For Office Use Only: File Number Related File Number Pre-consultation Meeting Application Submitted Complete Application		ZNPL2022133 March 19 2022 May 9, 2022	Public Notice Sign Application Fee Conservation Authority Fee Well & Septic Info Provided Planner	Yes Jen
Che	ck the type of pla	inning application(s) you are submitting.	
	Official Plan Am	nendment		
\mathbf{K}	Zoning By-Law	Amendment		
	Temporary Use	By-law		
	Draft Plan of Su	ıbdivision/Vacant La	nd Condominium	
	Condominium E	exemption		
	Site Plan Applic	eation		
	Extension of a	Temporary Use By-la	aw .	
	Part Lot Control			
	Cash-in-Lieu of	•		
	Renewable Ene	ergy Project or Radio	Communication Tower	
zonii and/	ng provision on the or official plan des ar) Request relief Section 3.2.1	e subject lands to inc signation of the subje from the following s	of this application (for exampled the additional use(s), changed lands, creating a certain sections of the zoning by-law an accessory building heighton in HR zone.	nging the zone number of lots, or w:
-	Section 3.2.1 g		rage for accessory building	s of 10%
-	Section 3.2.1 g) to permit maximum	n useable floor area for all a ne to a maximum of 412.3n	accessory n2 being relief
	Section 3.2.1 d	t line in HR zone bei i) to permit propose .03m	d ARD within 3.3m from lot	
Drav	orty Accocemon	t Pall Number	49304028700	



A. Applicant Informatio	n	
Name of Owner	John Henry Smith Land Inc.	
It is the responsibility of the ownership within 30 days Address	ne owner or applicant to notify the planner of any changes in of such a change. P.O Box 266,	
Town and Postal Code	Simcoe, ON N3Y 4L1	
Phone Number		
Cell Number	519-427-3333	
Email	jhsmith@jhsholdings.com	
Name of Applicant		
Address		
Town and Postal Code		
Phone Number		
Cell Number		
Email		
	·	
Name of Agent	David Roe , Civic Planning Solutions Inc.	
Address	61 Trailview Dr.	
Town and Postal Code	Tillsonburg, ON N4G 0C6	
Phone Number	·	
Cell Number	519-983-8154	
Email	civicplanningsolutions@nor-del.com	
Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to both 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: none		



B. Location, Legal Description and Property Information

1.	Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):		
	Part of Lot 3, Block 4 and all of Lots 1 and 2, Plan 34-B (Walsh)		
	Municipal Civic Address: 204 Elizabeth St.		
	Present Official Plan Designation(s): Hamlet		
	Present Zoning: HR		
2.	Is there a special provision or site specific zone on the subject lands?		
	∑ Yes □ No If yes, please specify corresponding number: 14.916		
3.	Present use of the subject lands: Residential dwelling		
4.	Please describe all existing buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application: See attached survey plan		
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. See attached survey plan		
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:		



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:	
9.	Existing use of abutting properties: Industrial and Hamlet Commercial	
10	D. Are there any easements or restrictive covenants affecting the subject lands?	
	☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:	
c.	Purpose of Development Application	
No	ote: Please complete all that apply.	
1.	Please explain what you propose to do on the subject lands/premises which makes	
	this development application necessary: the owner proposes to construct and carport addition to an existing shed and an addition to a existing garage with will include an larger garage, a guest room* a washroom with shower and a seperate lunch room	
2.	There will be second storey storage area the guest room is not intended to be used as a full time apartment but only as extr for guest staying the night. Please explain why it is not possible to comply with the provision(s) of the Zoning	a room
	By-law/and or Official Plan:	
	the zoning by-law limits the maximum floor area and % lot coverage of a	
	accessory buildings in the HR zone Location of existing buildings impacts the location of proposed additions.	
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:	
1.	Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:	



policy	amendment (if additional space is required, please attach a separate sheet):

Descr Fronta	iption of land intended to be severed in metric units: n/a age:
Depth	
Width	
Lot Ar	ea:
Prese	nt Use:
Propo	sed Use:
Propo	sed final lot size (if boundary adjustment):
If a bo	undary adjustment, identify the assessment roll number and property owner
the lar	nds to which the parcel will be added:
the lar	nds to which the parcel will be added:
	ption of land intended to be retained in metric units:
	ption of land intended to be retained in metric units:
 Descri	ption of land intended to be retained in metric units: n/a n/a
Descri Fronta	ption of land intended to be retained in metric units: ge:
Descri Fronta Depth	ption of land intended to be retained in metric units: ge:
Descri Fronta Depth Width:	ption of land intended to be retained in metric units: ge:
Description Frontal Depth Width:	ption of land intended to be retained in metric units: ge: n/a ea:
Description of the Depth Width: Lot Are Present Proposition	ption of land intended to be retained in metric units: n/a ea: nt Use:
Description of the Control of the Co	ption of land intended to be retained in metric units: n/a ea: nt Use: sed Use: gs on retained land: ption of proposed right-of-way/easement: n/a
Description Depth Width: Lot Arc Preser Propose Buildir Description Descriptio	ption of land intended to be retained in metric units: n/a ea: nt Use: sed Use: gs on retained land: ption of proposed right-of-way/easement: n/a ge:
Description Depth Width: Lot Are Present Proposed Buildir Description Descript	ption of land intended to be retained in metric units: ge: n/a ea: nt Use: sed Use: ption of proposed right-of-way/easement: n/a ge:
Description Depth Width: Lot Are Preser Propose Buildir Description Depth	ption of land intended to be retained in metric units: ge: n/a ea: nt Use: sed Use: ption of proposed right-of-way/easement: n/a ge:



9. Site Information	Zoning	Proposed
Please indicate unit of measurer	ment, for example: m, m ² or	•
Lot frontage	50.23m	
Lot depth	51.464m	
Lot width	50.23m	
Lot area	2528.58m2	
Lot coverage		
Front yard		
Rear yard		
Left Interior side yard	Mark-Street, and the street, a	
Right Interior side yard	And the Control of th	
Exterior side yard (corner lot)		
Landscaped open space	Walkeland and the commence of	
Entrance access width	All the state of t	
Exit access width		
Size of fencing or screening		
Type of fencing		-
10. Building Size		
	see attached plans	
Number of storeys		
Building height Total ground floor area		
Total gross floor area		<u> </u>
Total useable floor area	Total Angeling (Alex Orling) to the Angeling (Angeling) and Angeling (Angeling) and Angeling (Angeling)	
11. Off Street Parking and Loadin	g Facilities	
Number of off street parking space	es	
Number of visitor parking spaces		
Number of accessible parking spa	aces	
Number of off street loading facility	ties	



12. Residential (if applicable)			
Number of buildings existing:	1 dwelling, 1 shed and 1 garage		
Number of buildings proposed:	expansion to she	expansion to shed and garage	
Is this a conversion or addition to	o an existing building	? □ Yes ᡌ No	
If yes, describe:			
Type	lumber of Units	Floor Area per Unit in m2	
Single Detached	1	196.9m2	
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 exar or swimming pool):	nple: play facilities, u	nderground parking, games room,	
13. Commercial/Industrial Uses (i	f 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 ti			



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): Office for trucking company
2.	Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? \square Yes \boxtimes No \square Unknown
3.	Provide the information you used to determine the answers to the above questions: Site has been cleared for possible environmental contamination in previous
	application
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 <i>Planning Act, R.S.O. 1990, c. P. 13</i> ? \square Yes \square 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:
	no change in landuse proposed



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:			
	not within a source water protection area			
	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 adjacent truck repair			
	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 ☐ Communal wells ☐ Municipal piped water ☐ Other (describe below) X Individual wells Sewage Treatment □ Communal system ☐ Municipal sewers Septic tank and tile bed in good working order □ Other (describe below) Storm Drainage □ Open ditches ☐ Other (describe below) 2. Existing or proposed access to subject lands: ☐ Provincial highway Municipal road ☐ Other (describe below) ☐ Unopened road Elizabeth St. Name of road/street: _ 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

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



	Functional Servicing Report		
	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		
Sit	 Plan applications will require the following supporting materials: Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format Letter requesting that the Holding be removed (if applicable) A cost estimate prepared by the applicant's engineer An estimate for Parkland dedication by a certified land appraiser Property Identification Number (PIN) printout 		
Sta	andard 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

L. Freedom of Information	
For the purposes of the <i>Municipal Freedom of Inform</i> authorize and consent to the use by or the disclosure information that is collected under the authority of the 13 for the purposes of processing this application.	re to any person or public body any
Owner/Applicant Signature	Date
M. Owner's Authorization	
If the applicant/agent is not the registered owner of tapplication, the owner(s) must complete the authoriz	-
We John Henry Smith Land Inc. am/al ands that is the subject of this application.	re the registered owner(s) of the
We authorize Dayld Roe, Civic Planning Solutions my/our behalf and to provide any of my/our personal processing of this application. Moreover, this shall be authorization for so doing.	I information necessary for the
Owner I have power to bind the corporation	Date
<i>y</i>	



Owner

Date

N. Declaration		
I, David Roe	_of	Town of Tillsonburg
solemnly declare that:		
all of the above statements and the state transmitted herewith are true and I make believing it to be true and knowing that it under oath and by virtue of <i>The Canada</i>	this is of	solemn declaration conscientiously the same force and effect as if made
Declared before me at:		
Norfolk County		16
In Province of Ontario		Owner/Applicant Signature
This 27m day of September	_	
A.D., 20 <u>21</u>		
LEROBINSI	_	
A Commissioner, etc. Leanne Carla Robinson, a Commissioner etc.		



