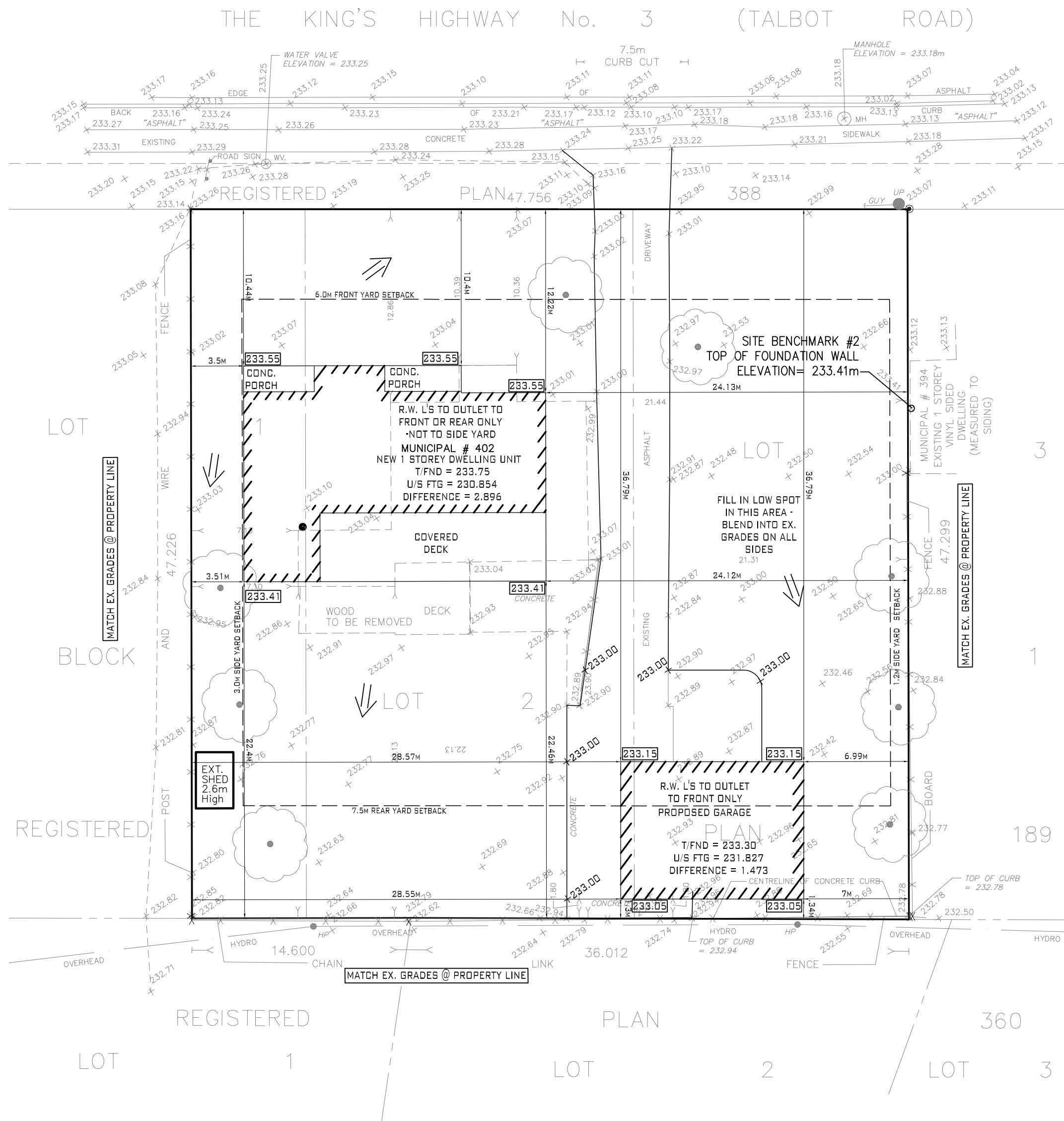
\* DENOTES REQUIRES MINOR VARIANCE

SITE STATISTICS & ZONING DATA TABLE:

EXISTING USE: SINGLE DETACHED DWELLING PROPOSED BUILDING USE: SINGLE DETACHED DWELLING EXISTING ZONE: URBAN RESIDENTIAL TYPE 1 ZONE (R1-A)		
ZONE REGULATION	REQUIRED	PROVIDED
LOT AREA - MINIMUM-INTERIOR LOT	450M <sup>2</sup>	2255.61M <sup>2</sup>
LOT FRONTAGE - MINIMUM-INTERIOR LOT	15M	47.75M
FRONT YARD DEPTH - MINIMUM	6M	7.66M
EXTERIOR SIDE YARD-MINIMUM	6M	N/A
INTERIOR SIDE YARD WITH DETACHED GARAGE	3M & 1.2M	3.5M & 24.13M
REAR YARD DEPTH - MINIMUM	7.5M	25.14M
BUILDING HEIGHT - MAXIMUM	11M	<11M
LANDSCAPE AREA	MIN. 50% OF FRONT YARD	≥50%
NUMBER OF PARKING SPACES-MINIMUM	2 PER DWELLING UNIT	6 PARKING SPACES



PRE DEVELOPMENT PLAN  
SCALE= 1:250



POST DEVELOPMENT PLAN  
SCALE= 1:250

BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADES, SHALL REVIEW ALL DRAWINGS AND VERIFY ALL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.			
NO.	REVISION:	BY:	DATE:
1	ISSUED FOR PRELIMINARY REVIEW	TS	APRIL 4, 2024
2	ISSUED FOR PRELIMINARY REVIEW	TS	MAY 29, 2024
3	ISSUED FOR PRELIMINARY REVIEW	TS	JUNE 10, 2024
4	ISSUED FOR MINOR VARIANCE	TS	NOV 1, 2024

ORIGINAL SURVEY BY:  
**KIM HUSTED SURVEYING LTD.**  
ONTARIO LAND SURVEYOR  
30 HARVEY STREET, TILLSBURG  
ONTARIO, N4G 3J8

PHONE: 519-842-3638  
FAX: 519-842-3639  
PROJECT: 16-12025SP  
REFERENCE: FILE

ENGINEERS STAMP



NOTE: THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT VALID UNLESS SEALED IN RED INK. THESE DRAWINGS ARE NOT TO BE REPRODUCED UNLESS AUTHORIZED BY THE ENGINEER.

