

For Office Use Only:

File Number	<u>BNPL 2621014</u>	Public Notice Sign	
Related File Number	<u>BNPL 2621013</u>	Application Fee	<u>2,816.00 x 2 = 5,632</u>
Pre-consultation Meeting	<u>BNPL 2018112 BNPL 201984</u>	Conservation Authority Fee	
Application Submitted	<u>Dec 23/20</u>	Well & Septic Info Provided	<u>sewering report ✓</u>
Complete Application	<u>Jan 15/21</u>	Planner	<u>N.G. (Intake)</u>

Check the type of planning application(s) you are submitting.

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Official Plan Amendment |
| <input type="checkbox"/> | Zoning By-Law Amendment |
| <input type="checkbox"/> | Temporary Use By-law |
| <input type="checkbox"/> | Draft Plan of Subdivision/Vacant Land Condominium |
| <input type="checkbox"/> | Condominium Exemption |
| <input type="checkbox"/> | Site Plan Application |
| <input checked="" type="checkbox"/> | Consent/Severance <u>x2</u> |
| <input type="checkbox"/> | Minor Variance |
| <input type="checkbox"/> | Easement/Right-of-Way |
| <input type="checkbox"/> | Extension of a Temporary Use By-law |
| <input type="checkbox"/> | Part Lot Control |
| <input type="checkbox"/> | Cash-in-Lieu of Parking |
| <input type="checkbox"/> | Renewable Energy Project or Radio Communication Tower |

Please explain the desired end result of this application (for example: a special zoning provision on the subject lands, changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

Severance of the Land located at 159 LaSalette Road into 3 pieces of land. One to remain undeveloped, two pieces to be developed into single residential lots.

Property Assessment Roll Number: 49101611000

A. Applicant Information

Name of Owner Jeff Descheemaeker

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 159 LaSalette Road

Town and Postal Code LaSalette, N0E 1H0

Phone Number _____

Cell Number _____

Email jdishmaker@gmail.com

Name of Applicant same as above

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent Cathy Weatherall

Address 682 Peel Street

Town and Postal Code Woodstock, N4S 1L3

Phone Number 519-879-6875

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 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):

Lot1, Block C, Registered Plan 52-B of Part of Lot 23 Concession 7 in the geographic township of Windham in Norfolk County

Municipal Civic Address: 159 LaSalette Road

Present Official Plan Designation(s): 54-Z-2018

Present Zoning: RH

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:

undeveloped

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:

undeveloped

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

Two houses complete with garages and hard surface driveways. Also there is to be two new septic tile beds and two new wells.

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:

Two houses complete with garages and hard surface driveways. Also there is to be two new septic tile beds and two new wells.

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:
N/A

9. Existing use of abutting properties:
N/A

10. Are there any existing easements or restrictive covenants affecting the subject lands?
☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:
Sever the lands to be able to develop 2 new single family dwellings.
2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:
The land is in one piece and can not be developed to contain the two family dwellings.
3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:
4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?

☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

6. Description of land intended to be severed in metric units:

Frontage:	Lot 1 - 30 m Lot 2 - 30 m
Depth:	Lot 1 - 135 m Lot 2 - 135 m
Width:	Lot 1 - 39.547 m Lot 2 - 30 m
Lot Area:	Lot 1 - 0.477 ha Lot 2 - 0.404 ha
Present Use:	undeveloped
Proposed Use:	Single Family Dwellings

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:	31.5 m
Depth:	459 m
Width:	varies but greater than 31.5m
Lot Area:	2.56 ha
Present Use:	undeveloped
Proposed Use:	undeveloped

Buildings on retained land: N/A

7. Description of proposed right-of-way/easement:

Frontage:	_____
Depth:	_____
Width:	_____
Area:	_____
Proposed use:	_____

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

9. Site Information**Existing****Proposed**

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____
Landscaped open space	_____	_____
Entrance access width	_____	_____
Exit access width	_____	_____
Size of fencing or screening	_____	_____
Type of fencing	_____	_____

10. Building Size

Number of storeys	_____	_____
Building height	_____	_____
Total ground floor area	_____	_____
Total gross floor area	_____	_____
Total useable floor area	_____	_____

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	_____	_____
Number of visitor parking spaces	_____	_____
Number of accessible parking spaces	_____	_____
Number of off street loading facilities	_____	_____

12. Residential (if applicable)

Number of buildings existing: 0

Number of buildings proposed: 2

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m ²
Single Detached	<u>2</u>	<u>232 m2</u>
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool): _____

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: _____

Number of buildings proposed: _____

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe: _____

Indicate the gross floor area by the type of use (for example: office, retail, storage): _____

Seating Capacity (for assembly halls or similar): _____

Total number of fixed seats: _____

Describe the type of business(es) proposed: _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

15. Describe Recreational or Other Use(s) (if applicable)

D. 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:

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. 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:

site is small and unlikely to have an effect.

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

Livestock facility or stockyard (submit MDS Calculation with application)

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

Wooded area

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

Municipal Landfill

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

Sewage treatment plant or waste stabilization plant

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

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

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

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

Industrial or commercial use (specify the use(s))

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)
-

Sewage Treatment

- ☐ Municipal sewers
☒ Septic tank and tile bed in good working order
- ☐ Communal system
☐ Other (describe below)
-

Storm Drainage

- ☐ Storm sewers
☒ Other (describe below)
- ☐ Open ditches
-

underground storage

2. Existing or proposed access to subject lands:

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

Name of road/street: Windham Road 19

G. 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 properly named 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. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

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:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Architectural Plan
- ☐ Buildings Elevation Plan
- ☐ Cut and Fill Plan
- ☐ Erosion and Sediment Control Plan
- ☐ Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- ☐ Landscape Plan
- ☐ Photometric (Lighting) Plan
- ☐ Plan and Profile Drawings
- ☐ Site Servicing Plan
- ☐ Storm water Management Plan
- ☐ Street Sign and Traffic Plan
- ☐ Street Tree Planting Plan
- ☐ Tree Preservation Plan
- ☐ Archaeological Assessment
- ☐ Environmental Impact Study

- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Noise or Vibration Study
- ☐ Record of Site Condition
- ☐ Storm water Management Report
- ☐ Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- ☐ Plan of standard condominium (2 paper copies and 1 electronic copy)
- ☐ Draft condominium declaration
- ☐ Property Identification Number (PIN) printout

Your development approval might also be dependent on Ministry of Environment and Climate Change, 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. Development Agreements

A development agreement may be required prior to approval for site plan, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. 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.

K. 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.

L. 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 Signature

Date

M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) 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

N. Declaration

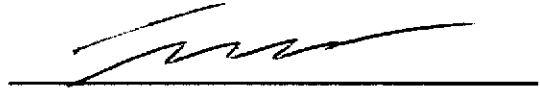
I, JEFF DESCHAMBEAU of COUNTY OF NORFOLK

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:

185 Robinson St Simcoe



Owner/Applicant Signature

In Norfolk County

This 28th day of December

A.D., 2020

Susan Diana Wakeling
A Commissioner, etc.

Susan Diana Wakeling, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires March 11, 2022.



FUNCTIONAL SERVICING AND STORMWATER MANAGEMENT REPORT

PROPOSED LOTS OF PART OF LOT 23, CONCESSION 7 AND PART OF BLOCK C, REGISTERED PLAN 52-B IN THE GEOGRAPHIC FORMER TOWNSHIP OF WINDHAM, NORFOLK COUNTY

PREPARED FOR:

JEFF DESCHEEMAER

PREPARED BY:

**GIRARD ENGINEERING
682 PEEL STREET,
WOODSTOCK, ONTARIO N4S 1L3**

DECEMBER 2020

FILE NO. : 19-252

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List of Abbreviations

UTRCA	Upper Thames Conservation Authority
MOECC	Ministry of the Environment and Climate Change
MNR	Ministry of Natural Resource- Ontario
MTO	Ministry of Transportation- Ontario

1 Background

Girard Engineering has been retained by Mr. Deschemarker to perform both a functional servicing and stormwater management (SWM) assessment design for the proposed development of an empty lot in La Salette, Ontario. The proposed development of the site requires the addition of a stormwater management system to be implemented in order to control the discharge of stormwater runoff from the site into the municipal system.

The purpose of this report is to analyze, assess and address the stormwater management requirements according to the criteria established by the County of Norfolk, Upper Thames River Conservation Authority (UTRCA), Ministry of Transportation (MTO) – Ontario, and Ministry of Environment and Climate Change (MOECC) – Ontario. Details of the design are illustrated in this report and drawings have been attached accordingly.

2 Site Description

The site (Figure 1) is located north of La Salette Road, west of Windham Road 19, and bounded by Souder street. The legal description of the property is Lot 1, Block C, Registered Plan 52-B of Part of Lot 23 Concession 7 in the geographic township of Windham in Norfolk County. The proposed site is to be severed into three (3) lots, with Lot 1 and Lot 2 to the west being connected to Windham Road 19. A zoning map can be found in Appendix A of this report.

