

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

Hf

For Office Use Only:

File Number ANPL2022046
Related File Number N/A
Pre-consultation Meeting N/A
Application Submitted Feb. 2, 2022
Complete Application Feb 11, 2022

Application Fee \$1599.00 ✓pd
Conservation Authority Fee GRCA -
Well & Septic Info Provided yes
Planner Hanne Yager
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: 3310336020245000000

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

ultimatehockey5kill5@gmail.com

Name of Applicant

Address

Same As

Town and Postal Code

Phone Number

Cell Number

Email

ABove



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:

B. Location, Legal Description and Property Information

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

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

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 58 metres	15,527.5 m ²		
Lot coverage amount house covers			
Front yard Distance From Front of Building			24.3 M
Rear yard			57.9 M
Height			6 M
Left Interior side yard			40 M
Right Interior side yard			95.7 M
Exterior side yard (corner lot)			

Distances to neighbors

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):

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

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

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

E. Provincial Policy

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

If no, please explain:

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

If no, please explain:

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

If no, please explain:

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

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input checked="" type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|--|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input checked="" type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|---|--|
| <input type="checkbox"/> Storm sewers | <input checked="" type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

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 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

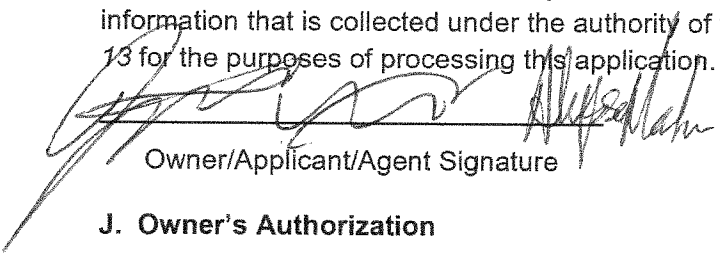
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that 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 19th 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 19th 2022
Date


Owner

wed, Jan 19th 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 J 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 2022

[Signature]
Owner/Applicant/Agent Signature

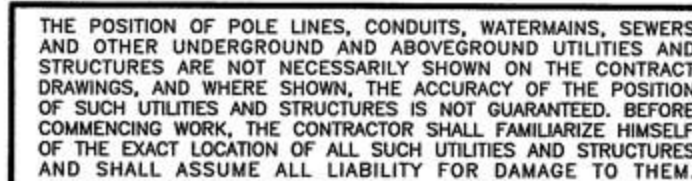
A.D., 20

[Signature]
A Commissioner, etc.

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



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



	EXISTING ELEVATIONS
	PROPOSED ELEVATIONS
	PROPOSED SWALE ELEVATIONS
	PROPOSED SWALE
	GENERAL DRAINAGE
	PROPOSED DOWNSPOUTS & FLOW DIRECTION
	DENOTES MANDOOR LOCATIONS
	DENOTES OVERHEAD DOOR LOCATIONS

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



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.

NO.	REVISION	DATE (MM/DD/YY)	BY
-----	----------	--------------------	----



440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4263 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

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 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



Permit No. 77/22

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 22nd day of February, 2022

GRAND RIVER CONSERVATION AUTHORITY

A handwritten signature in black ink, appearing to read 'Lawson', is written over a horizontal line.

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.

Signature of Owner

February 4, 2022

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 indemnify 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, WATERMANS, 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 MANDOR DOOR 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.)

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.