DESIGNED BY:  
**girard ENGINEERING**  
2478153 ONTARIO INC.  
682 PEEL STREET WOODSTOCK ON N4S 1L3  
212 MAIN STREET WEST OTTERVILLE, ONTARIO NOJ 1R0  
TEL: 1-519-879-6875  
FAX: 1-519-879-6536  
EMAIL: INFO@GIRARDEENGINEERING.CA

DESIGNED FOR:  
**ERIC STOSIUS**  
402 TALBOT ROAD  
DELHI, ONTARIO, N4B 2A3  
TEL: 519-617-0052  
EMAIL: ERICSTOSIUS@GMAIL.COM

PROPOSED RESIDENCE  
**SITE & GRADING PLAN**

SCALE: 1:250	DRAWING NO: <b>100</b>
DATE: NOVEMBER 1, 2024	
DRAWING BY: T. STREATCH	
DESIGNED BY: M. VASANTHA	
CHECKED BY: M. VASANTHA	
PROJECT NO: 23-203	



- GROUND SNOW LOAD 1.30kPa (27.15psf), SS (0.8) 1.04kPa (21.72psf), SR 0.40kPa (8.35psf)  
- WIND LOADS 1/50 - 0.45kPa (9.40psf), 1/10 FOR DEFLECTION - 0.35kPa (7.31psf)

1. ALLOWABLE SOIL BEARING CAPACITY FOR THIS PROJECT HAS BEEN ASSUMED AT 1500 PSF (72 kPa).
2. THE CONTRACTOR SHALL REPORT ANY UNSTABLE SOIL CONDITIONS TO THE ENGINEER. FOOTINGS SHALL NOT BE POURED UNTIL THE EXCAVATION HAS BEEN INSPECTED AND APPROVED BY THE ENGINEER OR SOIL CONSULTANT.
3. THE DIRECTION OF THE SOIL CONSULTANT SHALL BE STRICTLY FOLLOWED.
4. ALL EXTERIOR FOOTINGS SHALL BE POURED ON UNDISTURBED NATIVE SOIL (OR APPROVED ENGINEERED FILL) AT A MINIMUM DEPTH OF 4'-0" (1.20m) BELOW FINISHED GRADE OR AT THE GRADES SHOWN ON THE DRAWINGS.
5. EXCAVATIONS SHALL CONFORM TO THE LATEST EDITIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND THE MINISTRY OF LABOUR REGULATIONS FOR CONSTRUCTION PROJECTS.
6. WALLS SHALL BE CENTERED ON FOOTINGS WITHIN THE MIDDLE THIRD OF THE FOOTING UNLESS OTHERWISE DIRECTED.

1. ALL CONCRETE SHALL CONFORM TO CAN/CSA-A23.1, "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION" WITH A MAXIMUM AGGREGATE SIZE OF 3/4" (19mm), TYPE 10 NORMAL PORTLAND CEMENT (UNLESS OTHERWISE NOTED), AND A COMPRESSIVE STRENGTH AT 28 DAYS.
2. SUPPLY AND PLACE CONCRETE AS FOLLOWS:  
SLABS ON GRADE - 25 MPA, MAX. W/C RATIO OF 0.50, NO AIR CONTENT REQUIRED
3. ALL REINFORCEMENT SHALL CONFORM TO CSA G30.3, G30.5 & G30.18 (LATEST EDITION) WITH A YIELD STRENGTH OF 400 MPA FOR DEFORMED BARS OR 360 MPA FOR WELDED WIRE MESH.
4. MINIMUM CORNER REINFORCING SHALL BE 24"x24" (600mmx600mm) L<sup>1</sup>-BARS.
5. MINIMUM COVER ON REINFORCING FOR FORMED CONCRETE EXPOSED TO EARTH OR WEATHER SHALL BE 2" (50mm) FOR 20M OR LARGER BARS, 1 1/2" (38mm) FOR 15M OR SMALLER BARS, 3" (75mm) FOR REINFORCING IN FOOTINGS AND UNFORMED CONCRETE AGAINST EARTH, 1" (25mm) FOR SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER, 1 1/2" (38mm) FOR REINFORCING IN BEAMS, AND 2" (50mm) FOR MAIN PIER STEEL.
6. CONDUITS OR PIPES IN SLABS SHALL NOT EXCEED 1/3 OF THE SLAB THICKNESS IN DIAMETER AND SHALL HAVE A MINIMUM COVER OF 1" (25mm).
7. CONTROL JOINTS SHALL BE INSTALLED AS SHOWN OR AS NOTED ON DRAWINGS WITH A MAXIMUM SPACING OF 30'-0" (9.00m) IN WALLS, MAXIMUM SLAB POUR LENGTH OF 100'-0" (30.00m). ALL SAW CUTS SHALL BE A MINIMUM OF 1/3 OF THE SLAB DEPTH AND SHALL BE CUT WITHIN 24 HOURS OF THE POUR.

