

Revised application resubmitted: July 11, 2023  
Deemed complete: July 18, 2023

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| For Office Use Only:     | ANPL2022046         | \$ 1599.00 ✓/pd             |
|--------------------------|---------------------|-----------------------------|
| File Number              | N/A                 | Application Fee             |
| Related File Number      | N/A                 | Conservation Authority Fee  |
| Pre-consultation Meeting | N/A                 | Well & Septic Info Provided |
| Application Submitted    | <u>Feb 2, 2022</u>  | Planner                     |
| Complete Application     | <u>Feb 11, 2022</u> | Public Notice Sign          |

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

- Consent/Severance/Boundary Adjustment
- Surplus Farm Dwelling Severance and Zoning By-law Amendment
- Minor Variance
- Easement/Right-of-Way

**Property Assessment Roll Number:** 331033602024500000

**A. Applicant Information**

**Name of Owner**

Alyssa & Justyn Martin

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address

7504 Indian line wilsonville

Town and Postal Code

wilsonville NOE120

Phone Number

519 209 8824

Cell Number

11

Email

ultimatehockeyskill5@gmail.com

**Name of Applicant**

Address

Same As

Town and Postal Code

ABove

Phone Number

Cell Number

Email



Name of Agent \_\_\_\_\_

Address \_\_\_\_\_

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Cell Number \_\_\_\_\_

Email \_\_\_\_\_

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

Owner

Agent

Applicant

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

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**B. Location, Legal Description and Property Information**

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

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Municipal Civic Address: 7504 Indian line wilsonville

Present Official Plan Designation(s): \_\_\_\_\_

Present Zoning: \_\_\_\_\_

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

Yes  No If yes, please specify:

3. Present use of the subject lands:

house

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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:

House - Staying on property

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

\_\_\_\_\_

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:

Equipment Storage - steel building purchased  
From Kodiak 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:

30 years minimum

9. Existing use of abutting properties:

Residential

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. Site Information

|  | Existing                 | Permitted | Proposed |
|--|--------------------------|-----------|----------|
| Lot frontage                                     | 154.5 M                  |           |          |
| Lot depth  | 100.5 M                  |           |          |
| Lot width  | 154.5 M                  |           |          |
| Lot area<br>59 metres                            | 15,527.52 m <sup>2</sup> |           |          |
| Lot coverage<br>amount house<br>area             |                          |           |          |
| Front yard<br>Distance from<br>front of building |                          | 24.3 M    |          |
| Rear yard  |                          | 57.9 M    |          |
| Height   |                          | 6 M       |          |
| Left Interior side<br>yard                       |                          | 40 M      |          |
| Right Interior side<br>yard                      |                          | 95.7 M    |          |
| Exterior side yard<br>(corner lot)               |                          |           |          |

DISTANCE  
to  
neighbours

#### 2. Please outline the relief requested (assistance is available):

new total for building, mezzanine and  
sea can is 309.9sq/m

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

see above

**4. 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: \_\_\_\_\_

**5. Description of proposed right-of-way/easement in metric units:**

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Area: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

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

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_

Dwelling Present?:  Yes  No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_

Dwelling Present?:  Yes  No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_

Dwelling Present?:  Yes  No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (for example: corn, orchard, livestock) \_\_\_\_\_

Dwelling Present?:  Yes  No If yes, year dwelling built \_\_\_\_\_

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

#### **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):

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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:

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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:

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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:

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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:

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



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

**Livestock facility or stockyard** (submit MDS Calculation with application)

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Wooded area**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

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

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Floodplain**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

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

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Active railway line**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Erosion**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

## **F. Servicing and Access**

1. Indicate what services are available or proposed:

### Water Supply

- Municipal piped water       Communal wells  
 Individual wells       Other (describe below)
- 

### Sewage Treatment

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

### Storm Drainage

- Storm sewers       Open ditches  
 Other (describe below)
- 

2. Existing or proposed access to subject lands:

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

Name of road/street:

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## **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.
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- 
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## H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan ✓
2. All measurements in metric ✓
3. Existing and proposed easements and right of ways ✓
4. Parking space totals – required and proposed ✓
5. All dimensions of the subject lands ✓
6. Dimensions and setbacks of all buildings and structures ✓
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures ✓
8. Names of adjacent streets ✓
9. Natural features, watercourses and trees ✓

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- Zoning Deficiency Form
- On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- Environmental Impact Study
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

**All final plans must include the owner's signature as well as the engineer's signature and seal.**

## **I. Transfers, Easements and Postponement of Interest**

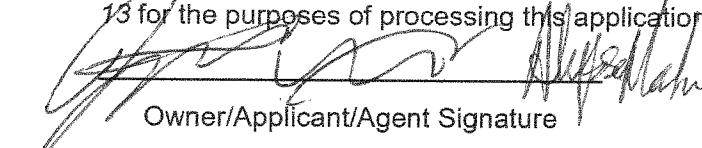
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

### **Permission to Enter Subject Lands**

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

### **Freedom of Information**

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P.* 13 for the purposes of processing this application.

  
Owner/Applicant/Agent Signature  
wed Jan 19<sup>th</sup> 2022

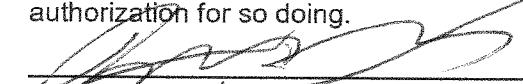
Date

### **J. Owner's Authorization**

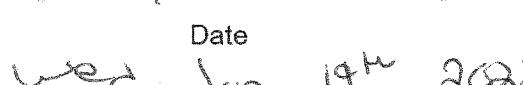
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Alyssa & Justyn Martin 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  
wed, Jan 19<sup>th</sup> 2022

Date

  
Owner  
wed, Jan 19<sup>th</sup> 2022

Date

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

**K. Declaration**

I, Alyssa I Justyn of 75041 Indian line

solemnly declare that:

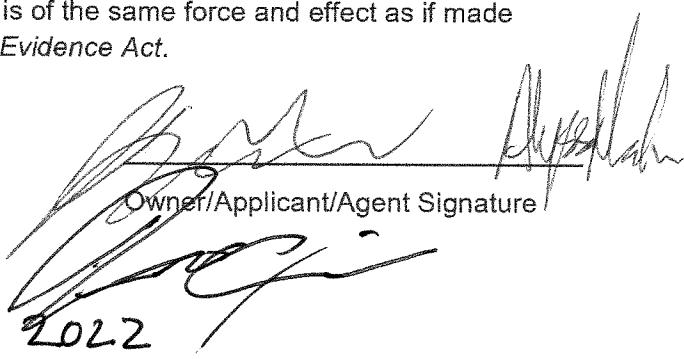
all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Simcoe, ONT

In NORFOLK County

This 2nd day of FEBRUARY

  
Owner/Applicant/Agent Signature

A.D., 20 2022

Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires January 5, 2023.

  
A Commissioner, etc.

URING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF  
EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES  
SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

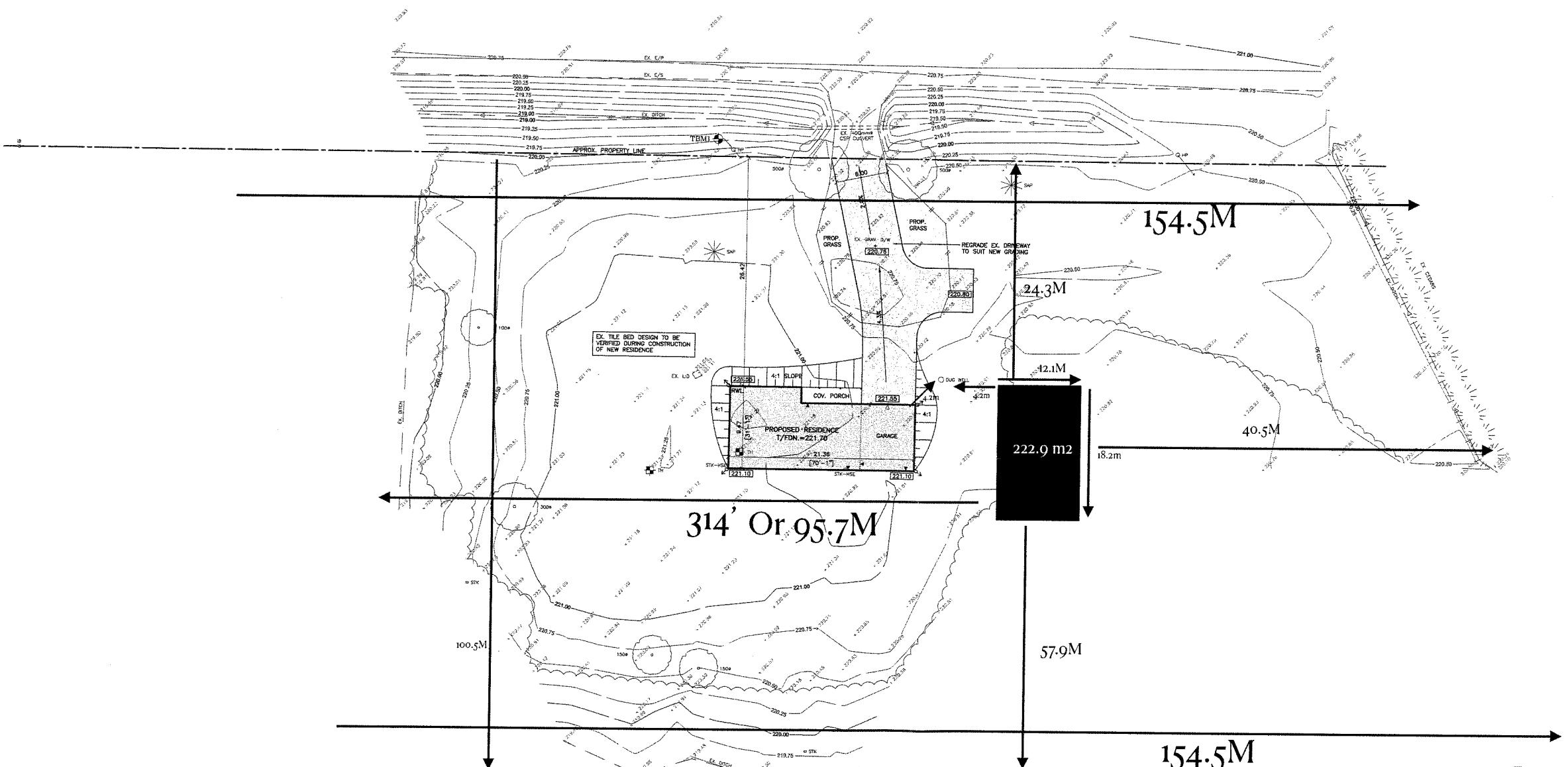
LEGEND:

↗ EXISTING ELEVATIONS  
 200.00 ↗ PROPOSED ELEVATIONS  
 200.00 ↗ PROPOSED SWALE ELEVATIONS  
 → PROPOSED SWALE  
 ↗ GENERAL DRAINAGE  
 ↗ RWL PROPOSED DOWNSPOUTS & FLOW DIRECTION  
 ▲ DENOTES MANHOLE LOCATIONS  
 △ DENOTES OVERHEAD DOOR LOCATIONS

NOTES:

- ALL ELEVATIONS AND DIMENSIONS SHOWN ARE METRIC.  
BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS  
(i.e. SIDEYARDS, SETBACKS, REARYARDS ETC.)

## INDIAN LINE



B.M. No. 1 ELEV. = 220.60m (GEO)  
UL IN HYDRO POLE ON THE SOUTH SIDE OF INDIAN LINE IN FRONT  
OF SUBJECT PROPERTY AS SHOWN.

|          |                    |    |
|----------|--------------------|----|
| REVISION | DATE<br>(MM/DD/YY) | BY |
|----------|--------------------|----|

**J.H. COHOON  
ENGINEERING  
LIMITED**

40 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8  
(519) 753-2856 FAX: (519) 753-4283 [www.caibgroup.com](http://www.caibgroup.com)

PROPOSED RESIDENCE  
PART OF LOT 23  
CONCESSION III  
7504 INDIAN LINE  
NORFOLK COUNTY

RENO TIME

## SITE DEVELOPMENT PLAN

|            |          |         |
|------------|----------|---------|
| R.W.P.     | SCALE:   | 1:250   |
| K.P.B.     | JOB No:  | 14111   |
| R.W.P.     | DWG. No: | 14111-1 |
| 1 of 1     |          |         |
| JUNE 30/20 |          |         |

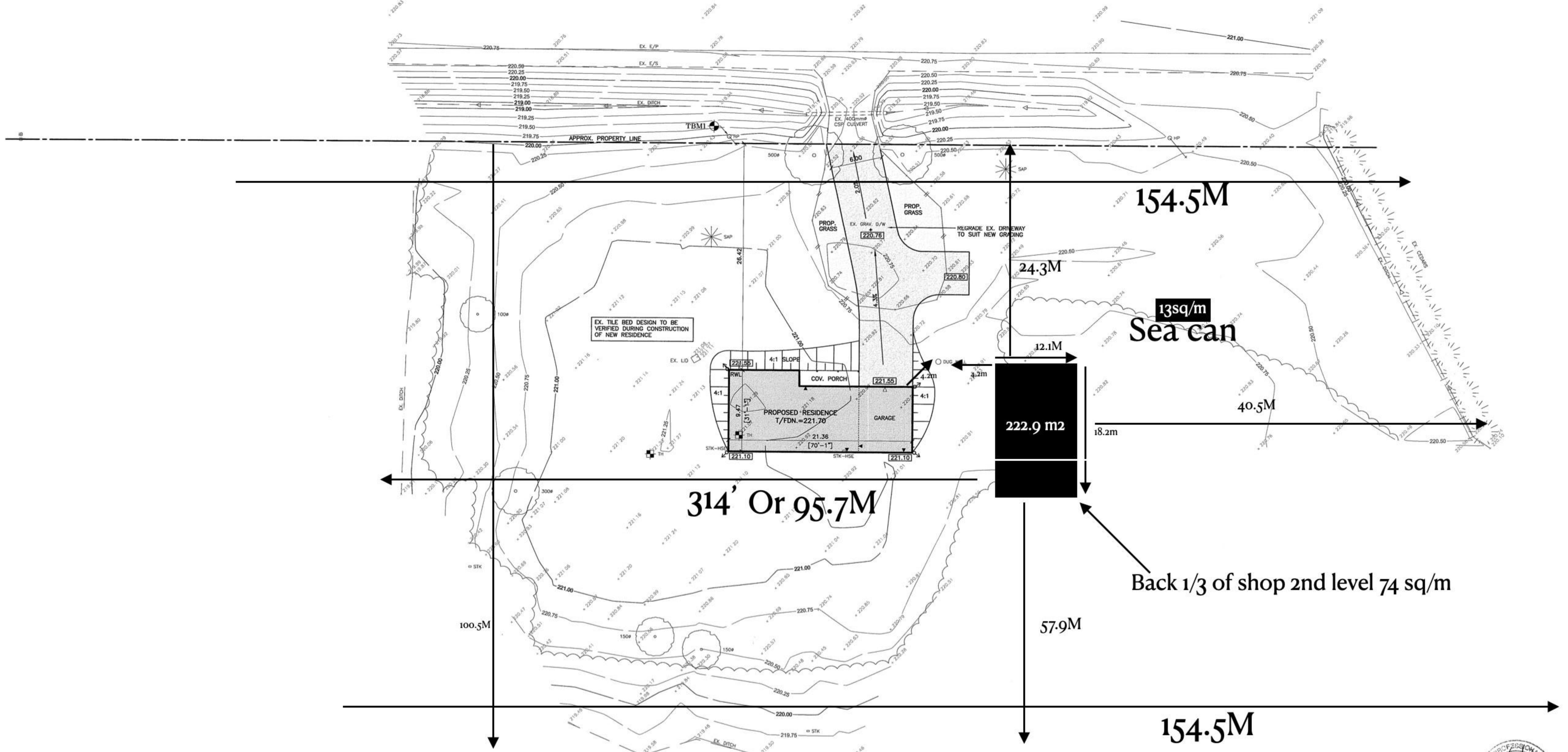
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THESE DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING ANY WORK, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

| LEGEND: |                                      |
|---------|--------------------------------------|
| 200.00  | EXISTING ELEVATIONS                  |
| 200.00  | PROPOSED ELEVATIONS                  |
| 200.00  | PROPOSED SWALE ELEVATIONS            |
| →       | PROPOSED SWALE                       |
| →       | GENERAL DRAINAGE                     |
| RWL     | PROPOSED DOWNSPOUTS & FLOW DIRECTION |
| ▲       | DENOTES MANDORL LOCATIONS            |
| △       | DENOTES OVERHANG DOOR LOCATIONS      |

NOTES:

1. ALL ELEVATIONS AND DIMENSIONS SHOWN ARE METRIC.
2. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS (ie. SIDEYARDS, SETBACKS, REARYARDS ETC.)

### INDIAN LINE



T.B.M. No. 1 ELEV. = 220.60m (GEO)  
NAIL IN HYDRO POLE ON THE SOUTH SIDE OF INDIAN LINE IN FRONT OF SUBJECT PROPERTY AS SHOWN.