NO.	REVISION	DATE (MM/DD/YY)	BY

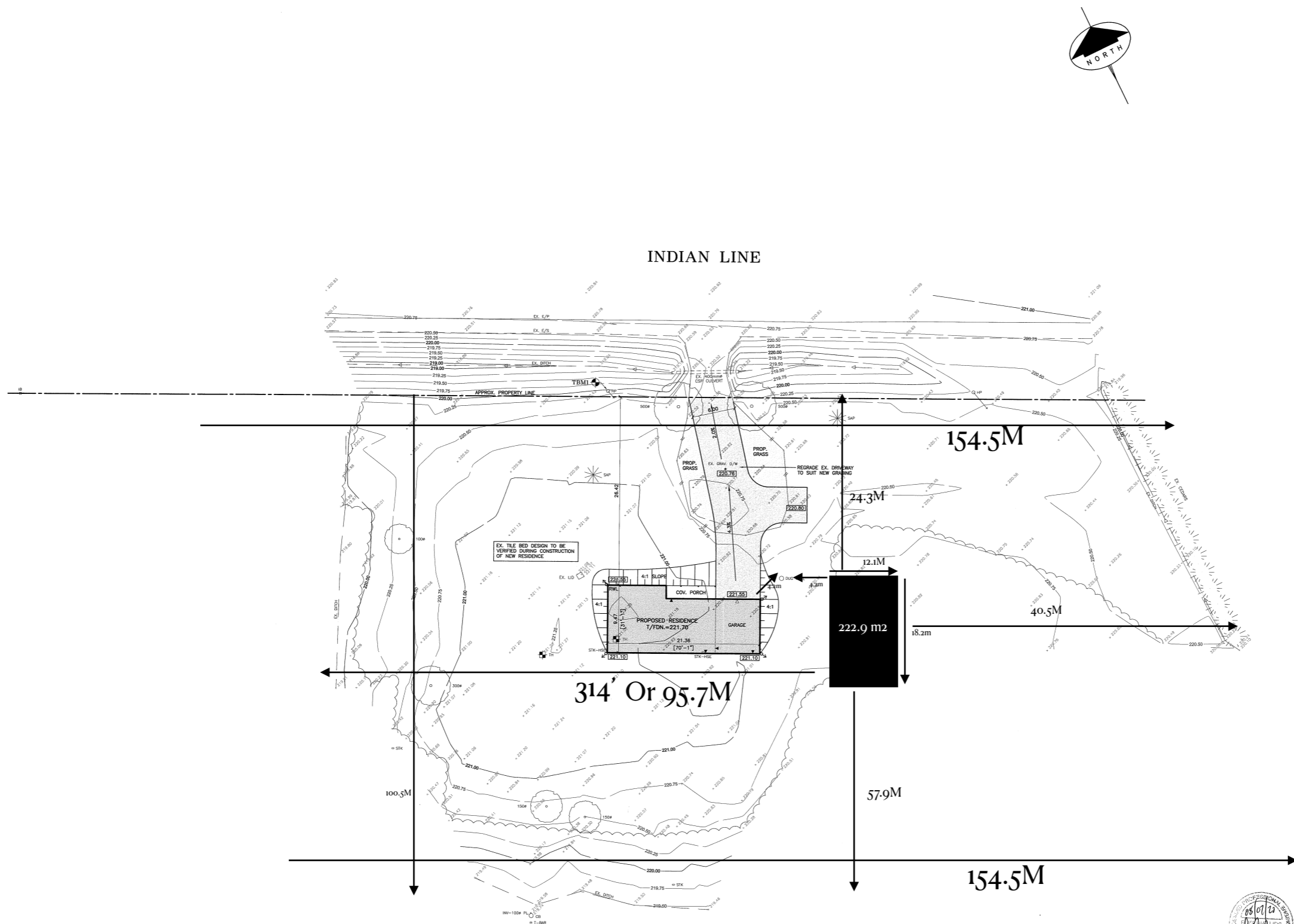
J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS
440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4283 www.cohooneng.com

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	



