

#### **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 <a href="mailto:committee.of.adjustment@norfolkcounty.ca">committee.of.adjustment@norfolkcounty.ca</a>. 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 responsibly 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



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 planr	ning application(s) you are submitting.			
<ul> <li>□ Consent/Severance/Boundary Adjustment</li> <li>□ Surplus Farm Dwelling Severance and Zoning By-law Amendment</li> <li>■ Minor Variance</li> <li>□ Easement/Right-of-Way</li> <li>Property Assessment Roll Number: 33403004120</li> </ul>				
A. Applicant Information				
Name of Owner	Kyle Darbishire			
It is the responsibility of the ownership within 30 days	he owner or applicant to notify the planner of any changes in sof such a change.			
Address	23 Sycamore Drive			
Town and Postal Code	Port Dover, ON N0A 1N6			
Phone Number	226-567-0514			
Cell Number	226-567-0514			
Email	kdarbishire@scotlynn.com			
Name of Applicant	Tyler VanderLaan			
Address	63-45 Queenslea Drive			
Town and Postal Code	Hamilton, ON L8W 1T7			
Phone Number	905-537-9352			
Cell Number				
Email	tyler@birchstonedesign.ca			



Name of Agent		
Address		
Town and Postal Code		
Phone Number		
Cell Number		
Email .		
	otices in respec	ons should be sent. Unless otherwise directed, of this application will be forwarded to the
□ Owner	☐ Agent	Applicant
encumbrances on the sub	ject lands:	ny mortgagees, charges or other amore Drive Port Dover, ON N0A 1N6
B. Location, Legal Des	cription and P	Property Information
<ul><li>B. Location, Legal Description and Property Information</li><li>1. Legal Description (include Geographic Township, Concession Number, Lot Nu Block Number and Urban Area or Hamlet):</li></ul>		
Lot 20, Registered Plan 37	'M-86, Port Dover	, Norfolk County
Municipal Civic Addres	ss: 23 Sycamor	e Drive Port Dover, ON
Present Official Plan D	esignation(s):	Urban Area - Zoning - Residential R1-A
Present Zoning: Resi	dential R1-A	
		ecific zone on the subject lands?
☐ Yes ■ No If yes,	please specify:	
3. Present use of the sub Single Family Dwelling	ject lands:	



4.	Please describe <b>all existing</b> 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:  Two Storey Single Detached Dwelling on-site To Remain
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 <b>all proposed</b> 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:  Accessory Structure enclosed portions used for storage, unenclosed portion used for entertainment
7.	Are any existing buildings on the subject lands designated under the <i>Ontario</i> 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:  Subject lands were developed approximately 4 years ago
9.	Existing use of abutting properties:  All abutting properties use for single family dwellings (Residential Purposes)
10	Are there any easements or restrictive covenants affecting the subject lands?
. 0	☐ 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	16.94 m	15 m (min)			
Lot depth	59.36 m				
Lot width	21.97 m				
Lot area	1,132.5 sq.m	450 sq.m (Min)			
Lot coverage	27.1%				
Front yard	6 m	6 m (min)			
Rear yard	7.5 m	7.5 m (min)			
Height		11 m (max)			
Left Interior side yard	1.2 m	1.2 m (min)			
Right Interior side yard	1.2 m	1.2 m (min)			
Exterior side yard (corner lot)	n/a	n/a			
Parking Spaces (number)	1	1			
Aisle width	n/a	n/a			
Stall size	n/a	n/a			
Loading Spaces	n/a	n/a			
Other					



-	add shape of the property we are hoping to have the structure installed within the zoning setb-back for accessory	structure.		
-	We are proposing a side-yard set-back of 0.63m for the accessory structure.			
C	onsent/Severance/Boundary Adjustment: Description of land intended to	be		
_	evered in metric units:			
F	rontage:			
	epth:			
V	vidth:			
L	ot Area:			
Р	resent Use:			
Р	roposed Use:			
Р	roposed final lot size (if boundary adjustment):			
	a boundary adjustment, identify the assessment roll number and property ov			
LI.	the lands to which the parcel will be added:			
-				
_				
-				
	escription of land intended to be retained in metric units:			
F	rontage:			
F	rontage:epth:			
F	rontage:			
F C V	rontage:epth:			
F C V L	rontage:epth:			
F V L	rontage: pepth: vidth: ot Area:			
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F C V L P B	rontage:  repth:  vidth:  ot Area:  resent Use:  roposed Use:  uildings on retained land:  asement/Right-of-Way: Description of proposed right-of-way/easement in m			
F C V L P B	rontage:  epth:  vidth:  ot Area:  resent Use:  roposed Use:  uildings on retained land:  asement/Right-of-Way: Description of proposed right-of-way/easement in mits:			
F C V L P B E u F	rontage:  repth:  vidth:  ot Area:  resent Use:  roposed Use:  uildings on retained land:  asement/Right-of-Way: Description of proposed right-of-way/easement in m			



	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
Ov	ners Name:
Ro	l Number:
То	al Acreage:
W	rkable Acreage:
Ex	sting Farm Type: (for example: corn, orchard, livestock)
Dv	elling Present?:   Yes   No If yes, year dwelling built
Da	te of Land Purchase:
Ro To Wo	rners Name:  I Number:  al Acreage:  rkable Acreage:  sting Farm Type: (for example: corn, orchard, livestock)
Dv	elling Present?:   Yes   No If yes, year dwelling built
Da	te of Land Purchase:
O۷	ners Name:
Ro	l Number:
То	al Acreage:
W	rkable Acreage:
Ex	sting Farm Type: (for example: corn, orchard, livestock)
Dv	elling Present?: □ Yes □ No If yes, year dwelling built
Da	te of Land Purchase:



Ow	vners Name:
Ro	II Number:
To	tal Acreage:
Wc	orkable Acreage:
Exi	isting Farm Type: (for example: corn, orchard, livestock)
Dw	velling Present?:   Yes   No If yes, year dwelling built
Da	te of Land Purchase:
0.4	vnore Nome:
	vners Name:
	Il Number:
	tal Acreage:
	orkable Acreage:
	isting Farm Type: (for example: corn, orchard, livestock)
	velling Present?: □ Yes □ No If yes, year dwelling built
Da	te of Land Purchase:
No	ete: 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:  All surrounded lands is newly developed residential areas.



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? $\square$ Yes $\blacksquare$ No
E.	All Applications: Provincial Policy
1.	Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the <i>Planning Act, R.S.O. 1990, c. P. 13</i> ? ■ 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:
	We are not looking for major development, just a simple accessory structure in
	which we're hoping to limit the set-back allowances.
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: Proposal is within standard use for the zoning. Just looking for a simple encroachment
	adjustment for proposed accessory structure
	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   147.42 mm
	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 282.47 m
	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
	<b>Erosion</b> □ 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) 2. Existing or proposed access to subject lands: Municipal road ☐ Provincial highway ☐ Unopened road ☐ Other (describe below) Name of road/street: Sycamore Drive 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

In addition, the following additional plans, studies and reports, including but not limited

- 8. Names of adjacent streets
- 9. Natural features, watercourses and trees

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.

Kyle Darolshire (Dec 18, 2024 15:14 EST)	18/12/24
Owner/Applicant/Agent Signature	Date
J. Owner's Authorization	
If the applicant/agent is not the registered application, the owner must complete the I/We Kyle Darbishire Jennifer Darbis	
lands that is the subject of this application	
I/We authorize Tyler VanderLaan	to make this application on
my/our behalf and to provide any of my/opprocessing of this application. Moreover,	•
authorization for so doing. <u>Kyle Darbishire</u> Kyle Darbishire (Dec 18, 2024 15:14 EST)	18/12/24
Owner	Date
Jennifer Darbishire  Jennifer Darbishire (Dec 18, 2024 13:14 EST)	18/12/24
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 <sub>I,</sub> Tyler VanderLaan	of Hamilton Ontario		
solemnly declare that:			
all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of <i>The Canada Evidence Act</i> .			
Declared before me at:	Warder fan		
In Hamilton, Ontario	Owner/Applicant/Agent Signature		
This 17day of December			
A.D., 20 <u>24</u>			
A Commissioner, etc.			



