

Planning Department Development Application Form

Complete Application

A complete development application consists of the following:

1. A completed, signed, and notarized application form
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form
3. Written authorization from the registered owner of the subject lands where the applicant is not the owner as per Section N
4. Cash, debit, credit or cheque payable to Norfolk County in the amount set out in the user fees By-Law that will be accepted and deposited once the application has been deemed complete.

Pre-Submission Consultation:

Norfolk County requires a Pre-Consultation Meeting for all applications; however, minor applications may be exempted depending on the nature of the proposal. The purpose of a Pre-Consultation Meeting is to provide the applicant with an opportunity to present the proposed application, discuss potential issues, and for the Norfolk County and Agency staff to identify the application requirements. Application requirements, as detailed in the Pre-Consultation Meeting Comments, are valid for one year after the meeting date.

Development Application Process

Once an application has been deemed complete by a Planner, Norfolk County staff will circulate the application to adjacent landowners, public agencies, and internal departments for comment. The time involved in application processing varies depending on its complexity, acceptability to the other agencies, and statutory Planning Act decision time-frames.

Payment is required once your application is deemed complete. Pre-payments will not be accepted.

Norfolk County collects personal information submitted through this form under the Municipal Freedom of Information and Protection Act's authority. Norfolk County will use this information for the purposes indicated or implied by this form. You can direct questions about collecting personal information to Norfolk GIS Services at NorfolkGIS@norfolkcounty.ca.

Additional studies required for the complete application shall be at the applicant's sole expense. Sometimes, peer reviews may be necessary to review particular studies at the applicant's expense. In these cases, Norfolk County staff will select the company to complete the peer review.

Norfolk County will refund the original fee if applicants withdraw their applications before circulation. If Norfolk County must recirculate your drawings, there will be an additional fee. If Norfolk County must do more than three reviews of engineering drawings due to revisions by the owner or failure to revise engineering drawings as requested, Norfolk County will charge an additional fee. Full refunds are only available before Norfolk County has circulated the application.

Notification Sign Requirements

For public notification, Norfolk County will provide you with a sign to indicate the intent and purpose of your development application. It is your responsibility to:

1. Post one sign per frontage in a conspicuous location on the subject lands.
2. Ensure one sign is posted at the front of the subject lands at least three feet above ground level and not on a tree.
3. Notify the Planner when the sign is in place.
4. Maintain the sign until the development application is finalized and, after that, remove it.

Contact Us

For additional information or assistance completing this application, please contact a Planner at 519-426-5870 or 519-875-4485 extension 1842 or planning@norfolkcounty.ca. Please submit the completed application and fees to the attention of the Planning Department at 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6.

For Office Use Only:

File Number	_____	Public Notice Sign	_____
Related File Number	_____	Application Fee	_____
Pre-consultation Meeting	_____	Conservation Authority Fee	_____
Application Submitted	_____	Well & Septic Info Provided	_____
Complete Application	_____	Planner	_____

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

- ☐ Official Plan Amendment
- ☐ Zoning By-Law Amendment
- ☒ Temporary Use By-law
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☐ Site Plan Application
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Please summarize the desired result of this application (for example, a special zoning provision on the subject lands to include additional use(s), changing the zone or official plan designation of the subject lands, creating a certain number of lots, or similar)

EXTENSION OF TEMPORARY BY-LAW 50-Z-2018

Property Assessment Roll Number: 491-011-21000-0000

A. Applicant Information

Name of Owner ANGELA McCOMB

Address 145 TEETER STREET

Town and Postal Code TEETERVILLE NOE 150

Phone Number 519-732-4400

Cell Number 519-732-4400

Email iluvrum74@yahoo.ca

Name of Applicant SAME AS ABOVE

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Unless otherwise directed, Norfolk County will forward all correspondence and notices regarding this application 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:

B. Location, Legal Description and Property Information

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

LOT 8, 12 & 13, CONCESSION 5, HAMLET

Municipal Civic Address: 145 TEETER STREET, TEETERVILLE NDE 150

Present Official Plan Designation(s): HAMLET

Present Zoning: RH HAMLET RESIDENTIAL

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

☐ Yes ☒ No If yes, please specify corresponding number:

3. Present use of the subject lands:

RESIDENTIAL

4. Please describe **all existing** buildings or structures on the subject lands and whether they will 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 the 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:

EXISTING HOUSE 103.5m² SINGLE STORY, 85m² SHED/STORAGE
ALL RETAINED, MODULAR HOME BEING USED AS GARDEN
SUITE - EXISTING

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.

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:

MODULAR HOME SEE ATTACHED
NO NEW BUILDINGS

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:

GARDEN SUITE HAS BEEN HERE 5 YEARS

9. Existing use of abutting properties:

GRAVEYARD BEHIND, RESIDENTIAL BESIDE

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

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:

HELP IN LAWS IN RETIREMENT

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

GARDEN SUITES NOT PERMITTED AS-OF-RIGHT IN ANY ZONE

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:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Proposed final lot size (if boundary adjustment):

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

Description of land intended to be retained in metric units:

Frontage:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Buildings on retained land:

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

Zoning

MAIN RESIDENCE +
GARDEN SUITE
Proposed

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

	MAIN RESIDENCE	GARDEN SUITE
Lot frontage	80 M	
Lot depth	100 M L 50 M	
Lot width	50 M	
Lot area	6000 SQ. M.	
Lot coverage	1425 SQ. M.	254 SQ. M.
Front yard	80 M X 22 M	33 M X 40 M.
Rear yard	40 M X 68 M	9 M X 40 M
Left Interior side yard	5 M X 100	DRIVEWAY 10 M X 8 M
Right Interior side yard	6.3 M L 100 M - 50 M	13 M X 8 M
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	1	1
Building height	6 M	5 M
Total ground floor area	103.5 SQ. M	112 SQ. M.
Total gross floor area	207 SQ. M	112 SQ. M.
Total useable floor area	207 SQ. M.	112 SQ. M.