J.H. COHOON  
ENGINEERING  
LIMITED  
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3J 5L8  
TEL. (519) 753-2656 FAX. (519) 753-4283 www.cohooneng.com

PROJECT:  
PROPOSED RESIDENCE  
PART OF LOT 23  
CONCESSION III  
7504 INDIAN LINE  
NORFOLK COUNTY

CLIENT:  
RENO TIME

### SITE DEVELOPMENT PLAN

|                  |                  |
|------------------|------------------|
| DESIGN: R.W.P.   | SCALE: 1:250     |
| DRAWN: K.P.B.    | JOB No: 14111    |
| CHECKED: R.W.P.  |                  |
| SHEET: 1 of 1    | DWG. No: 14111-1 |
| DATE: JUNE 30/20 |                  |



Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

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Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 [www.grandriver.ca](http://www.grandriver.ca)

February 23, 2022

Justyn Martin  
7504 Indian Line  
Wilsonville, ON N0E 1Z0

**Re: Application for Permission No. 77/22, Pursuant to Ontario Regulation 150/06**

The Grand River Conservation Authority approved your application on February 22, 2022. The permit and attached schedules are enclosed. The schedules form part of the permit and describe the work as approved by the Grand River Conservation Authority. Any changes to these plans must be reviewed and approved by Grand River Conservation Authority staff.

Please note that this permission is based on existing information, policies, and practices, and does not bind nor imply that any other permission will be forthcoming. Please review when the permit expires (maximum is 2 years) and keep a copy of the permit on-site.

If you have questions regarding this letter or the conditions described on the permit, please contact Megan Irwin, Regulations Officer, at (519) 621-2763 ext. 2275.

Encl.

c.c. Clerk, Norfolk County  
Building Inspector, Norfolk County



## Grand River Conservation Authority

Under Ontario Regulation 150/06 made under the Conservation Authorities Act, R.S.O. 1990, Chapter C.27, permission is granted to:

**Justyn Martin**

Whose address for purposes pertaining to this project is:

7504 Indian Line  
Wilsonville, ON  
N0E 1Z0

To execute proposed works in accordance with the following particulars and conditions:

**Location of Work:** 7504 Indian Line, Wilsonville  
Norfolk County

**Purpose of Work:** To construct a shed.

This permit is valid from: **February 22, 2022**

And expires on: **February 22, 2024**

The attached Schedules form parts of this permit describing the approved work and must be implemented in order so that the true intent of the permit can be achieved.

The Permittee, by acceptance and in consideration of the issuance of this permit, agrees to the conditions listed on the reverse side of Schedule "A".

Dated at Cambridge, Ontario, this 22<sup>nd</sup> day of February, 2022

**GRAND RIVER CONSERVATION AUTHORITY**

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Samantha Lawson,  
Chief Administrative Officer

**Grand River Conservation Authority****Administration Office:**

400 Clyde Road, P.O. Box 729, Cambridge, Ontario N1R 5W6  
Telephone: 519-621-2761 Fax: (519) 621-4945

**GRCA USE ONLY  
APPLICATION NUMBER**

**77/22**

**Schedule "A" - Application for Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Permit (Pursuant to Ontario Regulation 150/06)**

**Please read, complete each section as required, attach fee and sign and date this application.**

**Owner's name:** Justyn Martin **E-mail:** ultimatehockeyskills@gmail.com

**Mailing address:** 7504 Indian Line **City/Town:** Wilsonville **Postal Code:** N0E1Z0

**Telephone:** Bus. \_\_\_\_\_ Res. 5192098824 **Fax:** \_\_\_\_\_

**Agent's name (Consultant/Contractor):** \_\_\_\_\_

**Mailing address:** \_\_\_\_\_ **City/Town:** \_\_\_\_\_ **Postal Code:** \_\_\_\_\_

**Telephone:** Bus. \_\_\_\_\_ **Fax:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Location of proposed work:**

**Lot No.** \_\_\_\_\_ **Concession No.** \_\_\_\_\_ **Township** \_\_\_\_\_

**Municipal address of property:** 7504 INDIAN LINE

**City/Town/Village:** NORFOLK COUNTY **County/Region:** NORFOLK COUNTY  
(Circle One)

**Application is hereby made for:**

For examples of Minor, Standard and Major applications please refer to the Fee Schedule on pages 3 and 4.

- Minor Development
- Minor Interference with Wetlands, Alteration to Shorelines & Watercourses
- Standard Development
- Standard Interference with Wetlands, Alteration to Shorelines & Watercourses
- Major Development
- Major Interference with Wetlands, Alteration to Shorelines & Watercourses

**Description of proposed work:** Shop or shed

40'x60' steel building (2400sqft) slab on grade for equipment storage.

**This application must include four (4) FOLDED copies of each appropriate plan(s) showing the proposed work.**

**Land Use:** Present Agricultural **Proposed change (if any)** \_\_\_\_\_

I declare that I have read and agree to the General Conditions of Permit on the reverse of this form and that all information provided is true.

February 4, 2022

Signature of Owner

Date

Signature of Agent

**January 1, 2020**

# GENERAL CONDITIONS OF PERMIT

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1. This permit does not absolve the permittee of the responsibility of obtaining necessary permission from applicable federal and provincial agencies or local municipalities.
2. The permittee agrees by acceptance of the permit:
  - (a) to indemnity and save harmless, the Grand River Conservation Authority and its officers, employees, or agents, from and against all damage, injury, loss, costs, claims, demands, actions and proceedings, arising out of or resulting from any act or omission of the permittee or of any of his agents, employees or contractors relating to any of the particular terms or conditions of this permit.
  - (b) that this permit shall not release the permittee from any legal liability or obligation and remains in force subject to all limitations, requirements and liabilities imposed by law.
  - (c) that all complaints arising from the proposed works authorized under this permit shall be reported immediately by the permittee to the Grand River Conservation Authority. The permittee shall indicate any action which has been taken, or is planned to be taken, with regard to each complaint.
  - (d) to provide certification of conformance to ensure compliance with the intent of the permit. This certification must be provided by an accredited professional and is to be submitted as may be specified in the permit.
3. Authorized representatives of the Grand River Conservation Authority will be granted entry at any time into lands and buildings which are the subject of this permit application in order to make such surveys, examinations, investigations, inspections or other arrangements which such representatives deem necessary.
4. The Grand River Conservation Authority may cancel this permit or may change any of the conditions at any time and without prior notice if it is determined that:
  - (a) the works are not in conformance to the intent of the permission granted;
  - (b) the information presented to obtain a permit is false;
  - (c) the works or method of construction have detrimental impacts on the environment.
5. This permit shall not be assigned (non-transferable).
6. Permits are valid for two years. No notice will be issued on expiration of the permit and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.
7. The Grand River Conservation Authority may make copies of Schedule A, as required, for the purposes of assessing the proposal and, where approved, to form part of the permit issued.

## NOTICE OF COLLECTION

Pursuant to section 29(2) of the Municipal Freedom of Information and Protection of Individual Privacy Act, 1989, the personal information contained on this form is collected under the legal authority of the Conservation Authorities Act, R.S.O. 1980, c85, as amended. This information is used to assess applications for and, where approved, issue the Permit. Information on this form may be disclosed to Government and Municipal Agencies for review and comment. The name of the applicant, location of the work and a description of the project may be published in GRCA documents including agendas, reports and meeting minutes which are posted on the GRCA website. Questions about the collection of personal information should be directed to the Freedom of Information Co-ordinator, Administration Division, Grand River Conservation Authority, 400 Clyde Road, P.O. Box 729, Cambridge, Ontario, N1R 5W6, (519) 621-2761.

THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

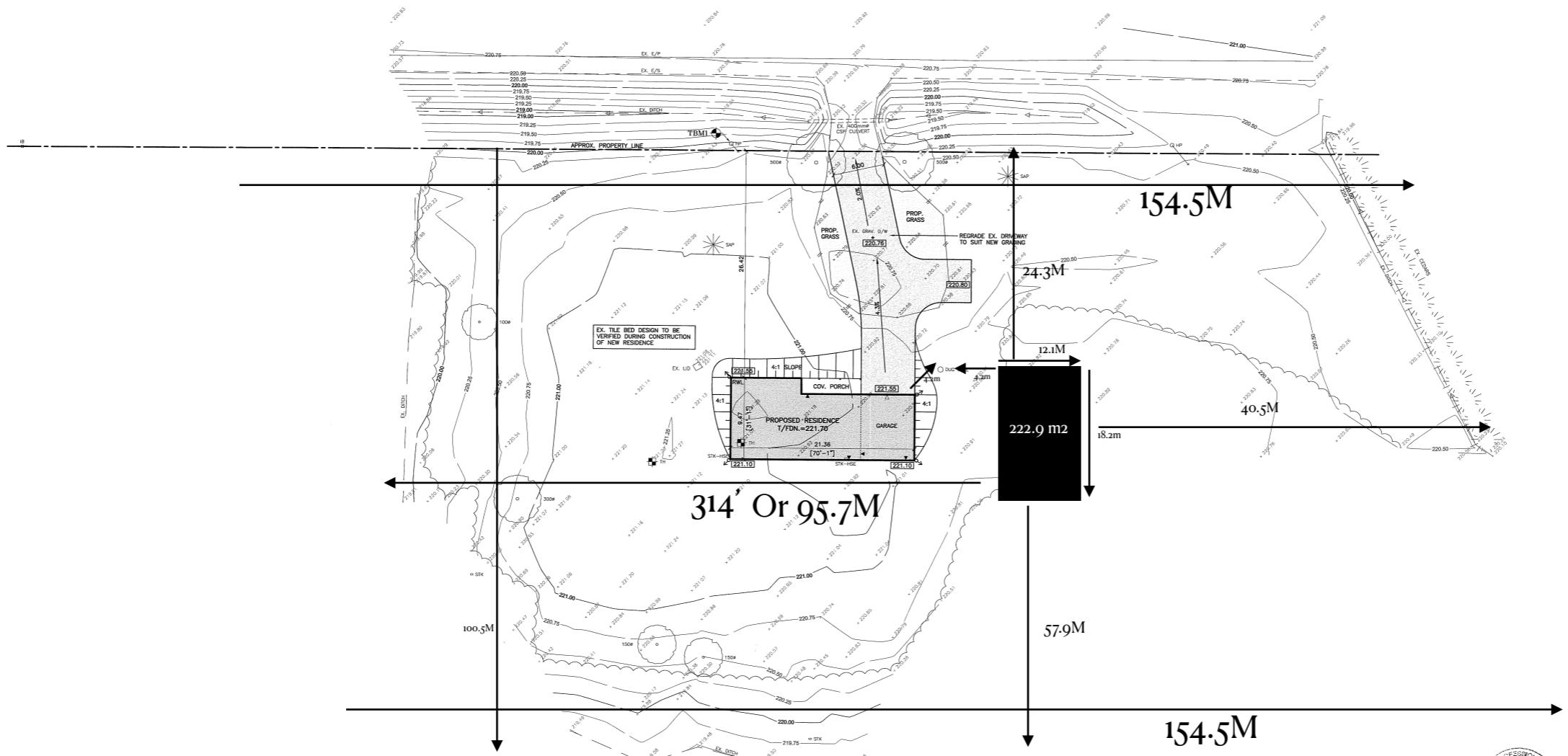
LEGEND:

EXISTING ELEVATIONS  
 PROPOSED ELEVATIONS  
 PROPOSED SWALE ELEVATIONS  
 PROPOSED SWALE  
 GENERAL DRAINAGE  
 PROPOSED DOWNSPOUTS & FLOW DIRECTION  
 ▲ DENOTES MANDATORY LOCATIONS  
 △ DENOTES OVERHEAD DOOR LOCATIONS

NOTES:

1. ALL ELEVATIONS AND DIMENSIONS SHOWN ARE METRIC.
  2. BUILDER/OWNER TO VERIFY COMPLIANCE WITH ZONING BYLAWS  
(ie. SIDEYARDS, SETBACKS, REARYARDS ETC.)

## INDIAN LINE



# SCHEDULE B

T.B.M. No. 1 ELEV. = 220.60m (GEO)  
NAIL IN HYDRO POLE ON THE SOUTH SIDE OF INDIAN LINE IN FRONT  
OF SUBJECT PROPERTY AS SHOWN.

---

440 HARDY ROAD , UNIT #1 , BRANTFORD - ONTARIO , N3T 5L8  
TEL. (519) 753-2656 FAX. (519) 753-4263 [www.cohooneng.com](http://www.cohooneng.com)

PROPOSED RESIDENCE  
PART OF LOT 23  
CONCESSION III  
7504 INDIAN LINE  
NORFOLK COUNTY

RENO TIME

## SITE DEVELOPMENT PLAN

|       |            |          |         |
|-------|------------|----------|---------|
| IGN:  | R.W.P.     | SCALE:   | 1:250   |
| WN:   | K.P.B.     | JOB No:  | 14111   |
| CKED: | R.W.P.     |          |         |
| ET:   | 1 of 1     | DWG. No: | 14111-1 |
| E:    | JUNE 30/20 |          |         |

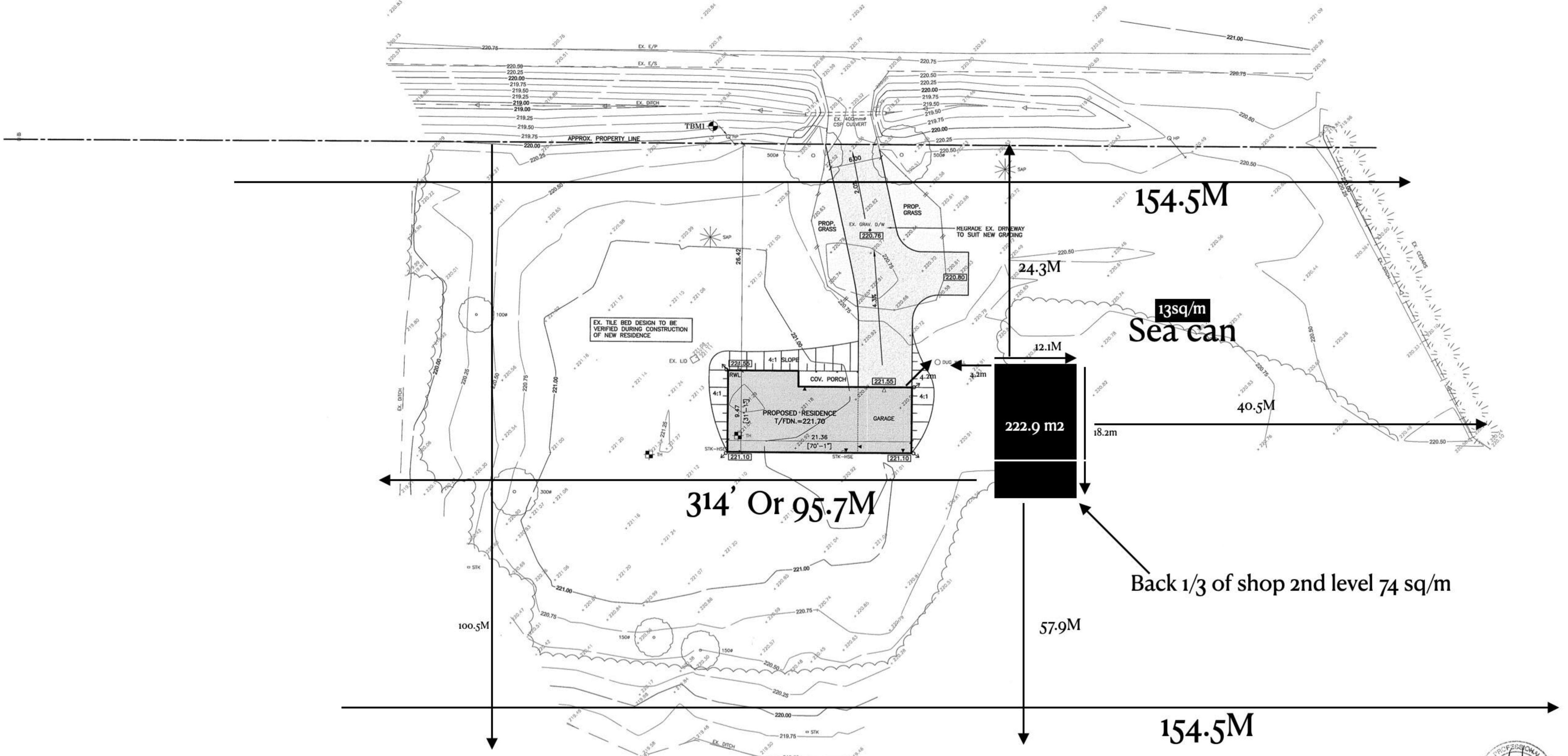
THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THESE DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING ANY WORK, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

| LEGEND: |                                      |
|---------|--------------------------------------|
| 200.00  | EXISTING ELEVATIONS                  |
| 200.00  | PROPOSED ELEVATIONS                  |
| 200.00  | PROPOSED SWALE ELEVATIONS            |
| →       | PROPOSED SWALE                       |
| →       | GENERAL DRAINAGE                     |
| RWL     | PROPOSED DOWNSPOUTS & FLOW DIRECTION |
| ▲       | DENOTES MANDORL LOCATIONS            |
| △       | DENOTES OVERHANG DOOR LOCATIONS      |

NOTES:

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### INDIAN LINE



T.B.M. No. 1 ELEV. = 220.60m (GEO)  
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**J.H. COHOON  
ENGINEERING  
LIMITED**  
CONSULTING ENGINEERS

