

Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

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

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

Please review all of the important information summarised below.

Before your Application is Submitted

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

After Your Application is Submitted

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

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

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

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

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

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

Notification Sign Requirements

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

Contact Us

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

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: 337 050 151 00**A. Applicant Information****Name of Owner** Steve Norris

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 1 Kenneth Ave Lot 21

Town and Postal Code N0A 1N3

Phone Number _____

Cell Number (705) 790-5789

Email stevenorris871@gmail.com

Name of Applicant Sam Bunting - Prominent Homes

Address 363 Ireland Road

Town and Postal Code Simcoe, N3Y 4K4

Phone Number 519-426-9186

Cell Number _____

Email sam@phomes.ca (please CC all correspondence to design@phomes.ca)

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

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

☐ Owner

☐ Agent

☒ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

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

WDH PLAN 379 LOT 21

0.18AC 75.00FR D

Municipal Civic Address: 1 Kenneth Ave Lot 21

Present Official Plan Designation(s): Agricultural

Present Zoning: Agriculture

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:

Vacant

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:

None

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:

New Single Family Dwelling

New Septic system

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:

n/a

8. If known, the length of time the existing uses have continued on the subject lands:
unknown
-

9. Existing use of abutting properties:

Single family dwellings

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:

The active open ditch Municipal drains do not effect the front or exterior side yard setbacks- Confirmed by the drainage Dept.

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	22.86m	30m	12.1.2 b)	22.86m	7.14m
Lot depth	30.57m	n/a	n/a	30.57m	n/a
Lot width	22.86m	n/a	n/a	22.86m	n/a
Lot area	0.073 ha	40ha	12.1.2 a)	0.073 ha	39.93ha
Lot coverage	n/a	n/a	n/a	24%	n/a
Front yard	n/a	13m	12.1.2 c)	5.48m	7.52
Rear yard	n/a	9m	12.1.2 f)	14.95m	0m
Height	n/a	11m	12.1.2 h)	5.6m	0m
Left Interior side yard	n/a	n/a	n/a	n/a	n/a
Right Interior side yard	n/a	3m	12.2.2 e)	1.22m	1.78m
Exterior side yard (corner lot)	n/a	13m	12.1.2 d)	3.24m	9.76m
Parking Spaces (number)	n/a			2	
Aisle width	n/a			n/a	
Stall size	n/a			3x6m	
Loading Spaces	n/a			n/a	
useable floor area					

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

The proposed Lot frontage, Lot area, Front yard, Int. side yard and Exterior side yard set backs do not meet the requirements set out in the Zoning by-law for the Agricultural zone

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

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

4. Easement/Right-of-Way: Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☐ No ☒ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☐ No ☒ Unknown

3. Provide the information you used to determine the answers to the above questions:

personal knowledge

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. All Applications: Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☒ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance 450m

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☒ within 500 meters – distance 250m

Floodplain

☐ On the subject lands or ☒ within 500 meters – distance 250m

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 260m

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:

Ordnance Avenue

G. All Applications: Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

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

Please consider that the surrounding dwellings are Single Family Dwellings and this new dwelling will blend seamlessly into it's surroundings. A septic design has been professionally designed to fit on the Lot.

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

I/We authorize _____ 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.

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Steve Norris

Owner/Applicant/Agent Signature

April 4/2025

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

I/We authorize PROMINENT HOMES 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.

Steve Norris

Owner

April 4/2025

Date

Owner

Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

Norfolk
COUNTY

Revised October 2021
Committee of Adjustment Development Application
Page 12 of 13

K. Declaration

I, Sam Bunting of Prominent Homes
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:

Town of Norfolk


Owner/Applicant/Agent Signature

In Province of Ontario

This 7 day of April

A.D., 2025

Michele Roberts

A Commissioner, etc.

Michele Jane Roberts, a Commissioner, etc.,
Province of Ontario, for MHN Lawyers LLP
Expires May 14, 2027.

PROPOSED LOT GRADING AND DRAINAGE SITE PLAN

FOR:
**PROMINENT HOMES
#1 KENNETH AVENUE
PORT DOVER**

PIN 50259-0217 (LT)

SCALE 1 : 150



JEWITT AND DIXON LTD.

METRIC NOTE:

DISTANCES AND COORDINATES ARE METRIC AND CAN
BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

UTILITY NOTE:

THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE
BASED ON PHYSICAL LOCATES OF ABOVE GROUND SERVICES.

PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION
LOCATE OF UNDERGROUND SERVICES IS BOTH RECOMMENDED
AND ADVISED.

SITE B.M.#1

SPIKE IN FACE OF
WOOD HYDRO POLE
ELEV = 187.727
(GEODETIC)

LEGEND

BELL BOX	SHOWN	BBX	□
BENCH MARK	SHOWN	BM	●
CATCH BASIN	SHOWN	CB	■
TOP OF FOUNDATION	SHOWN	TOF	○
OVERHEAD HYDRO LINE	SHOWN	O/H	—
WATER VALVE	SHOWN	WV	⊕
HYDRO POLE	SHOWN	HP	⊕
GAS MARKER	SHOWN	GMK	■
UNDERSIDE OF SIDING	SHOWN	USS	—

NOTES

- PROPERTY DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 379 FOR ALL OF LOT 1
- PROPOSED BUILDING POSITIONED BY CALCULATIONS,
NOT BY ACTUAL SURVEY
- PROPOSED FINAL GRADES ARE SHOWN (176.50) AND
ARE IN METRES
- T.F.W. DENOTES TOP OF FOUNDATION WALL
- U.S.F. DENOTES UNDERSIDE OF FOOTING
- F.F. DENOTES FINISHED FLOOR
- THE UNDERSIDE OF FOOTING ELEVATIONS IS BASED ON
A 7'10" WALL AND 6" FOOTING (2.54m) TO BE VERIFIED
BY THE CONTRACTOR PRIOR TO EXCAVATION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO
VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE
GROUND WATER TABLE, SOIL BEARING CAPACITY AND
THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR
TO EXCAVATION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO
VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION
- ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC
DATUM, NAD83 (CSRS) HTV2.0 (2010) (CGVD28)
- THIS SKETCH WAS COMPLETED FROM FIELD WORK
COMPLETED ON THE 27TH DAY OF JANUARY, 2025

PROPERTY DESCRIPTION:

ALL OF LOT 21
REGISTERED PLAN 379
GEOGRAPHIC TOWNSHIP OF WOODHOUSE
NORFOLK COUNTY

CAUTION

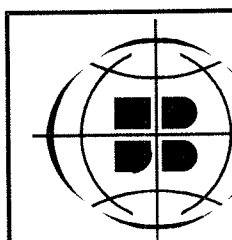
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FEBRUARY 19, 2025

[Signature]
KIM HUSTED, O.L.S.
THIS COPY IS NOT VALID UNLESS
EMBOSSED WITH THE SURVEYOR'S SEAL.