1. STRUCTURAL WOOD ELEMENTS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH CAN/CSA 086-01 "ENGINEERING DESIGN IN WOOD" AND THE WOOD DESIGN MANUAL (CANADIAN WOOD COUNCIL) LATEST EDITIONS.
2. WOOD TRUSSES SHALL BE DESIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER (PROVINCE OF ONTARIO). THE CONTRACTOR SHALL SUBMIT TRUSS SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
3. WOOD STUDS, JOISTS, NAILERS, BLOCKING, BUILT-UP BEAMS, AND COLUMNS SHALL BE S.P.F. No. 2 (CONSTRUCTION GRADE) OR BETTER - CONFORMING TO CAN/CSA-041-91 "SOFT WOOD LUMBER". GRADING SHALL CONFORM TO THE NATIONAL LUMBER GRADES AUTHORITY "STANDARD GRADING RULES FOR CANADIAN LUMBER". WOOD FRAME CONSTRUCTION SHALL CONFORM TO THE ONTARIO BUILDING CODE 2006 - SECTION 9.23.
4. PLYWOOD SHEATHING SHALL CONFORM TO CSA STANDARD 0121-M1978 "DOUGLAS FIR PLYWOOD" AND 0151-M1978 "CANADIAN SOFT WOOD PLYWOOD".
5. WAFERBOARD AND O.S.B. SHALL CONFORM TO CSA STANDARD CAN3-0437.1-M85 "WAFERBOARD AND STRANDBOARD".
6. FASTENING DEVICES (NAILS) SHALL CONFORM TO CSA STANDARD 8111-1974 "WIRE NAILS, SPIKES, AND STAPLES".
7. TRUSS TIE DOWNS, JOIST HANGERS, ETC, SHALL CONFORM TO "ACCEPTANCE CRITERIA FOR JOIST HANGERS AND SIMILAR DEVICES" (THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS) AND SHALL BE A MINIMUM OF 20 GAUGE GALVANIZED STEEL.

[illegible]

CONSTRUCTED BY:

DESIGNED BY:

**girard**  
ENGINEERING  
2478153 ONTARIO INC.

682 PEEL SREET  
WOODSTOCK ON, N4S 1L3

212 MAIN STREET WEST  
P.O. BOX 98  
OTTERVILLE, ONTARIO N0J 1R0

TEL: 1-519-879-6875  
FAX: 1-519-879-6536  
EMAIL: [INFO@GIRARDEENGINEERING.CA](mailto:INFO@GIRARDEENGINEERING.CA)

NOTE: THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT VALID UNLESS SEALED IN RED INK. THESE DRAWINGS ARE NOT TO BE REPRODUCED UNLESS AUTHORIZED BY THE ENGINEER.

DESIGNED FOR:

ERIC STOSIUS  
402 TALBOT ROAD  
DELHI ONTARIO, 4NB 2A3

## FOUNDATION PLAN & NOTES

SCALE:	AS NOTED
DATE:	OCTOBER 31, 2024
DRAWING BY:	T. STREATCH
DESIGNED BY:	M. VASANTHA
CHECKED BY:	M. VASANTHA
PROJECT NO:	23-203