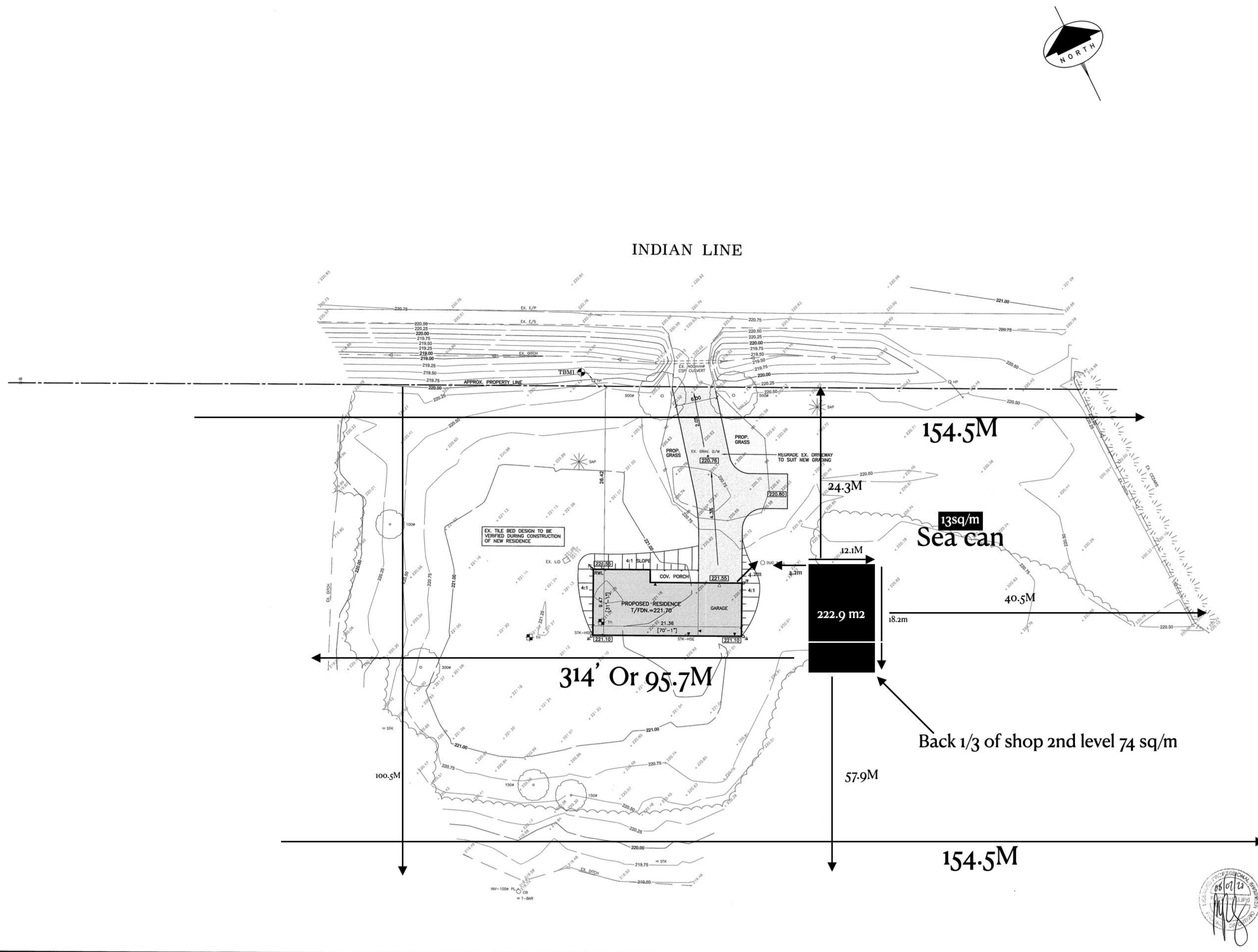
THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE COMMENCING WORK, THE CONTRACTOR 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 MANDOR LOCATIONS
- DENOTES OVERHEAD DOOR LOCATIONS