Province of Ontario for John R. Hanselman, Barrister & Solicitor Expires August 25, 2024

SKETCH FOR MINOR VARIANCE APPLICATION OF PART OF LOT 3, BLOCK 4 AND ALL OF LOTS 1 & 2, BLOCK 4 REGISTERED PLAN 34-B (VILLAGE OF WALSH) NORFOLK COUNTY SCALE: 1 : 300 able floor area calculation: age additions including 2nd floor, covered porch 1.5m2, JEWITT AND DIXON LTD. MARCH 18, 2022 existing garage - 62.8m2 Total - 344.3m2 Carport addition - 37.6m2 Existing carport - 28.9m2 Total - 66.5m2 Existing shed encroachment onto lot - 1.5m Total useable floor area for all accessory buildings - 412.3m2 New enterance permit will be required to limit width of entrance to max. of 9m Elizabeth Street N60'34'30"E 2.71 Alterations to existing driveway anticipated 8.02 ADDITION GARDEN DRILLED 20m DEEP Newly installed septic sy stem Max. height - 7.46r DRIVEWAY SEPTIC BED 9.72 LOT 2 3 LOT LOT See floor plans 20.14 PARCEL 2585.7 sq.m GARAGE SADDITION SALES lurkey 8.29 189.1 sq.m 0.914 Relie EXISTING GARAGE U GARDEN oint 628 sq.m DWELLING \$204 ELIZABETH STREET 196.9 sq.m 2.44 Road Relief requested on maximum See floor plans floor area for accessory building BLO 4 8.79 20.69 23.43 20.64 CARPORT ADDITION POOL 8 SHED (Under Construction) 28.9 sq.m 36.4 sq.m 13.63 AC 37.6sq.m CENERATOR S PLAN 34 REGISTERED .43 N60°36'30"E LOT 11 Encroaching Portion Only 1.5 sq.m Existing Encroachmen NOTE: JEWITT AND DIXON LTD. THIS PLAN IS IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.2808 ONTARIO LAND SURVEYORS R.R.1, SIMCOE, ONTARIO, N3Y 4J9 CAUTION: (51 PARK ROAD) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR PURPOSES OTHER THAN THE PURPOSE INDICATED IN THE TITLE BLOCK. PHONE: (519) 426-0842 FAX: (519) 426-1034 E-mail: surveyors@amtelecom.net JOB #16-1409 CLIENT: SMITH

GENERAL NOTES
AL CONSTRUCTION TO BEIN ACCORDANCE WITH THE LATET SB-12 & CONSTRUCTION STANDARDS.

ALL FINISHES , MATERIALS & FIXTURES TO BE SELECTED AND APPROVED BY OWNER UNLESS NOTED OTHERWISE ON DRAWINGS ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST O.B.C. REQUIREMENTS

ALL WINDOW BUILOUIS, IRM, CANIG. SILLS, BASEBOARD SHALL BE MDF PAINT GRADE SELECTED AND APPROVED BY CONKEY UNESLS WILD ON DERWINES. PROVIDE SAMPLES TO CHARER FOR SELECTION AND APPROVAL

ALL INTERIOR PAINTS TO BE LATEX BASED (1) TINTED PRIMER COAT + 2 FINISH COATS)
ALL EXPOSED HARDWOOD TO BE STAINED AND VARRUISHED

ALL EXTERIOR DOORS TO HAVE AN ALUM. THRESHOLD, ALL WINDOWS IN MASONRY TO HAVE A SHAPED STONISHL. ALL WINDOW IN WOOD SIDED AREAS TO HAVE FORMED ALUM, SILL.

ALL WOOD LINIELS TO BE SIZED AND INSTALLED IN ACCORDANCE WITH THE LATEST O.B.C. REQUIREMENTS, INSTALL PRIMED SIZEL MASONRY LINELS AT ALL MASONRY OPENINGS (TYPICAL) ALL EXTERIOR WOOD TO BE PRESERVATIVE TREATED WOOD AND FINSHED AS PER OWNER'S REQUEST

PROVIDE INSULATION IN ALL AREAS REQUIRED AS PER LATEST O.B.C. REQUIREMENTS, SB-12. AND AS PER GOOD CONSTRUCTION PRACTICES. ENG. JOHT SUPPLER TO COORDINATE WITH GEN. CONTRACTOR ALL LOAD BEARING CONDITIONS AND ALL NON-LOAD BEARING & LOAD BEARING WALL LOCATIONS AND POSSIBLE POINT LOADS

GERBAL CONTANCIDE TO SUPPLE META.

ALL MACE ELECTRICA PROTECTIONS ESCENT SSEEM.

ALL MACE ELECTRICA PROTECTIONS ESCENT SSEEM.

ALL MACE ELECTRICA PROTECTIONS ESCENT SSEEM FOR SEETE TO AUGUMENCIA. VENTIANO DE DESTRA PROTECTIONS ESTENT CONTROLLEMENT SSEEM.

AND BREAKET REFIGURES OFFICIAL SEMANT CONSTRUCTION SEEMED AS THE COMMET CONTROLLEMENT SUBMISSION AS REQUIRED BY THE LOCAL MILLIONS CERT. NSTALL VAPOUR BARRIER, TYVEK, REQUIRED GASKETS AND SPRAY FOAM INSULATION AS REQUIRED AS PER LATEST O.B.C. REQUIREMENTS AND AS PER GOOD CONSTRUCTION PRACTICES

GENERAL CONTRACTOR SHALL YERFY AND CLEARLY MARK ALL LOCATIONS OF ALL ABOVE GROUND AND UNDER GROUND SERVICES PROVY TO START OF WORK. INCLUDING BUT LIMITED TO ; GAS, WATER, HYDRO, SEWER, CABLE PHONE, LAWN SPANALERS FIC.

ALL VINTLINSULATED WINDOWS TO BE SELECTED & APPROVED BY OWNER PRIOR TO ACCEPTING OF BID ALL OPERABLE WINDOWS TO HAVE FLY SCREENS.

PRE, ENCID. PRE ENCINEERED SPACINEAL MEMBER ALL PRE, ENCID. MANUSES ONE RECEID AND RECOVERED BY SUPPLIES DUE TO POSSIBLE POMI LOADS AT WINDOW / OPENICS LOCATIONS INSTALL BEAMSUPPORT POSTS AS REQUIRED TO MEET O.B.C. REQUIREMENTS

LOCAL BURONG DEP!

"ALL CONNECTIONS AND BACE FLUWBING EQUIPMOPT & LINES AS PER LATEST CODE REQUIREMENT, INCLUDING DANN WARE HEAT RECOVERY AS PER SHIT PRESCRIPTIVE PARH.

COOPRIANTE AND MAKE ALL WATER, SEWER, HYDRO, CABLE, FLEEPHONE, GAS CONNECTIONS, GENERAL CONTRACTOR SHALL OBTAIN & PAY FOR ALL REGUIRED PERMITS INCLUDING BUILDING, HYDRO AND PLUMBING PERMITS

SPECIFIC NOTES

Θ

DEMING CONCEPE FOOTHOS WERE DESCRIPTED TO THESE. COMPRACTOR TO MERY COME, FOOTHOS ISE BASED ON EXTRING SITE CONDITIONS AND SOLIR REAVING CAPACTED TO MERKINGERS COME, FOOTHOS JURE FOOTHOS ARE TO BEAR ON UNDSTURRED SOLI WITH A LAFE REARING CAPACTED TO FIXED IS LEARING CAPACTED (FIT).

MALIVORY
 MAD CAMEST ON BE SECTED AT THE OWNER AND SEPARED & NOT ALLED BY THE
 MALIVERY
 MAD DOOD TO BE SEPARED & NOTALED BY THE COMPACTOR AN ALL CLOSES AS PREPOWERS
 MEDICINE

(9)

(4)

TYPICAL FLOOR FINISHES:

SKALED CONCRETE ROOR (GARAÇE): ALL EPOSED CONCRETE ROORNS (2 PAUL BE SUPER SMOOTH TROWEL FINISH, APPLY CONCRETE SEALANT OVER CONCRETE SURFACE AS PER SUPPLIERS INSTRUCTIONS.

AMA THE MALA DOUBLE LAVER OF FLOORING PLYWOOD, GLUED AND SCREWED, TO PREVENT FLEXING OF NINGET, COORBINATE CONSTRUCTION WITH THE SETTER & IN FLOOR HOTWATER HEATING SUPPLEE PRIOR CONSTRUCTION.

MITERIOR WALL CONSTRUCTION:

COMP. PLASTER STAM COALS, PROYOG 1/2 MOSTURE RESSEART BOARD WALL MET AREAS;

COMP. PLASTER STAM COAL, PROYOG 1/2 MOSTURE RESSEART BOARD WALL MET AREAS;

INSILIATED CELLING CONSTRUCTION.

17 OPPRIME DADBY MEASTER SAM COAST FURNING OR BUILT OUT AS MOTED & 16' O.C. VAPOUR BARRER MOSTRANING AMOTED AS 16' O.C.

HEATED GARAGE CEILING CONSTRUCTION:

SAMOV MONTE ELOPECOMINICIDION:

MAY LAF POUNDE CONCEPTE MACTON MIDOCOMENTION OF TRUNKS OILS. STRUCTH REQUIREMENT,

MIA COUNTE DISCANCE WE MANDOWN STREED OF AS SAM BEGSE OWER I RECEIVANDON

MIA COUNTED BOOMAULUS TILL.