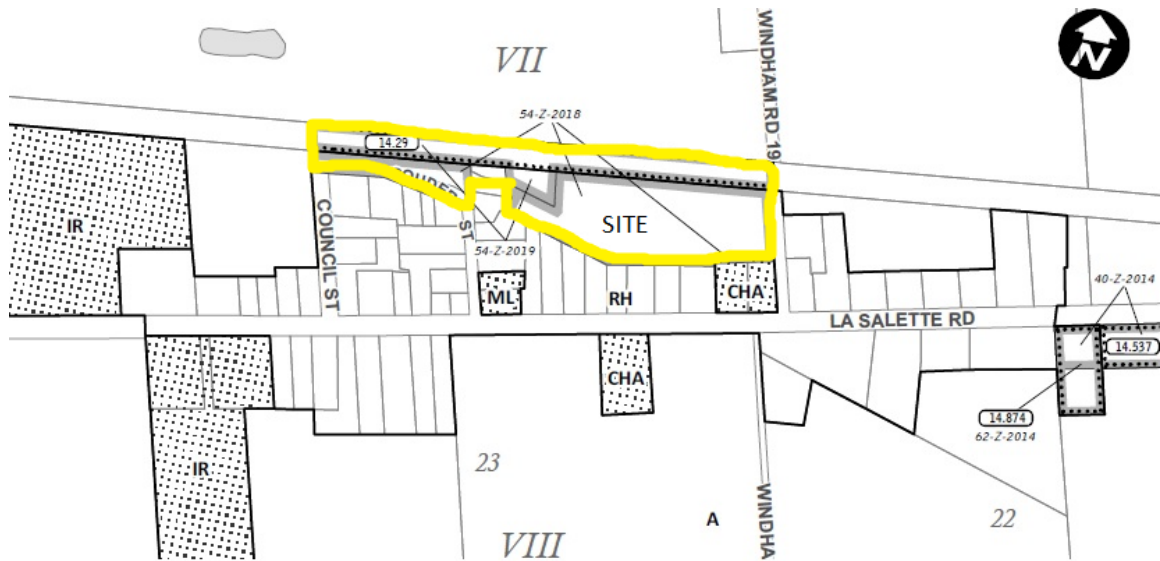


Figure 1. Site location (Source: Norfolk County Zoning map)

3 Stormwater Management

3.1 Existing Drainage Conditions

The existing site property can be characterized as an undeveloped piece of land. There are no structures or hard pavement that currently happens on the land. After discussions with the Drainage Superintendent, it was discovered that this piece of land is not included in any of the Municipal drains and is therefore uncontrolled. Drainage, as it exists right now, flows from Northeast to Southwest towards La Salette Road.

3.2 Proposed Drainage Conditions

Lot 1

Lot 1 has a total area of 0.477 ha. The runoff created by Lot 1 will split from front to back, with the front being contained within the site and discharged through infiltration. The site has been designed to provide storage for excess runoff during major storm events (1/100yr IDF). The drainage is designed to convey runoff via sheet flow to the low-lying

catch basins where it is collected and stored in an underground system before being infiltrated into the ground.

Lot 2

Lot 2 has a total area of 0.404 ha. The runoff created by Lot 2 will split from front to back, with the front being contained within the site and discharged through infiltration. The site has been designed to provide storage for excess runoff during major storm events (1/100yr IDF). The drainage is designed to convey runoff via sheet flow to the low-lying catch basins where it is collected and stored in an underground system before being infiltrated into the ground.

3.3 Quantity Control

The stormwater management design criteria were established with the use of the Norfolk County Design Criteria, 2012. Within the Development and Engineering Standards it suggests that the following IDF parameters be used for a 3 hour Chicago type:

Table 1. IDF Curve Parameters for Norfolk County

Return Period (Years)	a	b	c
2	529.711	4.501	0.745
5	583.017	3.007	0.703
10	670.324	3.007	0.698
25	721.533	2.253	0.679
50	766.038	1.898	0.668
100	801.041	1.501	0.657

The overall quantity control of the Lots will be achieved through infiltration from an underground storage area.

Detailed design drawings can be found in Appendix B of this report.

3.4 Quality Control

Stormwater management quality control has not been considered for these Lots because rural residential areas are usually highly wooded/grassed and all swales have been designed to ensure the best possible natural quality of runoff is achieved before discharge of site.

3.5 Hydrologic Model

To determine the pre and post-development peak flows as well as run off volumes discharge, the hydrologic model MIDUSS was used. A summary of the peak flows are presented in Table 2 and detailed MIDUSS model results provided in Appendix D.

Table 2. Summary of pre and post-development runoff volumes for Lot 1

Return Period (Years)	Pre-Development Runoff Volume (m ³)	Post-Development Runoff Volume (m ³)	Difference (m ³)
2	25.55	34.63	9.08
5	52.38	64.14	11.76
10	73.33	86.51	13.18
25	102.54	117.24	14.7
50	127.24	143.04	15.8
100	152.58	169.26	16.68

Table 3. Summary of pre and post-development runoff volumes for Lot 2

Return Period (Years)	Pre-Development Runoff Volume (m ³)	Post-Development Runoff Volume (m ³)	Difference (m ³)
2	21.61	30.42	8.81
5	44.29	55.62	11.33
10	61.98	74.73	12.75
25	86.68	100.73	14.05
50	107.58	122.69	15.11
100	128.98	144.71	15.73

As indicated in the Tables above, the underground holding tanks need to be at least 16.68 m³ and 15.73 m³ respectively. In order to reduce the risk of overloading, the underground storage is to be 17 m³ as designed.

From the geotechnical data, both sites have a percolation rate of 8 min/cm which is very conducive to infiltration. Geotechnical Data can be found in Appendix C of this report.

4 Septic Design

4.1 Septic System

The projected waste water flows from the proposed buildings were based on the following from table 8.2.1.3.(1) from the Ontario Building Code:

1. 4 bedroom dwelling = 2,000 liters/day
2. Additional 10m² over 200m² = 500 liters/day

Based on the above the total sewage flow for both lots can be equated to 2,500 liters/day. Since the minimum tank size needs to be 2 times the daily flow, the holding tank will be set at 5,000 liters.

4.2 Design Calculations

The percolation time ($T = 8 \text{ min/cm}$) for the underlying soil was obtained from the soil testing that is located in Appendix C of this report. Taking into account the soil type and the ethicists of the land, underground filter beds (OBC 8.7.5) were chosen as the base of the septic system.

Filter Bed:

Effective Area for filter bed, (A) = Daily Flow/ 75

$$\text{Therefore } A = 2,500 / 75 = 33.33 \text{ m}^2$$

Pipe Length:

$$L = \text{daily flow} \times \text{percolation rate} / 200$$

$$L = 2,500 \times 8 / 200$$

$$L = 100 \text{ m or } 8 \text{ runs of } 12.5\text{m}$$

Mantle/ Loading Area:

Mantle Area is calculated based on loading rates:

Table 8.7.4.1.
Loading Rates for Fill Based Absorption Trenches and Filter Beds
Forming Part of Sentences 8.7.4.1.(1) and 8.7.5.2.(2)

<i>Item</i>	Column 1	Column 2
<i>Percolation Time (T) of Soil, min</i>	Loading Rates, (L/m²)/ day	
1.	$1 < T \leq 20$	10
2.	$20 < T \leq 35$	8
3.	$35 < T \leq 50$	6
4.	$T > 50$	4

For the proposed site $T = 8 \text{ min/cm}$

Loading rate from the table 8.7.4.1, OBC = 10

$$\text{Loading Area required} = Q / (\text{Loading Rate}) = 2,500 / 10 = 250 \text{ m}^2$$

5 Conclusion

Based on the information presented in this report, the following can be assumed:

1. The majority of both Lots stormwater runoff will discharge into the existing ground through infiltration, while having an overflow into the existing municipal ditch on the right of way of Windham Road 19.

2. Septic design will work with a filter bed in the back and will conform to OBC standards.

Therefore, it can be concluded that the proposed development meets the requirements of the County of Norfolk from both a stormwater management and functional servicing perspective.