NOTES:

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



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.

NO.	REVISION	DATE (MM/DD/YY)	BY

J.H. COHOON ENGINEERING LIMITED
CONSULTING ENGINEERS

440 HARDY ROAD, UNIT #1, BRANTFORD - ONTARIO, N3T 5L8
TEL. (519) 753-2656 FAX. (519) 753-4283 www.cohooneng.com

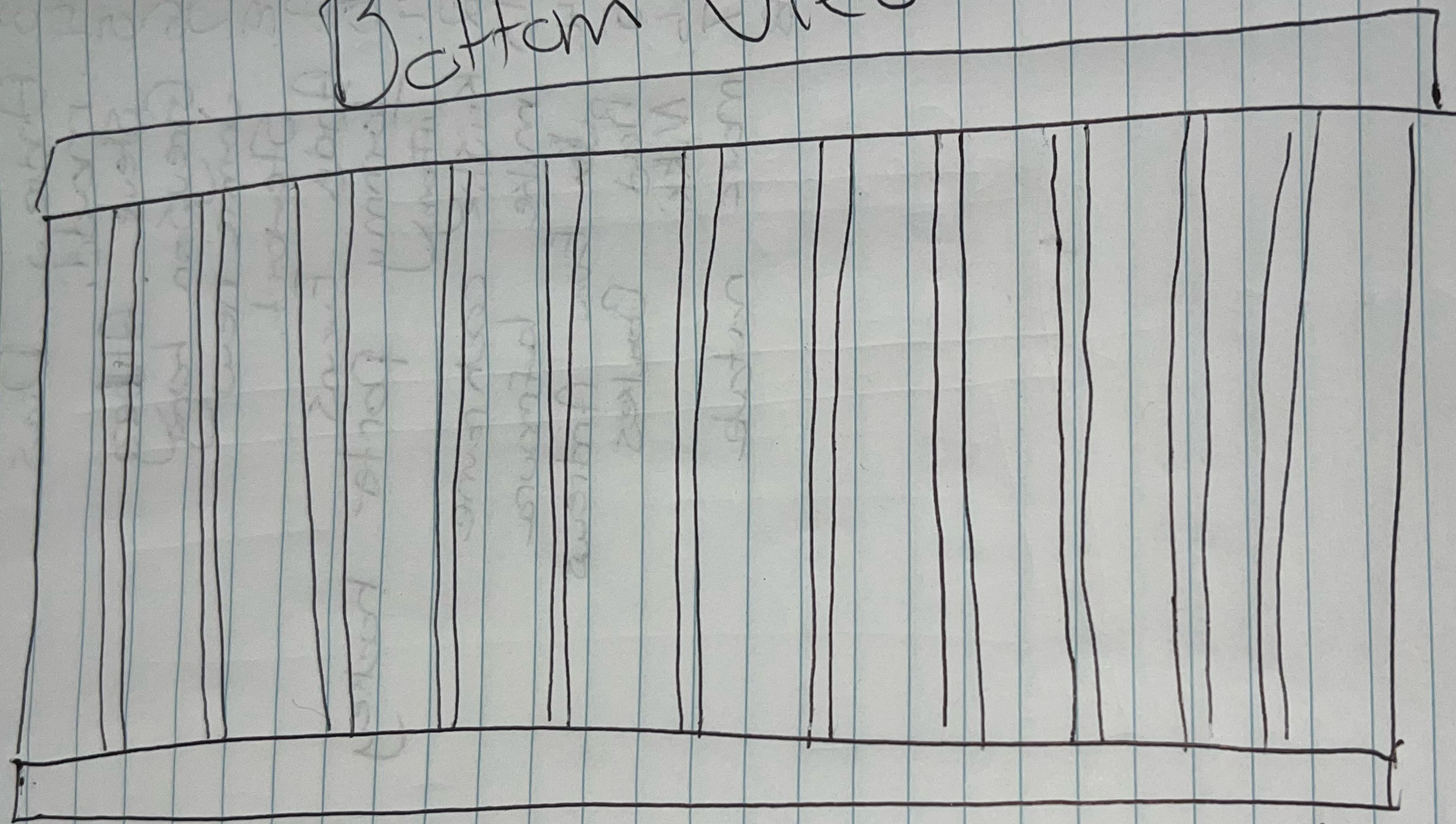
PROJECT:
**PROPOSED RESIDENCE
PART OF LOT 23
CONCESSION III
7504 INDIAN LINE
NORFOLK COUNTY**