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: TWO

Number of buildings proposed: NONE

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

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m2
Single Detached	_____	_____
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, or 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:

WAS AN EMPTY LOT

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:

WAS TOLD NOT NEEDED

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

If no, please explain:

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

4. 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 ~ 500 M

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

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

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

Active railway line

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

Seasonal wetness of lands

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

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 ☐ Communal wells
☐ Individual wells ☒ Other (describe below)

SAND POINT

Sewage Treatment

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

Storm Drainage

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

NOTHING

2. Existing or proposed access to subject lands:

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

Name of road/street: TEETER 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.

PLEASE SEE ATTACHED LETTER

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

- ☐ 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

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 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 site plan approval, 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, to disclose the registration of all transfer(s) of land and/or 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.

Angie McComb
Owner/Applicant Signature

December 18, 2023
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, Kris Harrington of Teeterville Ont.

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Simcoe

[Signature]

Owner/Applicant Signature

In Norfolk County

This 19 day of December

A.D., 20 23

[Signature]
A Commissioner, etc.

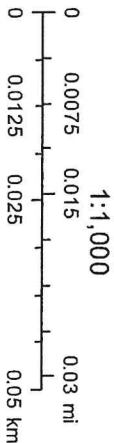
Jodi Lynn Pfaff-Schimus, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires March 1, 2025.

MAP NORFOLK - Community Web Map



1/16/2024, 5:27:40 PM

- ☐ Land Parcels
- ☐ Civic Address
- ☐ Plan Lines
- ☐ Reg Plan Lot Numbers
- ☐ Road Labels
- ☐ DraftPlan



Queen's Printer for Ontario
Norfolk GIS

Brad DEMING
Project Management
285794 Airport Road
Norwich, ON. N0J-1P0
Cell 519-608-2723
519-468-3823 Fax 519-468-3825
deming@execulink.com

To Norfolk County

My name is Brad Deming, I am a licensed septic design/installer. I have inspected the property at 145 Teeter St., Teeterville and the following are my findings. There is a 1140 sqft single family 2 bedroom house with a 915 sqft detached shop/storage garage. The house has a 3600L Reids concrete septic tank and existing septic bed that seems to be working good. The sewage flow is 1100-1600L/day

The owners are proposing a 1300 sqft, 3 bedroom mobile home on the same property to serve as a granny suite. It will have a sewage flow of 1600L/day. I am proposing a new 3600L septic tank and a 48sqm filter bed to accommodate the trailer. I feel this should be sufficient (see attached calculations) and meet all requirements. I have included the soil analysis with a T-Time of 6 calculated by Wilson Associates

Thank You
Brad Deming

April 13, 2018

Mr. Brad Deming
Deming Project Management
285794 Airport Road
Norwich, ON
N0J 1P0

**Wilson
Associates**
Consulting Hydrogeologists

Dear Mr. Deming:

Re: Soil Percolation Rate Analysis
Sample from 145 Teeter Street, Teeterville

The analysis of the sample submitted to this office has been completed and is summarized as follows:

Grain-Size Distribution				Estimated Coefficient of Permeability (cm/sec)	Estimated T-Time (minutes/cm)
Clay %	Silt %	Sand %	Gravel %		
0	2	97	1	4×10^{-2}	6

Note: The above coefficient of permeability and T-time were derived from grain-size analysis, experience with similar soils and guidelines published under the Ontario Building Code.

The sample is described as a sand with traces of silt and gravel, and is interpreted to exhibit a T-time in the range of 6 minutes per centimetre.

A copy of the grain-size curve is attached.

Should you have any questions, please let me know.

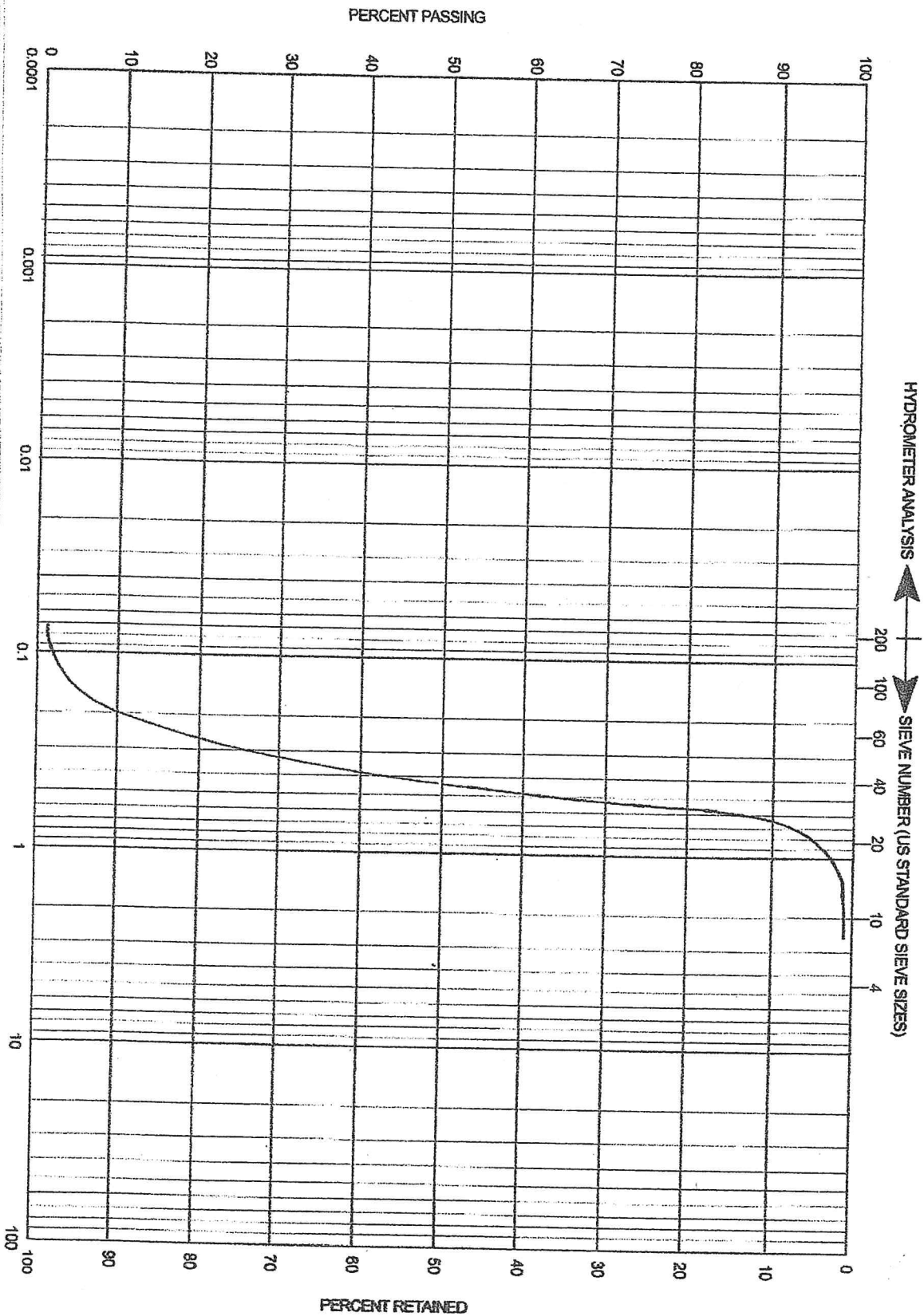
Yours sincerely,
IAN D. WILSON ASSOCIATES LIMITED