THACKO ON HONOSTHERED CLANS OIL RECEIVANT OSCANC MATERIA OR ON BIOCHERED TILL

FROM DISCANDANCE SET HONOSTROMA HONOSTROMA FROM TO SLAFFIACED MIT

FROM DISCANDANCE SET HONOSTROMA HONOSTROMA

FROM THE MONTE SAMON OIL TO SHAFE MONTE SAMON

FROM THE MONTE SAMON OIL TO SHAFE MONTE SAMON

FROM THE MONTE SAMON OIL TO SHAFE MONTE SAMON

FROM THE MONTE SAMON OIL TO SHAFE MONTE SAMON

FROM THE MONTE SAMON OIL TO SHAFE MONTE SAMON

FROM THE MONTE SAMON OIL TO SHAFE MONTE SAMON

FROM THE MONTE SAMON OIL TO SHAFE MONTE SAMON

FROM THE MONTE SAMON OIL TO SHAFE MONTE SAMON

FROM THE MONTE SAMON OIL TO SHAFE MONTE SAMON

FROM THE MONTE SAMON OIL TO SHAFE MONTE SAMON

FROM THE MONTE SAMON OIL TO SHAFE MONTE SAMON

FROM THE MONTE SAMON OIL TO SHAFE MONTE SAMON

FROM THE MONTE SAMON OIL TO SHAFE MONTE SAMON

FROM THE MONTE SAMON OIL TO SHAFE MONTE SAMON

FROM THE MONTE SAMON OIL TO SHAFE MONTE SAMON

FROM THE MONTE SAMON OIL TO SHAFE MONTE SAMON

FROM THE MONTE SAMON OIL TO SHAFE SAMON

FROM THE MONTE SAMON OIL TO SHAFE SAMON

FROM THE SAMON OIL TO SHAFE SAMON OIL TO SHAFE SAMON

FROM THE SAMON OIL TO SHAFE SAMON OIL TO SHAFE SAMON

FROM THE SAMON OIL TO SHAFE SAMON OIL TO SHAFE SAMON

FROM THE SAMON OIL TO SHAFE SAMO

POWER CONCRETE DUMBANDS WALL CONSTRUCTION BY OTHERS.

BYTHIS OR IN TO HERE TO WHEN ALL STONE OF BROWN OF DESCRIBE WORKED BY OTHERS,

COMPAN, MUTALLA PROMOTE AND SELEVATION RESAULD PROMINE, SUB-ON GRADE TO MAY

BEOWN EMERICA PROME CONCRETE WALL STONE AND THE PROMINES.

BEOWN EMERICA PROMED CRADE.

Z RIGIO INSULATION INSTALLED FROM U.S. SLAB ON GRADE TO MIN 24" VERTICAL

TYPICAL CONSTRUCTION:

L WOOL SUND DAN INSULATION VAPOUR DARRIER ERTWARN HEAFTS GARAGE A. HEATED STORAGE SPACE TO PROVIDE AN EFFECTIVE VAPOUR DARRIER ENTERPASAGE OF GARES A. EHAUST FUNES. TURNING AT I IS OC.

HEADED CARACE HITEROE WALL CONSIDERTION:
SAME SINDS IS TO CHEED SCHOWNER SYNDER WHEN WAS THE STATE STATE SHOWER HEADER SHOWER HEADER SCHOWNER SYNDER HEADER SCHOWNER SHOWER HEADER SCHOWNER SHOWER HEADER SCHOWNER SHOWER HEADER SHOWER HE SHOWER HEADER SHOWER HEADER SHOWER HEADER SHOWER HEADER SHOWER SHOWER HEADER SHOWER HEADER SHOWER SHOWE

"TYPER WHALL JOHNES SENAID.
18.* TERRECORRED CAMPTE GAMES BINSLATION
17.1 FERIENS RETURNED CAMPTE GAMES BINSLATION
22MO 3 TURNS & 18 ° O.C.
22MO 3 TURNS & 18 ° O.C.
22MO 3 TURNS & 18 ° O.C.
17. STEERS AND COLOR SELATION LANCINE BLARBER W. SEMED OWNER BOXES. 1/Z CHEMIM BOARD CAMPTERS AND COLOR.

<u>SXTERIOR WALL CONSTRUCTION (MASONRY VENTER):</u> RICK MACONRY VENER SYSTEM AS PER OWNERS SELECTION - C/W. MASONRY TIE ANCHORS AM PEACE

XIERIOR WALL CONSTRUCTION (SIDING):

LE CONSTRUCTION:

IT EDAND A BATTEN SUDIETA FER OWNERS SEGTION COM 27: TRANSECTION COM, RELEVE BACK CUTS
FEGURED 1 HORICONAL, STRAFFING BACK NOTCHED TO ALLOW FOOD DIAMAGE

NO. TUSTILLATION NAT. DRIWALL RAINSCREEN MAIL BY KEENE ON EQUAL)

3) STARES

ALL SITES AND STARES TO MEET THE LATEST REQUIREDMENTS OF THE O.S.C. WITH REGLARDATO THE BILE, RUN
GUNDE PAULS, LAUREDAULS,
RESIDES STARES, LAUTERAFORD, TOP PAUL TO BE SOUTD WOODD. ALL RESERS, A PICKEST FOR SE MANTED, VERBEY ALL
COMBITIONS WITH OWNESS PRODE TO CONSTRUCTION.

ALL TUMBING PROMES, FAUCES A ACCESSORES AND RECIPICAL PROMES, ENA, FANS, DOORBRILS EIC, TO BE SELECTED BY THE CONNER AND SUPPLIED AND MY ALLED BY THE CONTRACTOR.

SMORE HEAT & CO2DETECTORS:

NATIONAL APEN DETECTOR IN TOURNOORS LEADING TO BEDROOM LOCATIONS,
INSTALL AFEN DETECTOR WITHIN PROOM,
INSTALL ONE CO2DETECTOR ON EACH FLOOR

) GENERAL CONTRACTOR TO SUPPLY & INSTALL 2 EXTERIOR NON-FREEZE HOSE BIBS, 4 EXTERIOR G.F. ELECTRICAL OUTLETS AT OWNER'S REQUESTED LOCATIONS.

INSTALL DOOR CLOSURE AND WEATHER STRIPPING ON DOOR BETWEEN GARAGE AND RESIDENCE.

NOCHTOLAND.
SECTION AL PREVIOUND SPECIES SELECTION, & FINSH.
SECTIONS AL PREVIOUNDES SHALL RESTORED IMMOLARDE, ALCODE STACKED ON SITE TO CHAMITE FOR MINL, J
ONES IN CONCINCION SPACE PROPIOS TO MASTALLATION,
USE INVIDION WIDTH EDWICE, SAND AND INICH CAN SITE.

NSTALL {* MAHOGANY PLYWOOD OVER {* FLOORING PLYWOOD SECURED AS PER MANUFACTURERS NSTALLATION REQUIREMENTS. ED POLISHED THIS CONCRETE INTERORY; EPPOSED CONCRETE COGNICS SAULE ES LIPER SAUCOTH TROWEL FINISH, APPLY COLORED/INTED NORTH AND POLISHED FINISHED CONCRETE SURFACE AS PER SUPPLERS INSTRUCTIONS.

KRIACICE SANILI CHECT, ALI DIAMEDISTICI ON WOGANG CANDIFICATION OF DEPORT ANY DICCEPTANCES.

CHEROLOGISTICA ON A CONTROLL OF CONTROLL ON A CON

B) OFFERIOR CONCRETE SLASS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 32 MFA C/M 5 - 85, AR G) CONCRETE FOR SLASS ON GRADE-

A LAD O BRY VAN FORTREMAND FOR EFFORDS DOWNERS IN A FOR STEW IT AND A STEWNERS OF THE MAN THE

CLIMATIC ZONE (SB-1): ZONE 1 SIMCOE (<5000 DEGREE DAYS)

CEILING SPACE WITH ATTIC: CEILING SPACE WITHOUT ATTIC: WALLS ABOVE GRADE EXPOSED FLOOR

SLAB (ALL > 600mm BELOW GRADE)
SLAB EDGE (<= 600mm BELOW GRADE)
SLAB (ALL <= 600mm BELOW GRADE)
WINDOWS & SLIDING GLASS DOORS BASEMENT WALLS

PORRUGE MET INCOMPANIE PONDECRETA MA PREW WITH ALL DANS SEA MARC. BY LET BERBOR PROVIDED SEA MARC. BY LET BERBOR ROD CAMP FONDE SENSULATION 24 WD. STUSS 8 I 8 O'C. PZ MARCAN WOCE SAIT INSELATION VAPOUR SARBIER W. SE

SKYLIGHTS

MECHANICAL TRADE SHALL PROVIDE MECHANICAL SPECIFICATIONS

STRUCTURAL NOTES: REFER TO STRUCTURAL DRAWIN TRUSS LAYOUT.

2. WOOD 1848ES ARE TO BE DESIGNED TO CONVORM WITH DIVISION 9 OF A.B.C. AND CHRISHI C.S.A.
SPECIALCHOIN, INSUE PLAIES MANUL COMPONENT OF CHRISHIC SALA REGISCIONAL MOVIDE BIOGNEEPED
TRUSS SHOP DWGS, DESIGN AND LAYOUT COMPRETE WITH ENGINEEPE SAL AND SIGNAL WAY. STRUCTURAL NOTES – FRAMING: DIRECTURAL NOTES – FRAMING: DIRECTURAL NOTES – FRAMING:

AL HEADEN AND INVERT TO BE SHED AS PER ORD. REQUIREMENTS ALL HEADER AND INVERTS TO BE SHED. REVENDS AND STAPFIED IN THE CHEETED FLOOR IS ADOCE PRAVING SUPPLIED DHE DIFFUSION, RECOGNIZIOGE PRAVINGE TOWN LOCKE AN HIMODON'S OF LIGHT LOCATIONS.
GREEN ALCOMMACION SHALL COORDINATE ALL LOAD CONDITIONS A ADJUST LOAD SEARING FIGHTS WHEEE REQUIRED.

4. ALI EXTEROR WOOD FRAMANG AND FINISHING TO BE PRESERVATIVE THATED LUMBER
5. ALL HADDES SILES TO BE COMPRIAND BY COMPRACTOR AFTER WINDOW SILES ARE SELECTED
6. ALL HOODS FRAMING TO HAVE 5/8 TAG PLYWOOD FLODENIG, GLUED & SCHEWED C/W. BEDGING AND
STRAPPING.

STRUCTURAL NOTES - CONCRETE & REINFORCING:

OUT POLICESTAGE FILL MATERAL, REMOVE ANY LOOKE ON SOTTEND AREAL REHARD, ALL AL ON CIALUE, TOPE TALLONG CHAMMALE AND AND ANY LOOKE CHAMMALE AND ANY LIBRANG CAPACITY OF MOULT BEARN CAPACITY OF MOUNT B RECTLY ON UNDISTURBED SOIL WITH A MINANUM SOIL BEARING CAPACITY OF WANTON TRENCH WHERE REQUIRED TO THE SATISFACTION OF THE MEPECTOR. NOER FOOTNESS AND RECORD STARS SHALL BE COMPACTED IN 8 (15SMAN) LAYER

IZ THE FOLLOWING MINIMUM, CONCERE COVERS FOR REPROSECUS STEEL SHALL BE PROVIDED FOOTBOOKS 37 (THAN) FEET AND WALE IN 17 (MANN) SHESS NOTED OTHERWISE.