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	

Bottom View

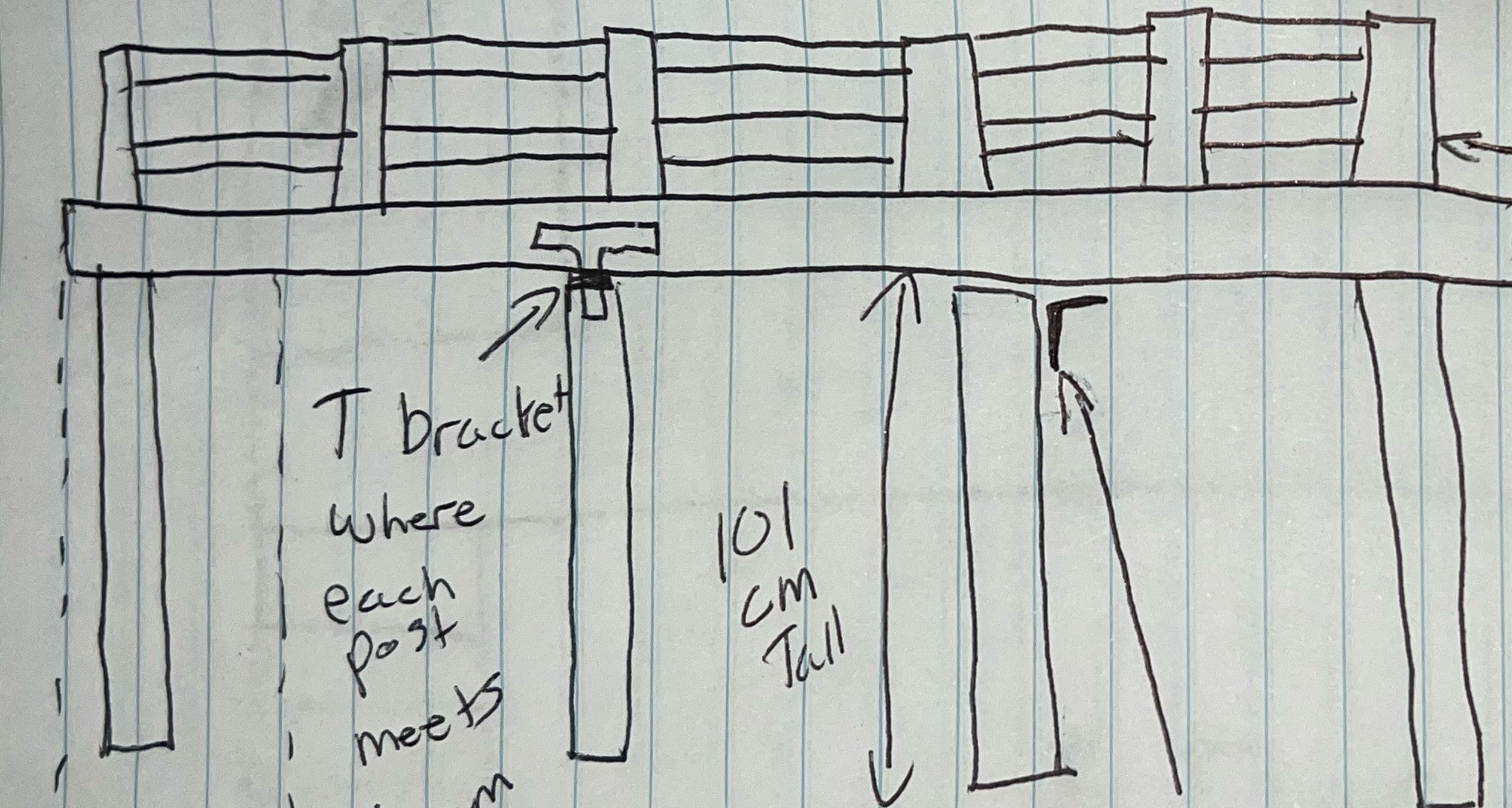


All Floor Joists are 8cm wide x 30 cm tall
and Include proper Joist
hangers

* 60 cm on center

Front View

~~12.192 metres~~
12.192 metres



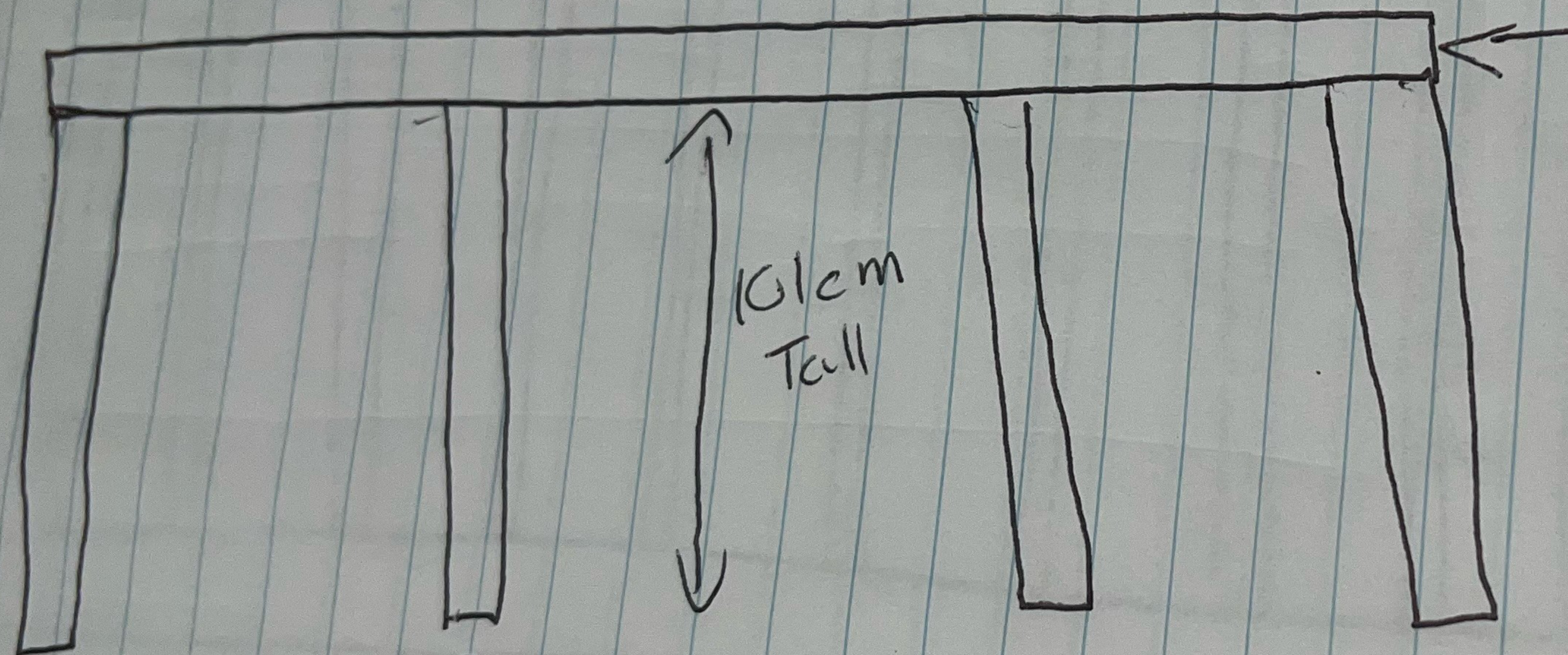
All railing posts are 15 x 15 cm
30 cm x 20.5 cm beam

Stairs coming off front

4 bolt L bracket on every corner 15 x 15 cm

all posts are 20.5 x 20.5 cm

Back View
(cutting
up to
back of
building)