A-1

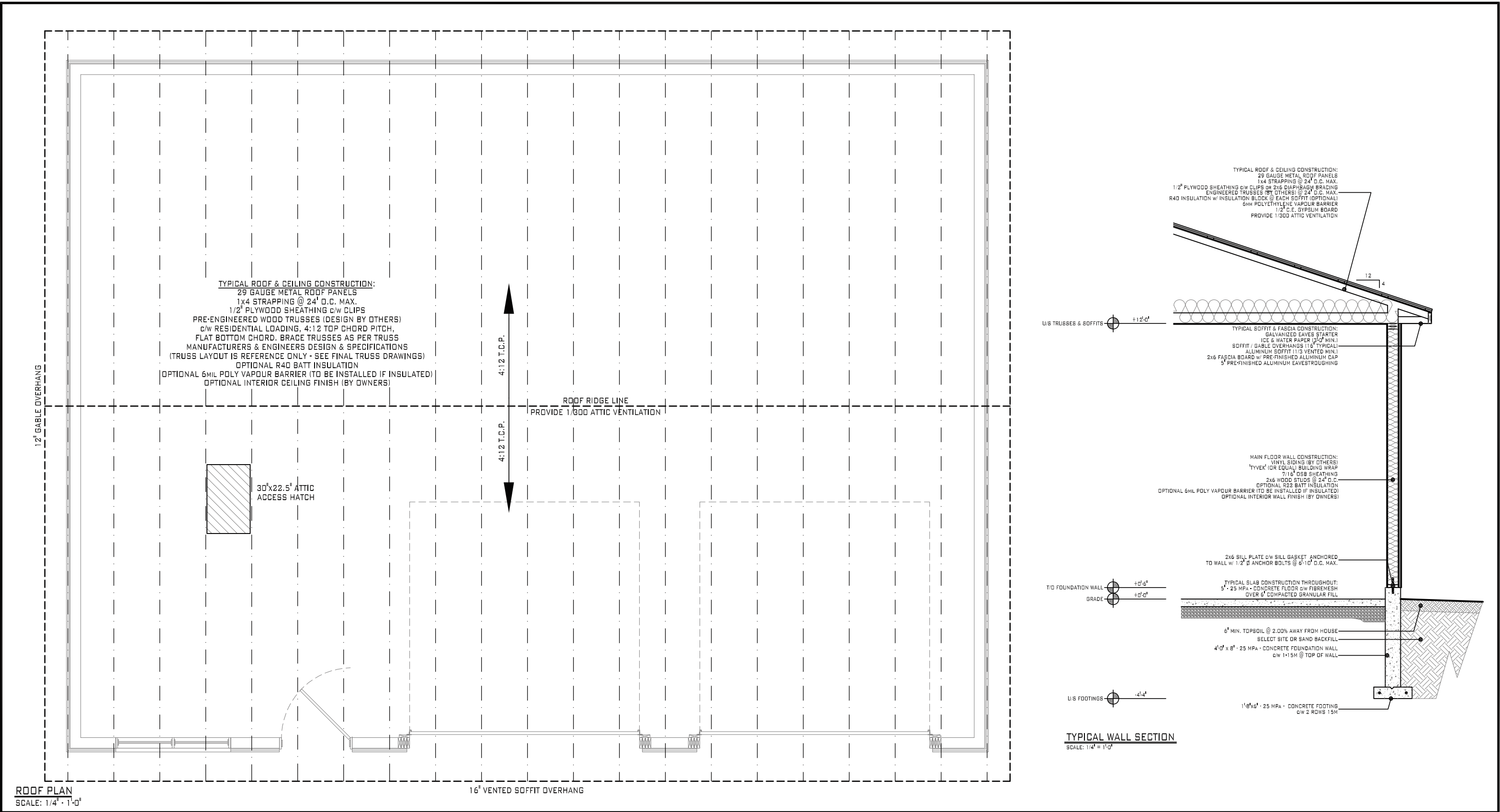


CONSTRUCTION NORTH

**BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADES, SHALL REVIEW ALL DRAWINGS AND VERIFY ALL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.**

THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.







**CONSTRUCTION NORTH**

BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADES, SHALL REVIEW ALL DRAWINGS AND VERIFY ALL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.

THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.

NO.	REVISION	BY:	DATE:
1	ISSUED FOR PRELIMINARY REVIEW	TS	MAY 25, 2024
2	ISSUED FOR MINOR VARIANCE	TS	OCTOBER 31, 2024

CONSTRUCTED BY:

DESIGNED BY:



**girard**  
ENGINEERING

2478153 ONTARIO INC.

682 PEEL STREET      212 MAIN STREET WEST  
WOODSTOCK ON, N4S 1L3      P.O. BOX 98  
   OTTERTVILLE, ONTARIO N0J 1R0

TEL: 1-519-879-6875  
FAX: 1-519-879-6536  
EMAIL: INFO@GIRARDENGINEERING.CA



REGISTERED PROFESSIONAL ENGINEER  
M. K. VASANTHA  
100175148  
November 04, 2024  
PROVINCE OF ONTARIO

NOTE: THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT VALID UNLESS SEALED IN RED INK. THESE DRAWINGS ARE NOT TO BE REPRODUCED UNLESS AUTHORIZED BY THE ENGINEER.

DESIGNED FOR:

**ERIC STOSIUS**  
402 TALBOT ROAD  
DELHI ONTARIO, 4N8 2A3

PROPOSED GARAGE

ROOF FRAMING PLAN & WALL SECTION

SCALE:	AS NOTED	DRAWING NO:
DATE:	OCTOBER 31, 2024	<b>A-3</b>
DRAWING BY:	T. STREATCH	
DESIGNED BY:	M. VASANTHA	
CHECKED BY:	M. VASANTHA	
PROJECT NO:	23-203	

THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.

--

[illegible]

---

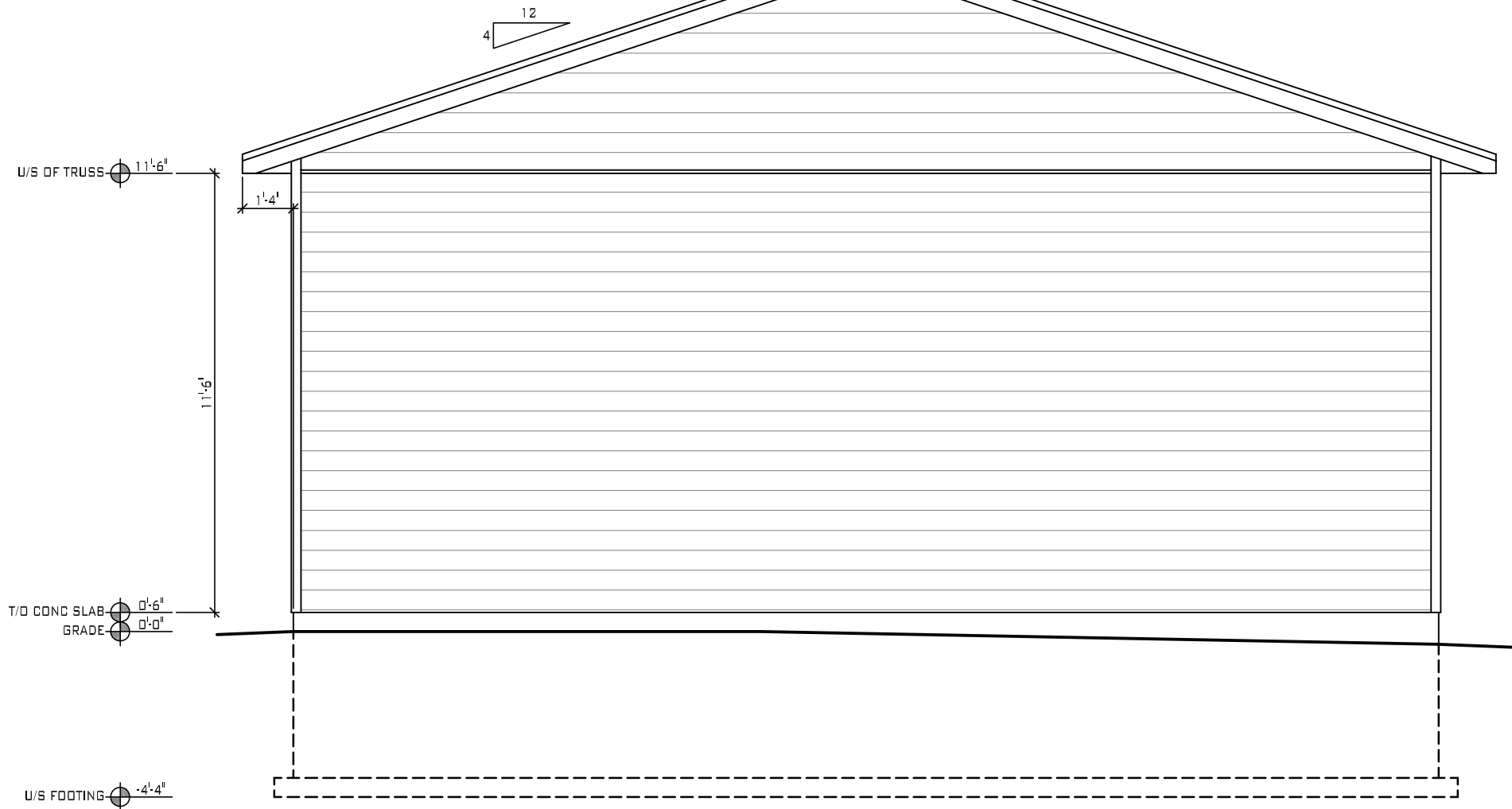
SCALE: 1/4" = 1'-0"

THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.

[illegible]

NOTE: THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT VALID UNLESS SEALED IN RED INK. THESE DRAWINGS ARE NOT TO BE REPRODUCED UNLESS AUTHORIZED BY THE ENGINEER.

SCALE:	AS NOTED	DRAWING NO:  <b>A-5</b>
DATE:	OCTOBER 31, 2024	
DRAWING BY:	T. STRETCH	
DESIGNED BY:	M. VASANTHA	
CHECKED BY:	M. VASANTHA	
PROJECT NO:	22-202	



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

[illegible]

DESIGNED BY:

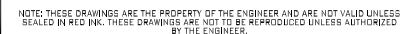
**girard**  
ENGINEERING

2478153 ONTARIO INC.

682 PEEL STREET  
WOODSTOCK ON, N4S 1L3

212 MAIN STREET WEST  
P.O. BOX 98  
OTTERVILLE, ONTARIO N0J 1R0

TEL: 1-519-879-6875  
FAX: 1-519-879-6536  
EMAIL: INFO@GIRARDENGINEERING.CA



SCALE:	AS NOTED	DRAWING NO:  <b>A-6</b>
DATE:	OCTOBER 31, 2024	
DRAWING BY:	T. STREATCH	
DESIGNED BY:	M. VASANTHA	
CHECKED BY:	M. VASANTHA	
PROJECT NO:	23-203	