Prepared By
Cathy Weatherall, P.Eng
Municipal Engineer

Appendix A – Zoning Map



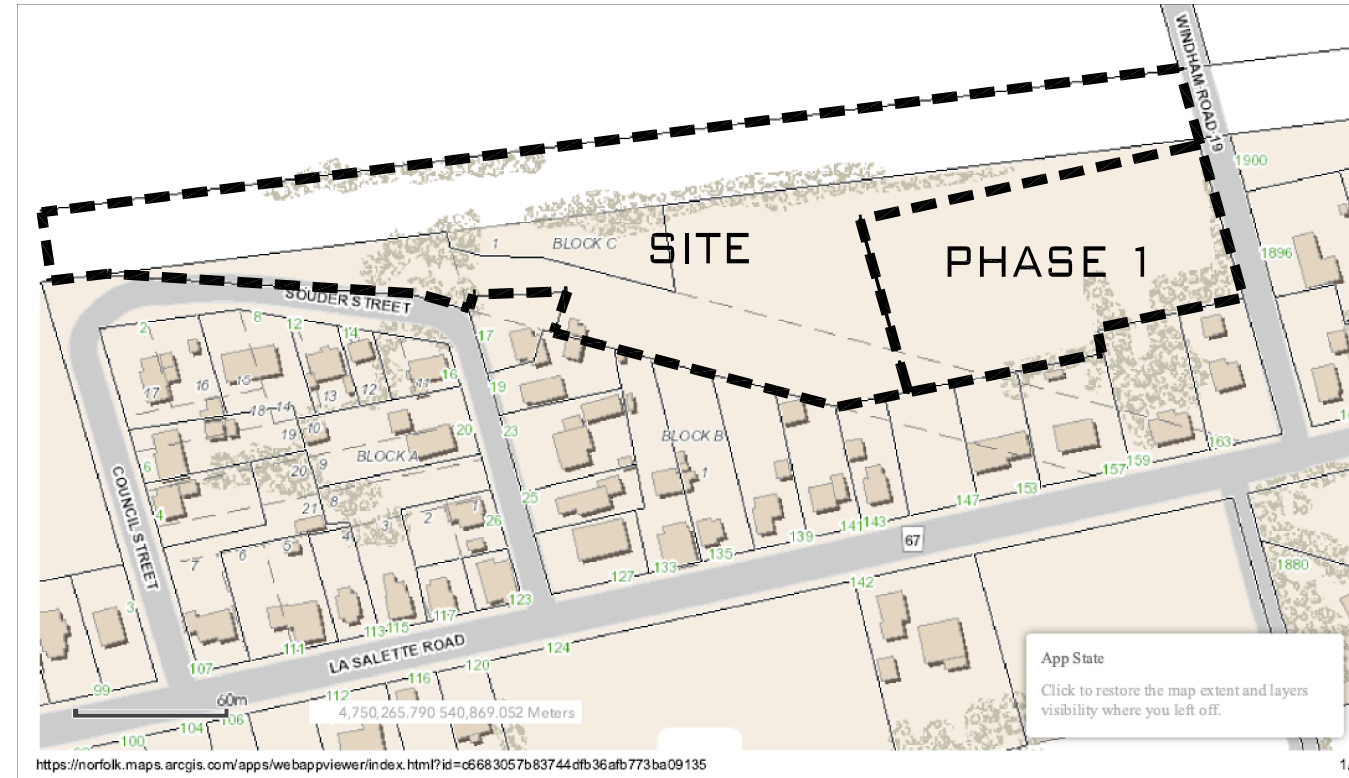
Appendix B – Detailed Design Drawings

SCALE 1 : 750

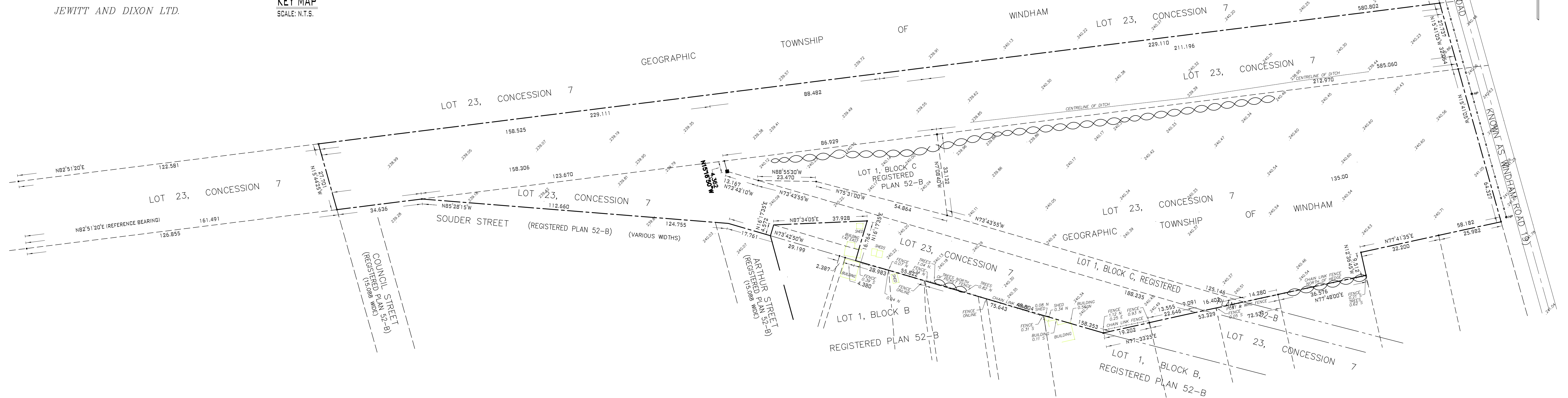
 METRES

7.5 0 30

JEWITT AND DIXON LTD.



KEY MAP
SCALE: N.T.S.



2.5cm X 2.5cm X 1.2m STANDARD	IRON BARS	SHOWN	<input type="checkbox"/> SIB
1.6cm X 1.6cm X 0.6m	IRON BARS	SHOWN	<input type="checkbox"/> IB
1.6cm ROUND X 0.6m	IRON BARS	SHOWN	<input type="checkbox"/> IB
LOT LINES	SHOWN	_____	
DEED LINES	SHOWN	_____	
FENCE LINES	SHOWN	—X—X—X—X—X—	
CENTRE LINES	SHOWN	_____	
ROAD LINES	SHOWN	_____	
FOUND IRON BARS	SHOWN	<input checked="" type="checkbox"/> PLANTED IRON BARS SHOWN <input type="checkbox"/>	

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WITNESS MONUMENT
SET
CONCESSION
PLAN 37R-9324
PLAN 37R-11198
PLAN 37R-10154
PLAN 37R-1711

SHOWN (700)
SHOWN (996)
SHOWN (1582)
SHOWN (WIT)
SHOWN (M)
SHOWN (S)
SHOWN CON
SHOWN (P1)
SHOWN (P2)
SHOWN (P3)
SHOWN (P4)

I CERTIFY THAT:

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE REGISTRY ACT, AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON THE 25TH DAY OF SEPTEMBER, 2020.

DATED: SEPTEMBER 28, 2020

R. C. DIXON
ONTARIO LAND SURVEYOR

GENERAL NOTES: ALL WORK TO BE IN ACCORDANCE WITH COUNTY OF OXFORD, O.P.S.S. & O.P.S.D. STANDARDS.

[illegible]

ORIGINAL SURVEY BY:

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

DESIGNED BY:



girard
ENGINEERING

2478153 ONTARIO INC.
212 MAIN STREET WEST P.O. BOX 98
OTTERVILLE, ONTARIO N0B 1R0

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

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.

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:

**JEFF
DESCHEEMAER**
159 LASALETTE ROAD
LASALETTE, ONTARIO, N0E 1H0
TEL: 1-519-427-6706
EMAIL: JDISHMAKER@GMAIL.COM

PROPOSED SEVERANCE
WINDHAM ROAD 19,
LA SALETTE ONTARIO, NOE 1H0

PRE-DEVELOPMENT PLAN

SCALE: 1:750

DATE: NOVEMBER 5, 2020

DRAWING BY: T. SPRAGUE

DESIGNED BY: D.H. WEATHERA

CHECKED BY: C.H. WEA

100



- 1.1. THIS PLAN IS NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY ENGINEER AND APPROVED BY TOWNSHIP OF EAST ZORRA-TAVISTOCK AND OXFORD COUNTY.
 - 1.2. THIS PLAN IS TO BE USED FOR SERVING AND GRADING ONLY; ANY OTHER INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY; THIS PLAN MUST NOT BE USED TO SITE THE PROPOSED BUILDING.
 - 1.3. CHANGES ARE TO BE MADE WITHOUT THE APPROVAL OF THE DESIGN ENGINEER.
 - 1.4. THIS PLAN IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF GIRARD ENGINEERING.
 - 1.5. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST:
 - 1.5.1. CHECK AND VERIFY THE EXISTING ELEVATIONS AND LOCATIONS AND ELEVATIONS WHICH INCLUDES BUT IS NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS AND EXISTING INTERVENS. REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO PROCEEDING.
 - 1.5.2. OBTAIN ALL UTILITY LOCATIONS AND REQUIRE PERMITS AND LICENSES.
 - 1.5.3. VERIFY THAT THE FINISHED FLOOR ELEVATIONS AND ADJACENT FLOOR ELEVATIONS (WHICH MAY APPEAR ON THIS PLAN) COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
 - 1.5.4. CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
 - 1.6. THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO EXISTING WORKS.
 - 1.6. ALL UNDERGROUND SERVICES ARE TO BE CONSTRUCTED TO THE ONTARIO PROVINCIAL BUILDING CODE (PART 7, PLUMBING), THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS) AND IN COMPLIANCE WITH LOCAL APPLICABLE CODES AND REGULATIONS; WHICH CODES AND REGULATIONS SHALL SUPERSEDE ALL OTHERS.
 - 1.7. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ENGINEER 48 HRS PRIOR TO COMMENCING WORK TO ARRANGE FOR INSPECTION, ENGINEER TO DETERMINE DEGREE OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF UNDERGROUND SERVICE INSTALLATION AS MANDATED BY ONTARIO BUILDING CODE, DIVISION C, PART 1, SECTION 12.2.2. GENERAL REVIEW. FAILURE TO NOTIFY ENGINEER WILL RESULT IN EXTENSIVE POST CONSTRUCTION INSPECTION AT CONTRACTORS EXPENSE.
 - 1.8. PLAN TO BE READ IN CONJUNCTION WITH SWM REPORT PREPARED BY GIRARD ENGINEERING
 - 1.10. SITE INFORMATION TAKEN FROM PLAN PREPARED BY JEWITT AND DIXON LTD.
 - 1.11. EXISTING TOPOGRAPHIC AND LEGAL INFORMATION TAKEN FROM PLAN PREPARED BY JEWITT AND DIXON LTD.
- GIRARD ENGINEERING ASSUMES THAT ALL TOPOGRAPHICAL INFORMATION IS AN ACCURATE REPRESENTATION OF CURRENT CONDITIONS.

SITE STATISTICS & ZONING DATA TABLE:

EXISTING USE: AGRICULTURAL LAND		
PROPOSED USE: RESIDENTIAL LOTS		
EXISTING ZONE: MG - GENERAL INDUSTRIAL		
PROPOSED ZONING: RH - HAMLET RESIDENTIAL ZONE		
ZONE REGULATION	REQUIRED	PROVIDED
LOT AREA - MINIMUM		
- LOT 1	0.4Ha	0.477Ha
- LOT 2	0.4Ha	0.404Ha
LOT FRONTAGE - MINIMUM		
- LOT 1	30.0M	30.0M
- LOT 2	30.0M	30.0M
FRONT YARD DEPTH - MINIMUM	6.0M	>6.0M
INTERIOR SIDE YARD - MINIMUM		
- ATTACHED GARAGE	1.20M	> 1.20M
- DETACHED GARAGE	3.0M - 1.2M	> 3.0M
BUILDING HEIGHT	11.0M MAX	<11.0M

GENERAL NOTES: ALL WORK TO BE IN ACCORDANCE WITH COUNTY OF OXFORD, O.P.S.S. & O.P.S.D. STANDARDS

[illegible]

ORIGINAL SURVEY BY:

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ONTARIO LAND SURVEYORS
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THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.