# APP - 23 Sycamore Drive - Committee of Adjustment Application

Final Audit Report 2024-12-18

Created: 2024-12-18

By: Tyler VanderLaan (tyler@birchstonedesign.ca)

Status: Signed

Transaction ID: CBJCHBCAABAA0mVK7D1YNg6eDK3usoccP5l5fYE\_gznu

## "APP - 23 Sycamore Drive - Committee of Adjustment Application" History

- Document created by Tyler VanderLaan (tyler@birchstonedesign.ca) 2024-12-18 4:40:06 PM GMT
- Document emailed to Tyler VanderLaan (tyler@birchstonedesign.ca) for signature 2024-12-18 4:40:25 PM GMT
- Document emailed to Kyle Darbishire (kdarbishire@scotlynn.com) for signature 2024-12-18 4:40:25 PM GMT
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- Document e-signed by Tyler VanderLaan (tyler@birchstonedesign.ca)
  Signature Date: 2024-12-18 4:41:16 PM GMT Time Source: server
- Email viewed by Jennifer Darbishire (breznicar@hotmail.com) 2024-12-18 6:13:28 PM GMT
- Document e-signed by Jennifer Darbishire (breznicar@hotmail.com)
  Signature Date: 2024-12-18 6:14:11 PM GMT Time Source: server
- Document e-signed by Kyle Darbishire (kdarbishire@scotlynn.com)
  Signature Date: 2024-12-18 8:14:50 PM GMT Time Source: server



Agreement completed.
2024-12-18 - 8:14:50 PM GMT

# 23 SYCAMORE DRIVE PORT DOVER, ON PAVILION

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A1.02 ...... FOUNDATION PLAN A1.03 ...... ROOF FRAMING PLAN

A2.01 ..... ELEVATIONS

A2.02 ..... ELEVATIONS

A4.01 ...... SECTION & DETAILS

A4.02 ...... SECTION SP1.01 ..... SITE PLAN

F	REVISIONS:								
	#	DATE	REVISION						

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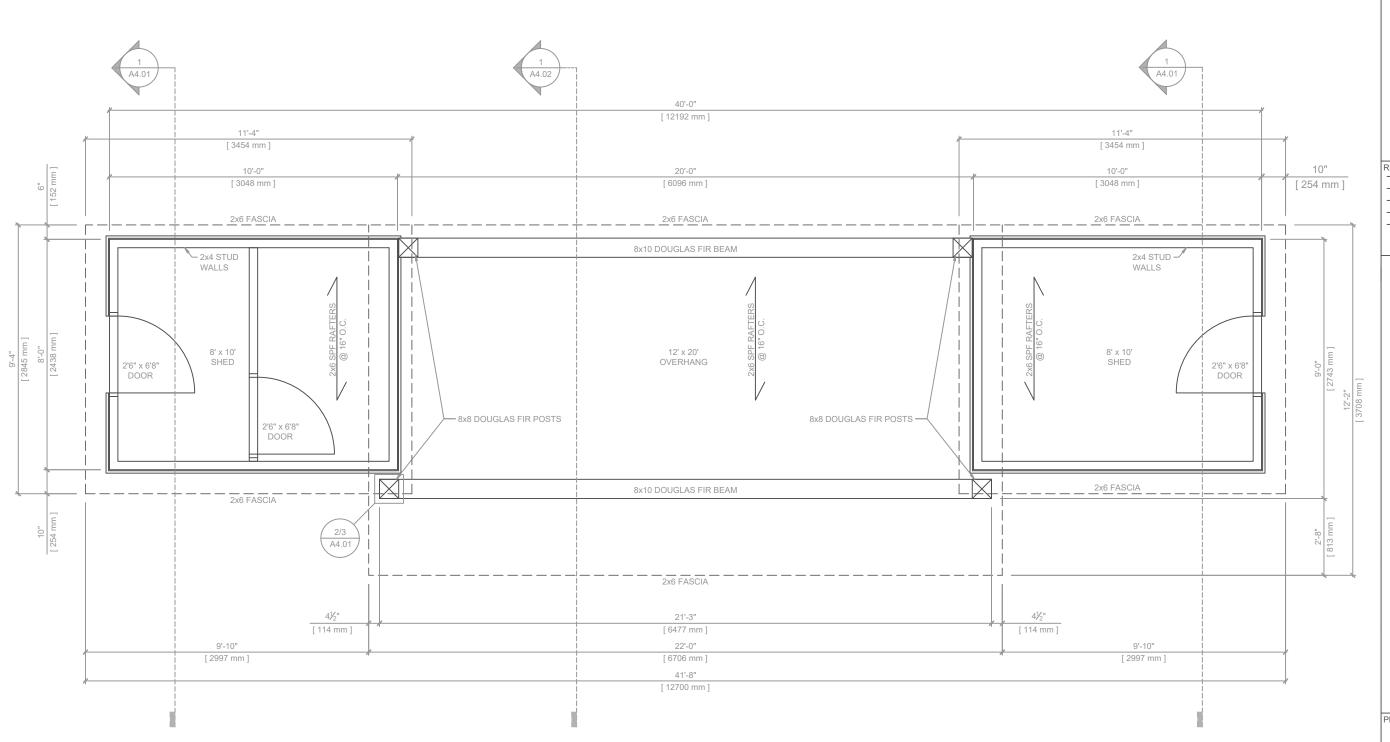
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DRAWING:

PAVILION COVER PAGE

DATE: NOV-05-2024
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SCALE:

A1.00



REVISIONS:
# DATE REVISION



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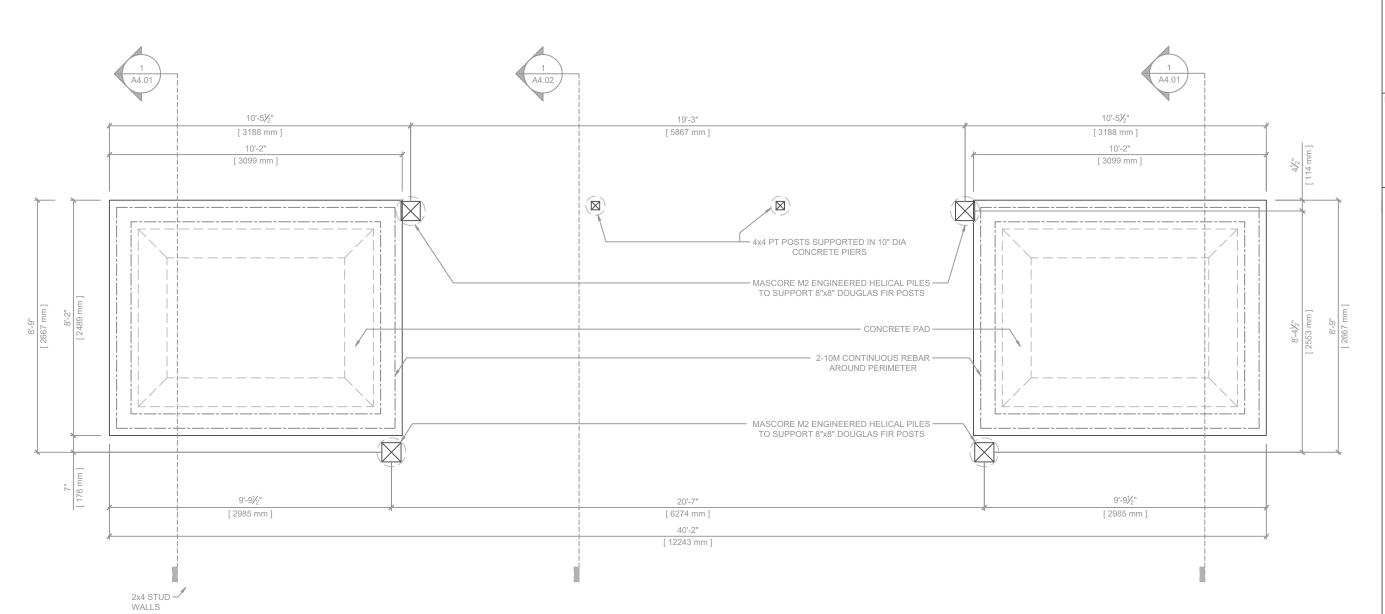
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PAVILION FLOOR PLAN

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A1.01



REVISIONS:

#	DATE	REVISION



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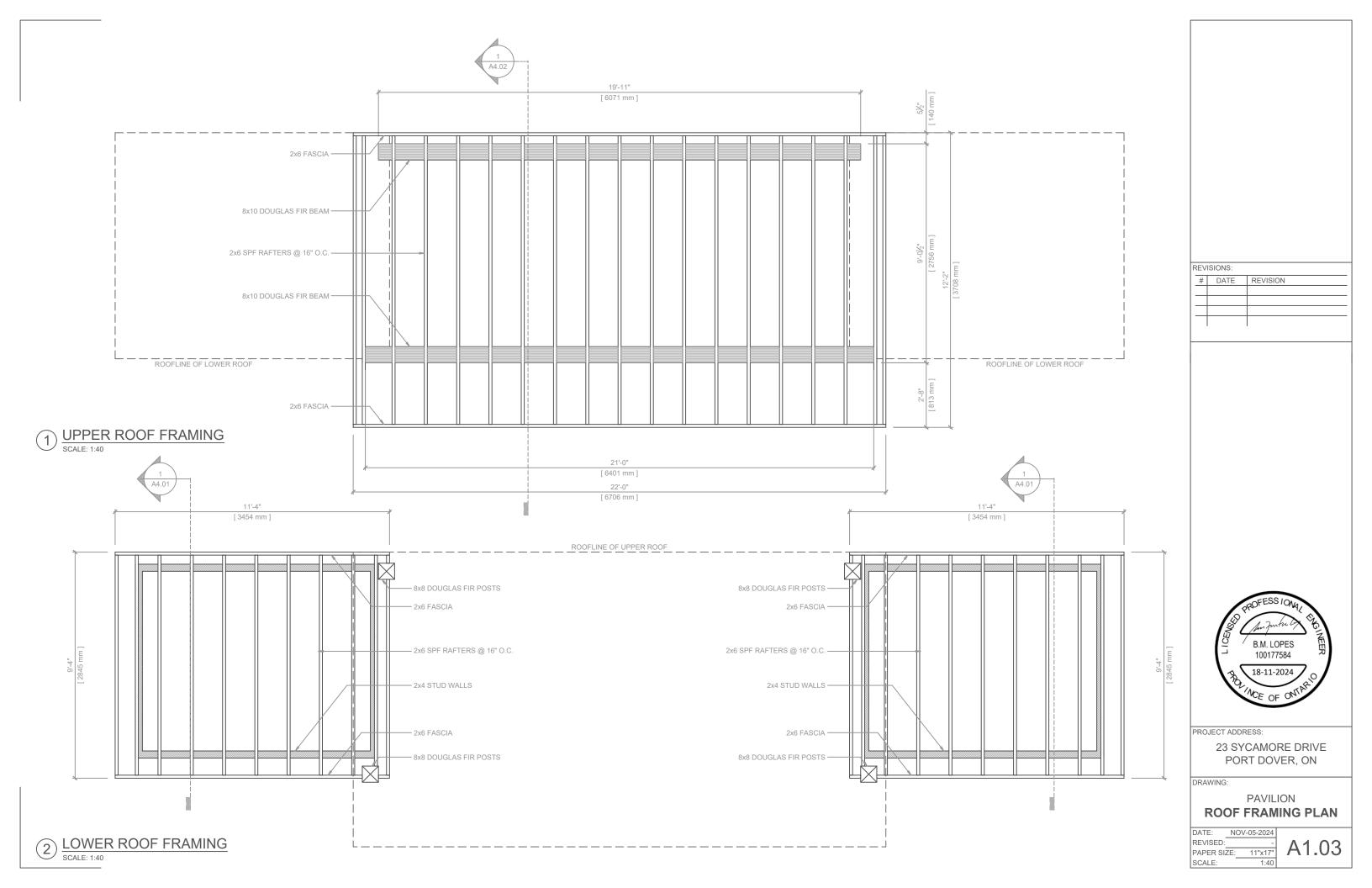
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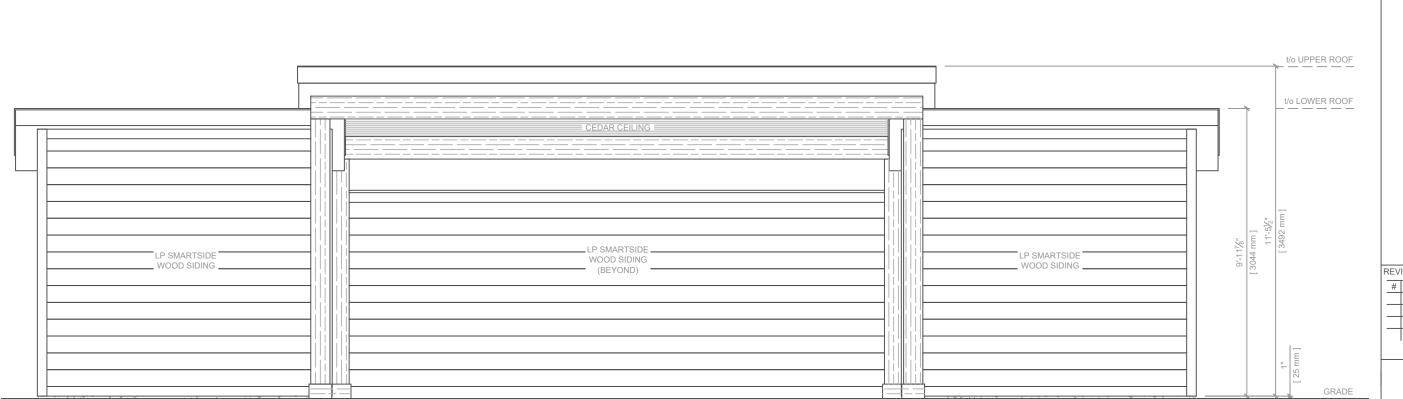
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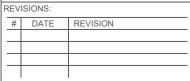
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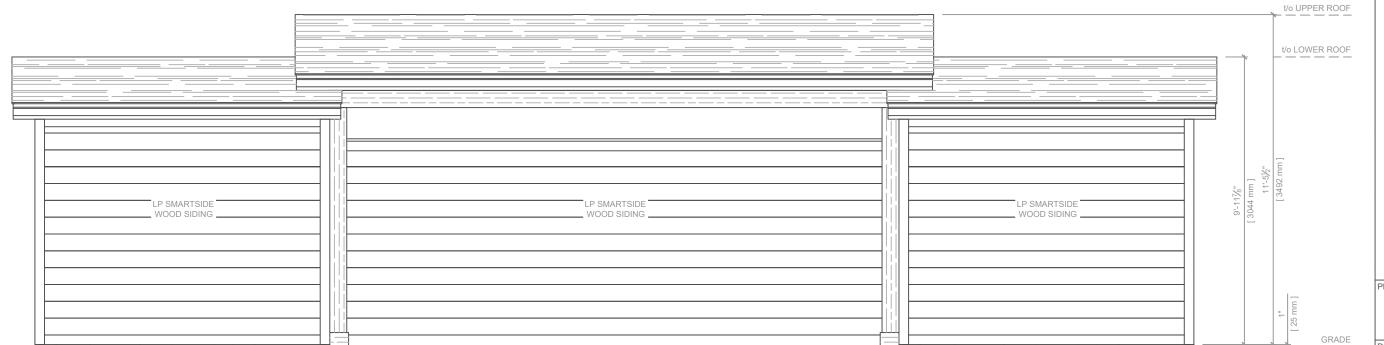
A1.02







 $\underbrace{ 1}_{\text{SCALE: 1:40}} \underbrace{ \text{FRONT/EAST ELEVATION}}_{\text{SCALE: 1:40}}$ 





PROJECT ADDRESS:

23 SYCAMORE DRIVE PORT DOVER, ON

DRAWING:

**PAVILION ELEVATIONS** 

DATE: NOV-05-2024 REVISED: PAPER SIZE: 11"x17"
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 $2 \frac{\text{REAR/WEST ELEVATION}}{\text{\tiny SCALE: 1:40}}$ 



REVISIONS:
# DATE REVISION

 $\underbrace{ 1 \, \frac{ \text{RIGHT/NORTH ELEVATION} }{ \text{\tiny SCALE: 1:40} } }$ 