Geoffrey Rether, P.Geo.

GRAIN SIZE DISTRIBUTION CHART

PROJECT / SAMPLE Deming Project Management - 145 Teeter Street, Teeterville

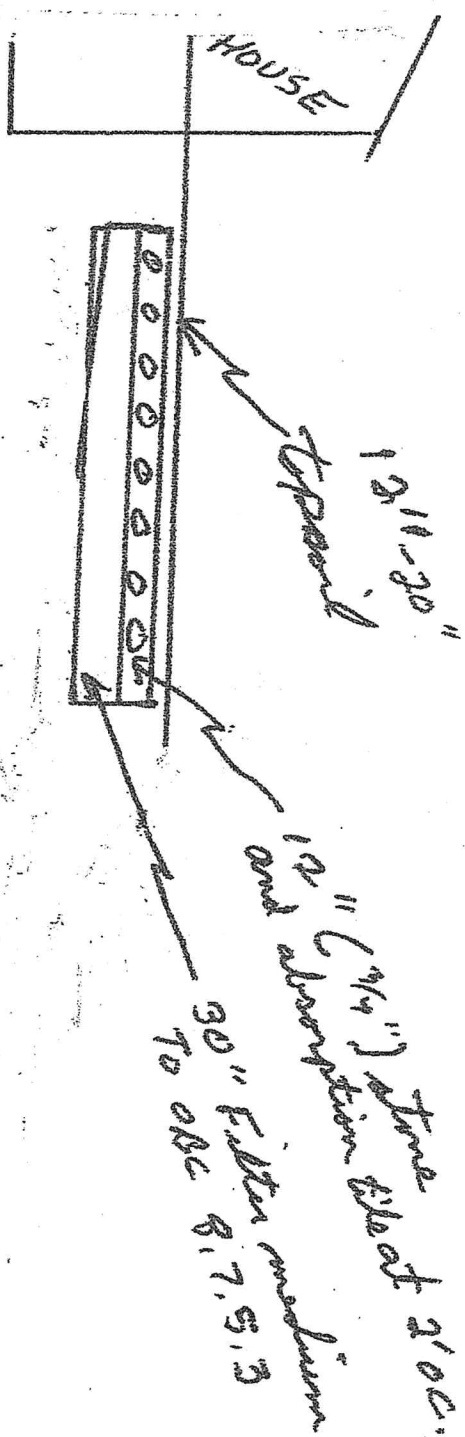


GRAIN SIZE IN MILLIMETRES

CLAY SIZE	SILT SIZE	SAND SIZE	GRAVEL SIZE	COBBLE SIZE

IAN D. WILSON ASSOCIATES LIMITED

Typical Cross Section for
Improvised Sand Filter Septic System



Application to Community Planning
↳ application for garden suite

Please accept our application for a garden suite.
I would like to allow my in-laws to put a
modular home on my property.

They have been having tough times and need to
sell their house. This modular home will allow
them to have money from the sale of their house
to put towards retirement.