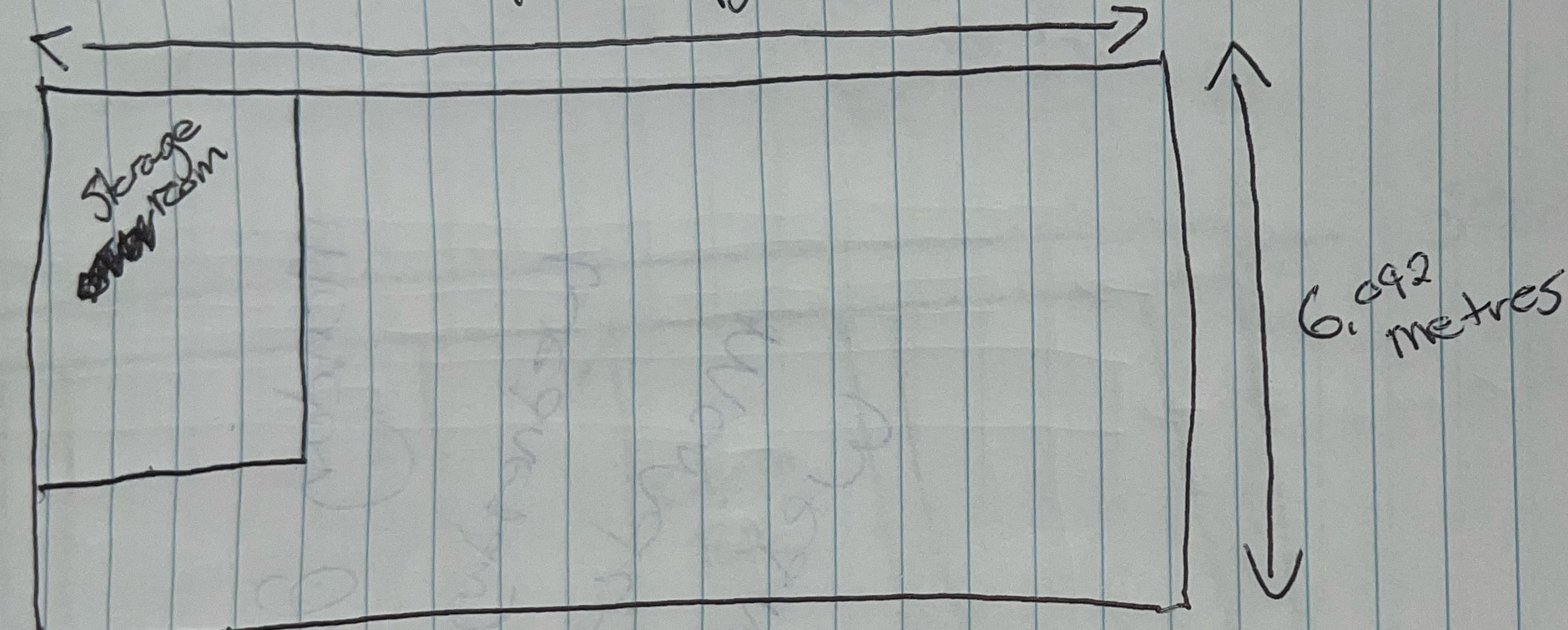


$30\text{ cm} \times 20.5\text{ cm}$
beam

all posts
 $20.5 \times 20.5\text{ cm}$

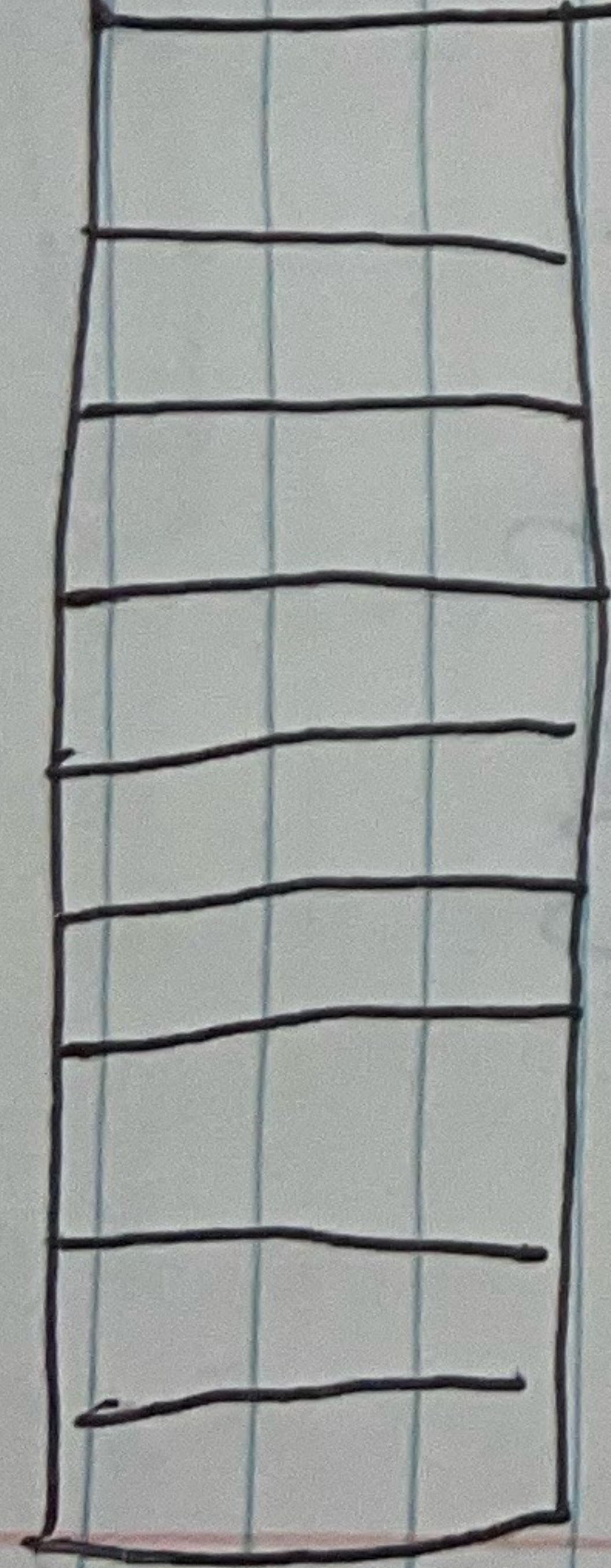
Top View

12.182 metres



6.092 metres

* Floor done in 3.75 cm thick
tongue & groove



Stairs



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

Phone: 519-621-2761 Toll free: 1-866-900-4722 Fax: 519-621-4844 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



Permit No. 77/22

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 22nd day of February, 2022

GRAND RIVER CONSERVATION AUTHORITY

A handwritten signature in black ink, appearing to read 'Lawson', is written over a horizontal line.