2 LEFT/SOUTH ELEVATION SCALE: 1:40



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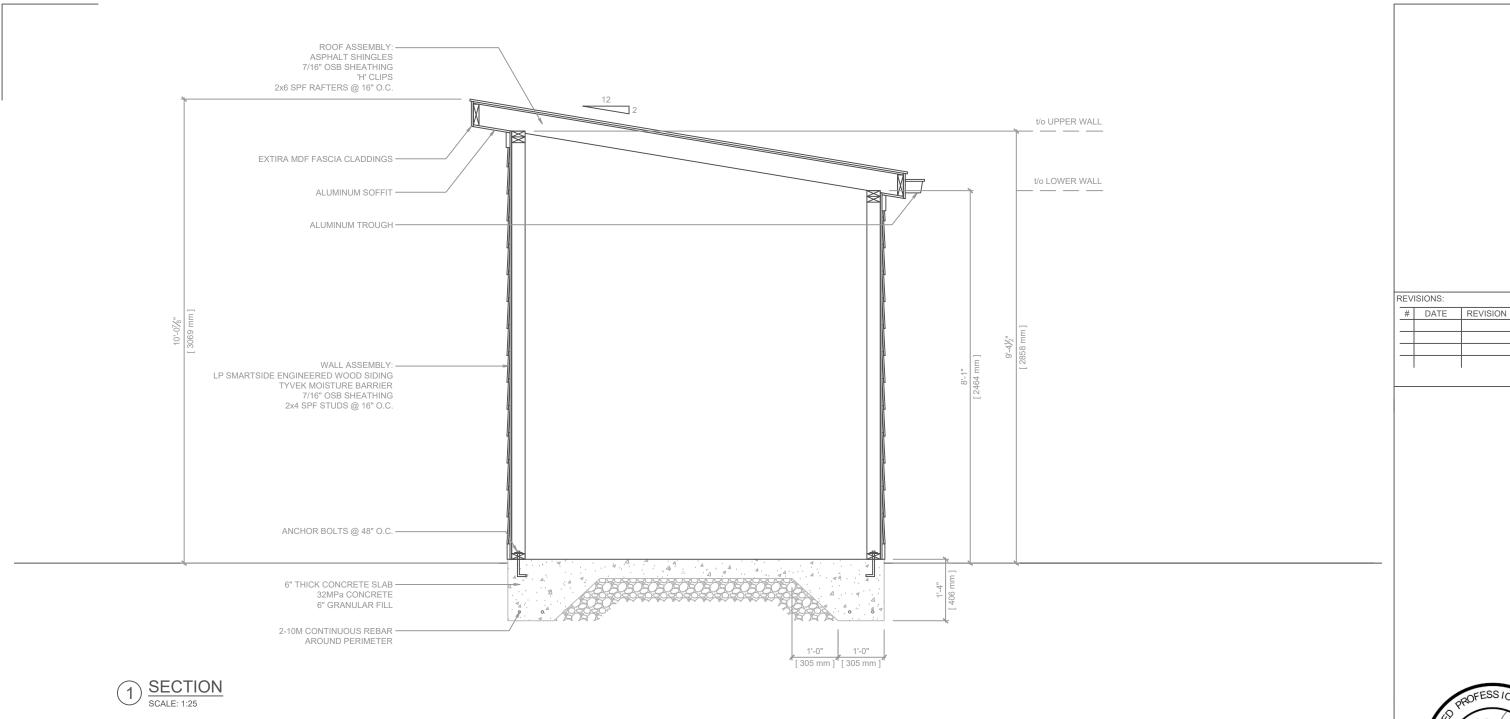
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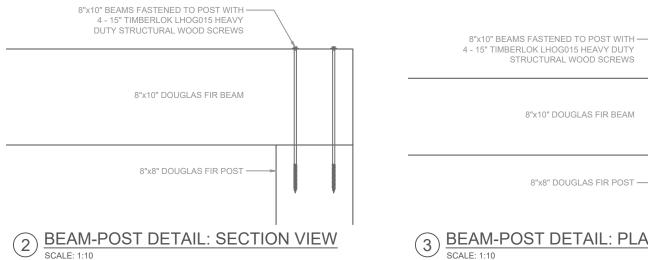
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PAVILION **ELEVATIONS** 

DATE: NOV-05-2024
REVISED: PAPER SIZE: 11"x17"
SCALE: AS NOTED

A2.02





SCALE: 1:10

STRUCTURAL WOOD SCREWS 8"x10" DOUGLAS FIR BEAM 0

BEAM-POST DETAIL: PLAN VIEW

• ALL LUMBER SIZES ARE NOMINAL, EXCEPT FOR DOUGLAS FIR POST AND BEAM

DOUGLAS FIR LUMBER SIZES ARE ACTUAL
 POSTS AND BEAMS TO BE DOUGLAS FIR #1 STRUCTURAL AND FREE OF HEART CENTER

• ALL LUMBER GRADE 1 OR BETTER

ALL LUMBER IN CONTACT WITH GROUND TO BE TREATED TO PREVENT AGAINST MOISTURE

BEAMS AND COLUMNS TO BE ADEQUATELY TIED TO PREVENT HORIZONTAL MOVEMENT

• BEAMS TO HAVE MIN 3" DIRECT BEARING OR HANGERS SHALL BE USED

• RAFTERS TO HAVE MIN 1-1/2" DIRECT BEARING OR HANGERS SHALL BE USED

• ALL PIERS TO EXTEND 4' BELOW GRADE

 ${}^{\bullet}$  ALL CONSTRUCTION SHALL CONFORM TO THE ONTARIO BUILDING CODE

• CONNECTIONS AS PER CSA-086-01 (min)



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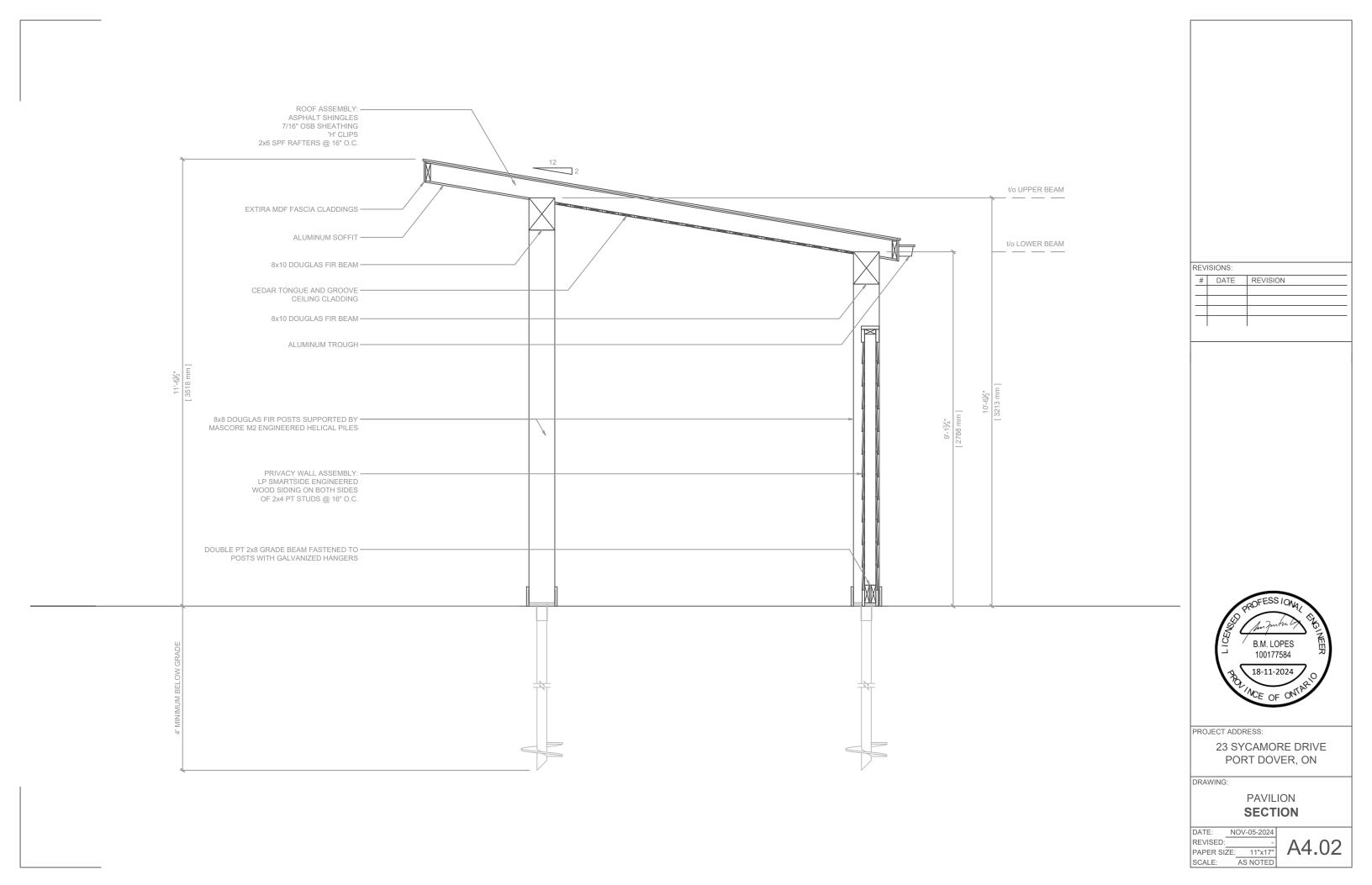
23 SYCAMORE DRIVE PORT DOVER, ON

DRAWING:

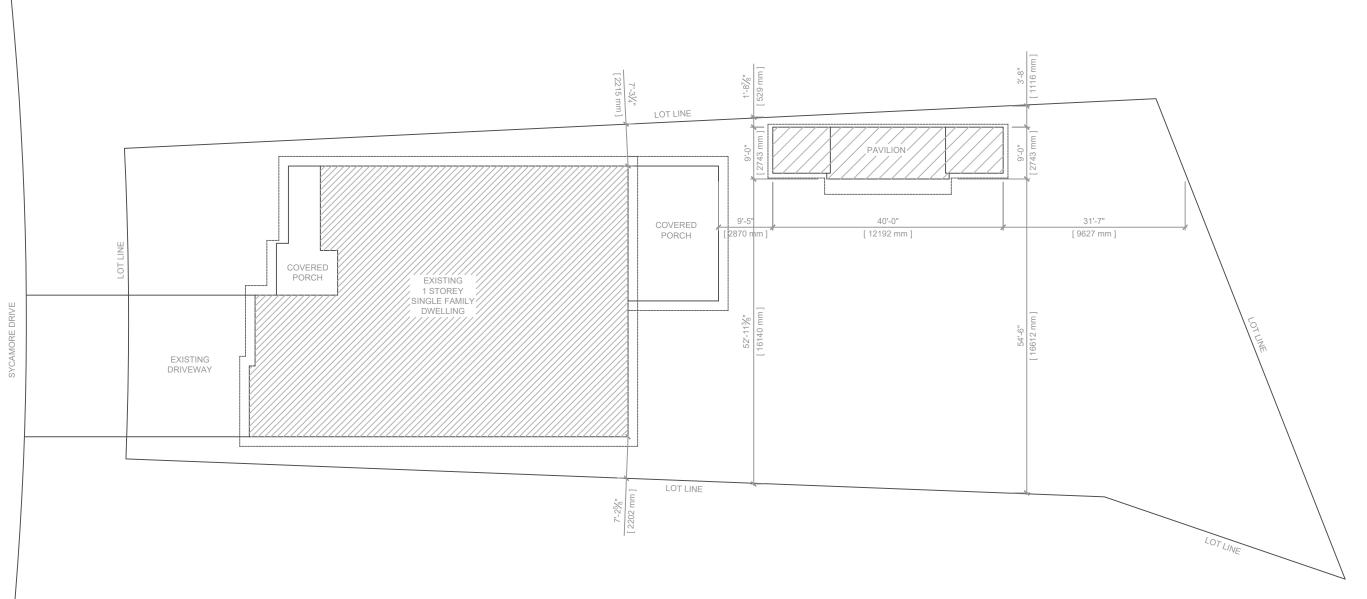
PAVILION **SECTION & DETAILS** 

DATE: NOV-05-2024 REVISED: 11"x17" PAPER SIZE:

A4.01 AS NOTED SCALE:







REVISIONS:
# DATE REVISION

B.M. LOPES 100177584

18-11-2024

OF OF ONTARE

----- ROOF LINES 23

23 SYCAMORE DRIVE PORT DOVER, ON

DRAWING:

PROJECT ADDRESS:

PAVILION SITE PLAN

ATE:	NOV-05-2024		
EVISED:	-	1 CD1 01	
APER SIZI	E: 11"x17"	1 3 P 1 . U 1	
CALE	1.200	7	

 ZONE R1-A

 LOT AREA:
 1134.91 m²
 FRONTAGE: 16.46 m

 LOT COVERAGE

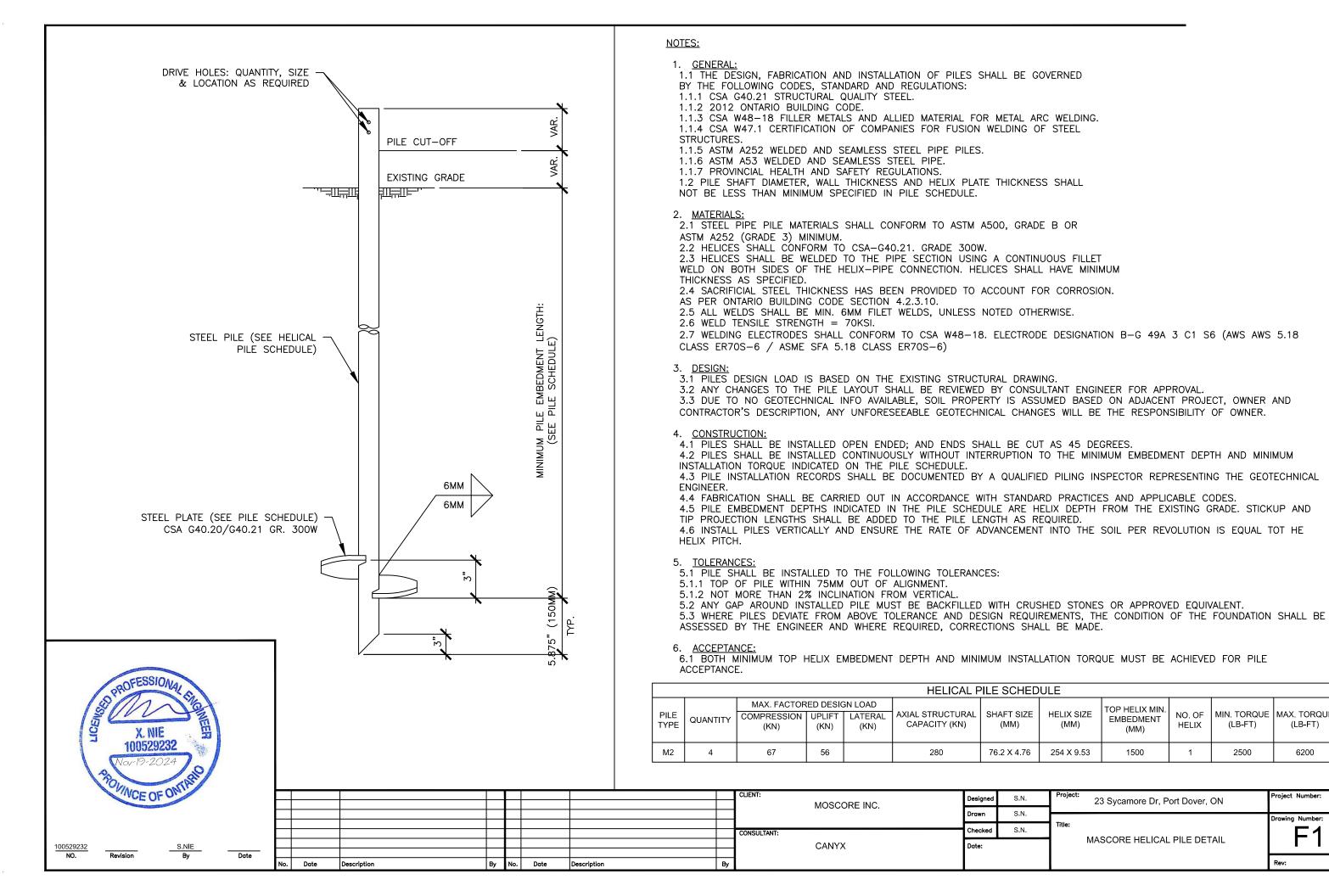
 EXISTING COVERAGE
 307.72 m²
 27.11 %

 (EXISTING HOUSE)
 258.10 m²
 22.74 %

 (COVERED PORCHES)
 49.62 m²
 4.37 %

 PROPOSED STRUCTURE
 31.70 m²
 2.79 %

 TOTAL
 339.42 m²
 29.91 %



MIN. TORQUE

(LB-FT)

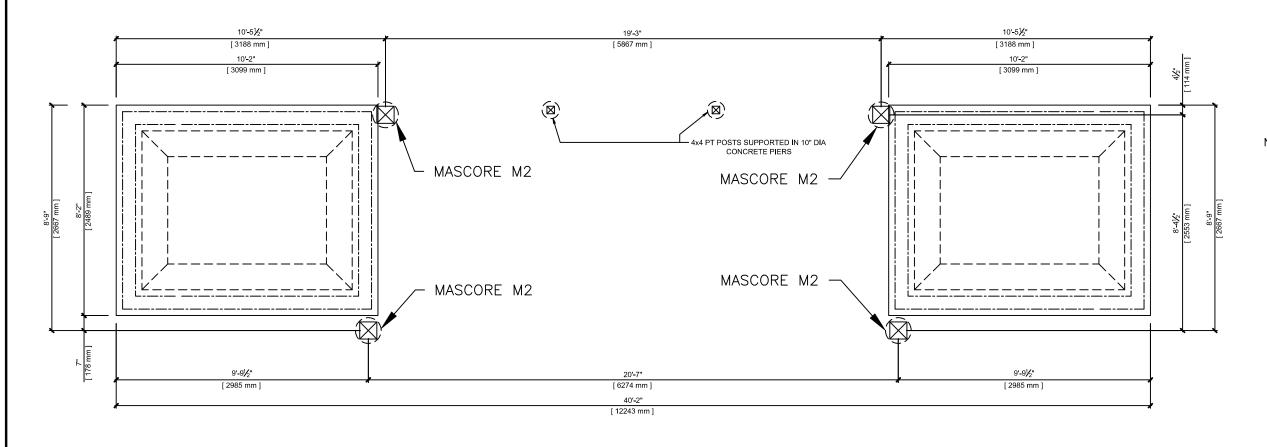
2500

MAX. TORQUE

(LB-FT)