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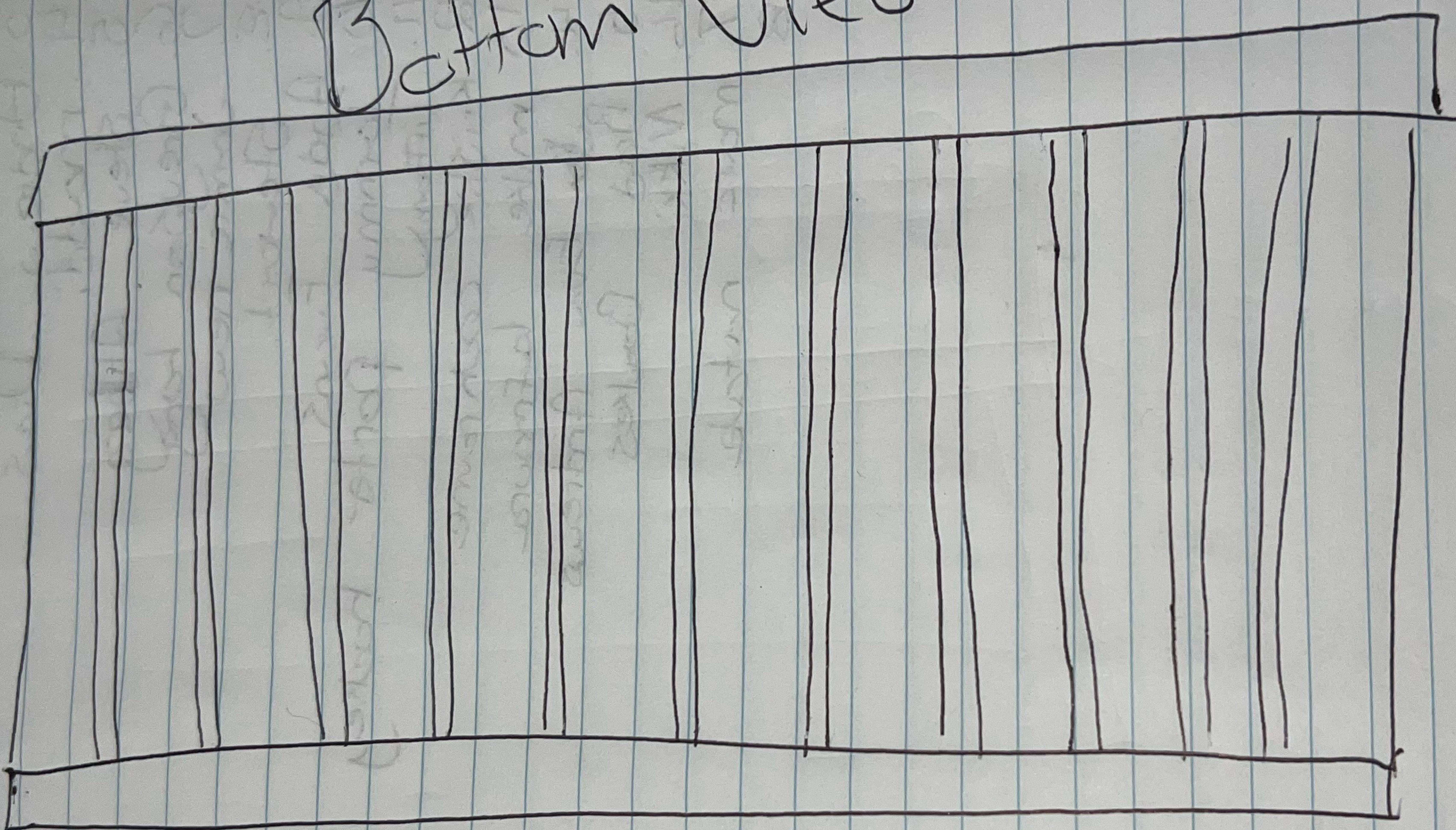
PROJECT:  
PROPOSED RESIDENCE  
PART OF LOT 23  
CONCESSION III  
7504 INDIAN LINE  
NORFOLK COUNTY

CLIENT:  
RENO TIME

### SITE DEVELOPMENT PLAN

|                  |                  |
|------------------|------------------|
| DESIGN: R.W.P.   | SCALE: 1:250     |
| DRAWN: K.P.B.    | JOB No: 14111    |
| CHECKED: R.W.P.  |                  |
| SHEET: 1 of 1    | DWG. No: 14111-1 |
| DATE: JUNE 30/20 |                  |