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EMAIL: JDISHMAKER@GMAIL.COM

PROPOSED SEVERANCE
WINDHAM ROAD 19,
LA SALETTE ONTARIO, NOE 1H0

LOTS 1-2 GRADING PLAN

SCALE:	1:750
DATE:	NOVEMBER 5, 2020
DRAWING BY:	T. SPRAGUE
DESIGNED BY:	C.H. WEATHERALL
CHECKED BY:	C.H. WEATHERALL
PROJECT NO:	19-252

102

Appendix C – Soil Results

NORFOLK SOILS ANALYSIS

55 Gibson Drive, Simcoe ON N3Y3L1, 519 410 6111, email: norfolksoils@gmail.com

January 17, 2020

Project #: 2020005

To: Jeff Descheemaeker
351 Courtland street
Delhi N4B 0A8

Project: Soils Analysis. **Soil Sample 1:** Property of Jeff Descheemaeker, with respect to PROPOSED LOTS OF PART OF LOT 23, CONCESSION 7 AND PART OF BLOCK C, R. P. 52—B IN THE GEOGRAPHIC former TOWNSHIP OF WINDHAM, Norfolk County (See attached Jewitt and Dixon Sketch dated July 2, 2019 attached).

Soils analysis in accordance with Section 8.2.1.2 of the Ontario Building Code, The Unified soil Classification System, and ASTM D6913 of which the distribution graph representing the sample provided is attached.

Based on the testing of the materials as provided It is our opinion that the Percolation Rate is **T = 8 min/cm**. The drainage characteristics of the soil appears to be suitable for an in ground leaching bed system. The soil sample as provided produced the results as follows;

Coefficient of Uniformity = 1.97

Coefficient of Curvature = 2.06

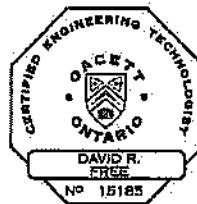
Therefore the sample is classified as SP- Poorly Graded Sand consisting of fines <12% (1.53% actual content).

I trust this meets with your requirements for the soil sample provided.

Yours Truly,

D Free

D. R. Free, MBA, CPA, CET
BCIN 109582



Encls

NORFOLK SOILS ANALYSIS

Sieve Analysis Data Sheet

ASTM D422-63(2007)

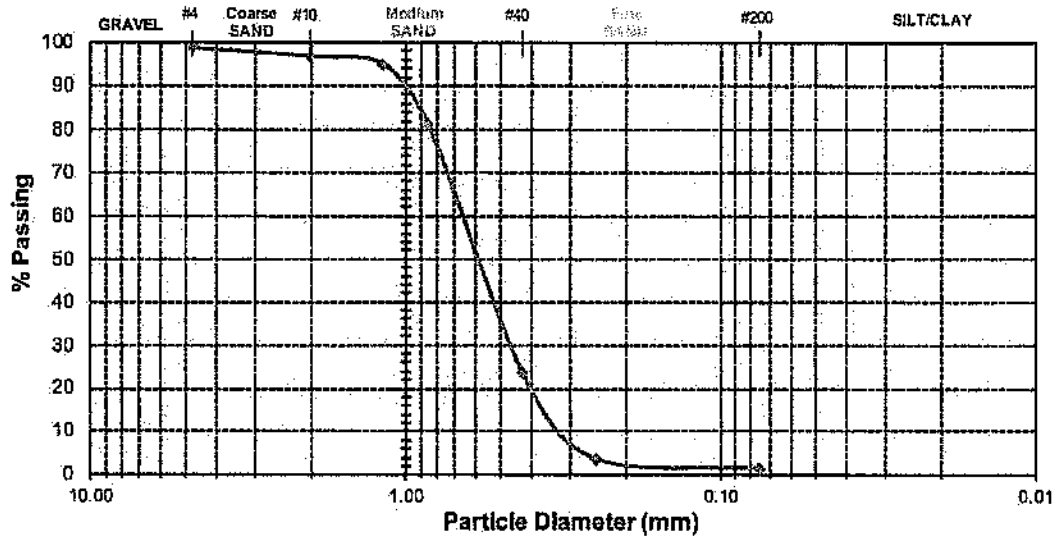
Project Name: SA2020005 (Soil Sample 1) **Tested By:** DRF **Date:** 2020-01-17
Location: PROPOSED LOTS OF PART OF LOT 23, CONCESSION 7 AND PART OF BLOCK C, R. P. 52-B IN THE GEOGRAPHIC **Checked By:** DRF BCIN 109582 **Date:** 2020-01-17
Client: Jeff Descheemaeker 351 Courtland street Delhi N4B 0A8 **Property Owner:** Jeff Descheemaeker
Boring No: NA **Test Number:** 1
Sample Depth: NA **Gnd Elev.:** NA

USCS Soil Classification: SP-Poorly graded sand, with fines <12%

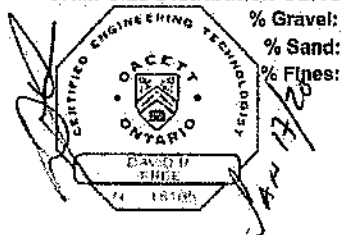
AASHTO Soil Classification: A-1-a

Weight of Container (g): 77.1 **Weight of Container & Soil (g):** 533.2
Weight of Dry Sample (g): 430.6 **Moisture Content %:** 6%

Sieve Number	Diameter (mm)	Mass of Sieve (g)	Mass of Sieve & Soil (g)	Soil Retained (g)	Soil Retained (%)	Soil Passing (%)
#4	4.75	501.2	506.6	5.4	1.3	98.7
#10	2.00	433.2	441.5	8.3	1.9	96.8
#16	1.18	410.0	418.1	8.1	1.9	94.9
#30	0.85	357.3	417.2	59.9	13.9	81.0
#50	0.43	329.0	576.8	247.8	57.5	23.5
#100	0.25	309.7	394.3	84.6	19.6	3.8
#200	0.075	303.7	313.6	9.9	2.3	1.5
Pan		283.1	289.7	6.6	1.5	0.0
TOTAL:				430.6	100.0	



Grain Size Distribution Curve Results:



% Gravel: 17.00
% Sand: 81.47
% Fines: 1.53
100.00

D₁₀: 0.340
D₃₀: 0.470
D₆₀: 0.670

C_u: 1.97
C_c: 2.063

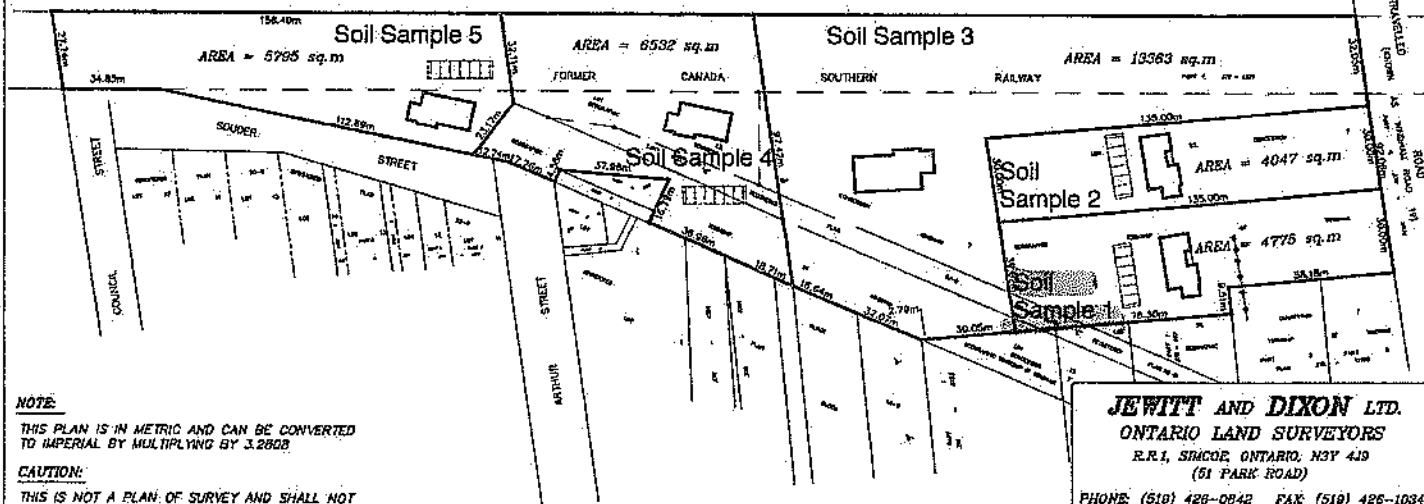
Notice to Reader & Limitations:

These test results are unique to this soil sample and for the client as identified on the date for which the tests were performed. These test results cannot be used by any other party other than the client stated above within the text of this report without the consultants prior written approval.

**SAMPLE DWELLING
& SEPTIC**



150 Linear foot applic head
7 runs of 21.5 ft



NOTE

THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED FOR PURPOSES OTHER THAN THE
PURPOSE INDICATED IN THE TITLE BLOCK.