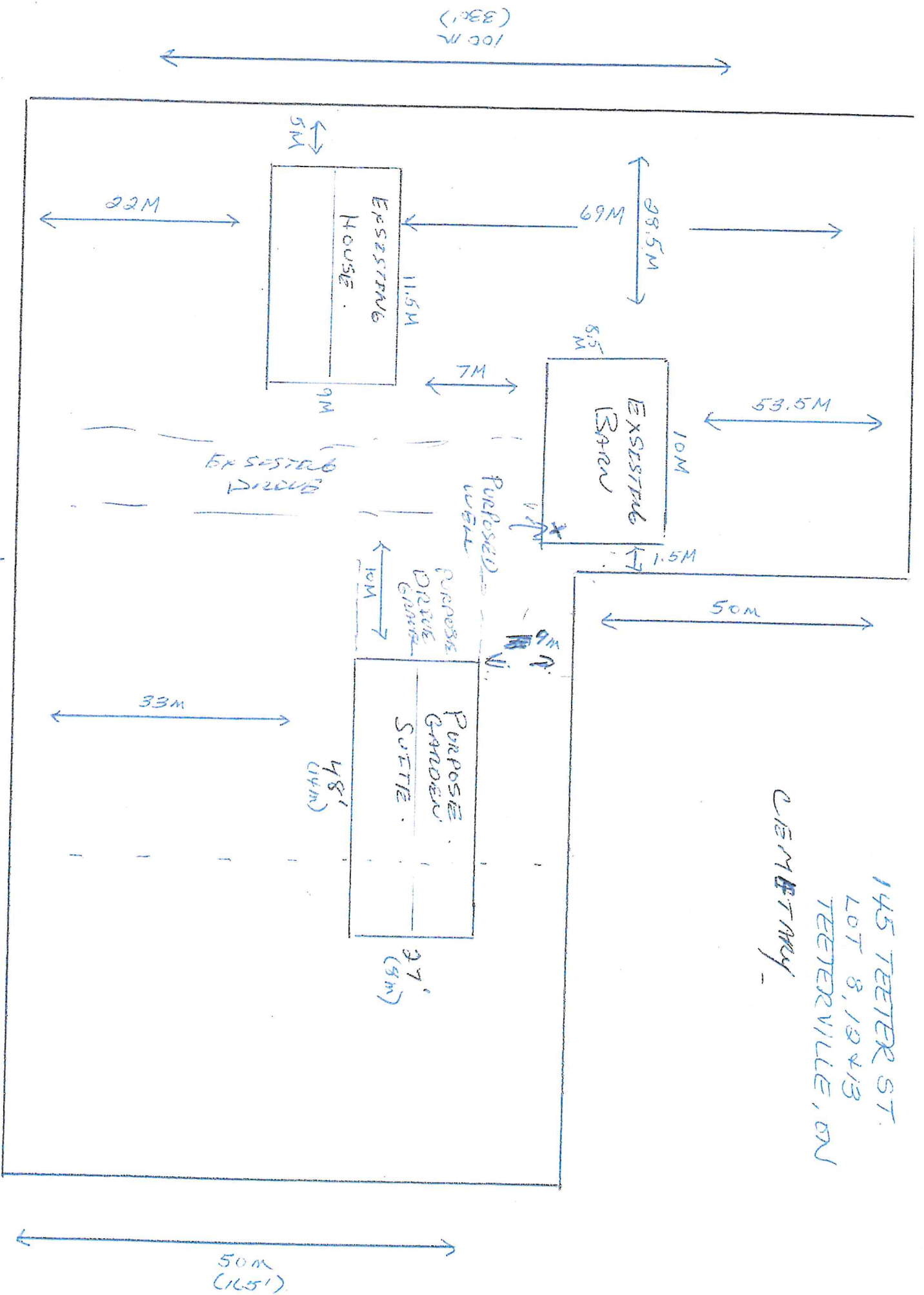
Having them this close will help us as well
with my stepson. He loves his grandma and papa
and having them closer will help us with the
issues we are having with him.

Basically, they need this more so much as we do.

Thank you for taking the time to consider our
application.

Sincerely,
Angie McLean

145 TEETER ST.
 LOT 8, 18413
 TEETERVILLE, ON
 CLEMETTY



CLARK'S MOBILE / MODULAR HOMES LTD.

7077 Wellington Street West
Guelph, Ontario N1H 6J3

April 11, 2018

To Local Building Official:

Re: 27' x 48' Fairmont Home, Serial No. MY1711870, Certificate No. 120V07

The above noted 27 x 48' pre-fabricated home sold to Derek Harrington, 519-755-6654 of 145 Teeter Street, Teeterville Ontario, N0E 1S0 complies with the CSA; recognized by the Electrical Safety Authority under the Electricity Act 1998, as amended, 155A Matheson Blvd, West, Ste. 200, Mississauga, Ontario L5R 3L5.

The water plumbing lines, fittings and faucets are also CSA approved; plumbing requirements, CAN/CSA-Z240.3.1-M92.

This homes overall heating capacity with its current heating unit can maintain an interior temperature of 21°C and with an outdoor temperature of -73C. The walls are constructed with a 2" x 6" wood stud and rated R-20. The exterior is finished with vinyl siding and a scissor truss shingle roof. The interior is finished with drywall. The windows are thermal pane; CAN/CSA-Z240.8.1-M-92.

Set up of this unit will be placed on 24 piers with distances of not more than 8 feet. The piers will consist of 8" x 16" concrete blocks doubled and secured on the foundation in accordance with site preparations, foundations and anchorage of mobile homes CSA-Z240.10.1-M94.

The above pre-fabricated home also meets the standards required by the Technical Standards and Safety Authority, 4th Floor, West Tower, 3300 Bloor Street West, Toronto, Ontario M8X 2X4 – File No. FS FAP 2003-00039.

This home is new and in new condition.

Please do not hesitate to contact me should you have any further questions.

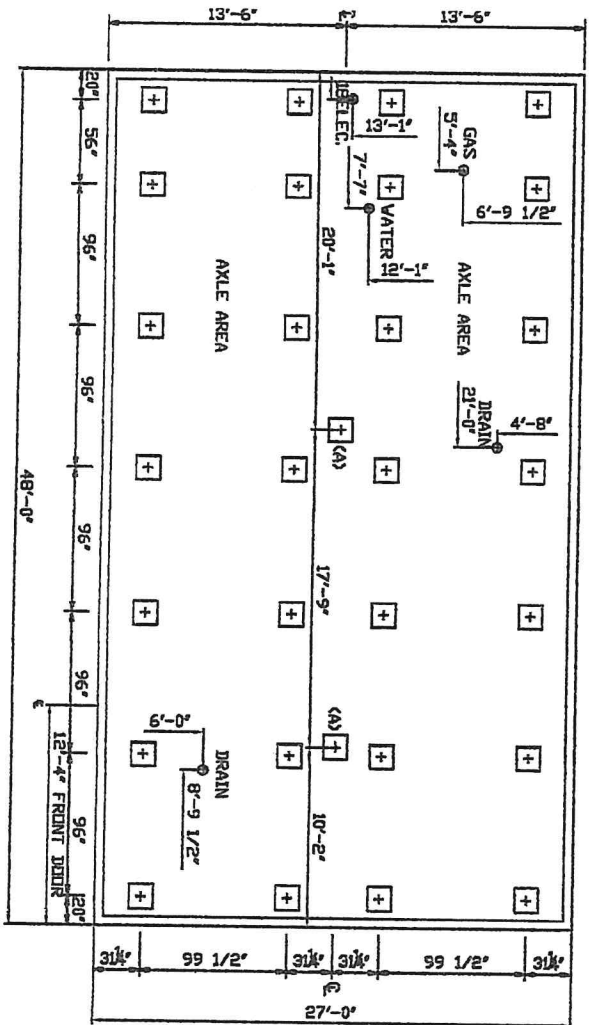
Yours truly,

Chris Clark
Owner

CC/dl

NOTICE
IT IS THE RESPONSIBILITY OF THE DEALER TO OBTAIN LEGIBLE BLOCKING AND/OR FOUNDATION PRINTS FROM THE MANUFACTURER. IF THE MANUFACTURER'S PRINTS ARE NOT AVAILABLE, THE DEALER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION WITH TELEPHONED BLOCKING AND/OR FOUNDATION PRINTS.