IN WEDING OF PREVIOURDING STEEL SHALL NOT BE PERMITTED.

IN CONCEPT.

A LIL CONCEPT.

A LIL CONCEPT.

A LIL CONCEPT.

A LIL CONCEPT.

THE SHALL HAVE A 78 DAY COMPRESSIVE STRENGTH OF TOMBA MINIMUM UNITES SHALLOWING.

FOR SLABS ON GRADE:
DAY COMPRESSIVE STRENGTH OF 25 MPA
ATER-CEMENT RATIO MAX, 0.55
AYMITH STRENGTH OF 90 MM

ENERGY EFFICIENCY DESIGN INFORMATION (SB-12):

R60 THERMAL INSULATION
R31 THERMAL INSULATION
R31 THERMAL INSULATION
R31 THERMAL INSULATION
R21 + R5 CONTINUOUS THERMAL
INSULATION
R22 + R10 CONTINUOUS THERMAL
INSULATION
R01 RCIOLED
R01 RCIOLED
R10 RIGID INSULATION
R11 THERMAL INSULATION
R21 THERMAL INSULATION
R22 THERMAL INSULATION
R23 THERMAL INSULATION
R24 THERMAL INSULATION
R25 THERMAL INSULATION
R25 THERMAL INSULATION
R25 THERMAL INSULATION
R27 THERMAL I

DWG. NAME NOTES

N.T.S.

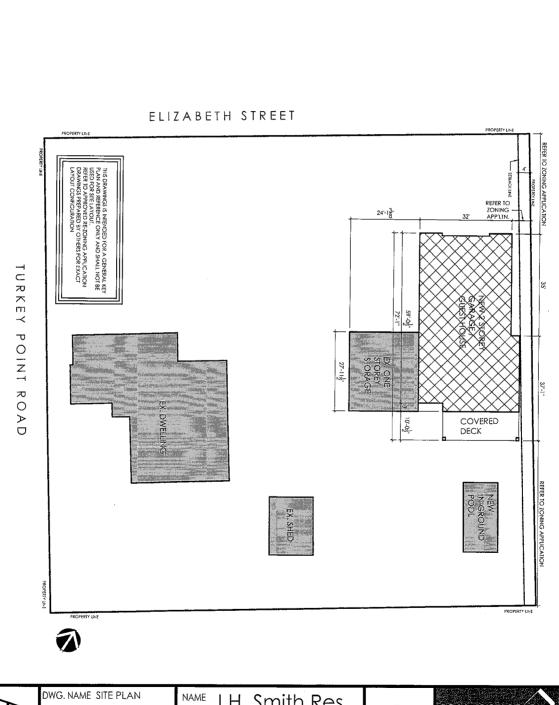
SCALE PLOT DATE REV. DATE

J.H. Smith Res. 204 Elizabeth St., Walsh, NAME

Ontario

PLACE June, 2021



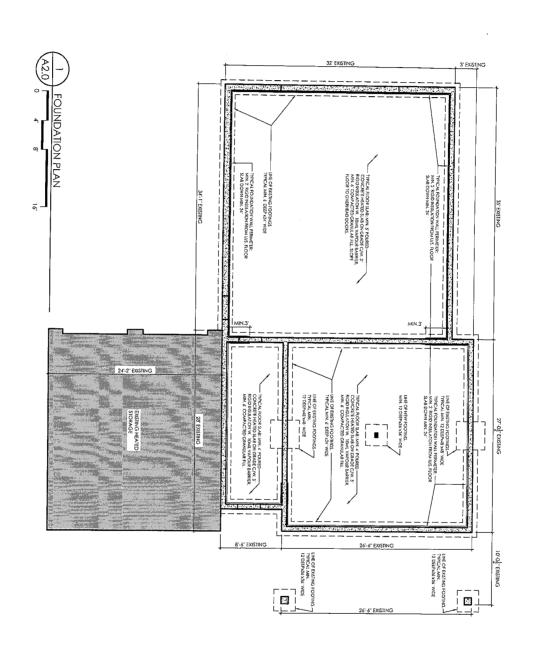


<u>A</u>].]

SCALE 1"=20'-0" PLOT DATE . REV, DATE . NAME J.H. Smith Res. PLACE 204 Elizabeth St., Walsh, Ontario







DWG. NAME FOUNDATION

PLAN 1"=8'-0"

SCALE PLOT DATE REV. DATE

NAME J.H. Smith Res. PLACE 204 Elizabeth St., Walsh,

Ontario





16'-5" GARAGE GARAGE 2008 t COVERED

DWG. NAME MAIN FLOOR

PLAN 1"=8'-0"

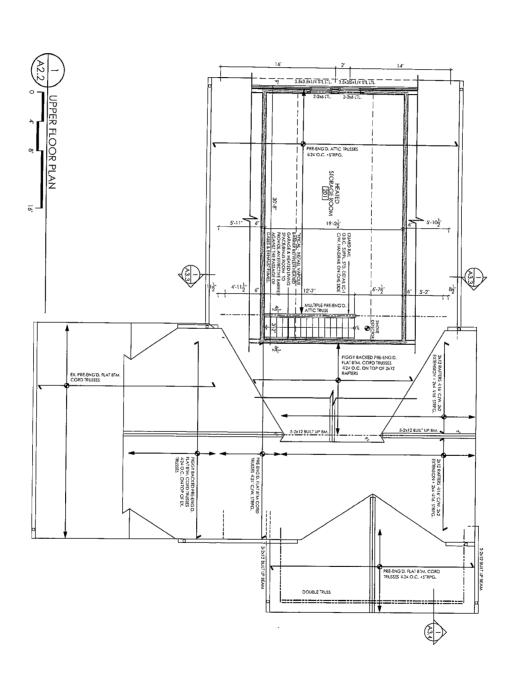
SCALE PLOT DATE REV. DATE

NAME J.H. Smith Res. PLACE 204 Elizabeth St., Walsh,

Ontario







DWG. NAME UPPER FLOOR

PLAN 1"=8'-0"

SCALE PLOT DATE REV. DATE

NAME J.H. Smith Res. PLACE 204 Elizabeth St., Walsh,

Ontario





PREJAMENDO JAPEA, NODONIO,
PREJAMENDO JAPEA, NODONIO,
PREJAMENTO CONDO JAMANDA GARANDA GARANDA

ã. J (10/12/SLOPE --- PREFIN, SEAMLESS ALUM, EAVES COMPLETE WITH DOWN SPOUTS. COORDINATE DOWN SPOUT LOCATIONS ON SITE (TYP.) CONT. YEMTED ROOF RIDGE CAP (TYPICAL)
- GENERAL CONTRACTOR TO VERIFY VENT AREA
REQUIRED TO MEET WIN. YEMTING REQUIREMENTS. EXISTING 4 ± /12 SLOPE € 6/12 SLOPE EXISTING (4±/12SLOPE 6/12 SLOPE → 4/12 SLOPE 4/12 SLCPE

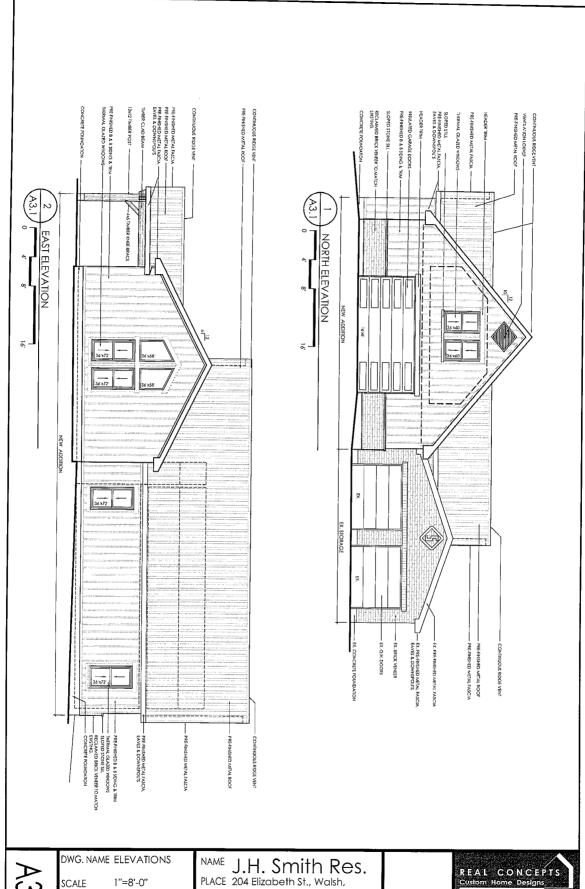
DWG. NAME ROOF PLAN

SCALE 1"=8'-0" PLOT DATE . REV. DATE . NAME J.H. Smith Res.
PLACE 204 Elizabeth St., Walsh,
Ontario