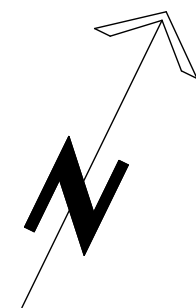
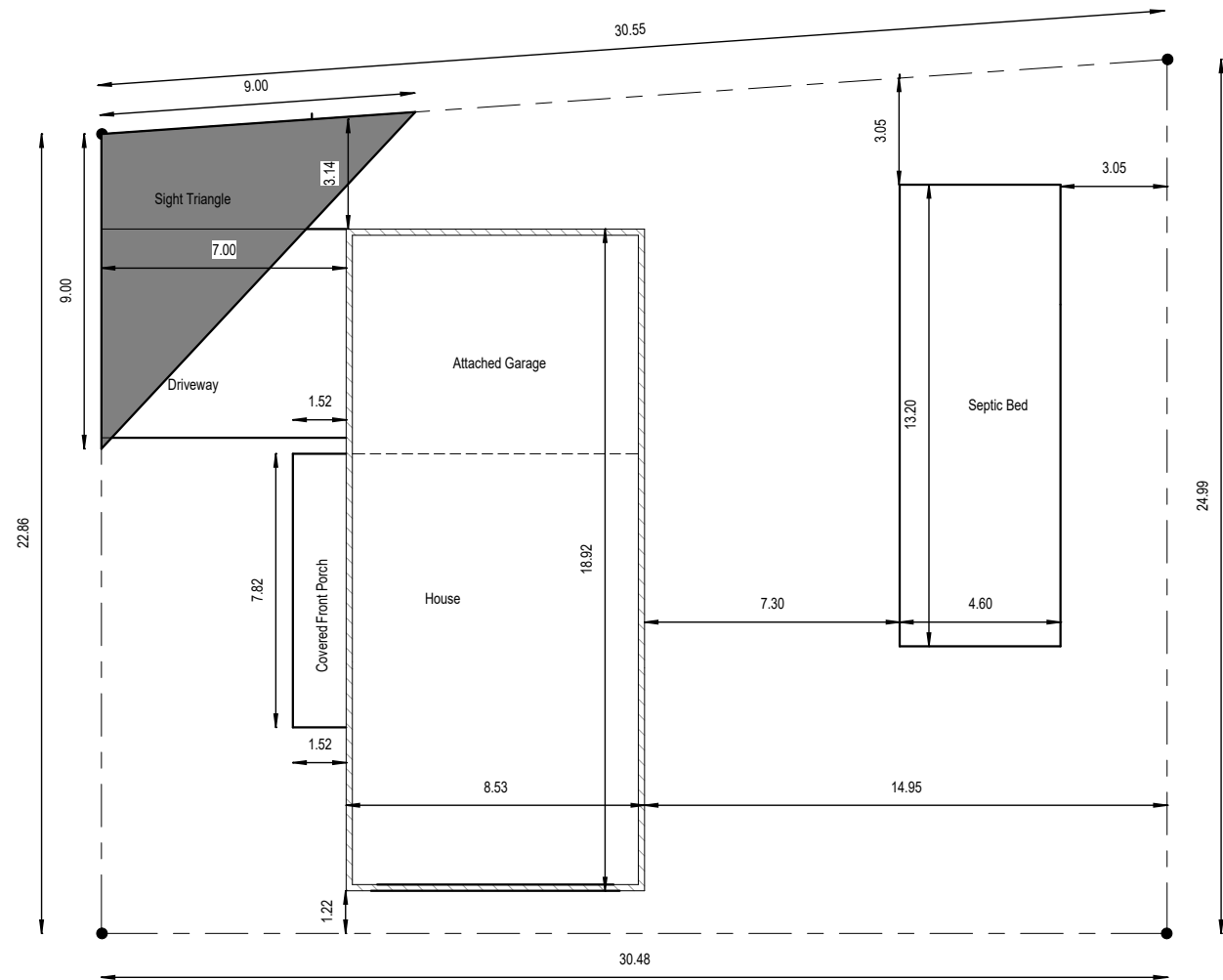


JEWITT AND DIXON
ONTARIO LAND SURVEYORS
A Division of Kim Husted Surveying Ltd.

SURVEYING
MAPPING
GIS

650 Ireland Rd., Simcoe, ON N3Y 4K2
T: (519) 426-0842 www.jdbarnes.com

DRAWN BY: MTC/JLM	CHECKED BY: KH	REFERENCE NO.: 25-54-185-00
DATED: FEBRUARY 19, 2025		



SITE INFORMATION

LOT AREA: 729.3 S.M (7,850 S.F)
LOT FRONTAGE: 22.86m (100'-0")

PROPOSED HOUSE W/ ATTACHED GARAGE, FRONT PORCH AND
BACK STEPS: 170.20 s.m (1,832.1 s.f)

TOTAL PROPOSED LOT COVERAGE: 24%

Steve
Noris

1 Kenneth Ave,
Port Dover, On.
N0A 1N3

PROMINENT HOMES

PLOT PLAN

DRAWN BY:
Marjie Hiebert

DESIGNED BY:
SAM BUNTING
BCIN #: 37074

DATE:
Rev. March 31st, 2025

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

SHEET No.:
A-7

Steve
Noris

1 Kenneth Ave,
Port Dover, On.
N0A 1N3

PROMINENT HOMES

COVER SHEET

DRAWN BY:
TROY SCRIVEN

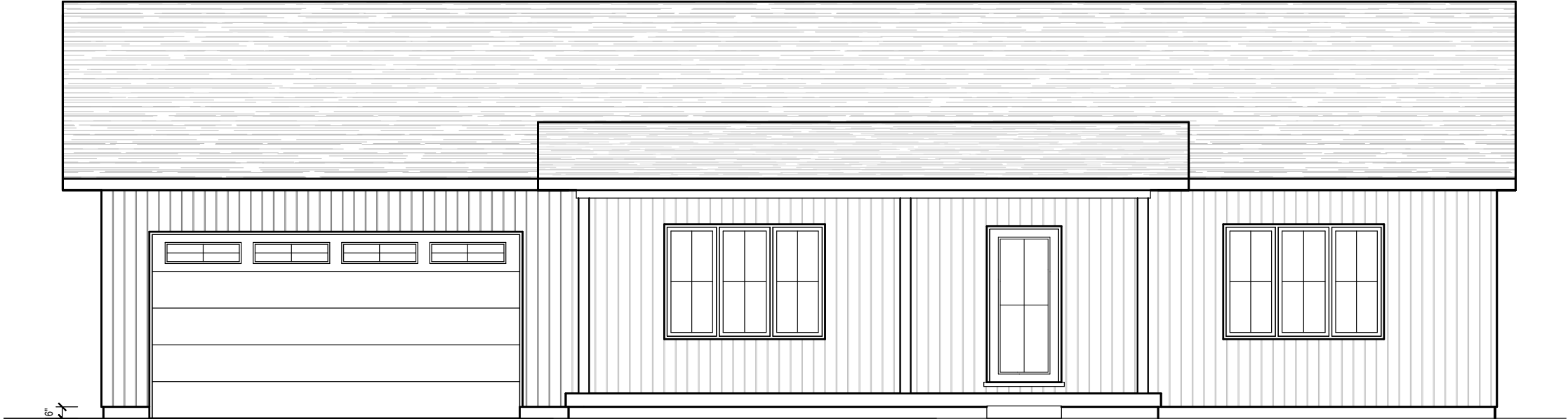
DESIGNED BY:
SAM BUNTING
BCIN #: 37074

DATE:
Rev. March 31st, 2025

SCALE:
not to scale

SHEET No.:
A-0

REV No.:



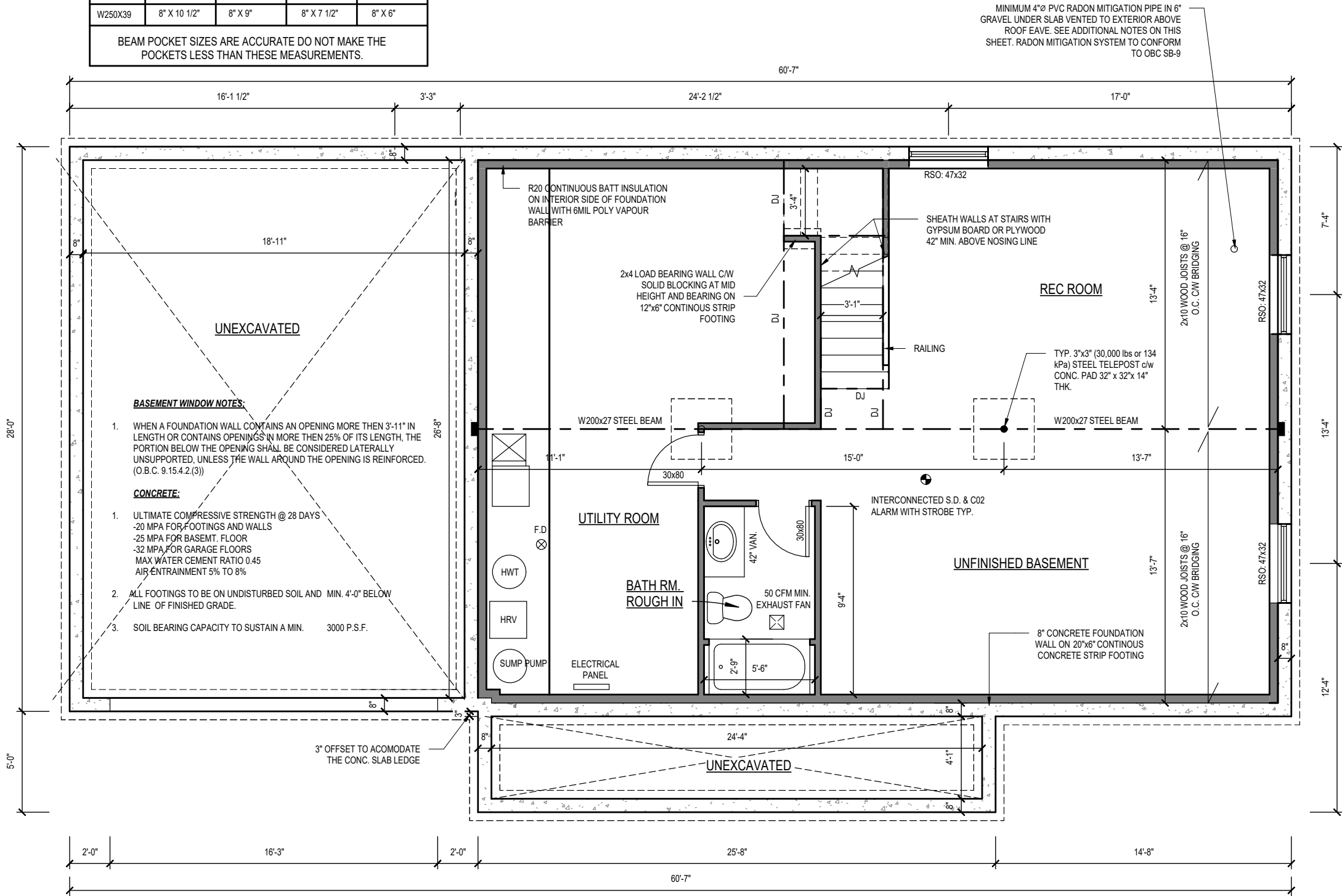
1 Kenneth Ave,
Port Dover, On.
N0A 1N3

MAIN FLOOR AREA = 1,148 s.f
UNFINISHED BASEMENT
GARAGE = 550 s.f

Drawing Index

SH #	DRAWING NAME
A-1	BASEMENT PLAN
A-2	MAIN FLOOR PLAN
A-3	FRONT & BACK ELEVATIONS
A-4	LEFT & RIGHT ELEVATIONS
A-5	SECTION
A-6	ROOF PLAN
A-7	PLOT PLAN
A-8	BASEMENT FLOOR PLAN

BEAM POCKET SIZING				
	1 PLATE	2 PLATES	3 PLATES	4 PLATES
W150X22	8" X 6 1/4"	8" X 4 3/4"	8" X 3 1/4"	8" X 1 3/4"
W200X27	8" X 8 1/4"	8" X 6 3/4"	8" X 5 1/4"	8" X 3 3/4"
W200X31	8" X 8 1/2"	8" X 7"	8" X 5 1/2"	8" X 4"
W250X33	8" X 10 1/4"	8" X 8 3/4"	8" X 7 1/4"	8" X 5 3/4"
W250X39	8" X 10 1/2"	8" X 9"	8" X 7 1/2"	8" X 6"
BEAM POCKET SIZES ARE ACCURATE DO NOT MAKE THE POCKETS LESS THAN THESE MEASUREMENTS.				



NOTES:

- 1 TOP PLATE
- 7-10" FOUNDATION WALLS

FOUNDATION PLAN SPECIFICATIONS:

LVL MEMBERS & TJI JOISTS:

- SUPPLIERS OF ALL LVL MEMBERS AND TJI JOIST SYSTEMS TO PROVIDE ENGINEERED DRAWINGS.

END BEARING:

- ALL BEAMS SHALL HAVE EVEN AND LEVEL BEARING AND SHALL HAVE NOT LESS THAN 3 1/2" OF BEARING AT SUPPORTS AS PER (9.23.8.1. (1) OBC).
- ALL FLOOR JOISTS SHALL HAVE NO LESS THAN 1 1/2" OF END BEARING, EXCEPT WHERE SUPPORTED ON RIBBON BOARDS (9.23.9.1. (1) OBC).

SUSPENDED CONCRETE SLABS:

- SUSPENDED CONCRETE SLABS TO BE 5" c/w 10M REBAR @ 7-7/8" o.c. MAX. EACH WAY.
- SUPPORTED CONCRETE SLABS MUST BEAR MIN. 3" ON FNDN. AND BE ANCHORED WITH 10M BENT DOWELS @ 23-5/8" o.c. MAX.
- SLAB TO SLOPE AWAY FROM HOUSE. (9.40.1.4. OBC).