THE INTENT OF THIS DRAWING IS TO ASSIST THE INSTALLER IN INTERPRETATION OF THE INSTALLATION MANUAL. DURING THE INSTALLATION PROCESS, THE INSTALLATION MANUAL, IS THE INSTALLING DOCUMENT, SHOULD THERE BE A CONFLICT BETWEEN THIS AND THE MANUAL, THE STAMPED/CERTIFIED MANUAL, CONTROL.



NOTE:
1. PERIMETER BLOCKING REQUIRED ON UNITS WITH 40# ROOF LOAD. NOT TO EXCEED 8'-0" O.C.

NOTE:
THE HOME DESIGNED FOR THIS SUPPORT SYSTEM IS BUILT WITH 10" LONGITUDINAL I-BEAMS

NOTE:
1. BLOCKING SPACING IS NOT TO EXCEED 8'-0"
2. ALL PLUMBING CROSSOVERS (GAS, WATER, SEWER, ETC.) ARE DEALER AND/OR INSTALLER'S RESPONSIBILITY.
3. ENOUGH CONCRETE BLOCKS AND HARDWOOD SHIMS TO MEET MINIMUM BLOCKING SPECIFICATIONS MUST BE SUPPLIED. THIS IS NOT THE MANUFACTURER'S RESPONSIBILITY.
+ = PIER LOCATION

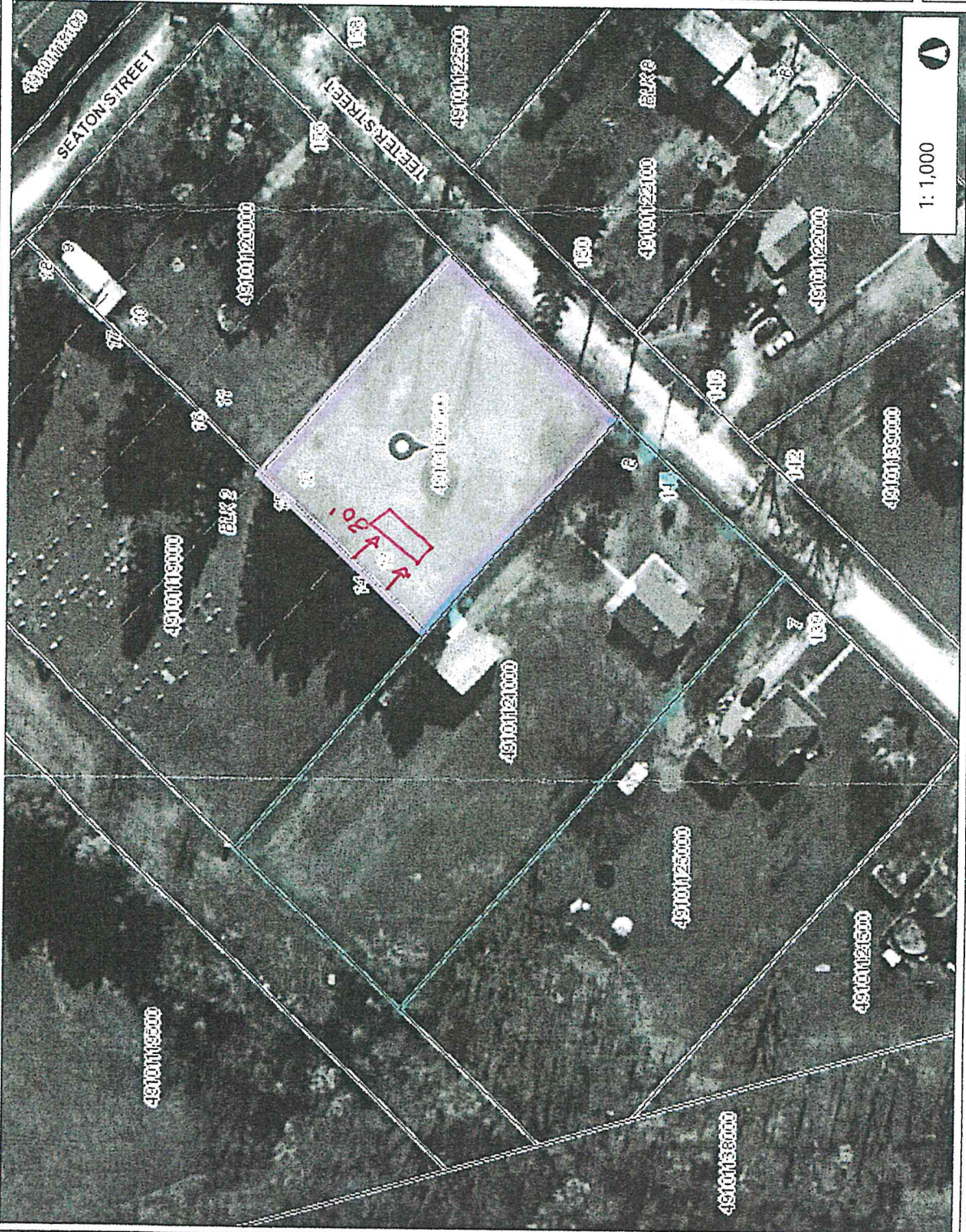
CENTERLINE COLUMN LOADS			
DESIGN ROOF LOADINGS			
SUPPORT LOCATION	20 PSF	30 PSF	40 PSF
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700	7000	8500	10000
800	8000	9500	11000
900	9000	10500	12000
1000	10000	11500	13000
1100	11000	12500	14000
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3600	36000	37500	39000
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DATE OF LAST ISSUE		MODT 5223 3R PRA INSPIRATION	
12/29/16	ISSUE	SCALE	NTS
03/09/16		DATE	10/22/15
DRAWING NUMBER		DRAWN BY NUMBERS	
WIND ZONE 1 DRY		15500 FSH	