6200

roject Number:



#### NOTES:

1. MASCORE HELICAL PILE M2 REFER CCMC#14122-R.

### HELICAL PILE LAYOUT

							Scale. N	3			
							CLIENT:	Designed	S.N.	Project: 23 Sycamore Dr, Port Dover, ON	Project Number:
-			-				MASCORE INC.	Drawn	S.N.		
-								Didwii	5.11.	D	Drawing Number:
-							CONSULTANT:	Checked	S.N.	Title:	$\Box$
								Date:		HELICAL PILE LAYOUT	ГΖ
							OANTA	2013.		l	
No.	Date	Description	By No.	Date	Description	Ву				ı	Rev:





## Evaluation Report CCMC 14122-R G10 Pile / M2 Helical Piles

 MasterFormat:
 31 62 16.01

 Evaluation issued:
 2019-04-08

#### 1. Opinion

It is the opinion of the Canadian Construction Materials Centre (CCMC) that "G10 Pile / M2 Helical Piles," when used as a steel pile in a foundation system in accordance with the conditions and limitations stated in Section 3 of this Report, complies with the National Building Code (NBC) of Canada 2015:

- Clause 1.2.1.1.(1)(a) of Division A, using the following acceptable solutions from Division B:
  - Clause 4.2.3.8.(1)(e), Steel Piles
  - Sentence 4.2.3.10.(1), Corrosion of Steel
  - Sentence 4.2.4.1.(1), Design Basis
  - Subclause 9.4.1.1.(1)(c)(i), General (Structural Requirements)

This opinion is based on the CCMC evaluation of the technical evidence in Section 4 provided by the Report Holder.

#### 2. Description

The product is a helical screw pile constructed of helical-shaped circular steel plates that are welded to a steel shaft. The plates are constructed as a helix with a carefully controlled pitch, similar to the thread on a screw.

The helical pile is summarized in Table 2.1.

**Table 2.1 Specifications of the Product** 

Product	Outside Di	ameter	Helix Diameter × Thickness		
Pile Type	in.	mm	in.	mm	
G10/M2	3.0	76.2	10 × 0.375	254 × 9.5	

The pile type and helix diameter are chosen based on the bearing capacity of the soil and the load the rotary-installed steel pile is designed to support. The central shaft is used to transmit torque during installation and to transfer axial loads to the helical plates. The central shaft also provides most of the resistance to lateral loading. The foundation system comes with various other accessories such as support plates to adapt to the building structure, extension shafts and connectors.

The steel shaft, plates and accessories conform to CSA G40.20-13/G40.21-13, "General Requirements for Rolled or Welded Structural Quality Steel/Structural Quality Steel."

Figure 1 shows a typical steel pile.



Figure 1. "G10 Pile / M2 Helical Pile"

#### 3. Conditions and Limitations

The CCMC compliance opinion in Section 1 is bound by the "G10 Pile / M2 Helical Piles" being used in accordance with the conditions and limitations set out below:

- The product may be used as part of a foundation system to support various constructions, provided that it is installed according to the manufacturer's current instructions and within the scope of this Report.
- The structural application of these products shall be in strict accordance with the allowable load vs. applied torque tables prepared by Right Six Consulting, which are reproduced in Table 3.1.
- When the product is installed in cohesive and cohesion-less soils, there is a direct relationship between the applied torque and the allowable compressive and tensile loads. Table 3.1 indicate the allowable compressive and tensile loads as a function of the applied torque.
- Load tests are required if the allowable loads need to be greater than those stated in Table 3.1. The tests must be conducted under the direct supervision of a professional geotechnical engineer who is skilled in such design and licensed to practice under the appropriate provincial or territorial legislation.
- In all cases, a registered professional engineer skilled in such design and licensed to practice under the appropriate provincial or territorial legislation must determine the number and spacing of the rotary-installed steel piles required to carry the load. A certificate attesting to the conformity of the installation and the allowable loads for the piles must be provided.
- The installation of the rotary-installed steel pile must be carried out as per the manufacturer's instructions. The helical piles must be screwed into the ground to below the frost line using mechanized equipment. The helical pile is rotated into the ground with sufficient applied downward pressure to advance the helical pile one pitch-distance per revolution. The helical pile is advanced until the applied torque value attains a specified value. Extensions are added to the central shaft as needed. The applied loads may be tensile (uplift), compressive (bearing), shear (lateral), or a combination thereof. The piles are immediately ready for loading after installation.
- In case of tensile or uplift forces, appropriate details at the connection between the pile and structure must be carried out by a registered professional engineer licensed to practice under the appropriate provincial or territorial legislation
- Where conditions (soil and environmental) are determined to be corrosive to steel, protection of the steel shall be provided. The determination of the presence of corrosive conditions and the specification of the corrosion protection shall be carried out by a registered professional engineer licensed to practice under the appropriate provincial or territorial legislation. If the determination of the presence of corrosive conditions is not completed before installation the product and all its accessories, is required to be hot-dipped galvanized, meeting the requirements of ASTM A 123/A 123M, "Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products," with a minimum thickness of 610 g/m², or subjected to another method that provides an equivalent level of protection and abrasion resistance deemed acceptable by CCMC.
- The installer of the proposed rotary-installed steel piles must be certified by Ghent Construction Ltd / Mascore Inc.. using approved equipment. The installer must follow the manufacturer's installation instructions and the uses and limitations specified in this Report. Each installer must carry a certification card bearing their signature and photograph.
- The Report Holder has proprietary interest in this Evaluation Report and any use must be authorized by Ghent Construction Ltd. / Mascore Inc.
- Each rotary-installed steel pile must be identified with a label that contains the manufacturer's identification and the phrase "CCMC 14122-R."

Table 3.1 Allowable Compressive and Tensile Loads for the M2 Pile in Cohesive and Cohesion-less Soils

Applied Torque		Allowable Load	ls Compression	Allowable Lo	Allowable Loads Tension		
ft-lbs	kN-m	lbs	kN	lbs	kN		
250	0.3	686	3.1	583	2.6		
500	0.7	1 372	6.1	1 166	5.2		
750	1.0	2 057	9.2	1 748	7.8		
1 000	1.4	2 743	12.2	2 332	10.4		
1 250	1.7	3 429	15.3	2 915	13.0		
1 500	2.0	4 115	18.3	3 498	15.6		
1 750	2.4	4 801	21.4	4 081	18.2		
2 000	2.7	5 486	24.4	4 663	20.7		
2 250	3.1	6 172	27.5	5 246	23.4		
2 500	3.4	6 858	30.5	5 829	25.9		
2 750	3.7	7 544	33.6	6 412	28.6		
3 000	4.1	8 230	36.6	6 996	31.1		
3 250	4.4	8 916	39.7	7 579	33.7		
3 500	4.7	9 601	42.7	8 161	36.3		
3 750	5.1	10 287	45.8	8 744	38.9		
4 000	5.4	10 973	48.8	9 327	41.5		
4 250	5.8	11 659	51.9	9 910	44.1		
4 500	6.1	12 345	54.9	10 493	46.7		
4 750	6.4	13 030	58.0	11 076	49.3		
5 000	6.8	13 716	61.0	11 659	51.9		
5 250	7.1	14 402	64.1	12 242	54.5		
5 500	7.5	15 088	67.1	12 825	57.0		