RADON MITIGATION SYSTEM NOTES (SEE OBC SB-9):

- A PVC PIPE NOT LESS THAN 4" IN DIAMETER SHALL BE INSTALLED VERTICALLY THROUGH THE FLOOR SO THAT ITS BOTTOM END OPENS INTO THE GRANULAR FILL AND ITS TOP END WILL PERMIT CONNECTION TO DEPRESSURIZATION EQUIPMNNT
- THE PIPE SHALL EXHAUST TO THE OUTDOORS ABOVE THE ROOF EAVE AND AWAY FROM ANY WINDOWS, DOORS OR OTHER OPENINGS IN THE HOUSE.
- THE GRANULAR MATERIAL SHALL BE NOT LESS THAN 6" DEEP FOR A RADIUS OF NOT LESS THAN 12" CENTRED ON THE PIPE
- THE UPPER END OF THE PIPE SHALL BE PROVIDED WITH A REMOVABLE SEAL.
- THE PIPE SHALL BE CLEARLY LABELLED TO INDICATE THAT IT IS INTENDED ONLY FOR THE REMOVAL OF SOIL GAS FROM BELOW THE FLOOR-ON-GROUND.
- WHERE THE AVERAGE ANNUAL RADON CONCENTRATION EXCEEDS 200 BQ/M3 IN THE NORMAL OCCUPANCY AREA, A DEPRESSURIZATION SYSTEM SHALL BE INSTALLED TO REDUCE THE RADON CONCENTRATION TO A LEVEL BELOW 200 BQ/M3 IN THE NORMAL OCCUPANCY AREA.
- THE CONCRETE FLOOR SLAB SHALL BE SEALED AROUND ITS PERIMETER TO THE INNER SURFACES OF ADJACENT WALLS USING FLEXIBLE SEALANT.
- ALL PENETRATIONS OF THE CONCRETE FLOOR SLAB BY PIPES OR OTHER OBJECTS SHALL BE SEALED AGAINST SOIL GAS LEAKAGE.
- ALL PENETRATIONS IN THE CONCRETE FLOOR SLAB THAT ARE REQUIRED TO DRAIN WATER FROM THE FLOOR SURFACE SHALL BE SEALED IN A MANNER THAT PREVENTS THE UPWARD FLOW OF SOIL GAS WITHOUT PREVENTING THE DOWNWARD FLOW OF LIQUID WATER

Steve Noris

1 Kenneth Ave,
Port Dover, On.
NOA 1N3

PROMINENT HOMES

BASEMENT PLAN

DRAWN BY:

Marjie Hiebert

DESIGNED BY:

SAM BUNTING
BCIN #: 37074

DATE:

Rev. March 31st, 2025

SCALE:

3/16" = 1'-0"

SHEET No.:

A-1

Steve
Noris

1 Kenneth Ave,
Port Dover, On.
N0A 1N3

PROMINENT HOMES

MAIN FLOOR PLAN

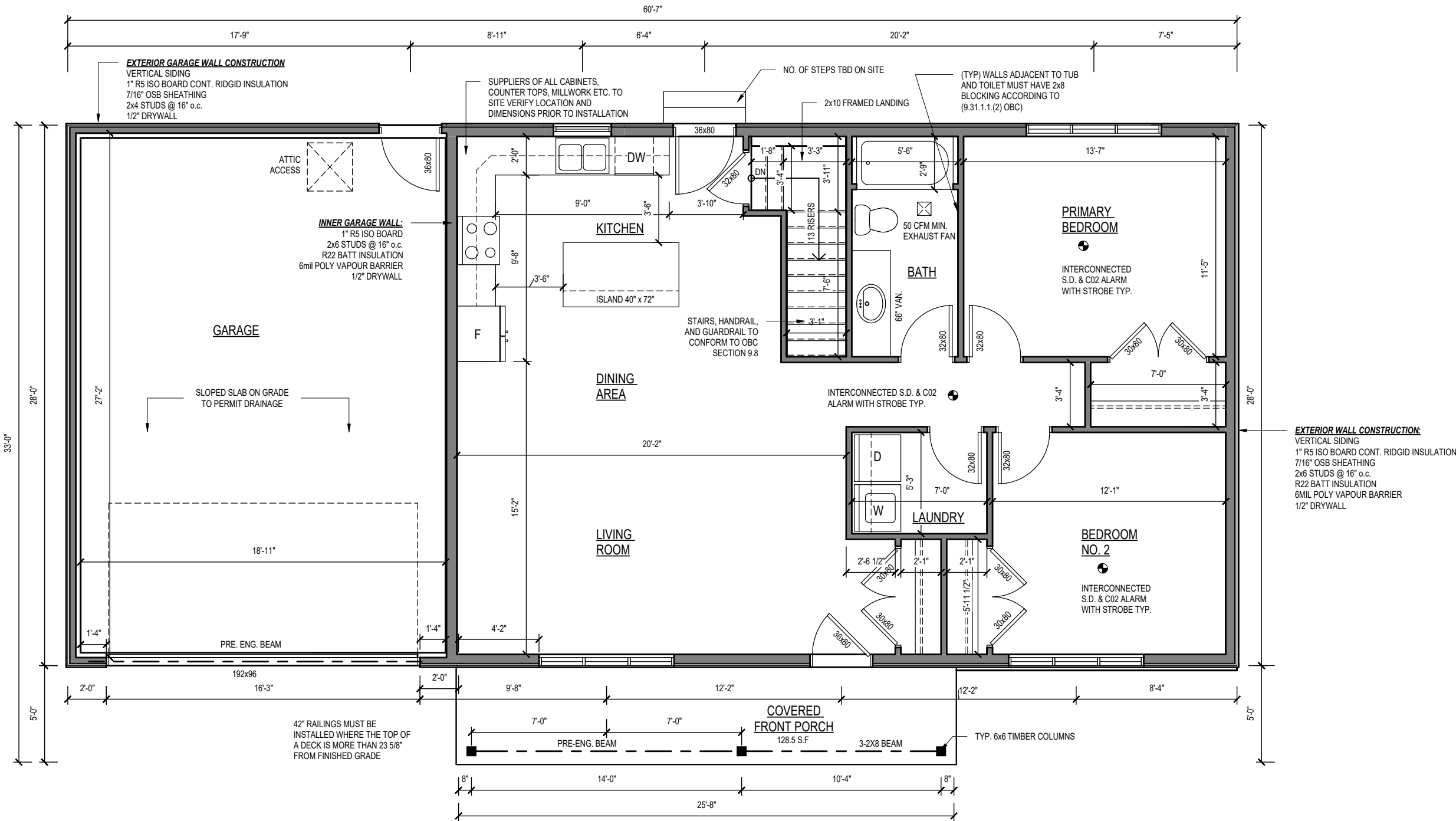
DRAWN BY:
Marjie Hiebert

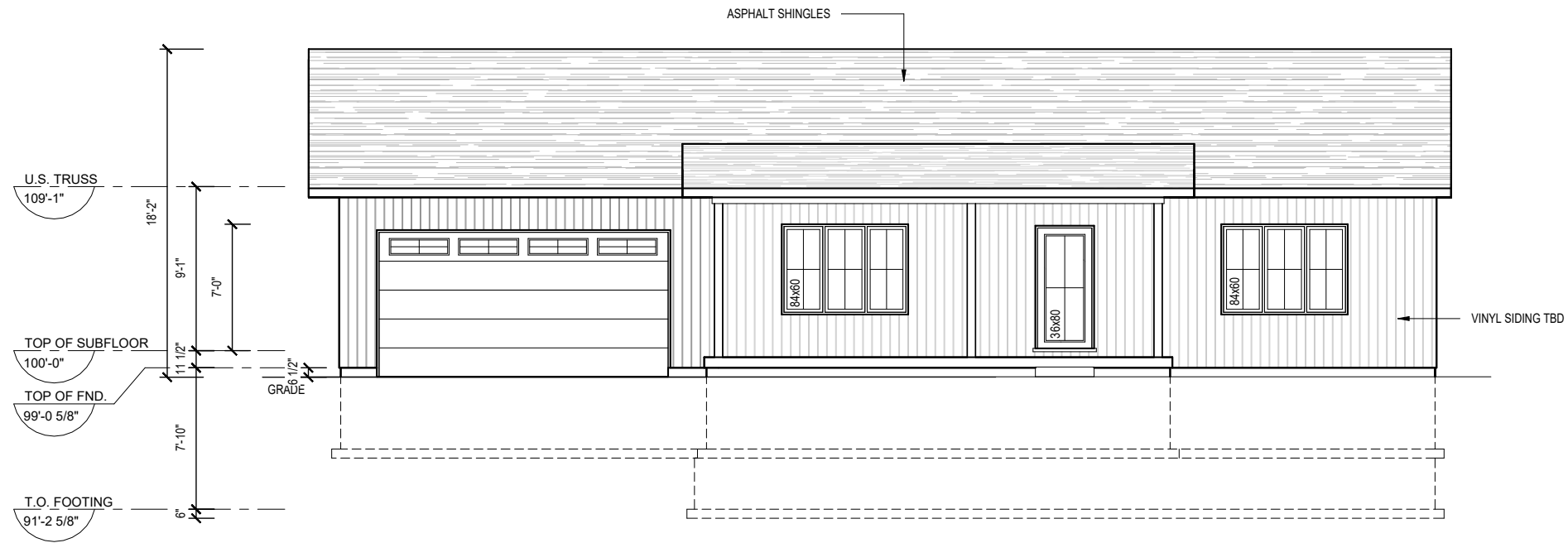
DESIGNED BY:
SAM BUNTING
BCIN #: 37074

DATE:
Rev. March 31st, 2025

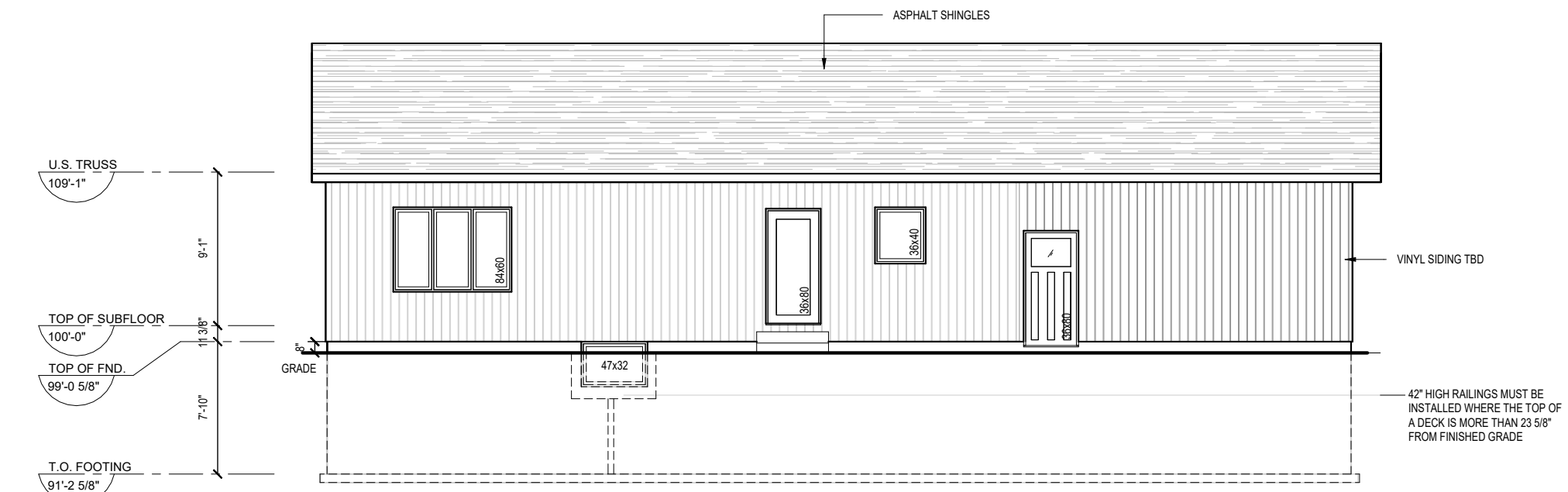
SCALE:
3/16" = 1'-0"

SHEET No.:
A-2





FRONT ELEVATION
1/8" = 1'-0"