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

JUN 1 1990 CREDIT: DESCHERWADKE

NORFOLK SOILS ANALYSIS

55 Gibson Drive, Simcoe ON N3Y3L1, 519 410 6111, email: norfolksoils@gmail.com

January 17, 2020

Project #: 2020006

To: Jeff Descheemaeker
351 Courtland street
Delhi N4B 0A8

Project: Soils Analysis. **Soil Sample 2:** Property of Jeff Descheemaeker, with respect to PROPOSED LOTS OF PART OF LOT 23, CONCESSION 7 AND PART OF BLOCK C, R. P. 52—B IN THE GEOGRAPHIC former TOWNSHIP OF WINDHAM, Norfolk County (See attached Jewitt and Dixon Sketch dated July 2, 2019 attached).

Soils analysis in accordance with Section 8.2.1.2 of the Ontario Building Code, The Unified soil Classification System, and ASTM D6913 of which the distribution graph representing the sample provided is attached.

Based on the testing of the materials as provided It is our opinion that the Percolation Rate is **T = 8 min/cm**. The drainage characteristics of the soil appears to be suitable for an in ground leaching bed system. The soil sample as provided produced the results as follows;

Coefficient of Uniformity = 2.05

Coefficient of Curvature = 1.75

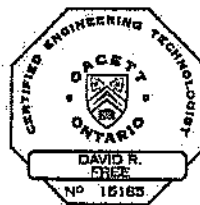
Therefore the sample is classified as SP- Poorly Graded Sand consisting of fines <12% (2.51% actual content).

I trust this meets with your requirements for the soil sample provided.

Yours Truly,

D Free

D. R. Free, MBA, CPA, CET
BCIN 109582



Encls

NORFOLK SOILS ANALYSIS

Sieve Analysis Data Sheet

ASTM D422-63(2007)

Project Name: SA2020005 (Soil Sample 2) Tested By: DRF Date: 2020-01-17
 Location: PROPOSED LOTS OF PART OF LOT 23, CONCESSION 7 AND PART OF BLOCK C. R. P. 52-8 IN THE GEOGRAPHIC Checked By: DRF BCIN 109582 Date: 2020-01-17
 Client: Jeff Descheemaeker 351 Courtland street Delhi N4B 0A8 Property Owner: Jeff Descheemaeker
 Boring No: NA Test Number: 1
 Sample Depth: NA Gnd Elev.: NA

USCS Soil Classification:

SP-Poorly graded sand, with fines <12%

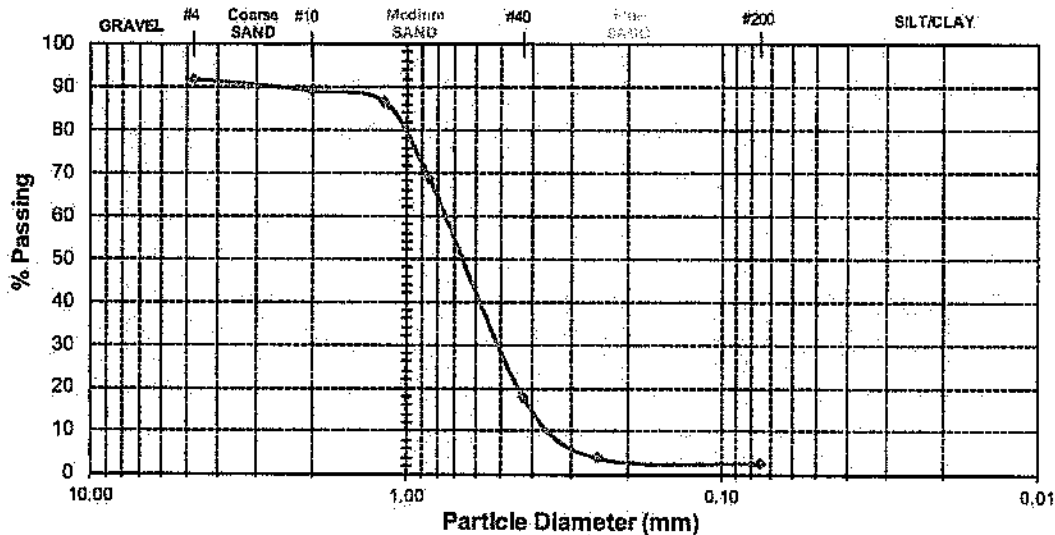
AASHTO Soil Classification:

A-1-a

Weight of Container (g): 77.1
 Weight of Dry Sample (g): 574.5

Weight of Container & Soil (g): 683.0
 Moisture Content %: 5.2%

Sieve Number	Diameter (mm)	Mass of Sieve (g)	Mass of Sieve & Soil (g)	Soil Retained (g)	Soil Retained (%)	Soil Passing (%)
#4	4.75	501.2	548.5	47.3	8.2	91.8
#10	2.00	433.2	448.0	14.8	2.6	89.2
#16	1.18	410.0	425.5	15.5	2.7	86.5
#30	0.85	357.3	459.5	102.2	17.8	68.7
#50	0.43	329.0	622.1	293.1	51.0	17.7
#100	0.25	309.7	388.6	78.9	13.7	4.0
#200	0.075	303.7	312.0	8.3	1.4	2.5
Pan		283.1	297.5	14.4	2.5	0.0
TOTAL:				574.5	100.0	

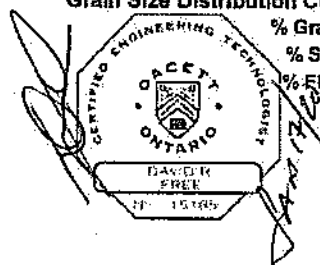


Grain Size Distribution Curve Results:

% Gravel: 17.00
 % Sand: 80.49
 % Fines: 2.51
 100.00

D₁₀: 0.380
 D₃₀: 0.520
 D₆₀: 0.750

C_u: 2.05
 C_c: 1.754



Notice to Reader & Limitations:

These test results are unique to this soil sample and for the client as identified on the date for which the tests were performed. These test results cannot be used by any other party other than the client stated above within the text of this report without the consultants prior written approval.

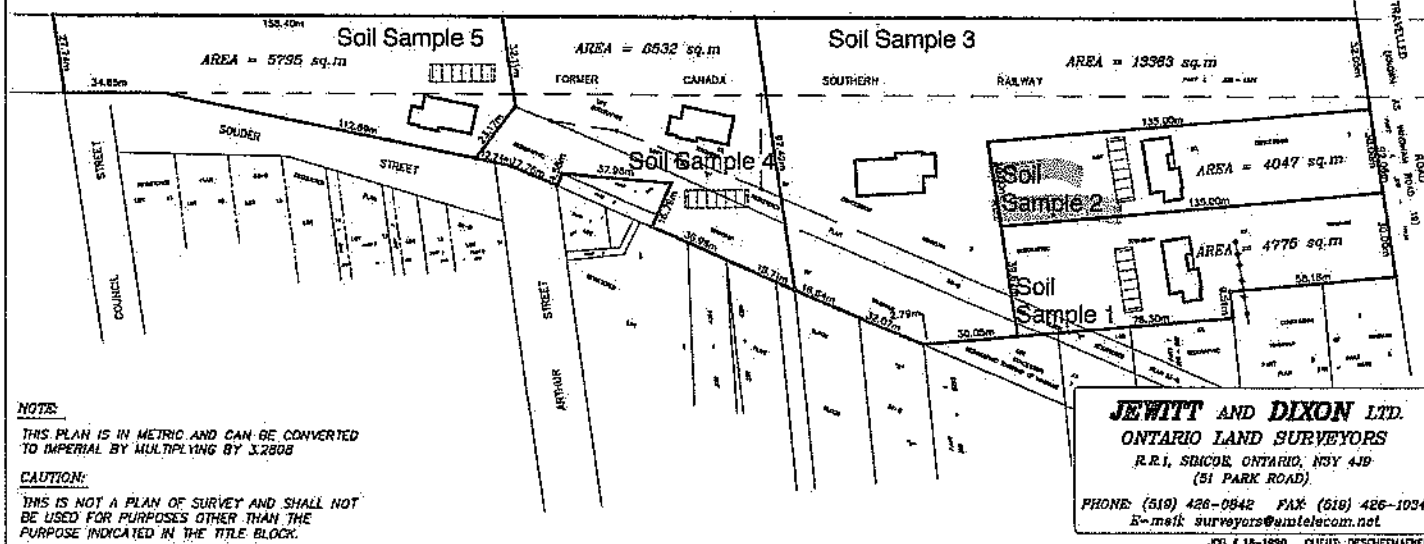
SKETCH SHOWING
PROPOSED LOTS
OF PART OF
LOT 23, CONCESSION 7
AND PART OF
BLOCK C, R. P. 52-B
IN THE GEOGRAPHIC
TOWNSHIP OF WINDHAM
IN
NORFOLK COUNTY
SCALE 1 : 1500
JEWITT AND DIXON LTD.
JULY 2, 2019



SAMPLE DWELLING
& SEPTIC



150 Linear feet septic bed
7 rows of 21.5 ft.



NOTE:

THIS PLAN IS IN METRIC AND CAN BE CONVERTED
TO IMPERIAL BY MULTIPLYING BY 1.2808

CAUTION:

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PHONE (519) 426-0842 FAX (519) 426-1034
E-mail: surveyors@amtelecom.net