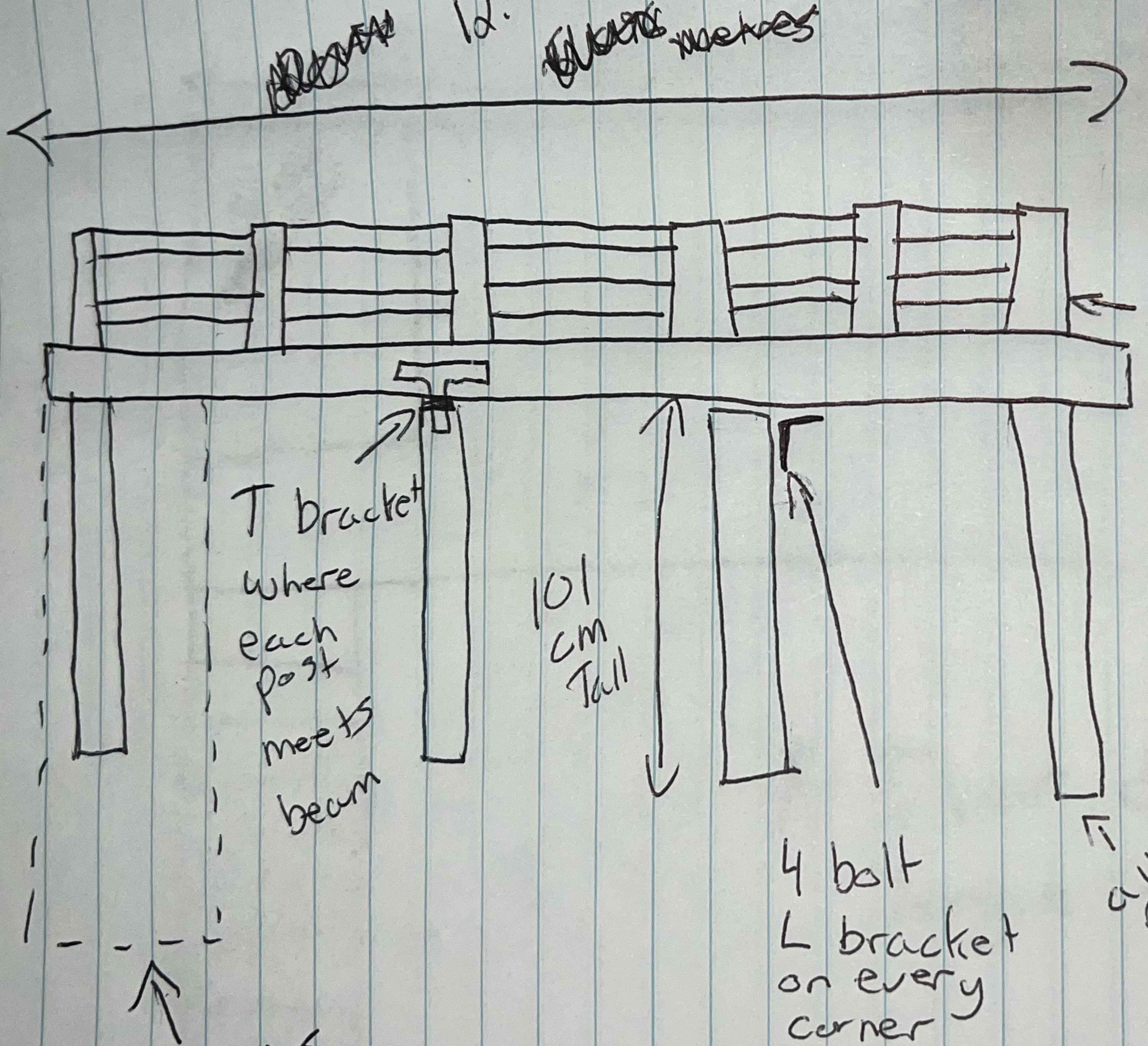
## Bottom view



All floor joists are 8cm wide \* 30cm tall  
and include proper joist hangers

\* 60cm on center

front view



Stair's  
coming  
off  
front

4 bolt  
L bracket  
on every  
corner

15 x 15 cm

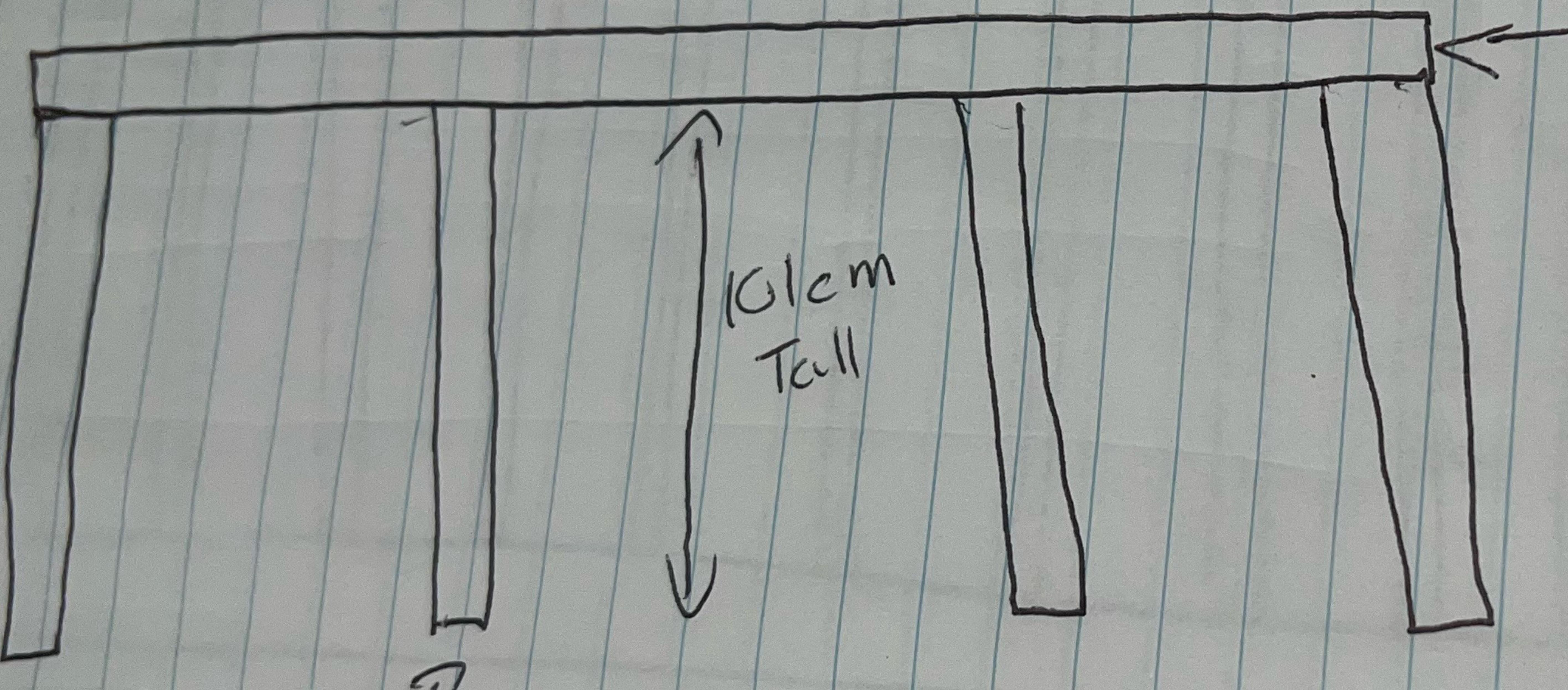
101  
cm  
Tall

at bracket  
where  
each  
post  
meets  
beam


A hand-drawn technical diagram of a truss structure. The structure consists of a central vertical column labeled 'Posts' and 'curve' at the top, supported by diagonal members labeled 'Posts' and 'curve' on the left and right. The horizontal distance between the vertical columns is labeled '30 cm'. The vertical height of the central column is labeled '20.5 cm'. The angle between the vertical column and the diagonal members is labeled '20.5°'. The diagram is drawn on lined paper with a compass symbol and the letter 'A'.

A hand-drawn technical diagram of a truss structure. The structure consists of a central vertical column labeled 'Posts' and 'curve' at the top, supported by diagonal members labeled 'Posts' and 'curve' on the left and right. The horizontal distance between the vertical columns is labeled '30 cm'. The height of the central column is labeled '20.5 cm'. The angle between the vertical column and the diagonal members is labeled '20.5°'. The diagram is drawn on lined paper with a ruler.

Back  
(butting  
up to  
back of  
building)



all posts  
 $20.5 \times 20.5$  cm





Administration Centre: 400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

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Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 [www.grandriver.ca](http://www.grandriver.ca)

February 23, 2022

Justyn Martin  
7504 Indian Line  
Wilsonville, ON N0E 1Z0

**Re: Application for Permission No. 77/22, Pursuant to Ontario Regulation 150/06**

The Grand River Conservation Authority approved your application on February 22, 2022. The permit and attached schedules are enclosed. The schedules form part of the permit and describe the work as approved by the Grand River Conservation Authority. Any changes to these plans must be reviewed and approved by Grand River Conservation Authority staff.

Please note that this permission is based on existing information, policies, and practices, and does not bind nor imply that any other permission will be forthcoming. Please review when the permit expires (maximum is 2 years) and keep a copy of the permit on-site.

If you have questions regarding this letter or the conditions described on the permit, please contact Megan Irwin, Regulations Officer, at (519) 621-2763 ext. 2275.

Encl.

c.c. Clerk, Norfolk County  
Building Inspector, Norfolk County



## Grand River Conservation Authority

Under Ontario Regulation 150/06 made under the Conservation Authorities Act, R.S.O. 1990, Chapter C.27, permission is granted to:

**Justyn Martin**

Whose address for purposes pertaining to this project is:

7504 Indian Line  
Wilsonville, ON  
N0E 1Z0

To execute proposed works in accordance with the following particulars and conditions:

**Location of Work:** 7504 Indian Line, Wilsonville  
Norfolk County

**Purpose of Work:** To construct a shed.

This permit is valid from: **February 22, 2022**

And expires on: **February 22, 2024**

The attached Schedules form parts of this permit describing the approved work and must be implemented in order so that the true intent of the permit can be achieved.

The Permittee, by acceptance and in consideration of the issuance of this permit, agrees to the conditions listed on the reverse side of Schedule "A".

Dated at Cambridge, Ontario, this 22<sup>nd</sup> day of February, 2022

**GRAND RIVER CONSERVATION AUTHORITY**

Samantha Lawson,  
Chief Administrative Officer

**Grand River Conservation Authority****Administration Office:**

400 Clyde Road, P.O. Box 729, Cambridge, Ontario N1R 5W6  
Telephone: 519-621-2761 Fax: (519) 621-4945

**GRCA USE ONLY  
APPLICATION NUMBER**

77/22

**Schedule "A" - Application for Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Permit (Pursuant to Ontario Regulation 150/06)**

**Please read, complete each section as required, attach fee and sign and date this application.**

**Owner's name:** Justyn Martin **E-mail:** ultimatehockeyskills@gmail.com

**Mailing address:** 7504 Indian Line **City/Town:** Wilsonville **Postal Code:** N0E1Z0

**Telephone:** Bus. \_\_\_\_\_ Res. 5192098824 **Fax:** \_\_\_\_\_

**Agent's name (Consultant/Contractor):** \_\_\_\_\_

**Mailing address:** \_\_\_\_\_ **City/Town:** \_\_\_\_\_ **Postal Code:** \_\_\_\_\_

**Telephone:** Bus. \_\_\_\_\_ **Fax:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Location of proposed work:**

**Lot No.** \_\_\_\_\_ **Concession No.** \_\_\_\_\_ **Township** \_\_\_\_\_

**Municipal address of property:** 7504 INDIAN LINE

**City/Town/Village:** NORFOLK COUNTY **County/Region:** NORFOLK COUNTY  
(Circle One)

**Application is hereby made for:**

For examples of Minor, Standard and Major applications please refer to the Fee Schedule on pages 3 and 4.

- Minor Development
- Minor Interference with Wetlands, Alteration to Shorelines & Watercourses
- Standard Development
- Standard Interference with Wetlands, Alteration to Shorelines & Watercourses
- Major Development
- Major Interference with Wetlands, Alteration to Shorelines & Watercourses

**Description of proposed work:** Shop or shed

40'x60' steel building (2400sqft) slab on grade for equipment storage.

**This application must include four (4) FOLDED copies of each appropriate plan(s) showing the proposed work.**

**Land Use:** Present Agricultural **Proposed change (if any)** \_\_\_\_\_

I declare that I have read and agree to the General Conditions of Permit on the reverse of this form and that all information provided is true.