2 BACK ELEVATION
1/8" = 1'-0"

Steve
Noris

1 Kenneth Ave,
Port Dover, On.
N0A 1N3

PROMINENT HOMES

FRONT & BACK ELEVATIONS

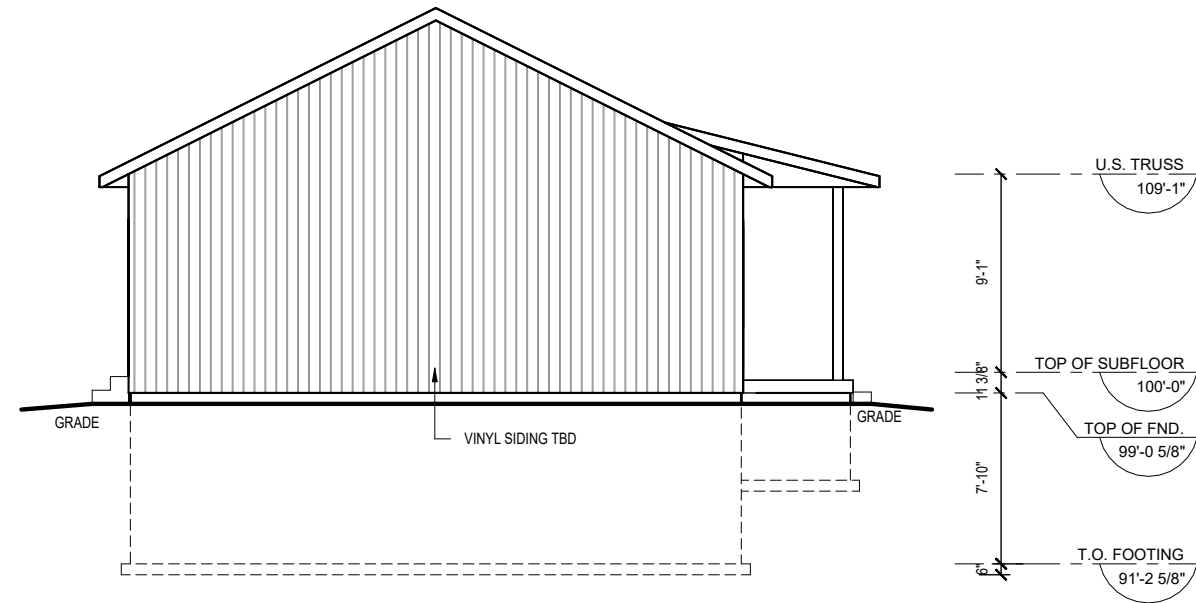
DRAWN BY:
Marjie Hiebert

DESIGNED BY:
SAM BUNTING
BCIN #: 37074

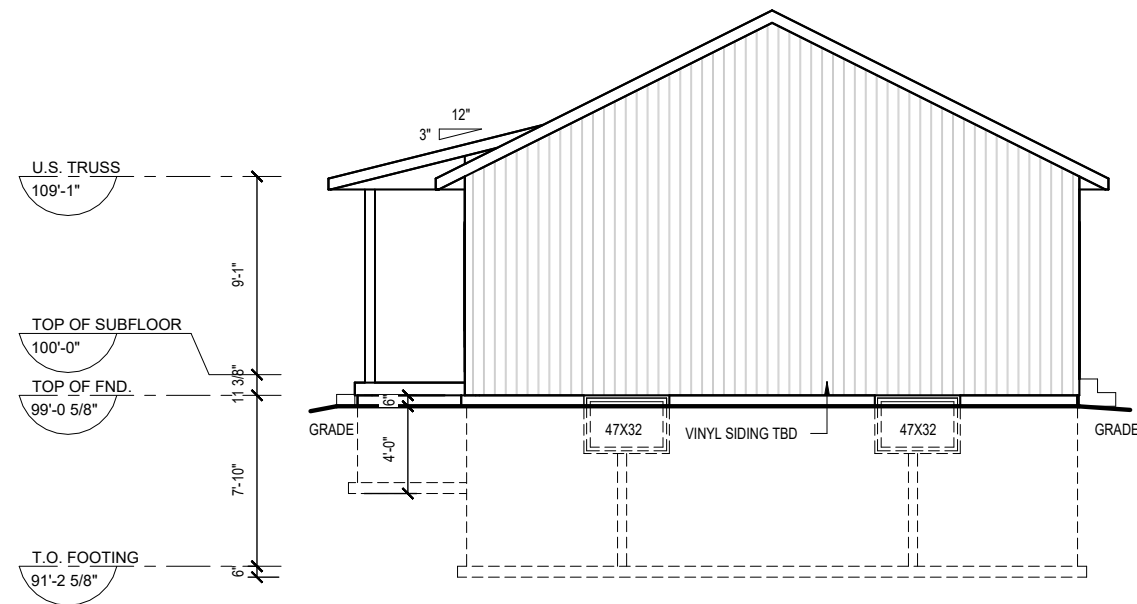
DATE:
Rev. March 31st, 2025

SCALE:
1/8" = 1'-0"

SHEET No.:
A-3



LEFT ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"

Steve
Noris

1 Kenneth Ave,
Port Dover, On.
N0A 1N3

PROMINENT HOMES

LEFT & RIGHT ELEVATIONS

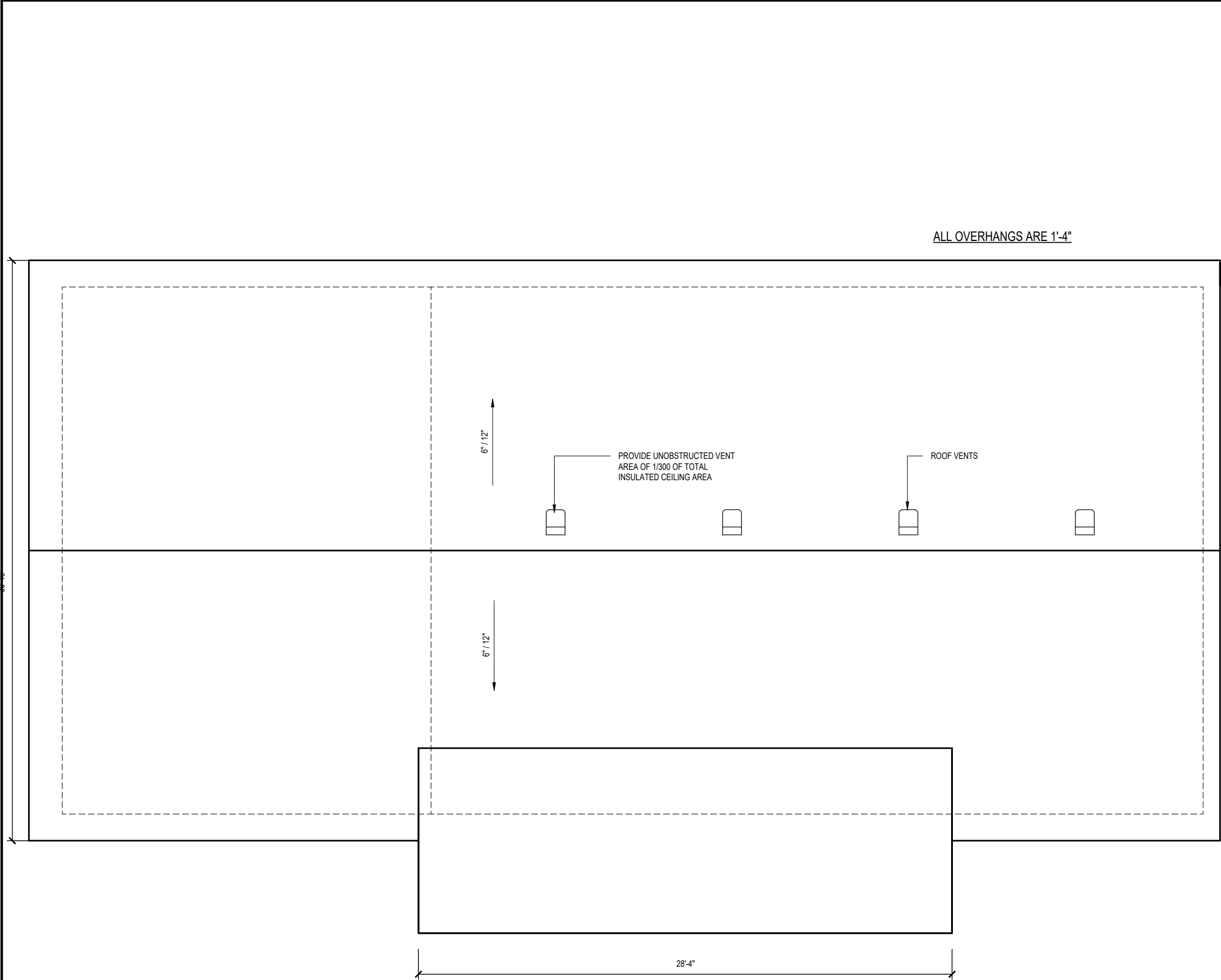
DRAWN BY:
Marjie Hiebert

DESIGNED BY:
SAM BUNTING
BCIN #: 37074

DATE:
Rev. March 31st, 2025

SCALE:
1/8" = 1'-0"