- Legend**
- Property Lines
 - Plan Lines
 - Draft Plan

Notes



0.1 Kilometers

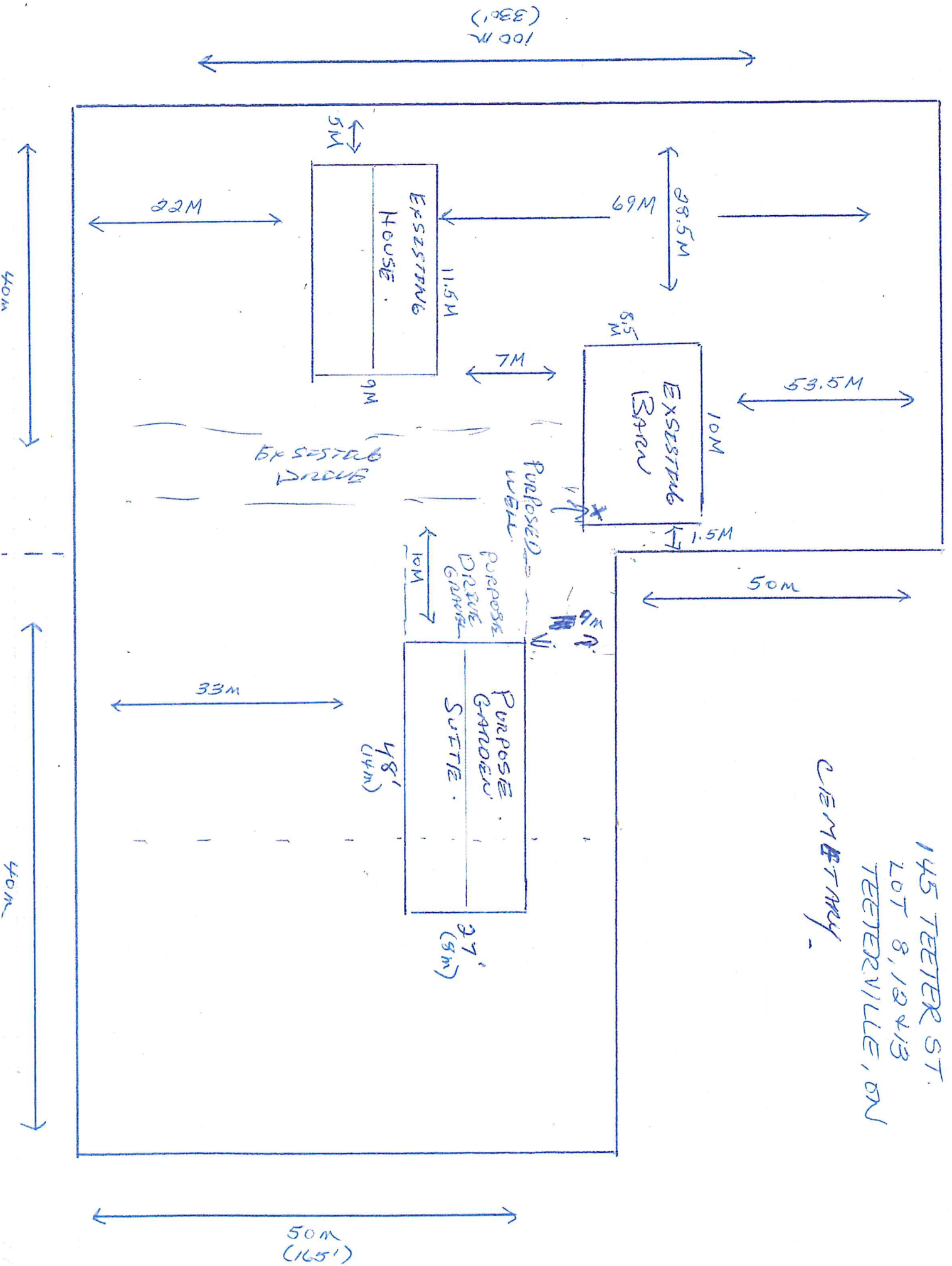


NAD_1983_UTM_Zone_17N
© Norfolk County



DISCLAIMER: This map is for information purposes only. Norfolk County takes no responsibility for, nor guarantees the accuracy of the information contained within the map.