DATE June, 2021



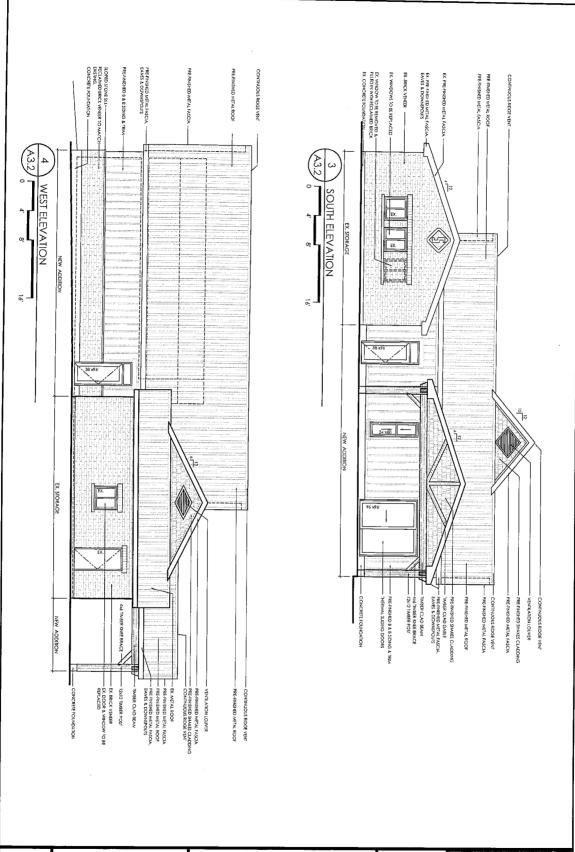




SCALE PLOT DATE REV. DATE

Ontario



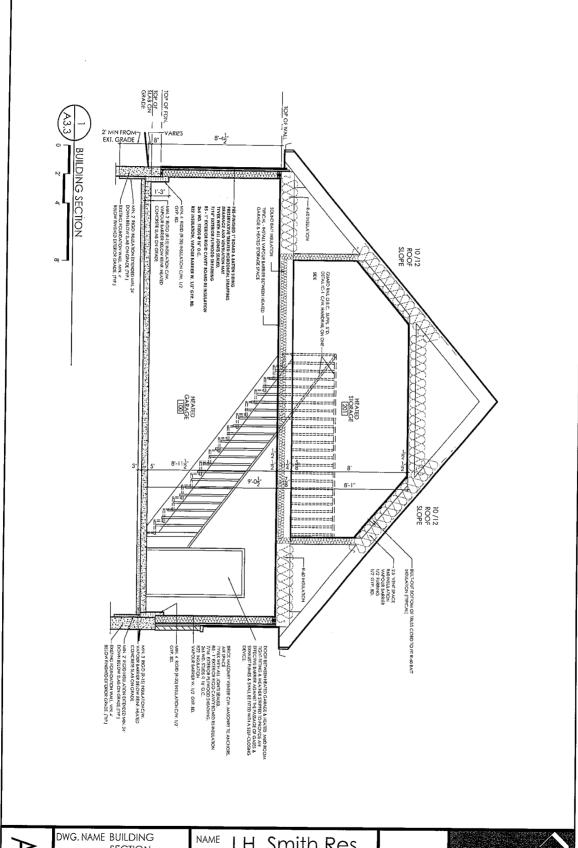


A3.2

DWG. NAME ELEVATIONS

SCALE 1"=8'-0" PLOT DATE . REV. DATE . NAME J.H. Smith Res. PLACE 204 Elizabeth St., Walsh, Ontario





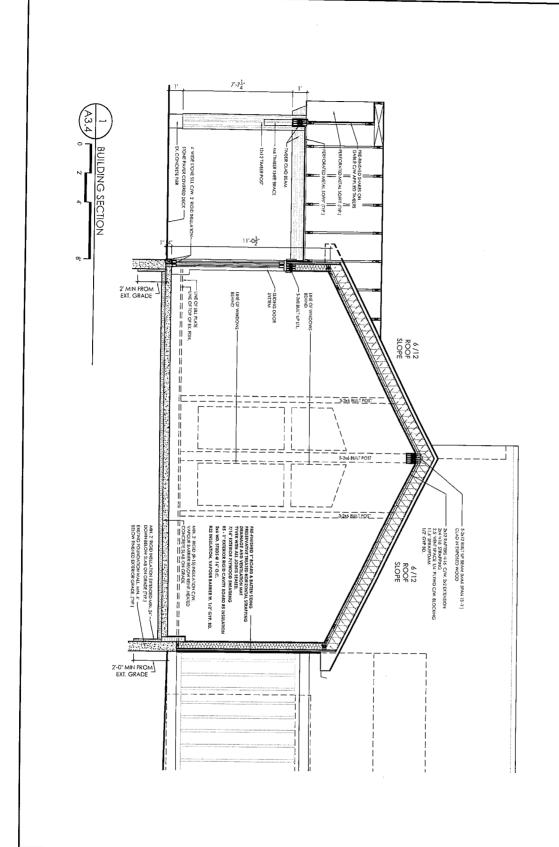
A3.3

SECTION
SCALE 1"=4'-0"
PLOT DATE .
REV. DATE .

NAME J.H. Smith Res. PLACE 204 Elizabeth St., Walsh,

Ontario
DATE June, 2021





A3.4

DWG. NAME BUILDING

SECTION
SCALE 1"=4'-0"
PLOT DATE .
REV. DATE .

NAME J.H. Smith Res. PLACE 204 Elizabeth St., Walsh,

Ontario
DATE June, 2021



From: Paul Vehof pvehof@me.com

Subject: Re: John Henry Smith - Walsh Proposal

Date: November 10, 2021 at 10:34 PM

To: civicplanningsolutions@nor-del.com, Dan Belch dbelch@kwic.com



David

Assuming the following:

"USABLE FLOOR AREA"

shall mean the total area of all floors of a building, outdoor 2.167 patio or cafe, or dwelling unit including:

- a) a hallway, aisle, stairway and corridor within a suite or unit;
- b) an internal wall and partition within a suite or unit;
- c) a storage room and storage area within a suite or unit;
- d) a boatslip in the case of a boathouse;
- e) a habitable room or area in the basement of a dwelling.

But excluding:

- a) an area occupied by a common area in a multi-tenant *building* including but not limited to a public stairwell, public or shared corridor and lobby;
- b) a mechanical shaft;
- c) an entry vestibule not within a dwelling unit,
- d) a garage attached to a building;
- e) an unfinished basement in a dwelling used for storage or laundry.

The usable floor area for a dwelling is measured from the outside face of exterior walls or to the centre-line of party or common walls.

The usable floor area for all other buildings shall be measured from the inside face of exterior walls, interior common walls and firewalls.

Usable area:

New Addition Main floor Dwelling area: 918 sf

New Addition Covered Deck: 265 sf

New Addition Heated Garage area: 1,130sf

New Addition above Garage Heated Storage area: 718 sf

The existing garage is 677 sf in area.

Height of new Garage Addition from finished grade to peak = 24'-6"

Height of new Covered Deck from finished grade to peak = 15'-0"

I do not want to comment on your questions 4 & 5 as I have not been involved I the design for this.

Dan, can you provide answers to these items?

Paul Vehof Real Concepts Custom Home Designs RR#6 Simcoe, Ontario, N3Y 4K5



204 Elizabeth St,

BASEMENT

Bedroom	19'6" x 12'5"	5.94m x 3.78m
Room	14'9" x 26'3"	4.50m x 8.00m
Mechanical Room	6'11" x 26'10"	2.11m x 8.18m

MAIN FLOOR

Foyer	9'7" x 6'11"	2.92m x 2.11m
Bedroom	12'5" x 14'2"	3.78m x 4.32m
Dining Room / Sitting Area	27'5" x 12'4"	8.36m x 3.76m
Kitchen	14'11" x 18'4"	4.55m x 5.59m
Bathroom	9'4" x 6'8"	2.84m x 2.03m
Recreation Room	23'8" x 32'3"	7.21m x 9.83m

SECOND FLOOR

Master Bedroom	27'6" x 12'4"	8.38m x 3.76m
Master Bathroom	14'5" x 14'3"	4.39m x 4.34m
Laundry Room	7'3" x 4'0"	2.21m x 1.22m
Loft	15'2" x 25'9"	4.62m x 7.85m

LOFT / OFFICE

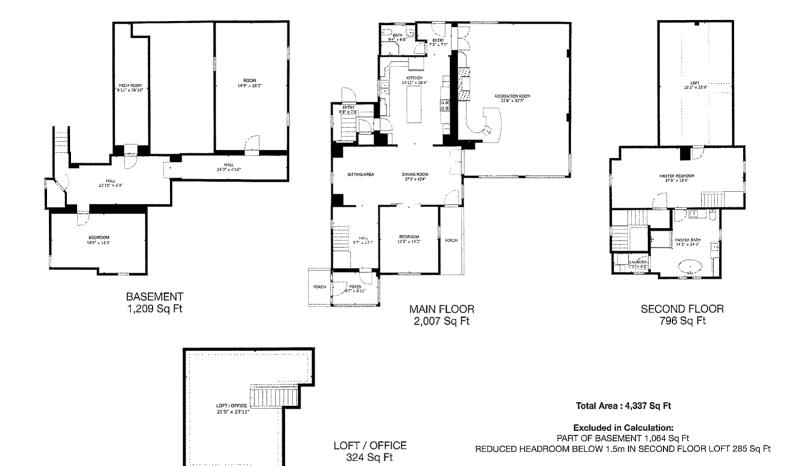
Loft / Office	21'0" x 23'11"	6.40m x 7.29m	