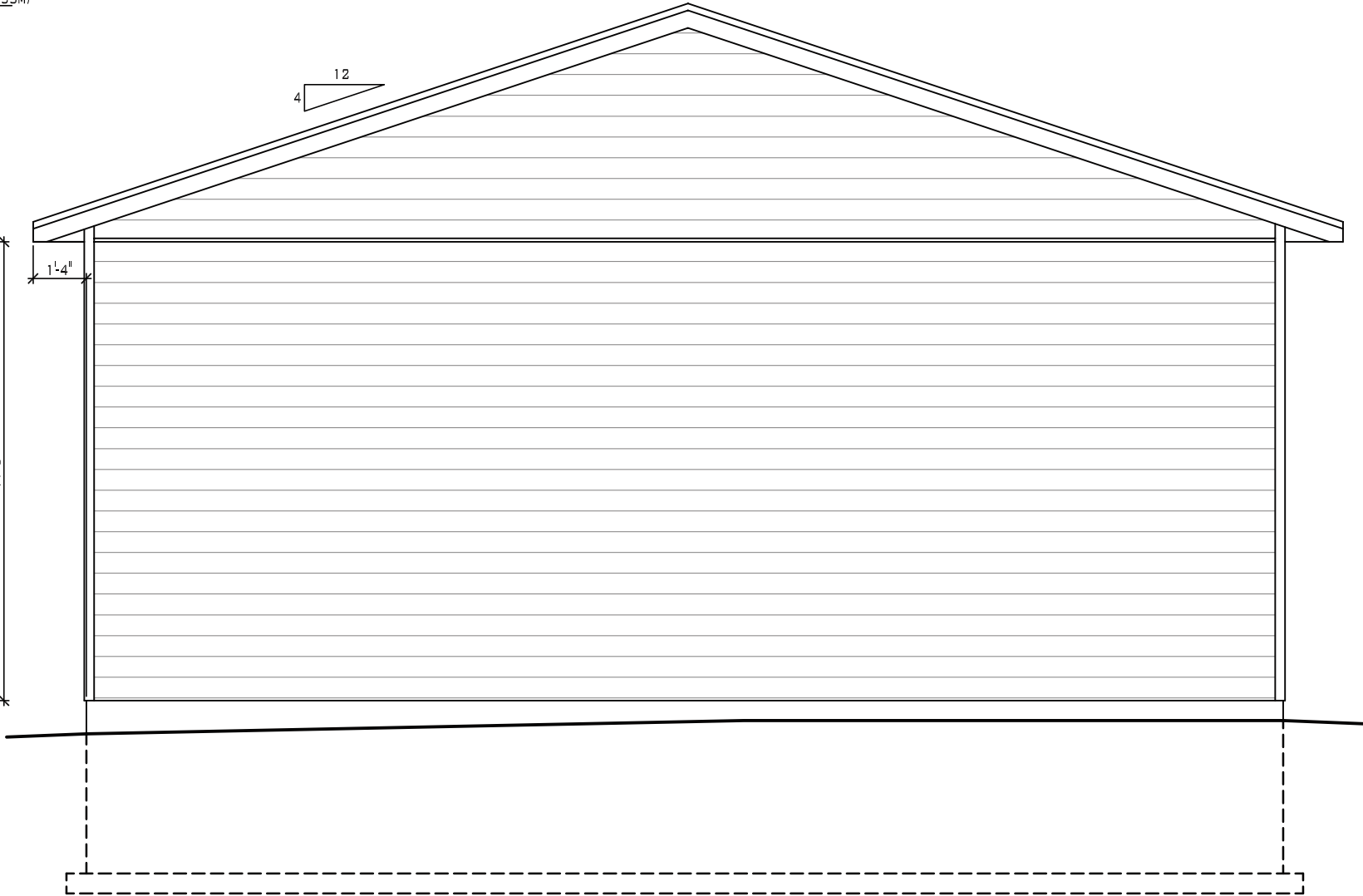
A-6

T/O BUILDING PEAK  
(MAX. HEIGHT 5M)

U/S OF TRUSS

T/O CONC SLAB  
GRADE

U/S FOOTING



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



CONSTRUCTION NORTH

BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADES, SHALL REVIEW ALL DRAWINGS AND VERIFY ALL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.

THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.

NO.	REVISION	BY	DATE
1	ISSUED FOR PRELIMINARY REVIEW	TS	MAY 25, 2024
2	ISSUED FOR MINOR VARIANCE	TS	OCTOBER 31, 2024

CONSTRUCTED BY:

DESIGNED BY:

**girard**  
ENGINEERING  
2478153 ONTARIO INC.  
682 PEEL STREET  
WOODSTOCK ON, N4S 1L3  
212 MAIN STREET WEST  
P.O. BOX 98  
OTTERTVILLE, ONTARIO N0J 1R0  
TEL: 1-519-879-6875  
FAX: 1-519-879-6536  
EMAIL: INFO@GIRARDENGINEERING.CA



NOTE: THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT VALID UNLESS SEALED IN RED INK. THESE DRAWINGS ARE NOT TO BE REPRODUCED UNLESS AUTHORIZED BY THE ENGINEER.

DESIGNED FOR:

ERIC STOSIUS  
402 TALBOT ROAD  
DELHI ONTARIO, 4N8 2A3

PROPOSED GARAGE

LEFT ELEVATION

SCALE:	AS NOTED	DRAWING NO:
DATE:	OCTOBER 31, 2024	A-7
DRAWING BY:	T. STREATCH	
DESIGNED BY:	M. VASANTHA	
CHECKED BY:	M. VASANTHA	
PROJECT NO:	23-203	

212 Main Street West, P.O. Box 98  
Otterville, Ontario N0J 1R0  
Bus: 519-879-6875

Email: info@girardengineering.ca



2478153 Ontario Inc.

682 Peel Street  
Woodstock, Ontario N4S 1L3  
Bus: 519-879-6875

Email: info@girardengineering.ca

To Whom it May Concern,

I, Eric Stosius (the owner), hereby authorize 2478153 Ontario Inc. o/a Girard Engineering to act as an official agent with regards to the Proposed New Residence and Proposed New Accessory Building (Detached Garage) (the project) at 402 Talbot Road in Delhi, ON (the project address). Girard Engineering is authorized to make applications, answer questions related to, and provide information pertaining to the project.

Norfolk County, and/or any other governing agencies involved with this project are hereby authorized to release any permits, documents, or information regarding the project to Girard Engineering.

We understand that it will be the shared responsibility of the owners and the agent for ensuring that all work is carried out in accordance with the Permit, the Ontario Building Code / Act, and all applicable laws / by-laws and policies of Norfolk County.

Owner (Print): ERIC STOSIUS


Owner (Sign): 

Date: NOV 7 / 24.