SHEET No.:
A-4



NOTE: 1'-4" OVERHANG ALL AROUND UNLESS NOTED OTHERWISE. 8" FASCIA DROP

WOOD LINTEL SCHEDULE		
FORMING PART OF SENTENCE OBC 9.23.12.3		
LINTEL SIZES (in)	MAXIMUM SPAN	
	EXTERIOR WALL	INTERIOR WALL
2 - 2X4	3' - 7"	3' - 0"
2 - 2X6	5' - 6"	4' - 5"
2 - 2X8	6' - 7"	5' - 4"
2 - 2X10	8' - 1"	6' - 8"
2 - 2X12	9' - 5"	7' - 8"
SPANS ARE CALCULATED BASED ON MAX. SUPPORTED JOIST OR RAFTER LENGTH OF 16'-0" AND A MAX. SUPPORTED TRUSS LENGTH OF 32'-1".		
ALL HEADERS SUPPORTING SPANS THAT EXCEED THE ALLOWED SPANS, ARE TO BE PRE-ENGINEERED LVL HEADERS		

WOOD LINTEL SCHEDULE		
FORMING PART OF SENTENCE OBC 9.23.12.3		
	MAXIMUM SPAN	
	EXTERIOR WALL	INTERIOR WALL
2 - 2X4	3' - 7"	3' - 0"
2 - 2X6	5' - 6"	4' - 5"
2 - 2X8	6' - 7"	5' - 4"
2 - 2X10	8' - 1"	6' - 8"
2 - 2X12	9' - 5"	7' - 8"
SPANS ARE CALCULATED FOR GABLE END WALLS THAT SUPPORT ONLY 2'-0" OF ROOF & CEILING, BUT DO NOT SUPPORT ROOF JOISTS, ROOF RAFTERS & ROOF TRUSSES		
ALL HEADERS SUPPORTING SPANS THAT EXCEED THE ALLOWED SPANS, ARE TO BE PRE-ENGINEERED LVL HEADERS		