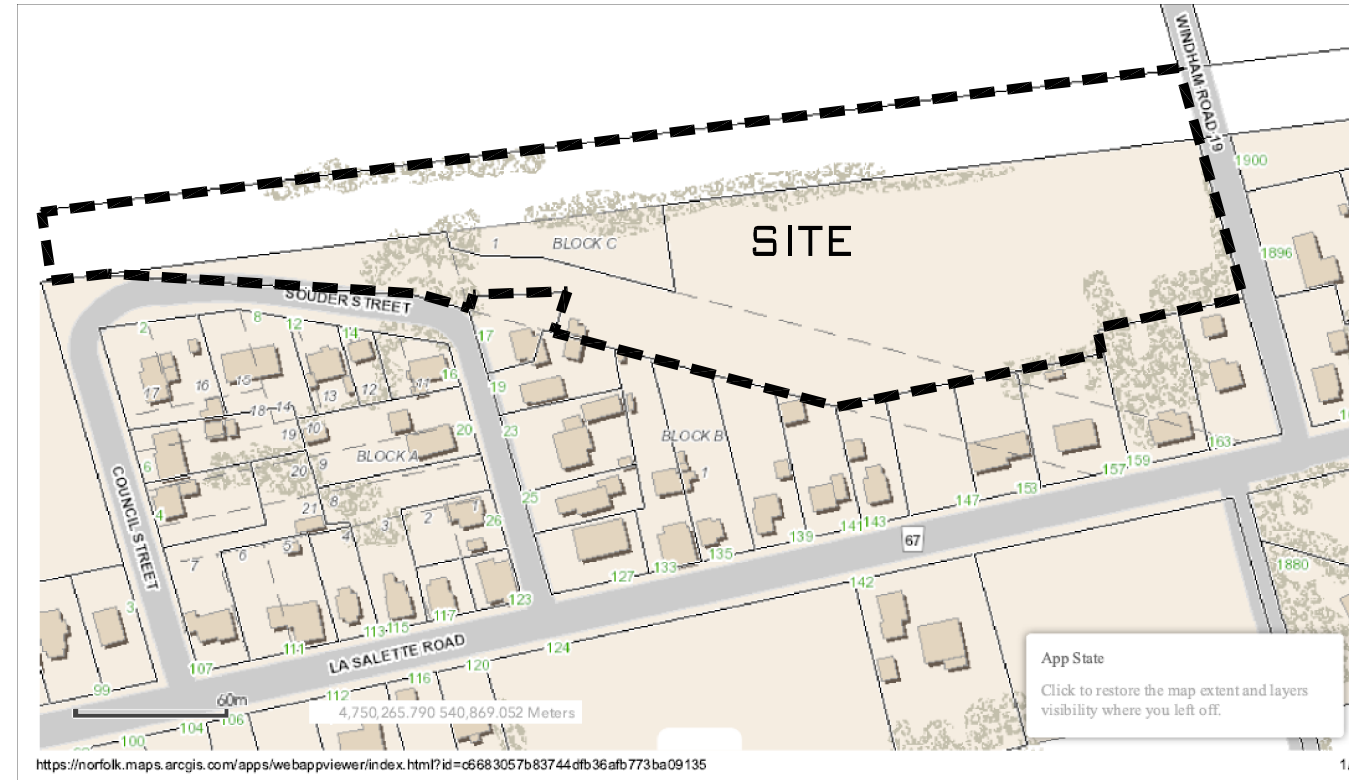
JCD & LS-1990 OQUIT, DESCHENACKER

SCALE 1 : 750

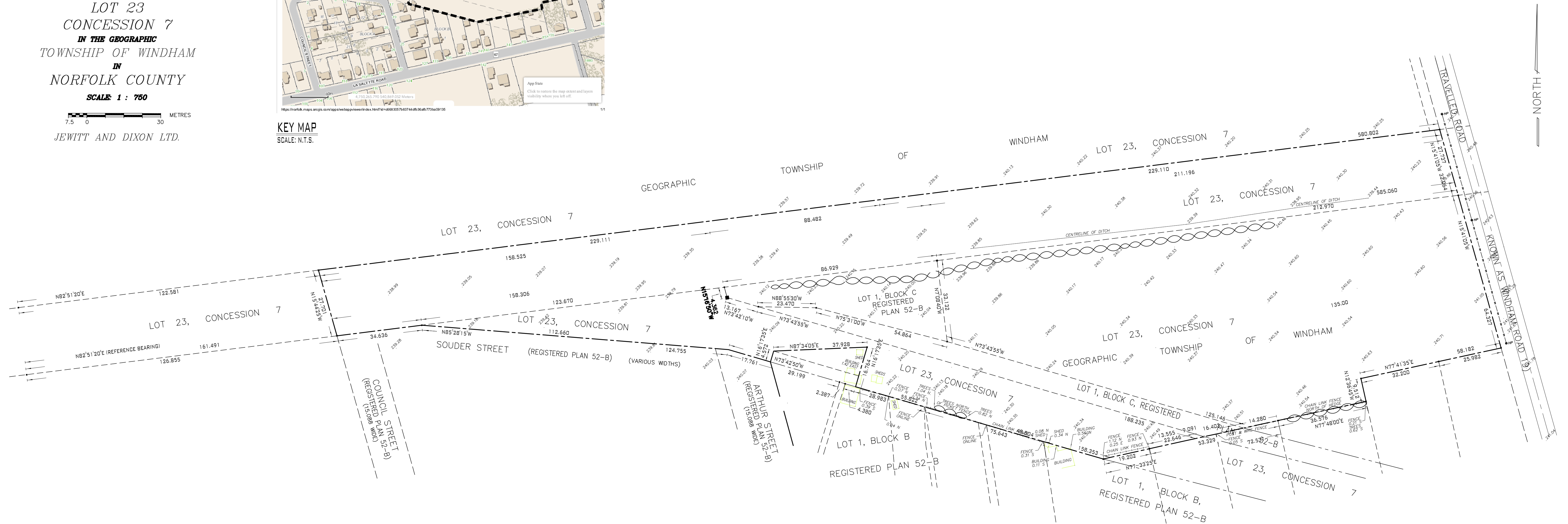
 METRES

7.5 0 30

JEWITT AND DIXON LTD.



KEY MAP
SCALE: N.T.S.



2.5cm x 2.5cm x 1.2m	STANDARD	IRON BARS	SHOWN	<input type="checkbox"/>	SIB
1.8cm x 1.8cm x 0.6m		IRON BARS	SHOWN	<input type="checkbox"/>	IB
1.6cm ROUND X 0.6m		IRON BARS	SHOWN	<input type="checkbox"/>	IB
LOT LINES	SHOWN				
DEED LINES					
FENCE LINES	SHOWN				
CENTRE LINES					
ROAD LINES	SHOWN				
FOUND IRON BARS	SHOWN				
		PLANTED IRON BARS	SHOWN	<input type="checkbox"/>	

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J. B. DODD, O.L.S.
K.S. HUSTED, O.L.S.
WITNESS MONUMENT
MEASURE
SET
CONCESSION
PLAN 37R-9324
PLAN 37R-11198
PLAN 37R-10154
PLAN 37R-1711**

SHOWN (700)
SHOWN (996)
SHOWN (1582)
SHOWN (WIT)
SHOWN (M)
SHOWN (S)
SHOWN CON
SHOWN (P1)
SHOWN (P2)
SHOWN (P3)
SHOWN (P4)

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 2. THE SURVEY WAS COMPLETED ON THE 25TH DAY OF SEPTEMBER, 2020.

DATED: SEPTEMBER 28, 2020

R. C. DIXON
ONTARIO LAND SURVEYOR

GENERAL NOTES: ALL WORK TO BE IN ACCORDANCE WITH COUNTY OF OXFORD, O.P.S.S. & O.P.S.D. STANDARDS.

[illegible]

ORIGINAL SURVEY BY:

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E-mail: surveyors@amtelecom.net

DESIGNED BY:

girard
ENGINEERING

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OTTERVILLE, ONTARIO N0J 1R0

TEL: 1-519-879-6875
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DESIGNED FOR:

JEFF
DESCHEEMAER
159 LASALETTE ROAD
LASALETTE, ONTARIO, N0E 1H0
TEL: 1-519-427-6706
EMAIL: JDISHMAKER@GMAIL.COM

PROPOSED SEVERANCE
WINDHAM ROAD 19,
LA SALETTE ONTARIO, NOE 1H0

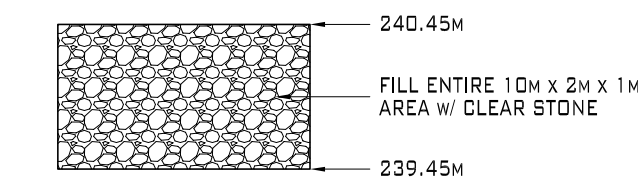
PRE-DEVELOPMENT PLAN

SCALE:	1:750
DATE:	NOVEMBER 5, 2020
DRAWING BY:	T. SPRAGUE
DESIGNED BY:	C.H. WEATHERALL
CHECKED BY:	C.H. WEATHERALL
PROJECT NO:	19-252

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GENERAL NOTES:

- GIRARD ENGINEERING HAS ASSUMED THAT THE GROUND WATER TABLE IS BELOW 239.45M MASL. IF THE WATER IS DISCOVERED WHILE DIGGING THE GRAVEL SOAK AWAY PIT THAN NOTIFY THE ENGINEER IMMEDIATELY.

SITE STATISTICS & ZONING DATA TABLE:

EXISTING USE: AGRICULTURAL LAND		
PROPOSED USE: RESIDENTIAL LOTS		
EXISTING ZONE: MG - GENERAL INDUSTRIAL		
PROPOSED ZONING: RH - HAMLET RESIDENTIAL ZONE		
ZONE REGULATION	REQUIRED	PROVIDED
LOT AREA - MINIMUM		
- LOT 1	0.4HA	0.477HA
- LOT 2	0.4HA	0.404HA
LOT FRONTAGE - MINIMUM		
- LOT 1	30.0M	30.0M
- LOT 2	30.0M	30.0M
FRONT YARD DEPTH - MINIMUM	6.0M	>6.0M
INTERIOR SIDE YARD - MINIMUM		
- ATTACHED GARAGE	1.20M	>1.20M
- DETACHED GARAGE	3.0M - 1.2M	> 3.0M
BUILDING HEIGHT	11.0M MAX	<11.0M

GENERAL NOTES: ALL WORK TO BE IN ACCORDANCE WITH COUNTY OF OXFORD, O.P.S.S. & O.P.S.D. STANDARDS

[illegible]

ORIGINAL SURVEY BY:

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 428-0842 FAX: (519) 428-1034
E-mail: surveyors@amtelecom.net

DESIGNED BY:

girard
ENGINEERING

247B153 ONTARIO INC.

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



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DESIGNED FOR:

**JEFF
DESCHEEMAeker**
159 LASALETTE ROAD
LASALETTE, ONTARIO, NOE 1H0
TEL: 1-519-427-6706
EMAIL: JDISHMAKER@GMAIL.COM

PROPOSED SEVERANCE
WINDHAM ROAD 19,
LA SALETTE ONTARIO, NOE 1H0

LOTS 1-2 GRADING PLAN

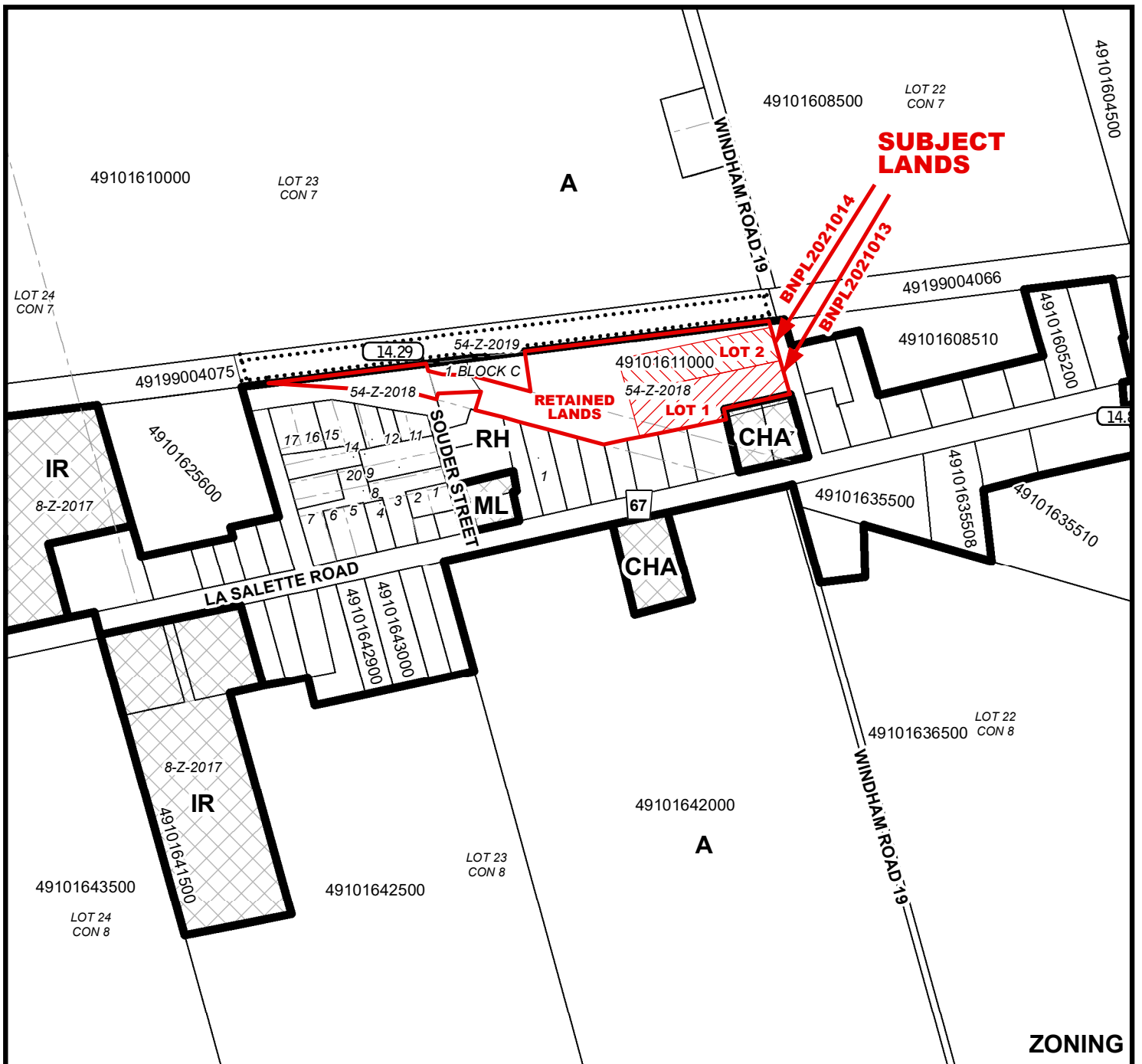
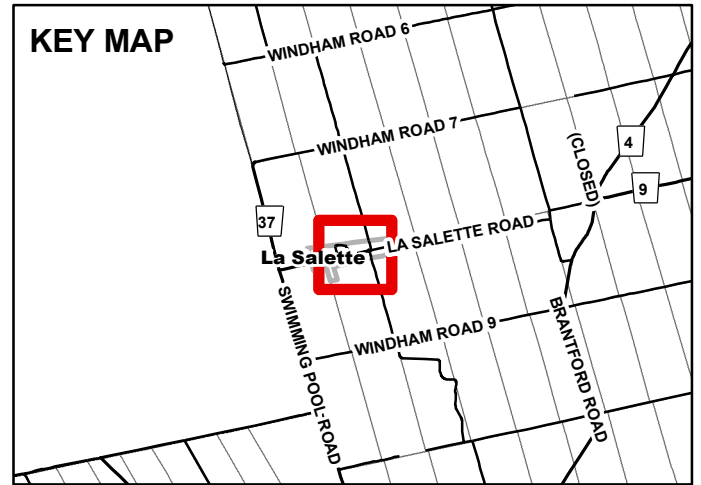
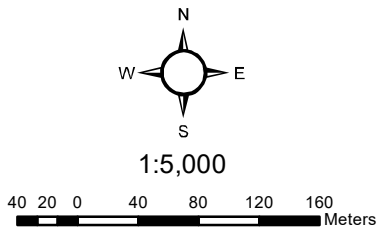
SCALE:	1:750
DATE:	NOVEMBER 5, 2020
DRAWING BY:	T. SPRAGUE
DESIGNED BY:	C.H. WEATHERALL
CHECKED BY:	C.H. WEATHERALL
PROJECT NO:	19-252

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MAP 1

File Number: BNPL2021013 & BNPL2021014

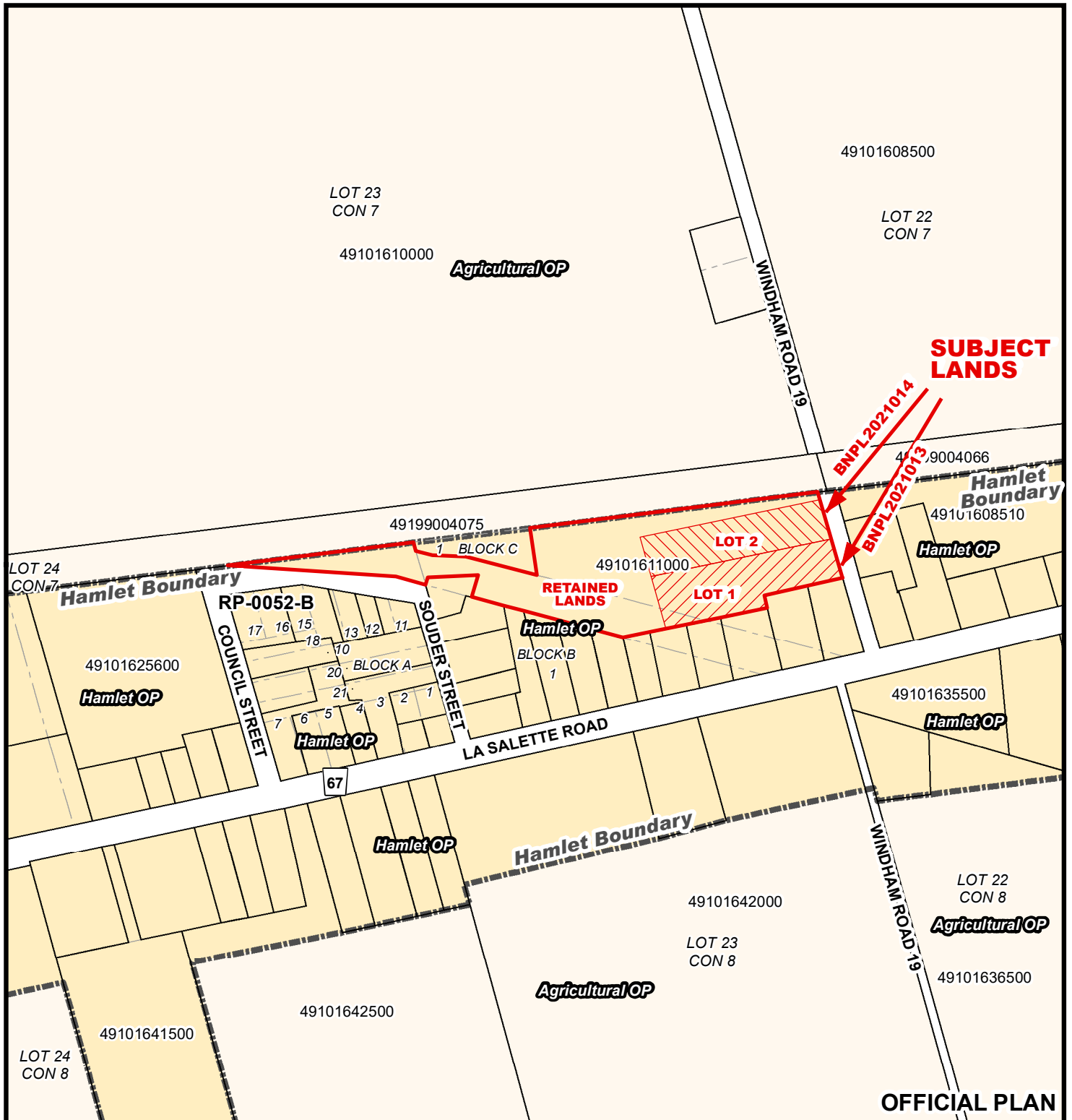
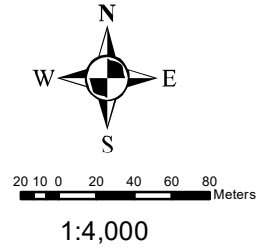
Geographic Township of
WINDHAM