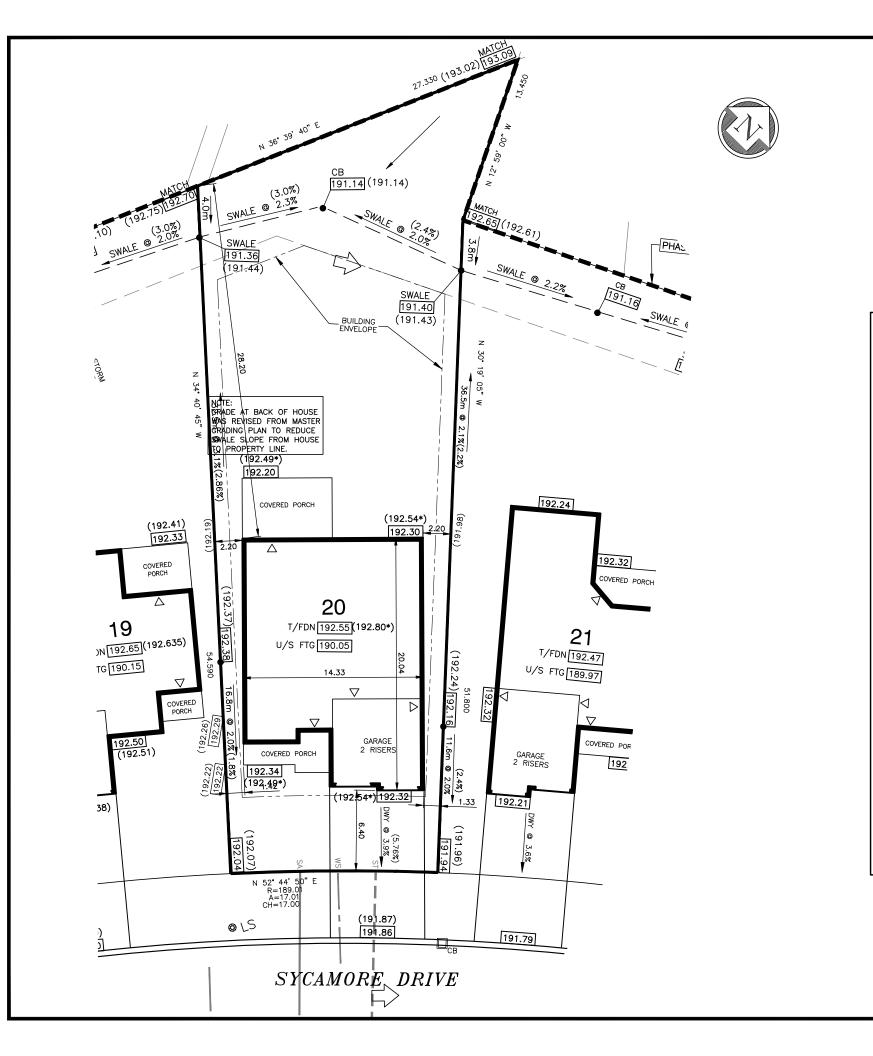
#### 4. Technical Evidence

The Report Holder has submitted technical documentation for the CCMC evaluation. The corresponding technical evidence for this product is summarized below.

#### 4.1 Performance Requirements

The rotary-installed steel piles were tested to ASTM D 1143, "Standard Test Methods for Deep Foundations Under Static Axial Compressive Load," and ASTM D 4945 "Standard Test Method for High-Strain Dynamic Testing of Piles."

Testing was conducted at two different sites that were selected because they represent typical soil profiles encountered in Canada. A series of tests was performed covering a range of typical sand-gravel and hard clay-to-very stiff clay conditions. The intent of the testing was to determine a correlation between the torque applied during installation and the allowable loads. Testing showed a correlation between the torque applied during installation and the allowable loads. For the loads identified in Table 3.1 the factor of safety applied was 3.0.



#### **LEGEND**

238.49

PROPOSED SPOT ELEVATION



LOT FLOW DIRECTION

1.5%

PROPERTY LINE FLOW DIRECTION AND SLOPE

(235.16)

CENTRELINE OF ROAD ELEVATION

(238.49)

AS RECORDED ELEVATIONS AND/OR SLOPE

(238.49\*)

AS RECORDED ELEVATION OUTSIDE OF COUNTY ±0.075m TOLERANCE

#### **NOTES**

CONTRACTOR TO ENSURE THAT HOUSE FOUNDATION IS PLACED ON SUITABLE, DRY SOIL.

ACCORDING TO NORFOLK COUNTY REQUIREMENTS ALL FINAL GRADING MUST BE INSPECTED AND CERTIFIED BY AN ENGINEER OR ONTARIO LAND SURVEYOR. THE BUILDER SHALL ENSURE THAT THE REQUIRED INSPECTIONS ARE CARRIED OUT IN ACCORDANCE WITH COUNTY REQUIREMENTS.

ALL DISTANCES AND ELEVATIONS ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

BUILDER TO CONFIRM BOTTOM OF FOOTING ELEVATION AND TOP OF FOUNDATION ELEVATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, AT LEAST 0.15m OF FOUNDATION WALL MUST REMAIN EXPOSED.

ALL ROOF LEADERS TO BE DIRECTED TO THE ROAD.

#### **SITE BENCHMARKS:**

BM 3: TOP OF LARGE PUMPER NOZZLE OF FIRE HYDRANT AT LOTS 29/30 HICKORY COURT.

**ELEVATION** 

192.170m

BM 4: TOP OF LARGE PUMPER NOZZLE OF FIRE HYDRANT AT NORTH WEST CORNER OF MAPLE AND MAGNOLIA DRIVE ON MAPLE AVENUE.

**ELEVATION** 

192.290m

BM 5: TOP OF LARGE PUMPER NOZZLE OF FIRE HYDRANT BETWEEN LOT 13 AND HOUSE #9 MAPLE AVENUE IN EASEMENT.

**ELEVATION** 

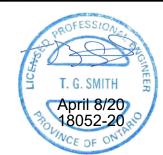
194.140m

SCALE 1:300

DATE	REVISION
JUL 19/18	ISSUED TO CLIENT FOR REVIEW
JUL 30/18	ISSUED TO COUNTY
OCT 2/19	ISSUED TO CLIENT FOR ADJUSTMENTS
APR 08/20	ISSUED FOR CERTIFICATION

THESE DRAWINGS TO BE READ IN CONJUNCTION WITH THE APPROVED OVERALL SUBDIVISION GRADING PLAN DESIGNED BY G. DOUGLAS VALLEE LIMITED PROJECT NO. 16-007

LOT 20 REGISTERED PLAN 37M-86 PORT DOVER NORFOLK COUNTY





# vallee

Consulting Engineers, Architects & Planners

#### G. DOUGLAS VALLEE LIMITED

CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS 2 TALBOT STREET NORTH SIMCOE, ONTARIO N3Y 3W4 (519) 426-6270

Project Title

#### SILVER LAKE ESTATES PH6 **PORT DOVER**

LOT GRADING PLAN LOT NO. 20

Home Builder:

#### **EGGINK HOMES**

Designed by :	Drawn By :	Checked By:
TJC	TJC	JDV
Scale :	Date :	Drawing No.
1:300	JUL 18, 2018	
Project No.		ו אמו

18-052

 $\bot \angle U$ 

Ontario Ministry of Natural Resources
Make-a-Map: Natural Heritage Areas

#### 23 Sycamore Drive - MNR Set-backs

Notes: Enter map notes

ap created: 12/12/2024



0.1 Kilometres

This map should not be relied on as a precise indicator of routes or locations, nor as a guide to navigation. The Ontario Ministry of Natural Resources(OMNR) shall not be liable in any way for the use of, or reliance upon, this map or any information on this map.

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Absence of a feature in the map does not mean they do not exist in this area.

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Projection: Web Mercator





- DENOTES ENTRY

Site Statistics

Minimum Front Yard

Minimum Rear Yard

Minimum Side Yard

Minimum Side Yard

Building Height (Maximum)