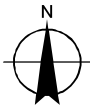


Legend

 Subject Lands

2020 Air Photo

1/27/2025

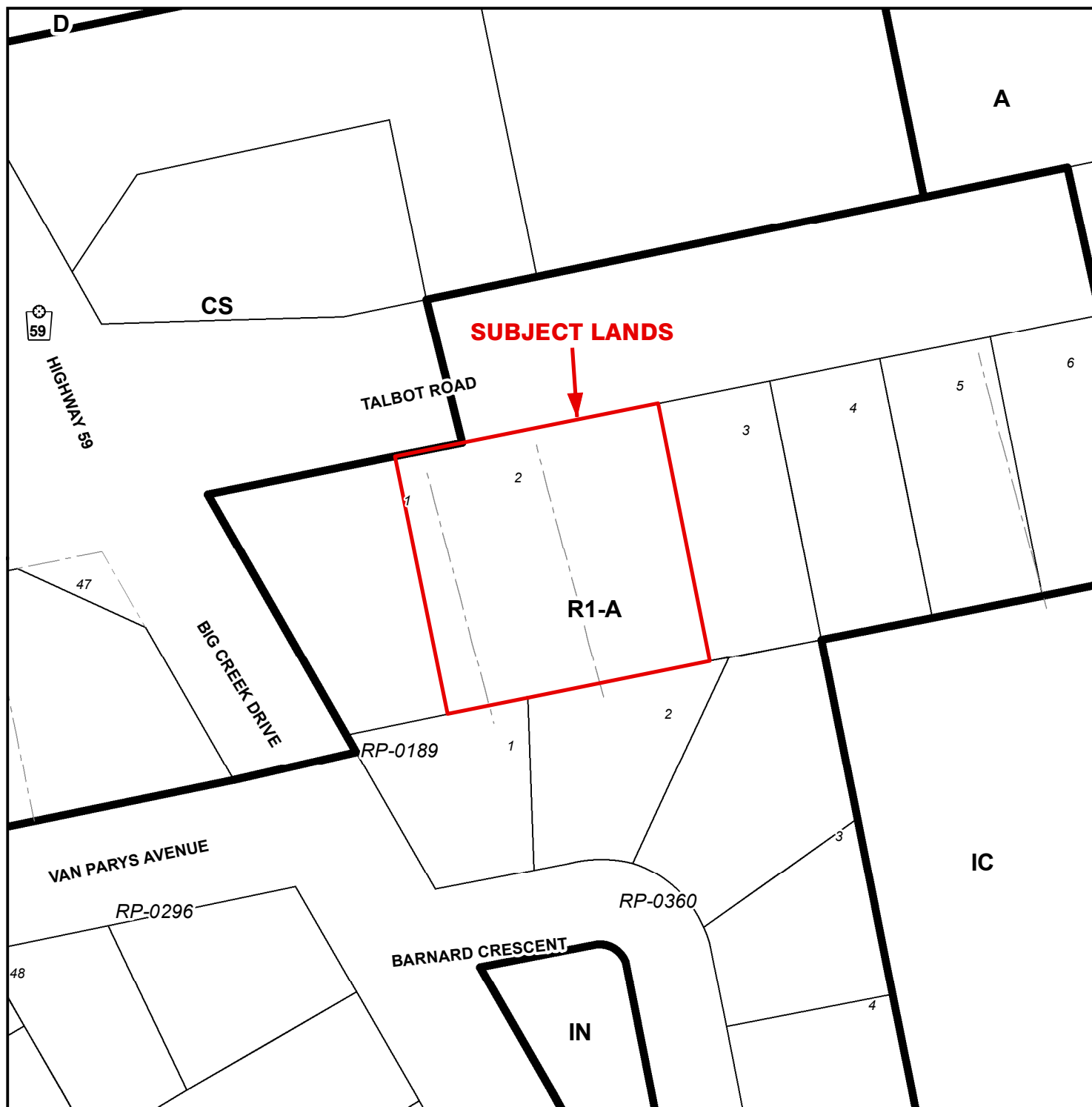


10 5 0 10 20 30 40  
Meters



**MAP B**  
**ZONING BY-LAW MAP**  
 Urban Area of DELHI

ANPL2024414



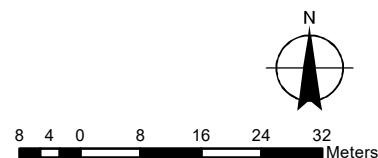
**LEGEND**

Subject Lands

ZONING BY-LAW 1-Z-2014

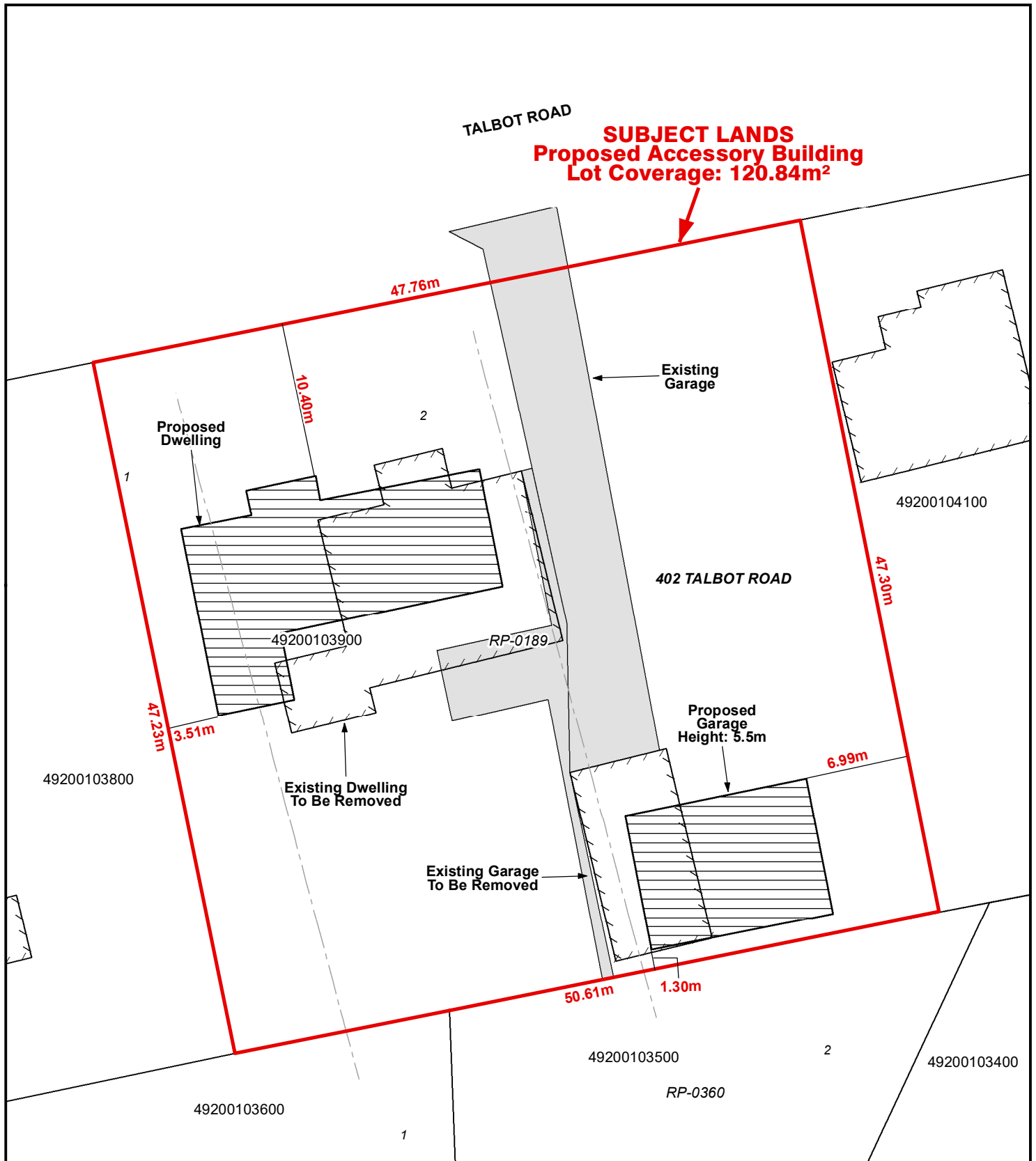
1/27/2025

- (H) - Holding
- A - Agricultural Zone
- CS - Service Commercial Zone