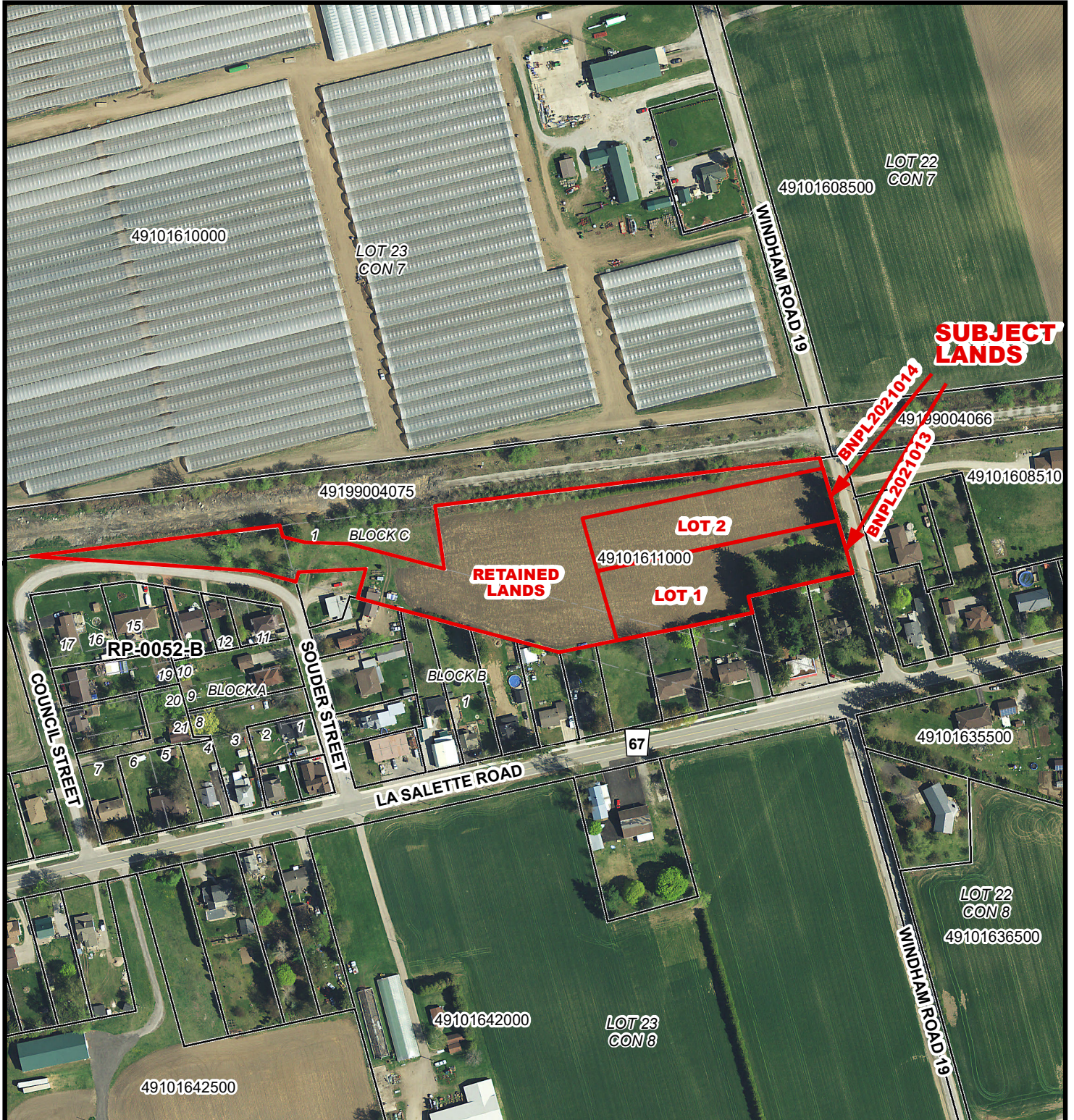
MAP 2

File Number: BNPL2021013 & BNPL2021014

Geographic Township of WINDHAM



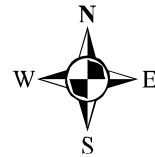
Geographic Township of WINDHAM



MAP 4

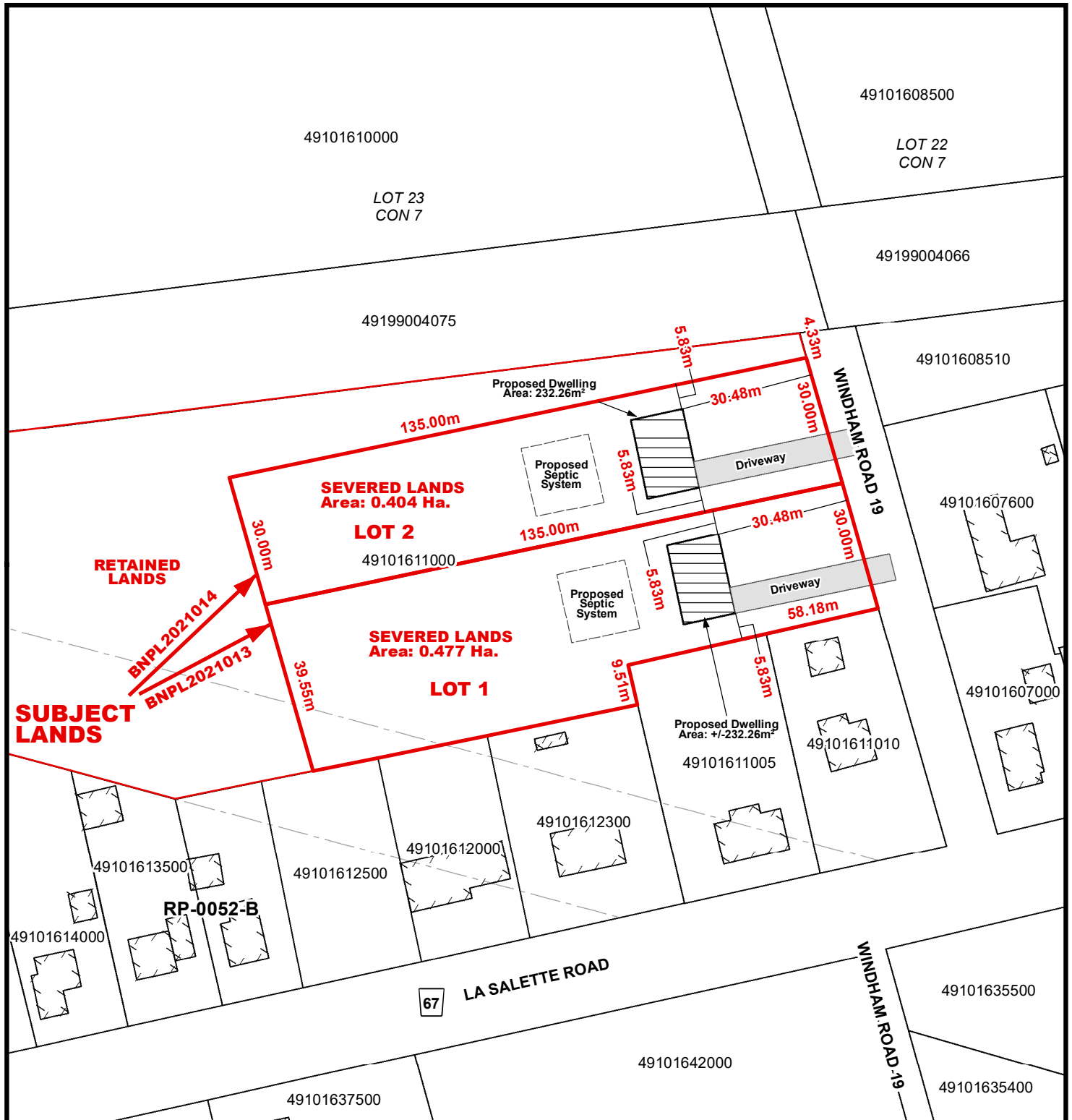
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Geographic Township of WINDHAM



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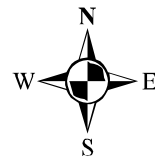
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LOCATION OF LANDS AFFECTED

File Number: BNPL2021013 & BNPL2021014

Geographic Township of WINDHAM



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