**Property Zoning** 

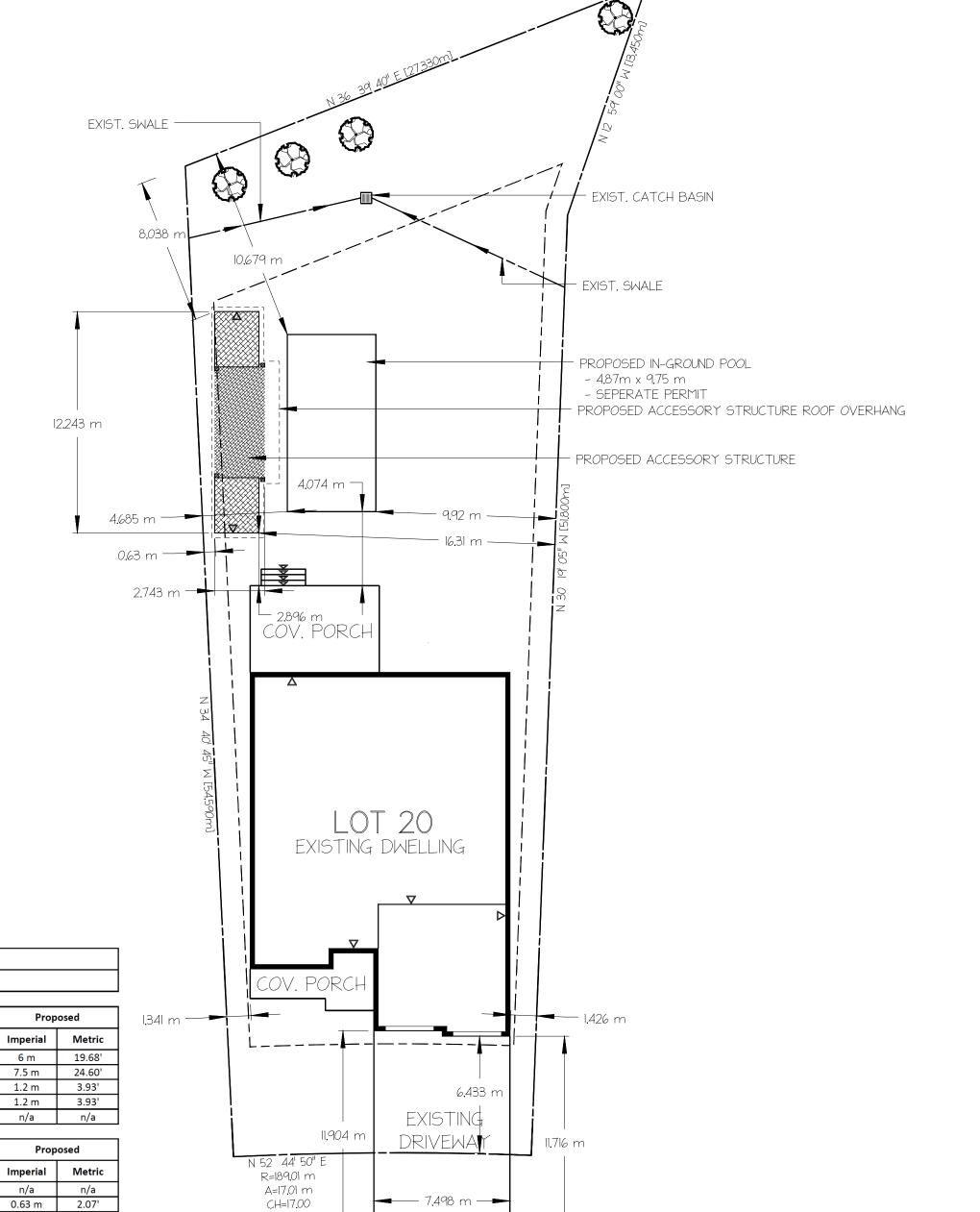
Lot Area (Sq.m)

Lot Information (Primary)

Lot Information (Accessory)

- DENOTES STEP/RISER

- DENOTES EXISTING DECIDUOUS TREE



**─** 7.498 m —

SYCAMORE DRIVE

Existing Lot Coverage				-		-
Lot Coverage	Required (	Maximum)	Exis	sting	Prop	osed
Building Height (Maximum)	5 m	16.40'	n/a	n/a	3.49 m	11.5'
Lot Line Set-Back (Rear)	1.2 m	3.93'	n/a	n/a	8.04 m	26.38'
Lot Line Set-back (Interior Side)	1.2 m	3.93'	n/a	n/a	16.31 m	53.5'
Lot Line Set-back (Interior Side)	1.2 m	3.93'	n/a	n/a	0.63 m	2.07'
Lot Line Set-back (Front)	n/a	n/a	n/a	n/a	n/a	n/a

Required

Required

Metric

19.68'

24.60'

3.93'

3.93'

36.08'

Metric

Imperial

6 m

7.5 m

1.2 m

1.2 m

11 m

Imperial

Residential R1-A

1,134.91 sq.m

Existing

n/a n/a

Existing

Metric

19.68'

24.60'

3.93'

3.93'

Metric

Imperial

6 m

7.5 m

1.2 m

1.2 m

Imperial

Lot Coverage	Required (Maximum)	Existing	Proposed
Existing Lot Coverage		-	-
- Existing House	-	258.10 sq.m (22.74%)	258.10 sq.m (22.74%)
- Existing Covered Porches	-	49.62 sq.m (43.7 %)	49.62 sq.m (43.7 %)
Proposed Additions		-	-
- Accessory Structure	55 sq.m (4.86%)	0 sq.m (0%)	31.70 sq.m (2.79%)
Total		307.72 sq.m (27.11%)	339.42 sq.m (29.91%)

REV.	DATE	DESCRIPTION
01	12/12	ISSUED FOR REVIEW
		-
	l	

PROJECT ADDRESS

23 SYCAMORE DRIVE PORT DOVER, ON

DRAWING

SITE PLAN

DATE

2024/12/12

PAPER SIZE

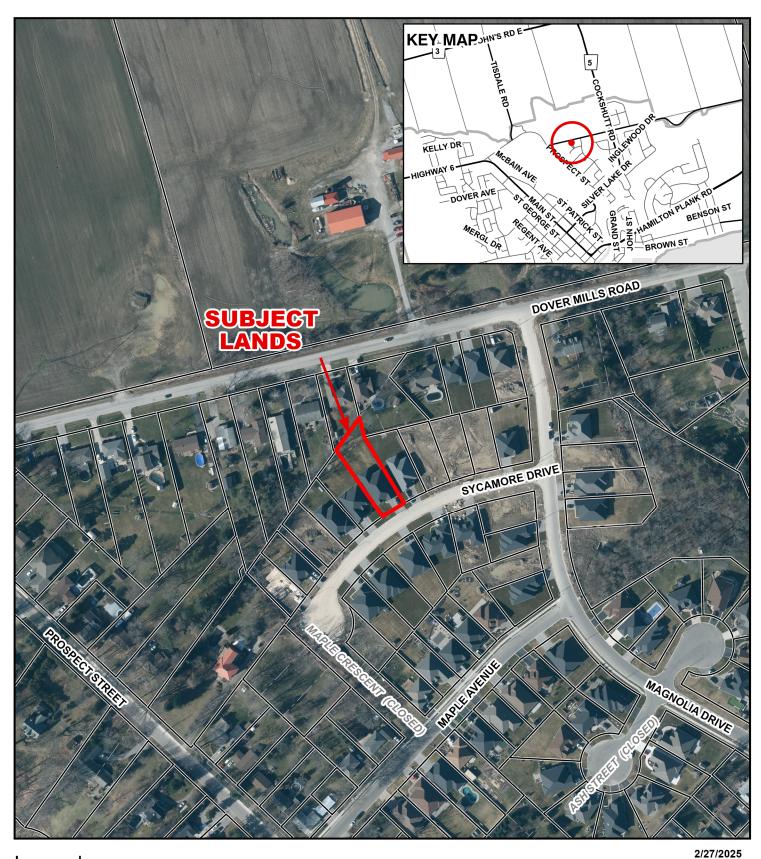
18'' × 24''

SCALE

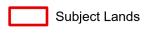
1:200

## **CONTEXT MAP**

Urban Area of PORT DOVER



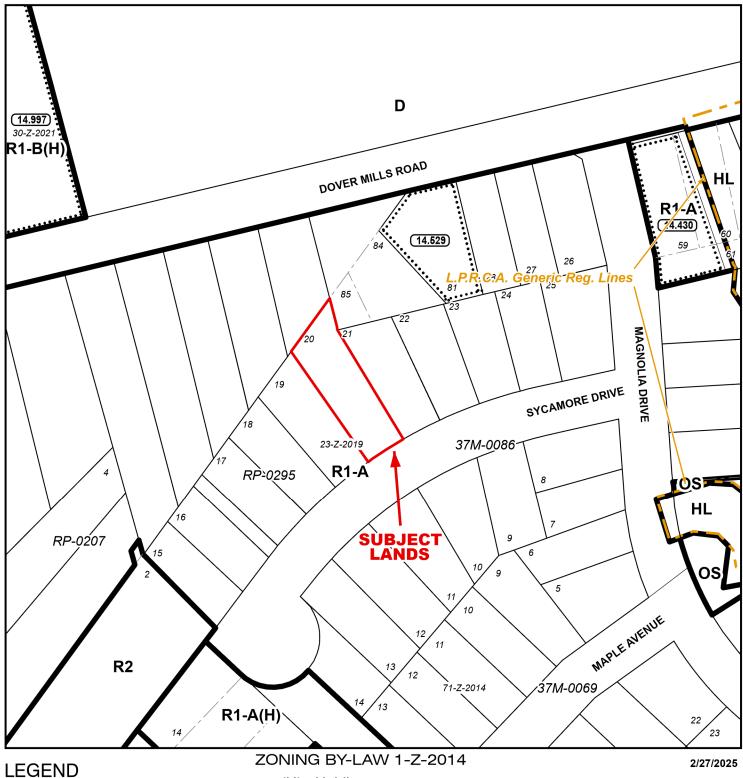
Legend



2020 Air Photo

20 10 0

# MAP B ZONING BY-LAW MAP Urban Area of PORT DOVER



Subject Lands

LPRCA Generic RegLines

(H) - Holding

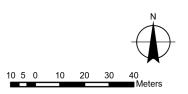
D - Development Zone

HL - Hazard Land Zone

OS - Open Space Zone

R1-A - Residential R1-A Zone

R2 - Residential R2 Zone



## CONCEPTUAL PLAN Urban Area of PORT DOVER