145 TEETER ST.
 LOT 8, 12413
 TEETERVILLE, ON
 CLEM COMPANY



MAP A
CONTEXT MAP
 Geographic Township of WINDHAM

ZNPL2024008

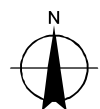


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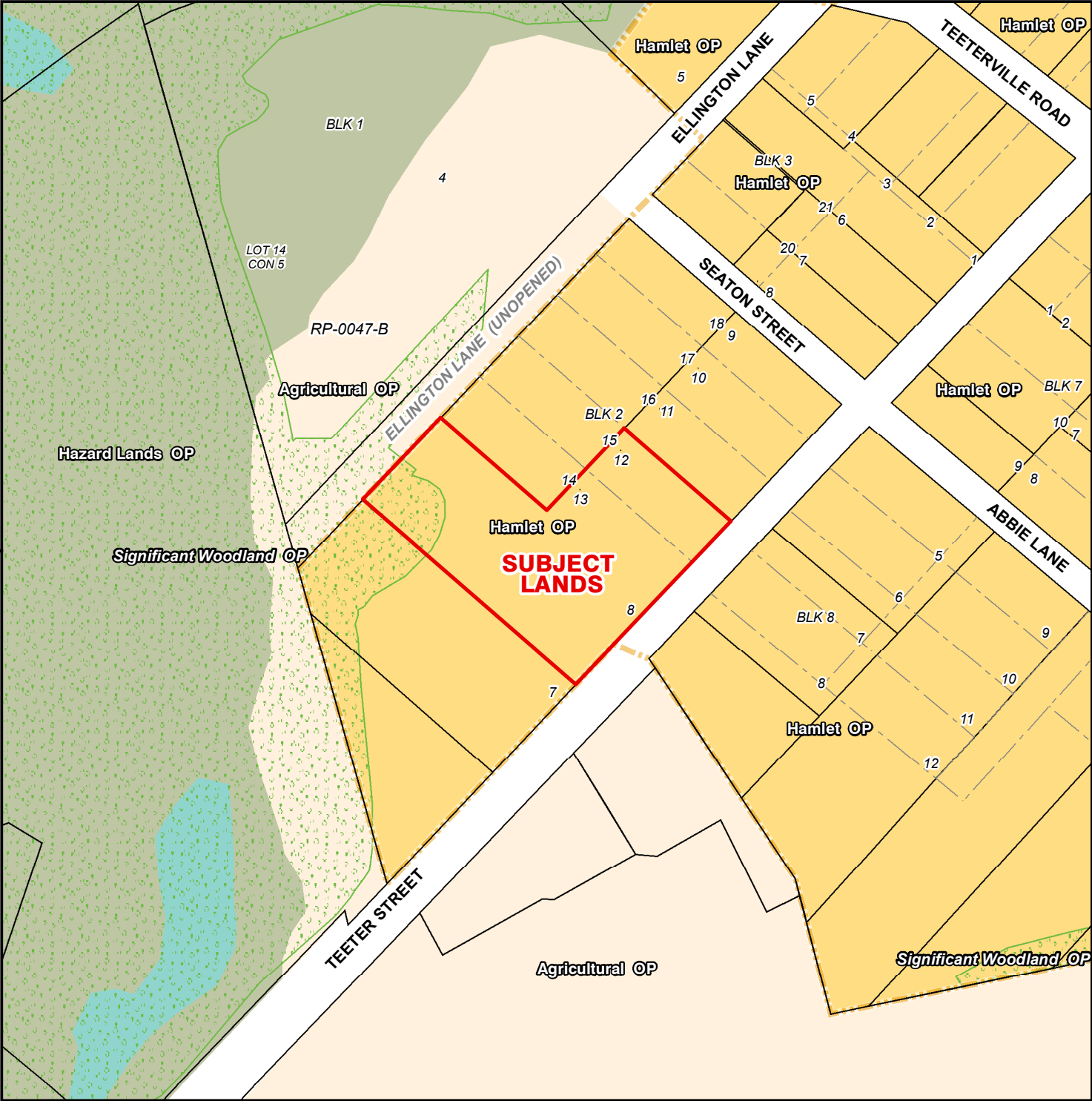
- Subject Lands
- Lands Owned

2020 Air Photo



2/6/2024



20 10 0 20 40 60 80 Meters

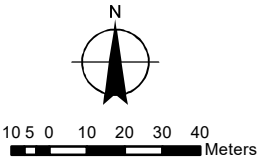


Legend

-  Subject Lands
-  Lands Owned

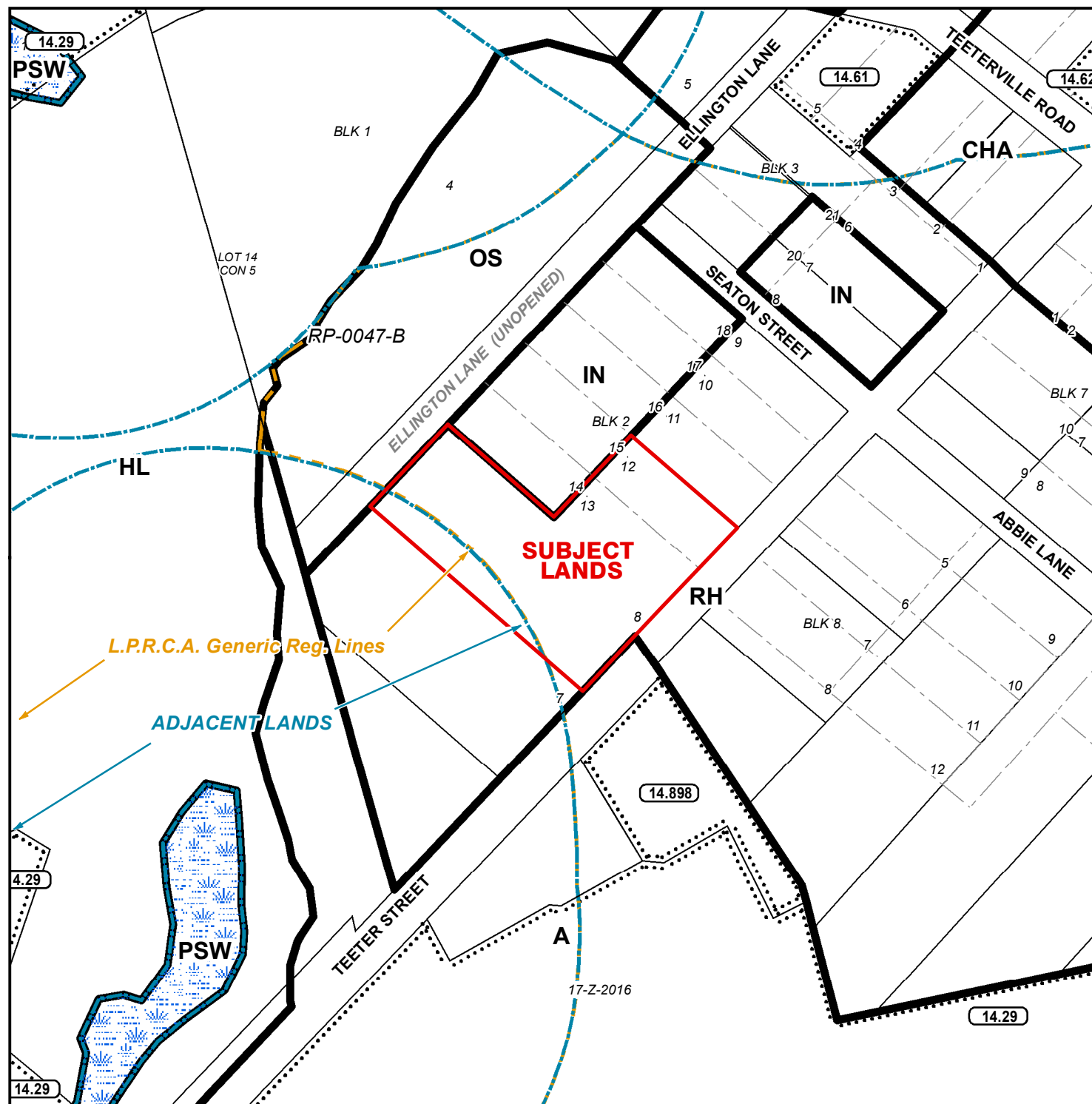
- Official Plan Designations
-  Agricultural
 -  Hazard Lands
 -  Provincially Significant Wetland
 -  Hamlet
 -  Hamlet Area Boundary
 -  Significant Woodland