February 4, 2022

Signature of Owner

Date

Signature of Agent

**January 1, 2020**

# GENERAL CONDITIONS OF PERMIT

---

1. This permit does not absolve the permittee of the responsibility of obtaining necessary permission from applicable federal and provincial agencies or local municipalities.
2. The permittee agrees by acceptance of the permit:
  - (a) to indemnity and save harmless, the Grand River Conservation Authority and its officers, employees, or agents, from and against all damage, injury, loss, costs, claims, demands, actions and proceedings, arising out of or resulting from any act or omission of the permittee or of any of his agents, employees or contractors relating to any of the particular terms or conditions of this permit.
  - (b) that this permit shall not release the permittee from any legal liability or obligation and remains in force subject to all limitations, requirements and liabilities imposed by law.
  - (c) that all complaints arising from the proposed works authorized under this permit shall be reported immediately by the permittee to the Grand River Conservation Authority. The permittee shall indicate any action which has been taken, or is planned to be taken, with regard to each complaint.
  - (d) to provide certification of conformance to ensure compliance with the intent of the permit. This certification must be provided by an accredited professional and is to be submitted as may be specified in the permit.
3. Authorized representatives of the Grand River Conservation Authority will be granted entry at any time into lands and buildings which are the subject of this permit application in order to make such surveys, examinations, investigations, inspections or other arrangements which such representatives deem necessary.
4. The Grand River Conservation Authority may cancel this permit or may change any of the conditions at any time and without prior notice if it is determined that:
  - (a) the works are not in conformance to the intent of the permission granted;
  - (b) the information presented to obtain a permit is false;
  - (c) the works or method of construction have detrimental impacts on the environment.
5. This permit shall not be assigned (non-transferable).
6. Permits are valid for two years. No notice will be issued on expiration of the permit and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.
7. The Grand River Conservation Authority may make copies of Schedule A, as required, for the purposes of assessing the proposal and, where approved, to form part of the permit issued.

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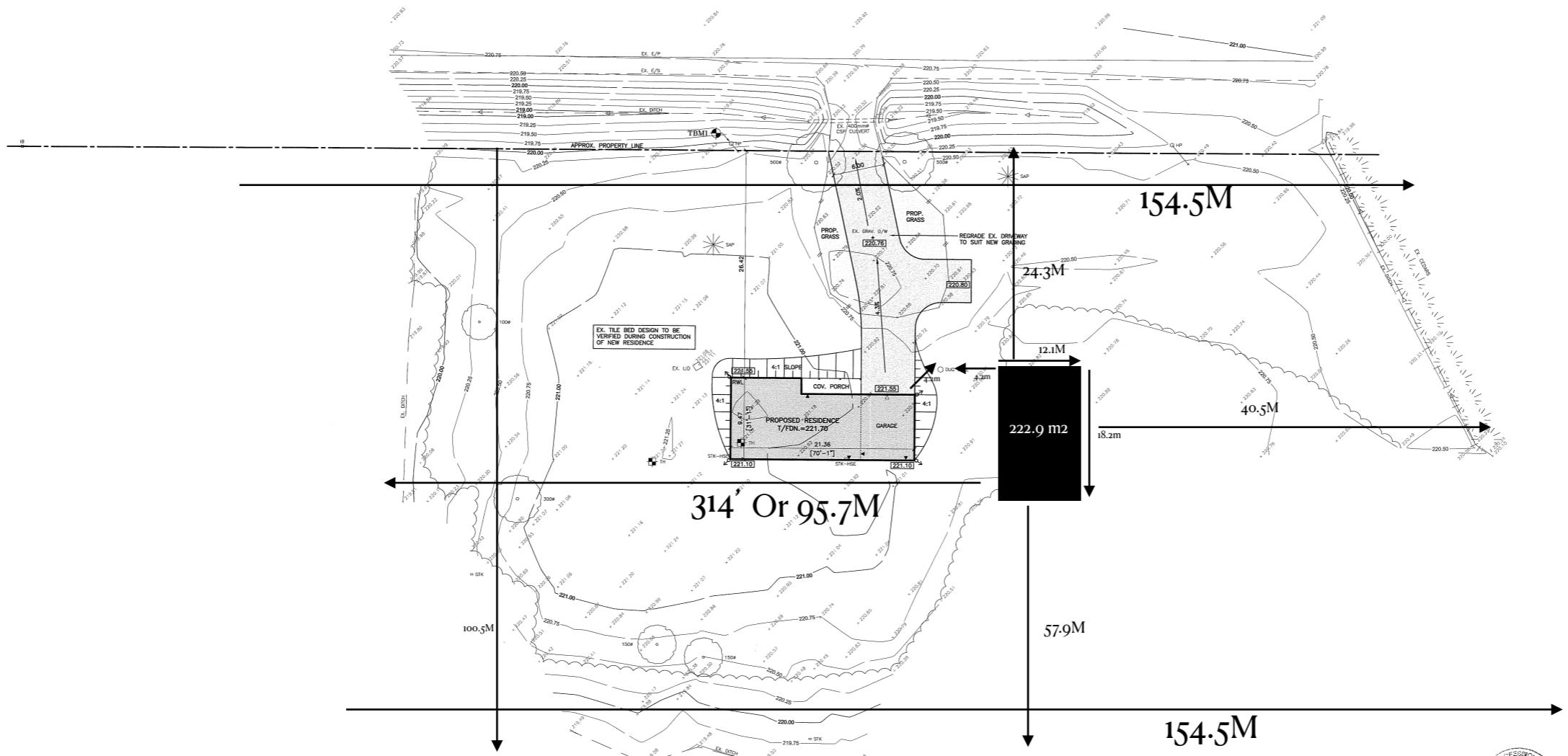
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PROPOSED RESIDENCE  
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CONCESSION III  
7504 INDIAN LINE  
NORFOLK COUNTY

CLIENT: \_\_\_\_\_

RENO TIME

## SITE DEVELOPMENT PLAN

|          |            |          |       |
|----------|------------|----------|-------|
| DESIGN:  | R.W.P.     | SCALE:   | 1:250 |
| DRAWN:   | K.P.B.     | JOB No:  |       |
| CHECKED: | R.W.P.     |          |       |
| HEET:    | 1 of 1     | DWG. No: | 14111 |
| DATE:    | JUNE 30/20 |          |       |