GARAGE - DETACHED

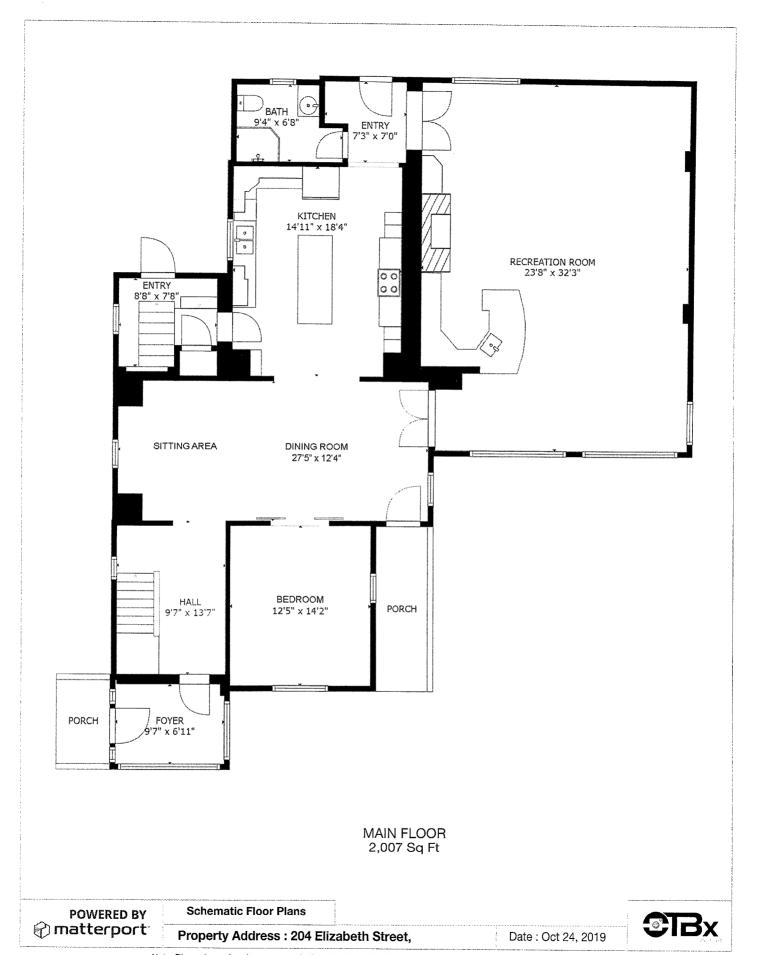
Ţ		
2 Car Garage	26'0" x 22'3"	7.92m x 6.78m

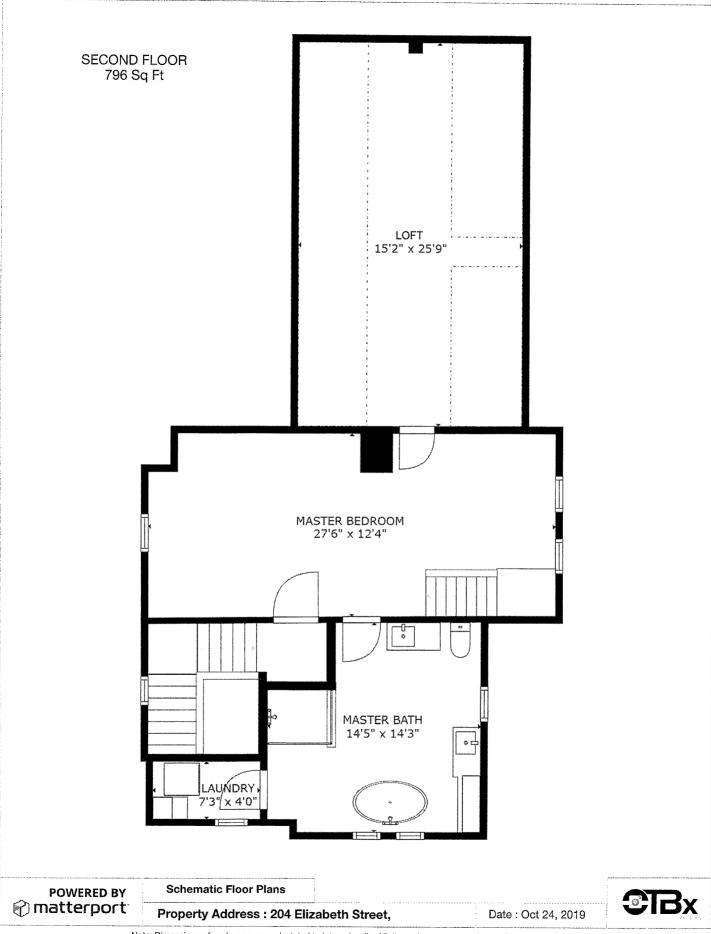
GYM - DETACHED

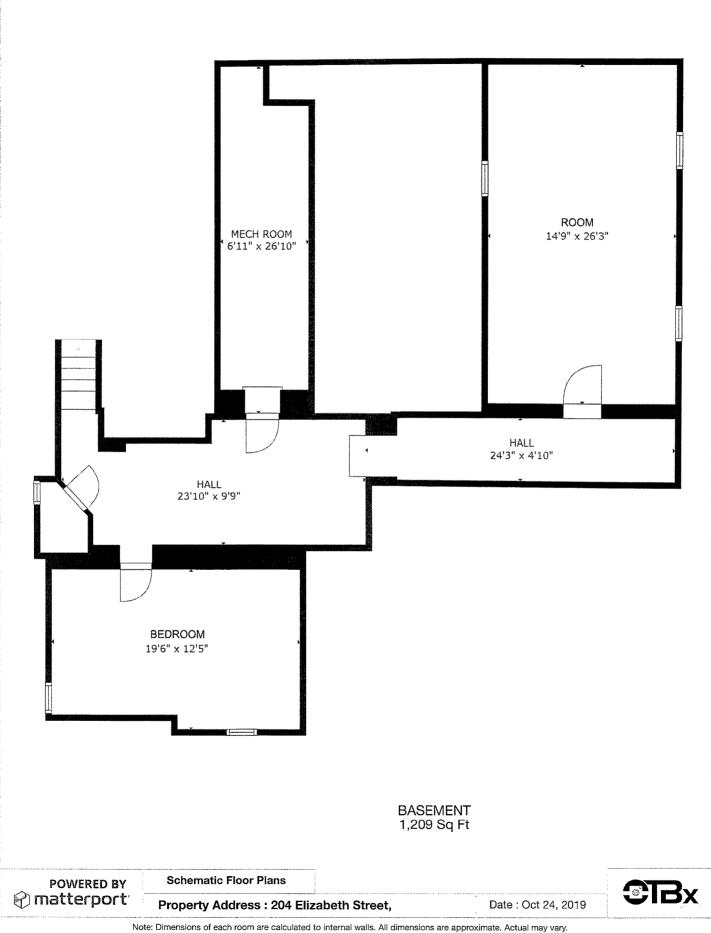
Gym	19'5" x 14'3"	5.92m x 4.34m
t control of the cont		











Application for a Permit to Construct or Demolish This form is authorized under subsection 8(1.1) of the Building Code Act, 1992

·	For use by P	rincipal Authority			
Application number:		Permit number (if diffe	erent):		
Date received:		Roll number:			· · · · · · · · · · · · · · · · · · ·

MOR FOLI	·	- 'D			
Application submitted to: NORFOLI (Name of municipal	litv. upper-tier munic	inality board of health or	CDING	P.	T
A. Project information	7) 77	ipanty, board of riodist of	CONSCI VALION AUMO	ority)	
Building number street name			I lait		т,
204 ELIZAbeth 57 Municipality	- 1	. 1	Unit	number	Lot/con.
Municipality 5,	Postal code	-S N	r/other description		
NORFOLK	N3Y 4k	/ Flair Hullinger	r/otner description	า	
Project value est. \$	1/0.3/ 1/	Area of work	: (m²)		
			,		
B. Purpose of application					
☐ New construction ☐ Addition existing b		Alteration/repair	☐ Demol	ition [Conditional Permit
Proposed use of building	Curren	it use of building			1 VIIIII
	1-1	ouse			
Description of proposed work	1 1 1	0426			
Replace Sewo	ige =	system			
C. Applicant Applicant is:	Owner or	Authorize	ed agent of own	~ -	
Last name	First name	Corporation	or partnership	3 1	
Kupi	VICTOR			GUATI	NG CTD
Street address 293 WINDHAM R		.as.\	Unit r	number	Lot/con.
313 WINDHAM R Municipality	Postal code	Simcoc Province			
NORFOLK	N3Y YK6		E-ma	il	
Telephone number	Fax	ONT	Colle	number	
(5)9582-0973	(579) 58	2-0616	(5)	9) <i>9,21</i>	-9593
D. Owner (if different from applicant)					
Last name	First name	Corporation o	or partnership		
SMITH	John				
Street address			Unit n	umber	Lot/con.
22 WERRET AVE Municipality		COE			
NORFOLK	Postal code N3Y A	Province ONT	E-mai	i	
Telephone number	Fax			umber	
()	()		5/9	0427	'-333≥

Application for a Permit to Construct or Demolish – Effective January 1, 2014

E. Builder (optional)						
Last name	First name	Corporation or partners	hin (if applicab	J_\		
2		o poration or partiers	uh (ii applicac	ile)		
Street address			Unit number		Lot/con.	
			O . III I I I I I I I I I I I I I I I I		LOL/CON,	
Municipality	Postal code	Province	E-mail			
Till			.			
Telephone number	Fax		Cell number	·		
	()		()			
F. Tarion Warranty Corporation (O	ntario New Home Wan	ranty Program)				
Plan Act? If no, go to section G.	w home as defined in the (Ontario New Home Warranties		Yes	40	No
ii. Is registration required under the	Ontario New Home Warrar	nties Plan Act?			1	
				Yes	24	= No
iii. If yes to (ii) provide registration nu	ımber(s):					
G. Required Schedules						
i) Attach Schedule 1 for each individual wh	10 reviews and takes respo	annihility for desire and it				
ii) Attach Schedule 2 where application is to	o construct on all install	. answering for design activities.				
H. Completeness and compliance	o construct on-site, install (or repair a sewage system.				
- Protottogo dita compliance v	vith applicable law					
i) This application meets all the requireme	nts of clauses 1.3.1.3 (5) (a) to (d) of Division C of the	Ø	Yes	Τп	N1-
applicable fields have been completed of			all	165		No
			d			
Payment has been made of all fees that regulation made under clause 7(1)(c) of	are required, under the ap	plicable by-law, resolution or				
regulation made under clause 7(1)(c) of application is made.	the Building Code Act, 199	92, to be paid when the	B	Yes		No
	Jana and an initial					
ii) This application is accompanied by the presolution or regulation made under clau	ise i i illi oi ine killiaina i	"AAA NA 1000	1	Yes		No
"") The application is accompanied by the in	iformation and documents					
				Yes		No
the chief building official to determine who contravene any applicable law.	ether the proposed buildin	g, construction or demolition w	<i>i</i> ll			
iv) The proposed building, construction or de	emolition will not post-	P 11				
***************************************		ie any applicable law.	102	Yes		No
Declaration of applicant						
VICTOR VICE						
VICTOR KUPI (print name)				declare	that:	
(pint name)						
1. The information contained in this ar	onligation attached and a					
The information contained in this are documentation is true to the best of the best o				other a	ttached	
2. If the owner is a corporation or parti	nership, I have the authorit	y to bind the corporation or pa	rtnershin.			
March 302021	With V.	- 1				
Date	Signatura	of applicant				
	Olgha ga e (n applicant				

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act*, 1992, and will be used in the administration and enforcement of the *Building Code Act*, 1992. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.