2/6/2024



PROPOSED ZONING BY-LAW AMENDMENT MAP

Geographic Township of WINDHAM



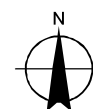
LEGEND

- Subject Lands
- Lands Owned
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- CHA - Hamlet Commercial Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone
- IN - Neighbourhood Institutional Zone
- OS - Open Space Zone
- PSW - Provincially Significant Wetland Zone

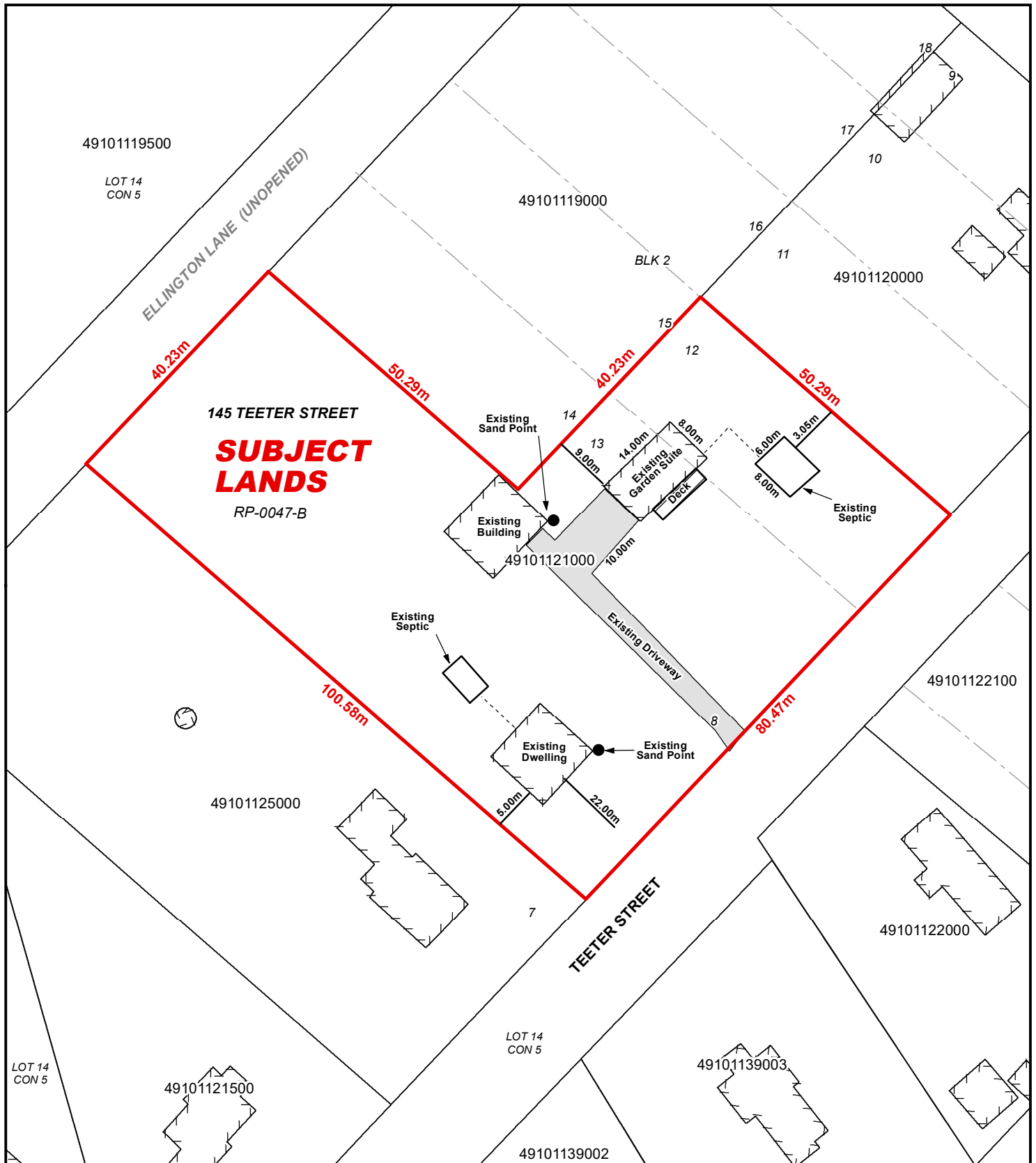
2/6/2024



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Meters

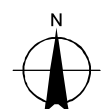
CONCEPTUAL PLAN

Geographic Township of WINDHAM



Legend

- Subject Lands
- Lands Owned



2/6/2024

6.5 3.25 0 6.5 13 19.5 26 Meters