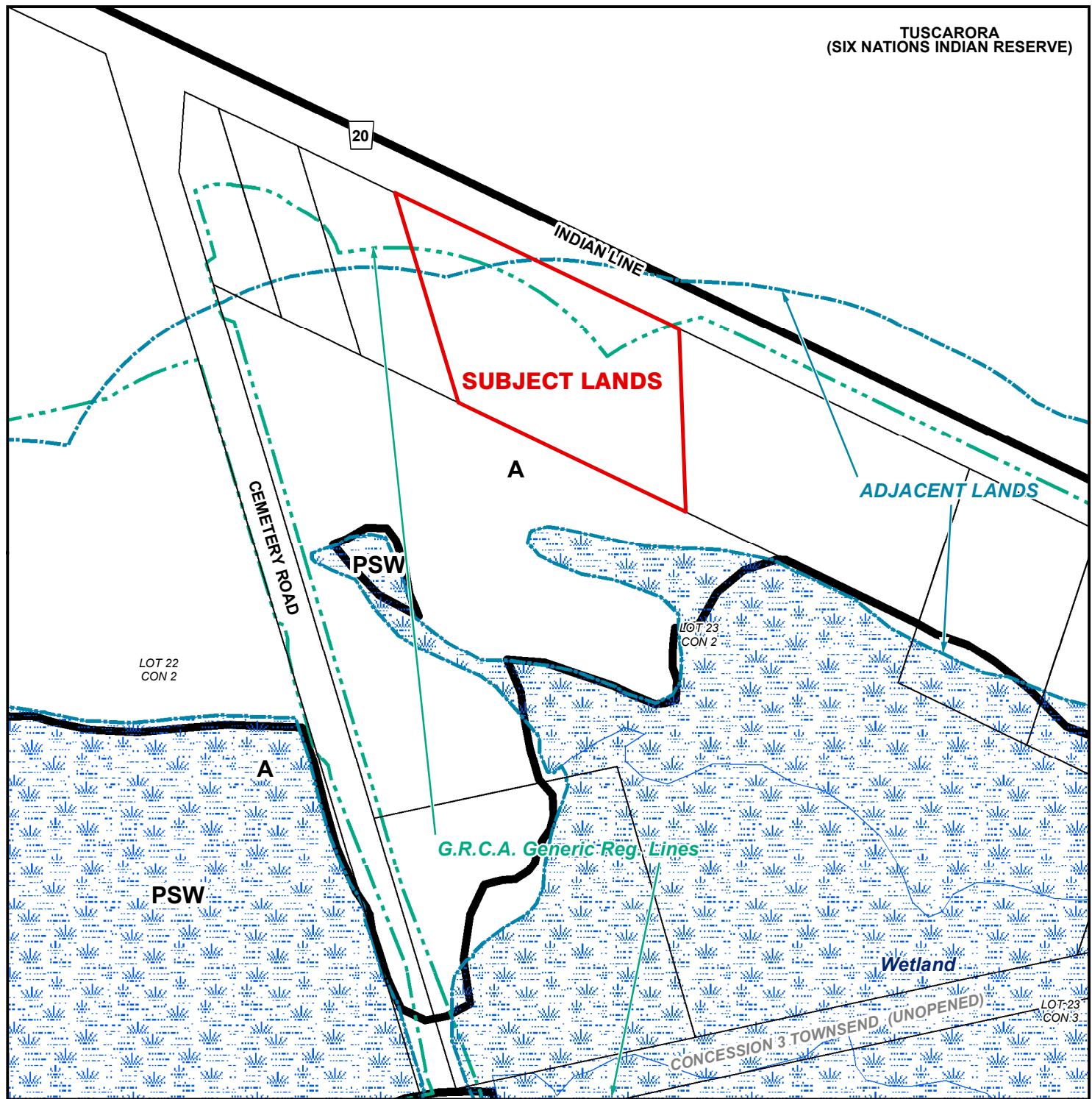
## CONTEXT MAP

Geographic Township of TOWNSEND



## ZONING BY-LAW MAP

Geographic Township of TOWNSEND



## LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- GRCA Generic RegLines

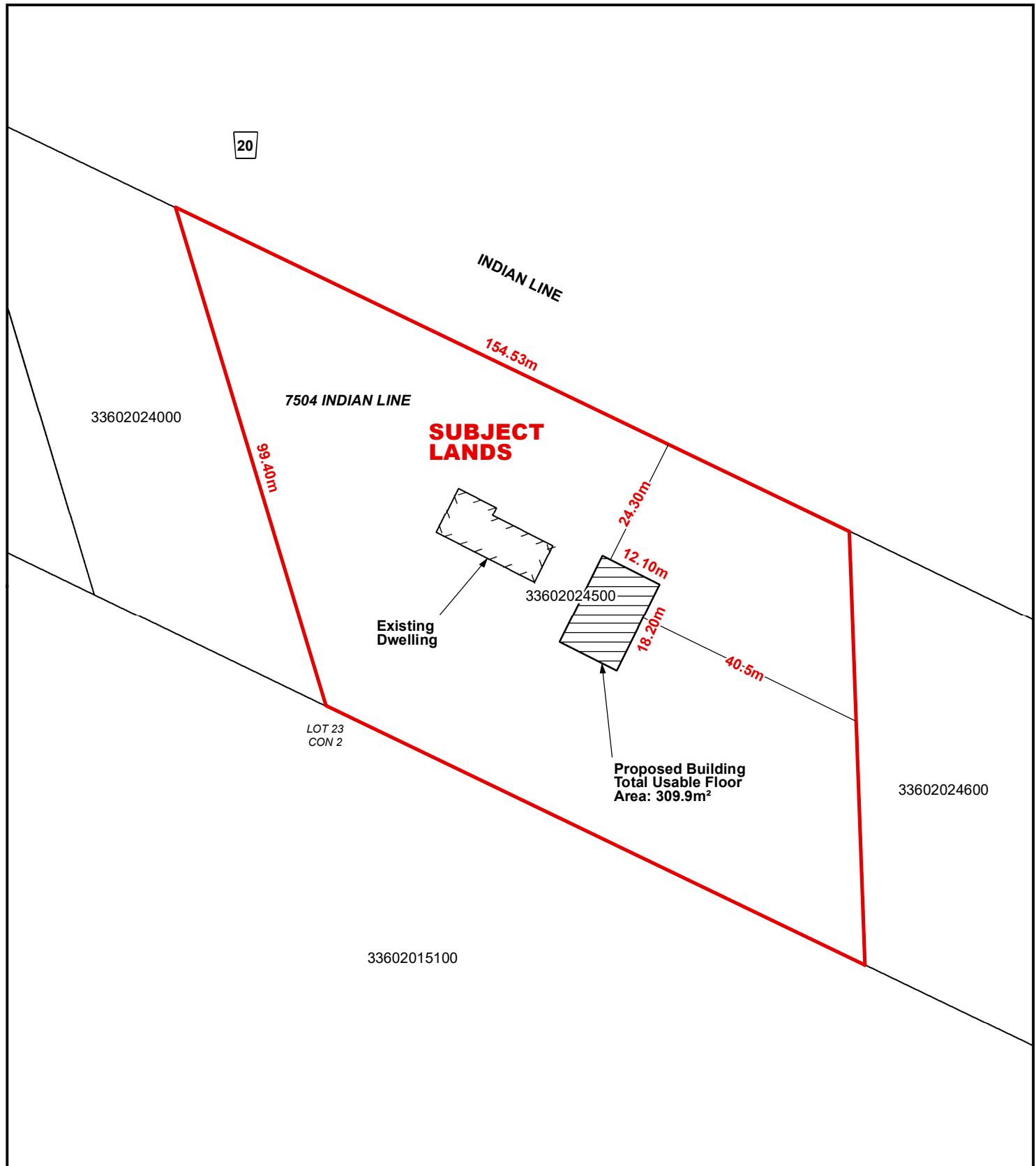
## ZONING BY-LAW 1-Z-2014

(H) - Holding

A - Agricultural Zone

PSW - Provincially Significant Wetland Zone

7/19/2023

CONCEPTUAL PLAN  
Geographic Township of TOWNSEND

## Legend

Subject Lands

7/19/2023



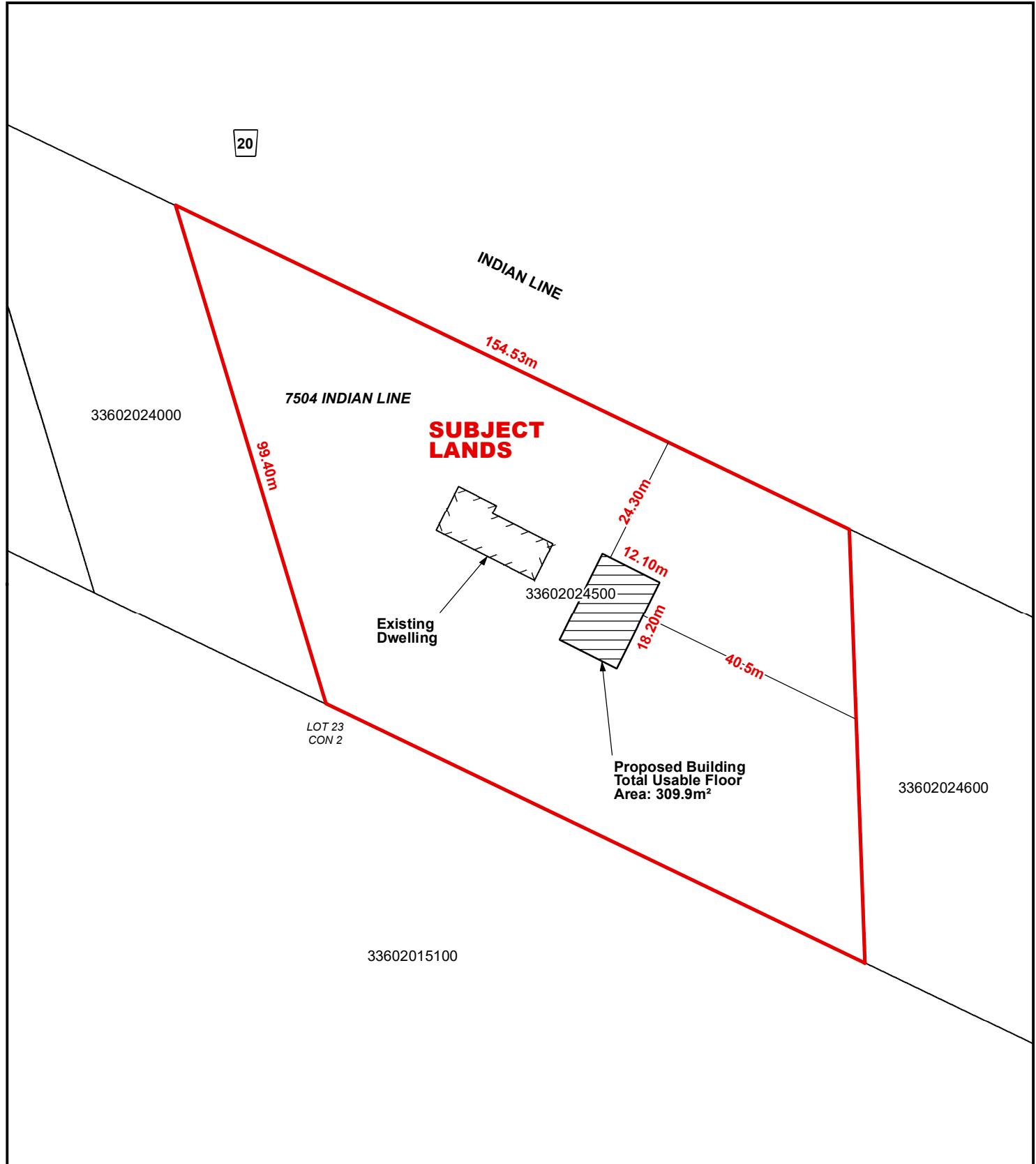
8 4 0 8 16 24 32 Meters

# LOCATION OF LANDS AFFECTED

ANPL2022046

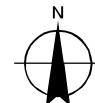
## CONCEPTUAL PLAN

Geographic Township of TOWNSEND



### Legend

Subject Lands



8 4 0 8 16 24 32 Meters