- IC - Community Institutional Zone
- D - Development Zone
- IN - Neighbourhood Institutional Zone
- R1-A - Residential R1-A Zone



# CONCEPTUAL PLAN

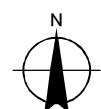
Urban Area of DELHI



## Legend

Subject Lands

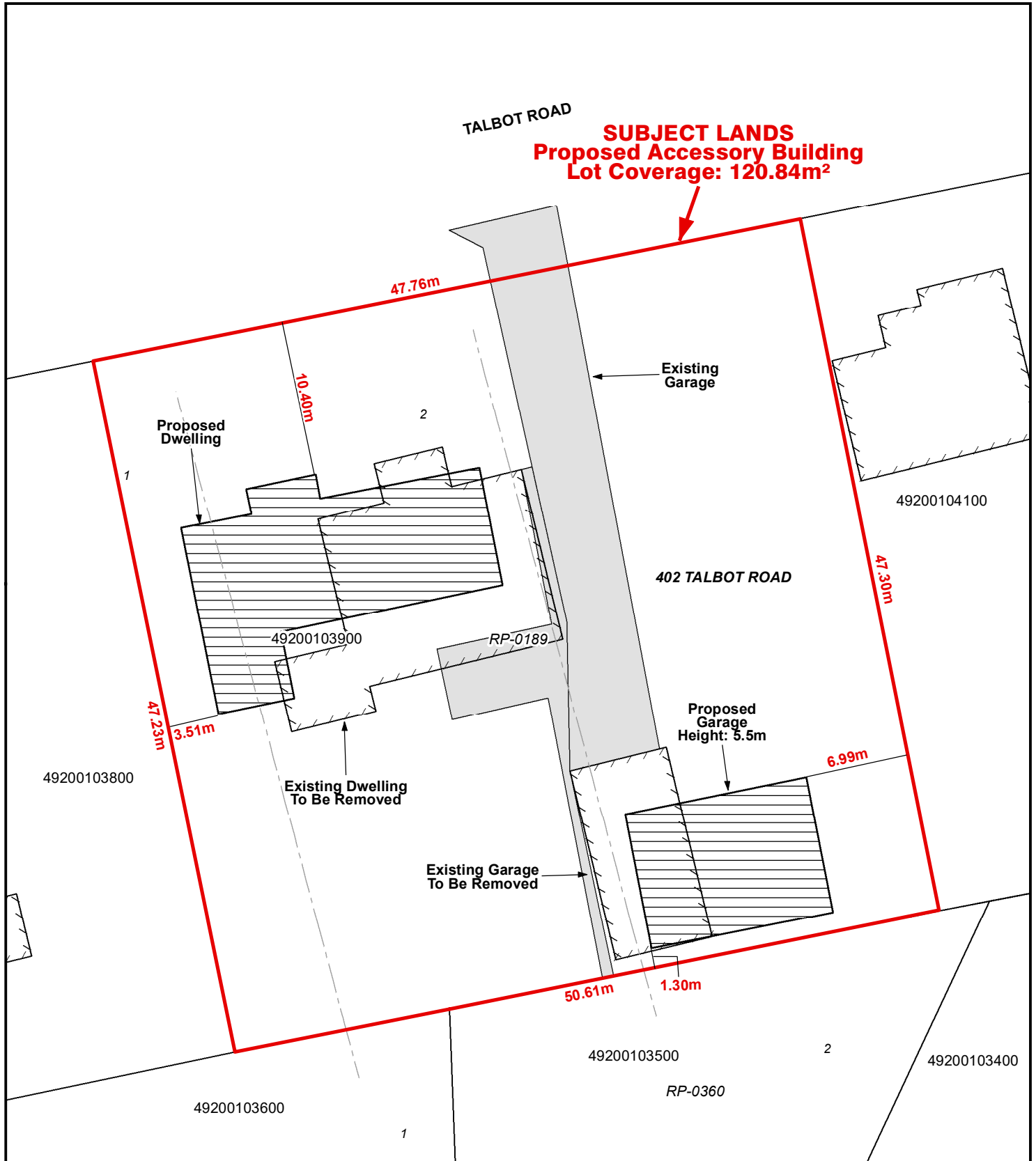
1/27/2025



2.5 1.25 0 2.5 5 7.5 10 Meters

## CONCEPTUAL PLAN

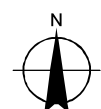
Urban Area of DELHI



### Legend

Subject Lands

1/27/2025



2.5 1.25 0 2.5 5 7.5 10 Meters