Schedule 1: Designer Information

Use one form for each individual who A. Project Information) reviews and takes rooms	JUINE	uule 1: Desig	ner Informati
A. Project Information	reviewe und takes respt	insibility for design ac	ctivities with respect t	o the project.
Building number, street name			111-24	
Municipality			Unit no.	Lot/con.
Wornelpainty	Postal code P	lan number/ other de	scription	
B. Individual who reviews and				
	tukes responsibility t	or design activitie	es	
VICTOR KUPI	F	m KUPI E	The Alberta	/ c= N
Street address		<u> AUFI</u>	XCAUATI,	NO 670
Municipality Municipality		5)mar	Unit no.	Lot/con.
NORFOLK	Postal code Pro	ovince	E-mail	
Telephone number	N3 Y YK6 O Fax number	<i>λ1</i>		
519) 582-0993	150000	-0616	Cell number	
C. Design activities undertaker	hy individual ideals	0616	15/9/90	17-9593
C. Design activities undertaker Division C]	i by individual identifi	ed in Section B.	Building Code Ta	ble 3.5.2.1. of
☐ House	☐ HVAC – H	2100		
☐ Small Buildings	☐ Building Se		☐ Building	Structural
Large Buildings	☐ Detection.	Lighting and Power	☐ Plumbing ☐ Plumbing	g – House
Complex Buildings	☐ Fire Protect	tion	On-site S	9 – All Buildings
escription of designer's work			OII-SILE 3	Sewage Systems
. Declaration of Designer				
YICTOR KU	PI		-11 () - (/ ·)	
(print	name)		_ declare that (choosi	e one as appropriate
Dr. I routous and tale	4. 200			
I review and take respon	sibility for the design worl	on behalf of a firm r	egistered under subs	ection 3.2.4.of Divisi
C, of the Building Code. I Individual BCIN:	an quameu, and me mo	is registered, in the	appropriate classes/o	categories.
Firm BCIN:	7028			
☐ I review and take responsunder subsection 3.2.5.of	sibility for the design and	am qualified in the ap	propriate category a	s an "other designer
	Division C, of the Building	Code.	,	- arr earler designer
Individual BCIN:				
Basis for exemption f	rom renietration:			
,				
☐ The design work is exem	ot from the registration an	d qualification requir	amonto of the Dullelia	m On di
Basis for exemption for	om registration and quali	a quamouson requir	aments of the pulldly	g Code.
ertify that:	om rogiotration and quair	ication,		
1. The information contained in the	is schedule is true to the	hest of my knowlede	a a	
2. I have submitted this application	n with the knowledge and	concept of the firm	€,	
March 30 2021	- I I I I I I I I I I I I I I I I I I I	Consequent une infm.		
Date	UALO	- Karjan		

NOTE:

- For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (c).of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
- Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

Schedule 2: Sewage System Installer Information

A. Project Information			,	uner imormation
Building number, street name			Unit number	Lot/con.
Municipality F	Postal code	Dian number (di		LOVCOII.
	Ostar Code	Plan number/ other desc	ription	
B. Sewage system installer				
Is the installer of the sewage system engage emptying sewage systems, in accordance w	ed in the busin	ess of constructing on-site,	installing, repairing.	servicing cleaning or
emptying sewage systems, in accordance we Yes (Continue to Section C)		Page 1 trade 0.0. 1. 1, DIVISION	C?	To roung, croaming or
,		(Continue to Section E)	☐ Installer application	unknown at time of on (Continue to Section E)
C. Registered installer information (where answ	ver to B is "Yes")		
Name KUPI EXCHUAT		121	BCIN, O - O	Δ
Sypet address			Unit number	Lot/con.
Municipality	<u>-D</u> ∫ gstal code	2 SIMCOF Province		LOUGOII.
NORFOLK	3446	O NT	E-mail	
Telephone number (579) 582-0973 (5	519 5 8	2-0616	Cell number (5/8)	7-9523
D. Qualified supervisor information	(where ansy	ver to section B is "Yes	<u> (31() 1 </u>	/ /3/23
Name of qualified supervisor(s)		Building Code Identification		
1/10708			rivatibei (BCIIV)	
VICTOR KUPI		12582		
E. Declaration of Applicant:				
1 V/cTop KyP/ (print name)				
(print name)				declare that:
I am the applicant for the permit to o	construct the s	ewage system. If the install	or in unionmum at the	an affirm the sound
shall submit a new Schedule 2 prior	to construction	when the installer is known	ei is ulikilowii at tiifi I:	e of application, I
OR			-	
I am the holder of the permit to cons is known.	struct the sewa	age system, and am submitti	ing a new Schedule	2, now that the installer
I certify that:				
1. The information contained in this sch	edule is true t	o the best of my knowledge.		
2. If the owner is a corporation or partner				.4
march 30 2021	1/2	the Keep	or partnersh	np.
Date		Signature of applicant		

Date Received:	

Scott Northcott
PRSEP20210844
April 29, 2021
PER CHIEF BUILDING OFFICIAL
THE CORPORATION OF NORFOLK COUNTY

SEWAGE PERMIT WORKSHEET

SEWAGE PERIVIT WORKSHEET						
SEWAGE SYSTEM SPECIFICATIONS						
Location of Septic	: System (civic	ىگە (address	209	ELIZABET	h ST	W ALS,
Owner of Propert	y: Joh	n E	<u> </u>	n'ith		
Propose to install Class Sewage system to serve House (house, bunkhouse, restaurant, office, commercial)					mmercial)	
		SEWAG	E FLC	W CALCULATIONS		
DESCRIP.	TION	TOTAL		FIXTURE UNITS	ТОТ	TAL
Water closet (toile	et)	2	***************************************	× 4.0	Q	
Each sink or wash		Eq.	f	x 1.5	7	
Bath tub or showe	r)	x 1.5	1.5	
Dishwasher		,		× 1.0	1,1	
Clothes washing m		/		x 1.5	1.0	
Single or Double La	aundry Tubs	@		x 1.5		
Floor Drain		0		x 3.0	0	
Water Softener		0		x 1.5	D	
Other						
TOTAL FIXTURE UNITS = 18						
RESIDENTIAL			OTHER (ie: bunkhou	se, office , res	taurant)	
Total finished area:	(sqm)	2000 ^{(sc}	ı ft)	Total finished area:	(sqm)	(sqft)
	# of bedrooms:			# of employees:		
Water softener discharge: 750 (L/day)			Water softener discha	rge:	(L/day)	
			Daily flow rate (DFR):		(L/day)	
Tank size (2 x DFR): 3600 (L/day)			Tank size (3 x DFR):		(L/day)	
Cucharanta and a Part	<u>INST.</u>	ALLER TO C	OME	LETE THE FOLLOWING		
Rock & G G.W.T Dept	Encountered h (m) Soil Type					
-0- -0.25 -0.50 -0.75	TOP		50	scribe existing soil conditions its Analysis completed by: ORFOLX SO/C		

	ROCK & G G.W. I	Depth (m)	Soil Type
		-0-	TopSoil
		-0.25-	108201
-		-0.50-	į (
		-0.75-	₹
		-1.0-	SAND
		-1.25-	5 (
L		-1 .50-	7

Describe existing soil conditions: <u>ら</u> Aいり
Soils Analysis completed by:
NORFOLK SOIC ANALYSIS
Confirmed Percolation Rate: (T time) (🔘
Gradation Reports submitted: Sand Y/N
Stone Y/N

Date Received:

Scott Northcott
PRSEP20210844
April 29, 2021
PER CHIEF BUILDING OFFICIAL
THE CORPORATION OF NORFOLK COUNTY

PROPOSE TO CONSTRUCT:

CLASS 1,2,3

<u>CLASS 1</u> □ Privy □ Composting □ Chemical □ Electrical □ Other
CLASS 2: GREY WATER PIT Wall Structure: Concrete Block Rock Other
Soil: Existing Imported (describe)
Dimension of Pit: Length:Width:Height:Type of Cover:
CLASS 3: CESSPOOL Describe:
CLASS 4: TANK ☐ Distribution Box ☐ Using Existing ☐New Govn't approved: ②Concrete ☐Polyethylene Size (L): 3600
Pump or siphon req'd: Head:Runtime:Horsepower: Size of pump(L)
CLASS 4: LEACHING BED/ABSORPTION TRENCH
☐ Dug into existing soil ☐ Imported Soil list type: height: (proof of filter material must be provided)
Length of Tile:(m)(ft) # of runs of tile:
CLASS 4: FILTER BED (proof of filter material to be provided prior to backfill)
Pump or siphon req'd: Head:Runtime:Horsepower: Size of pump(L)
Effective Area 20 (sqm) Contact Area 20 (sqm) Loading Rate: 10
Height Raised: #of runs of tile: Length of tile (m) (ft)
CLASS 4: TREATMENT UNIT (attach Building Material Evaluation Committee Report (BMEC)
Pump or siphon req'd: Head:Runtime:Horsepower:Size of pump(L)
Manufacturer & Model: Daily Flow Rate(L)
Primary Tank Size(L) Secondary Tank Size(L)
CLASS 5: HOLDING TANK (audio visual alarm, and a pump out contract is required)
Manufacturer & Model: Size

Date Received:	