Steve Noris

1 Kenneth Ave,
Port Dover, On.
N0A 1N3

PROMINENT HOMES

ROOF PLAN

DRAWN BY:
Marjie Hiebert

DESIGNED BY:
SAM BUNTING
BCIN #: 37074

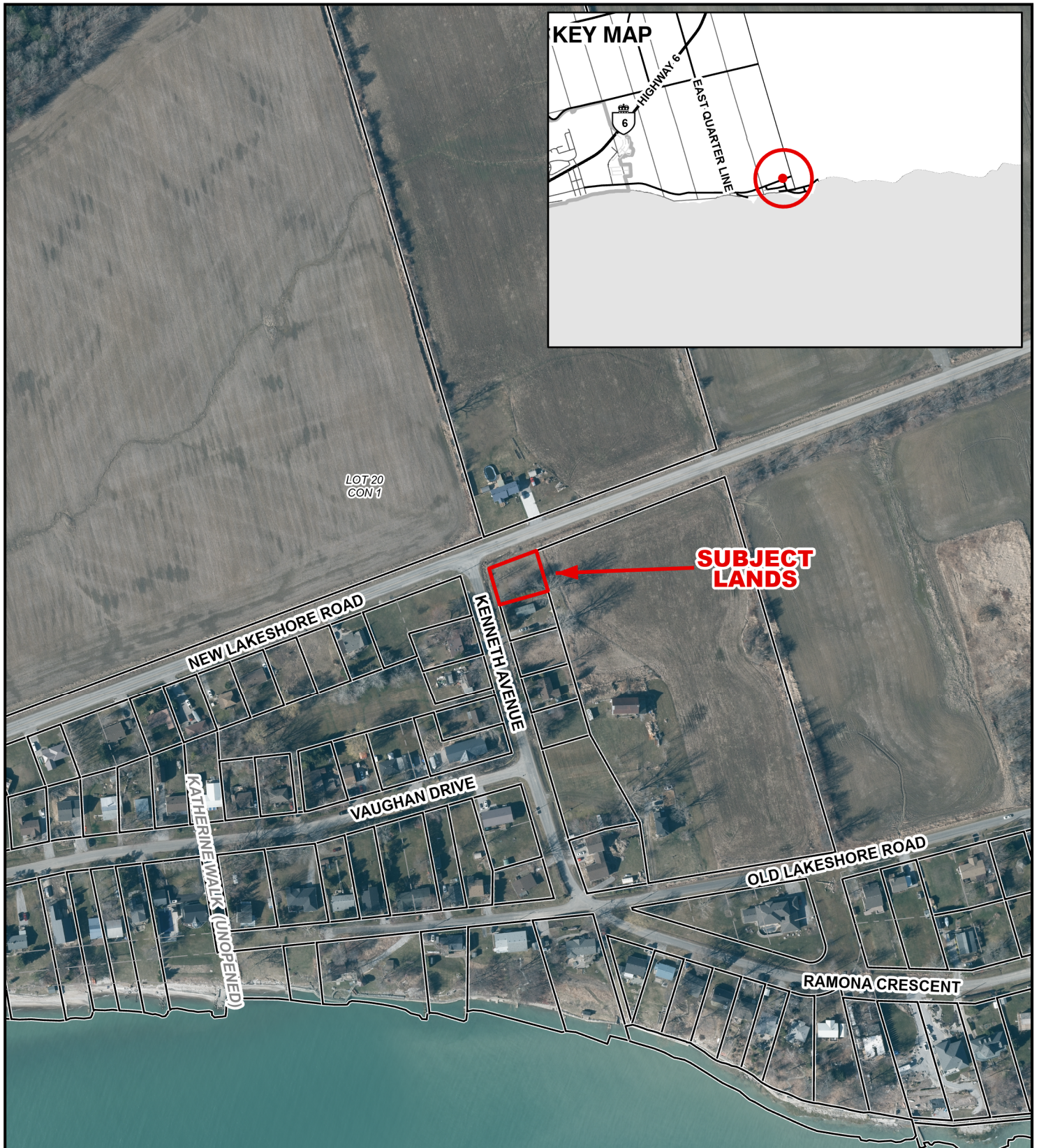
DATE:
Rev. March 31st, 2025

SCALE:
As indicated

SHEET No.:
A-6

CONTEXT MAP

Geographic Township of WOODHOUSE

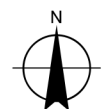


Legend

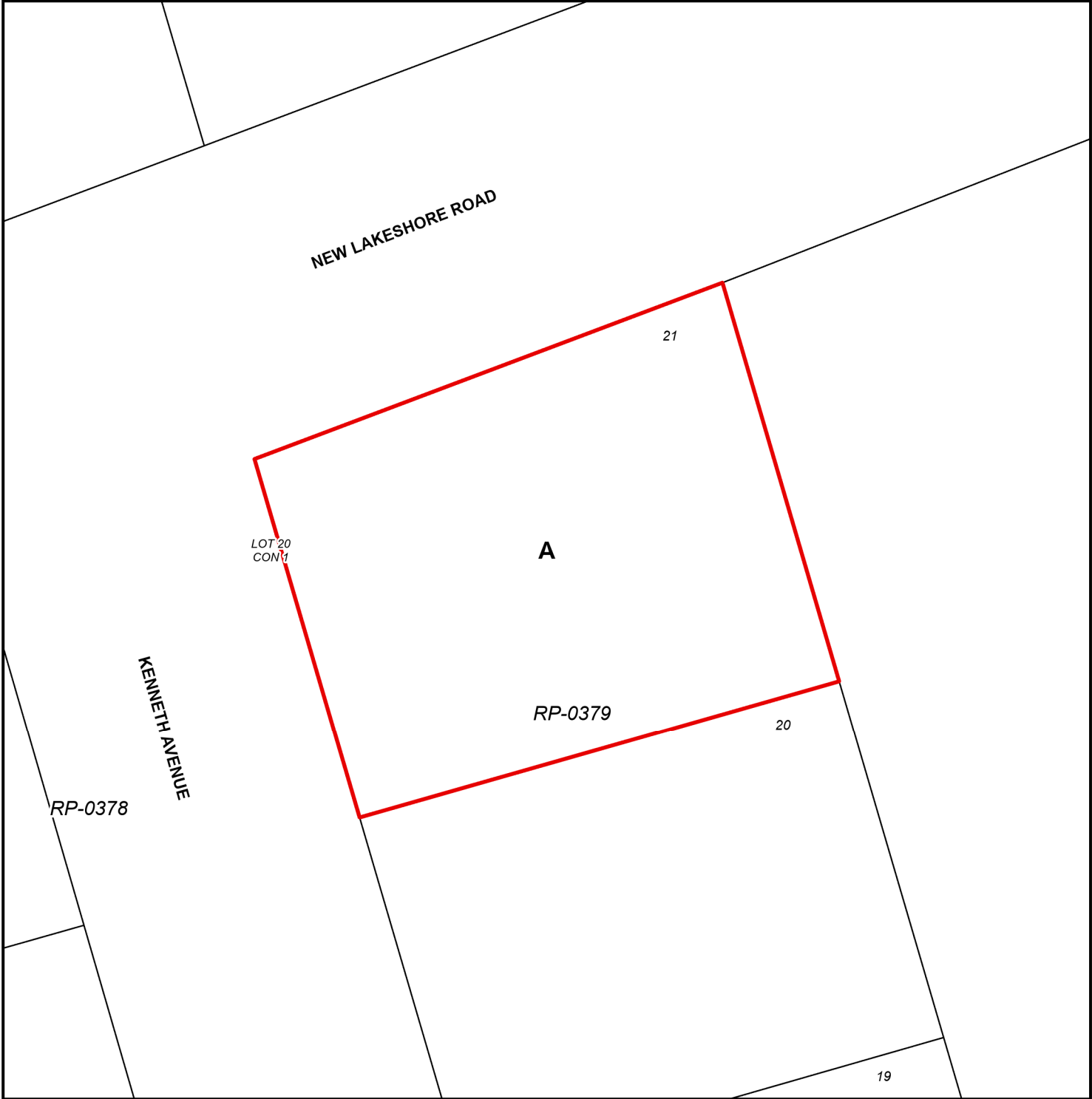
Subject Lands

2020 Air Photo

9/17/2025



25 12.5 0 25 50 75 100 Meters



LEGEND

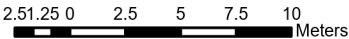
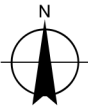
Subject Lands

ZONING BY-LAW 1-Z-2014

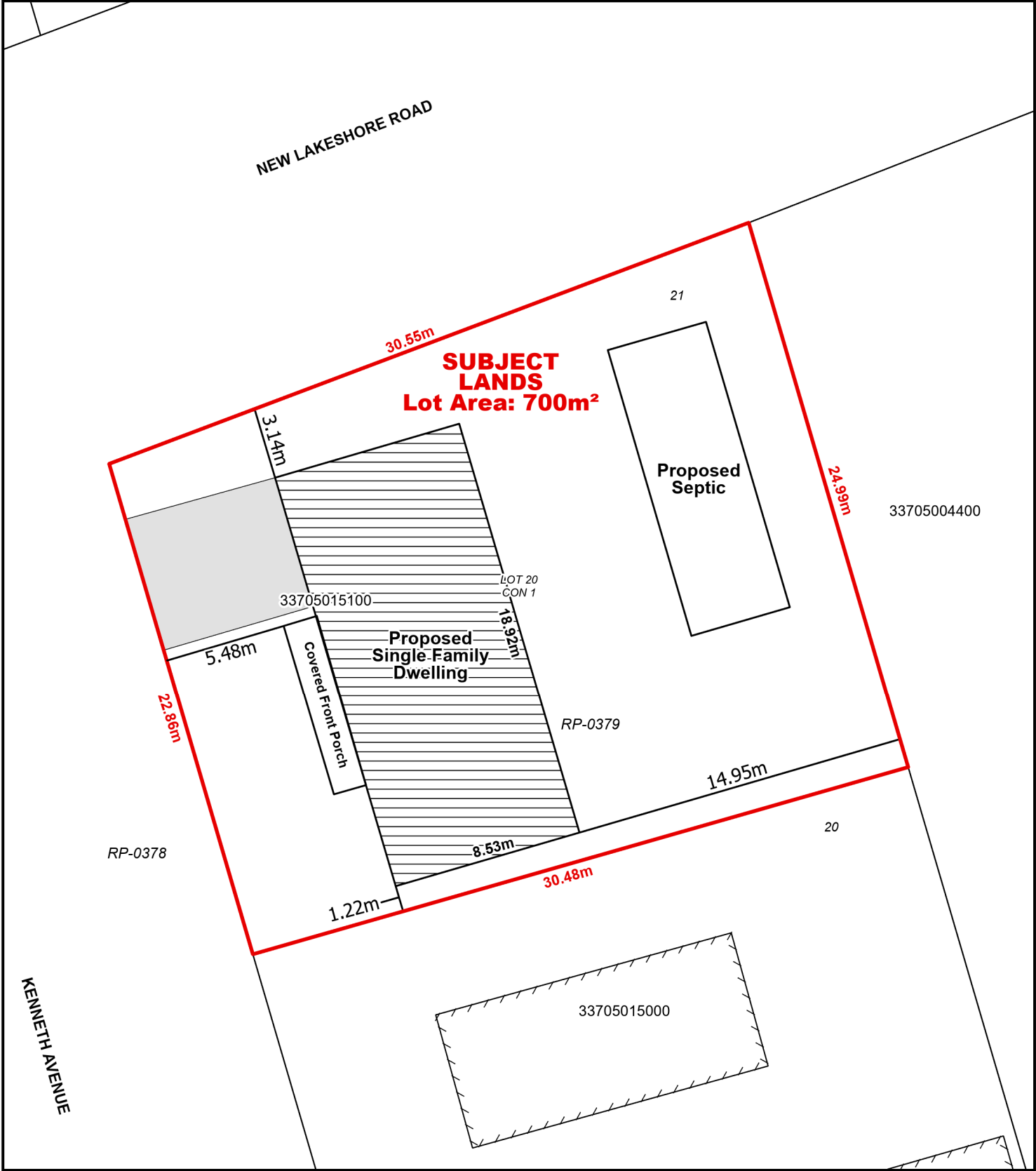
(H) - Holding

A - Agricultural Zone

9/17/2025



CONCEPTUAL PLAN
Geographic Township of WOODHOUSE



Legend

 Subject Lands