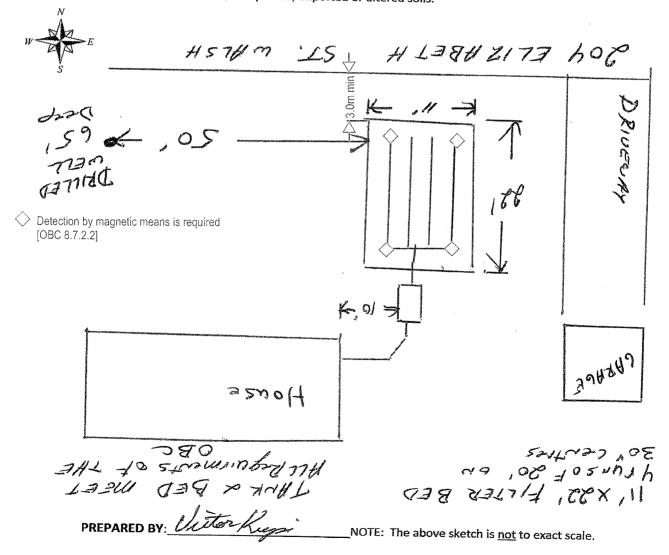
REVIEWED
Scott Northcott
PRSEP20210844
April 29, 2021
PER CHIEF BUILDING OFFICIAL
THE CORPORATION OF NORFOLK COUNTY

SEPTIC SYSTEM LOCATION PLAN

OWNER John Smith	EVALUATOR VI CTOR KUPI
PROPERTY ADDRESS 204 ELIZ	Abeth ST WALSH

Please provide a DIMENSIONED sketch drawing indicating;

- 1. Outline of property and all dimensions
- 2. Detailed sewage system diagram, including dimensions of leaching bed, mantle, tank location, pump chamber, etc.
- 3. Setbacks from existing and proposed buildings, wells (including neighbours) lakes, streams, ponds, water drainage courses.
- 4. Location of subsurface drainage, tiles, culverts or other structural features.
- 5. Existing or proposed driveways, easements, right of ways, drainage patters.
- 6. Indicate any areas of disturbed, compacted, imported or altered soils.



Scott Northcott
PRSEP20210844
April 29, 2021
PER CHIEF BUILDING OFFICIAL
THE CORPORATION OF NORFOLK COUNTY

NORFOLK SOILS ANALYSIS

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

March 10, 2020

Invoice #: 2020023

To:

Kupi Excavating Ltd

R.R.#7

Simcoe ON

Project: Soils Analysis Property of John Smith, 204 Elizabeth Street, Walsh, Norfolk County

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=10 min/cm. The drainage characteristics of the soil appears to be suitable for an in ground leeching bed system. The soil sample as provided produced the results as follows;

Coefficient of Uniformity = 2.57 Coefficient of Curvature = 5.75

Therefore the sample is classified as SP- Poorly Graded Sand consisting of fines <12% (5.6% 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



Scott Northcott PRSEP20210844

NORFOLK SOILS ANALYSIS

ASTM D422-63(2007)

April 29, 2021 PER CHIEF BUILDING OFFICIAL THE CORPORATION OF NORFOLK COUNTY

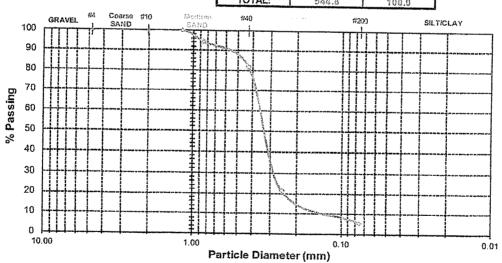
Sieve Analysis Data Sheet

Project Name:	SA2020023	Tested By:	DRF	Date:	2020-03-10
Location:	204 Elizabeth Street, Walsh, Norfolk County	Checked By:	DRF BCIN 109582	* Whiteholds	2020-03-10
Client	Kupi Excavating Ltd R.R.#7 Simcoe ON	Property Owner	John	Smith	***************************************
Boring No:	NA NA	- Test Number:	1		
Sample Depth:	NA	Gnd Elev.:	NA		
	USCS Soil Classification:		oorly graded sa	ınd, with fines <12%	
	AASHTO Soil Classification:		A-1	-3	
	Container (g): 76.4	•••	Weight of Cont	ainer & Soll (g):	657.9

weight of Dry Sample (g): 544.8			-	6.3%		
Sleve Number	Diameter (mm)	Mass of Sieve (g)	Mass of Sleve & Soil (g)	Soli Retained (g)	Soll Retained	Soli Passing (%)
#4	4.75	749.6	749.6	0.0	0.0	100.0
#10	2.00	670.0	670.0	0.0	0.0	
#16	1.18	653.0	653.0	0.0	0.0	100.0 100.0
#30	0.85	357.3	389,2	31.9	5.9	
#50	0.43	329.0	396.2	67.2	12.3	94.1
#100	0.25	309.7	640.0	330.3	80.6	818
#200	0.075	303.7	388.6	84,9	15.6	21.2
Pan			313.6	30.5		5.6
			TOTAL	50.0 544.0	0.0 400 0	0.0

Moisture Content %

544.8





Weight of Dry Sample (g):



l:	17.00
i:	77.40
:	5.60
	100.00

D ₁₀ :	0.140
D ₃₀ :	0.290
D ₆₀ :	0.360

Cu:	2.57
Cc:	5.754

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.

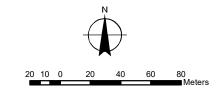
CONTEXT MAP

Geographic Township of CHARLOTTEVILLE



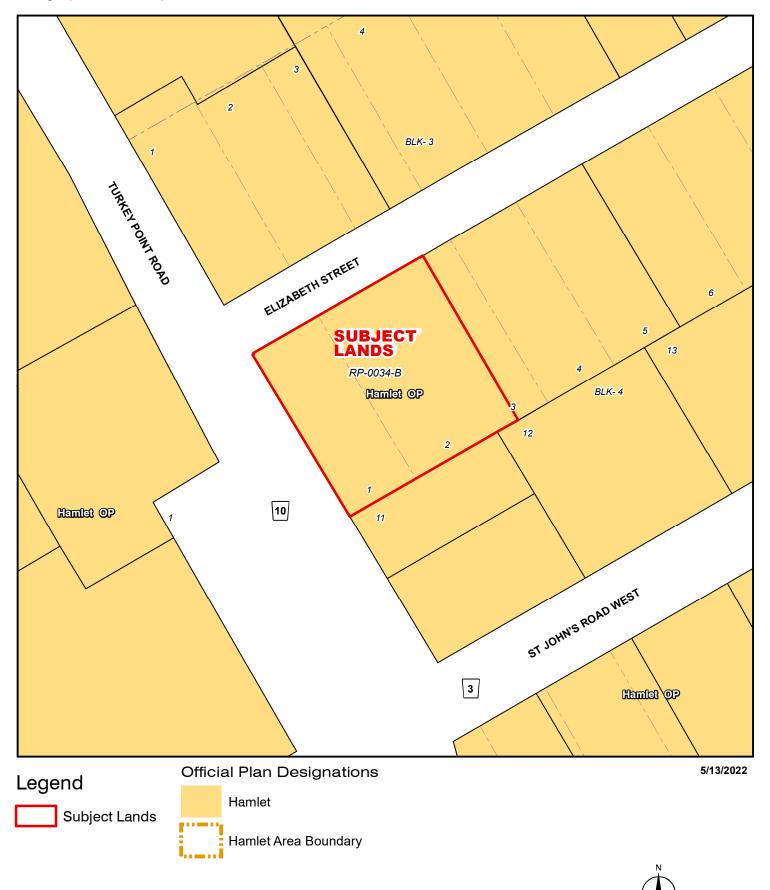
Legend





OFFICIAL PLAN MAP

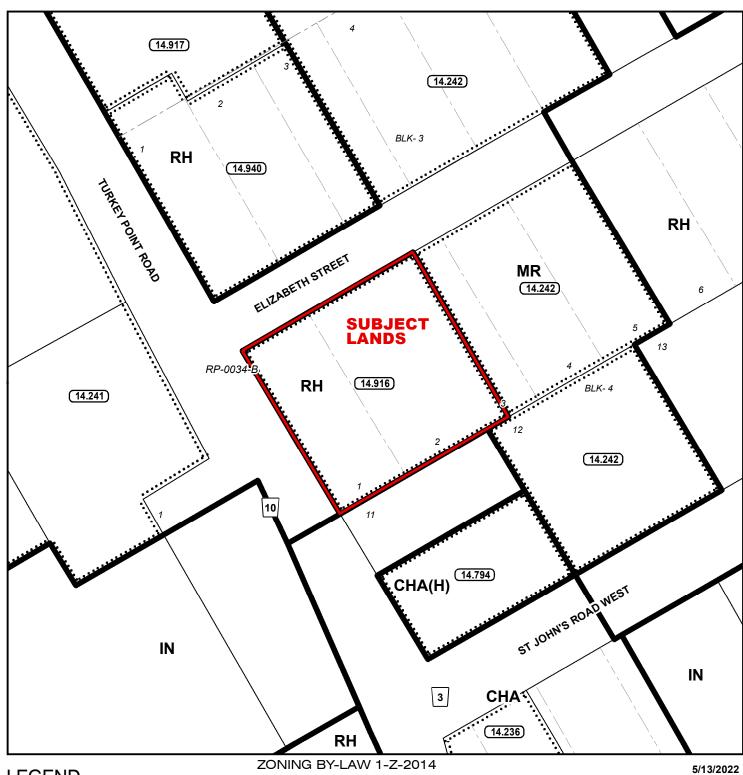
Geographic Township of CHARLOTTEVILLE



MAP C

PROPOSED ZONING BY-LAW AMENDMENT MAP

Geographic Township of CHARLOTTEVILLE





Subject Lands

(H) - Holding

CHA - Hamlet Commercial Zone

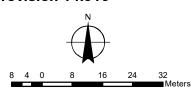
RH - Hamlet Residential Zone

IN - Neighbourhood Institutional Zone

MR - Rural Industrial Zone

From: RH with

Special Provision 14.916 To: RH with Amended **Special Provision 14.916**



CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE