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.

Signature of Owner

February 4, 2022
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 indemnify 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.

LEGEND:

	EXISTING ELEVATIONS
	PROPOSED ELEVATIONS
	PROPOSED SWALE ELEVATIONS
	PROPOSED SWALE
	GENERAL DRAINAGE
	PROPOSED DOWNSPOUTS & FLOW DIRECTION
	DENOTES MANHOOD LOCATIONS
	DENOTES OVERHEAD DOOR LOCATIONS

NOTES:

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

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.

[illegible]

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

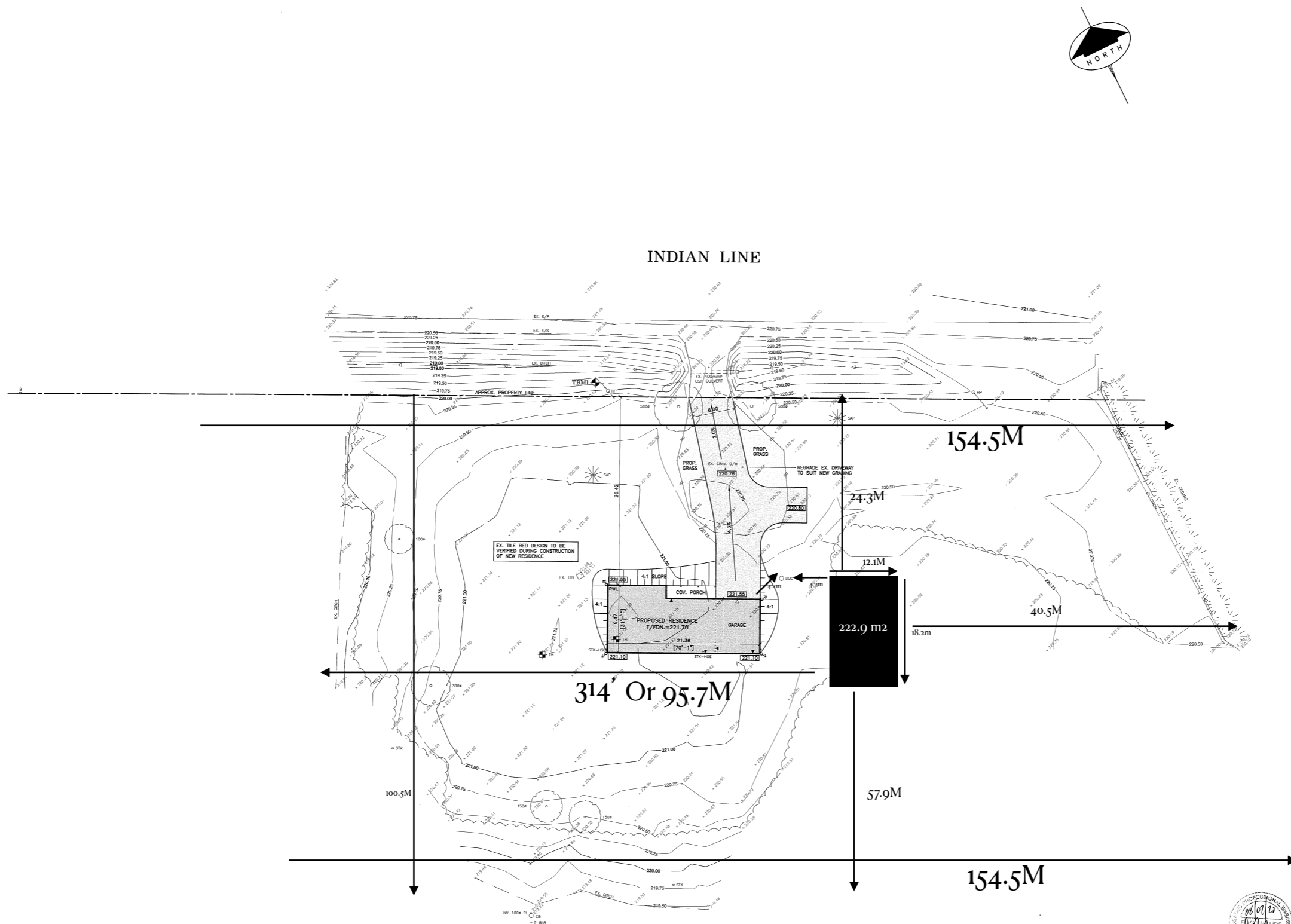
PROJECT:

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

CLIENT: RENO TIME

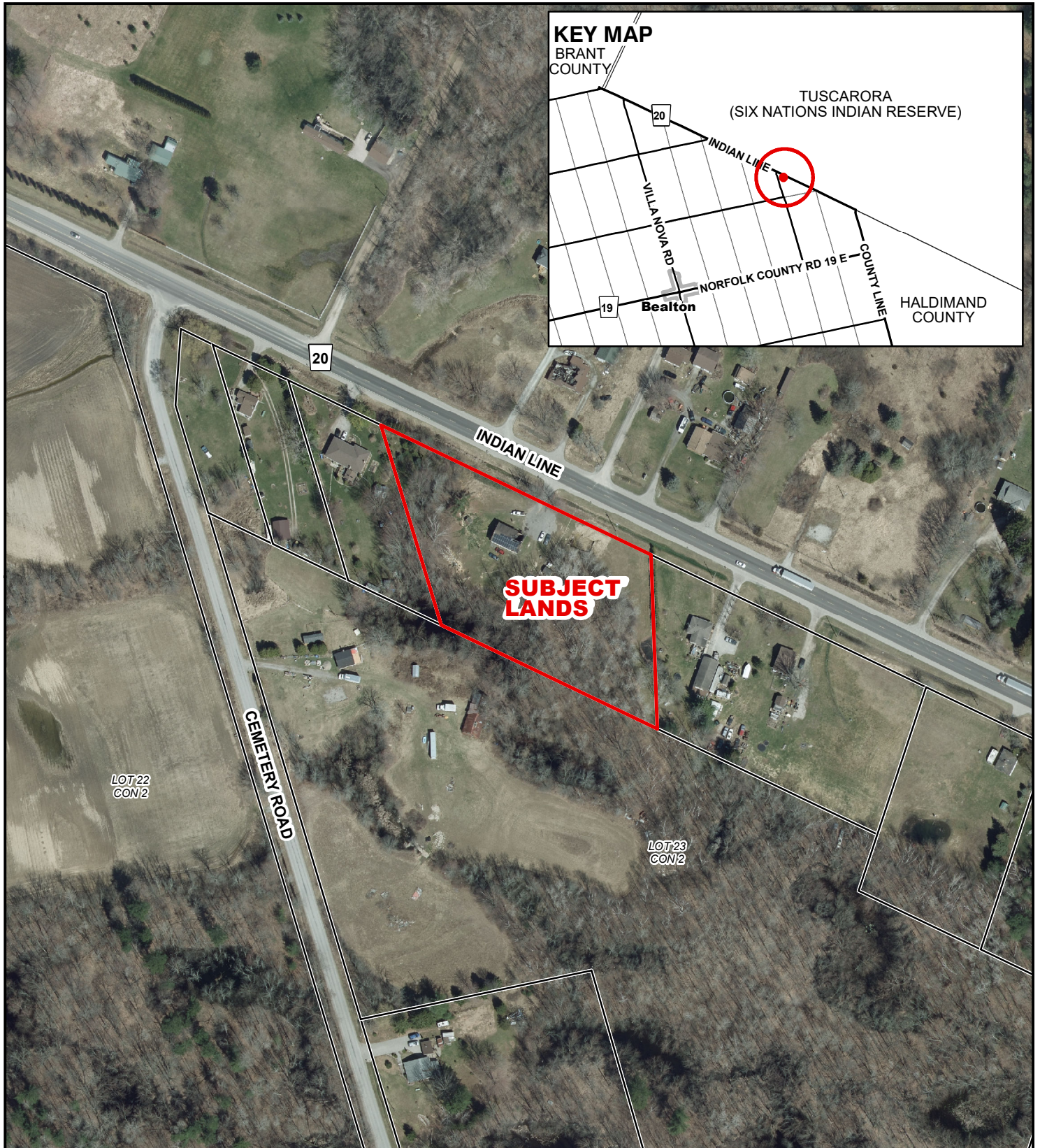
SITE DEVELOPMENT PLAN

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




MAP A
CONTEXT MAP
Geographic Township of TOWNSEND

ANPL2022046

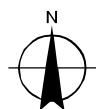


Legend

 Subject Lands

2020 Air Photo

7/19/2023



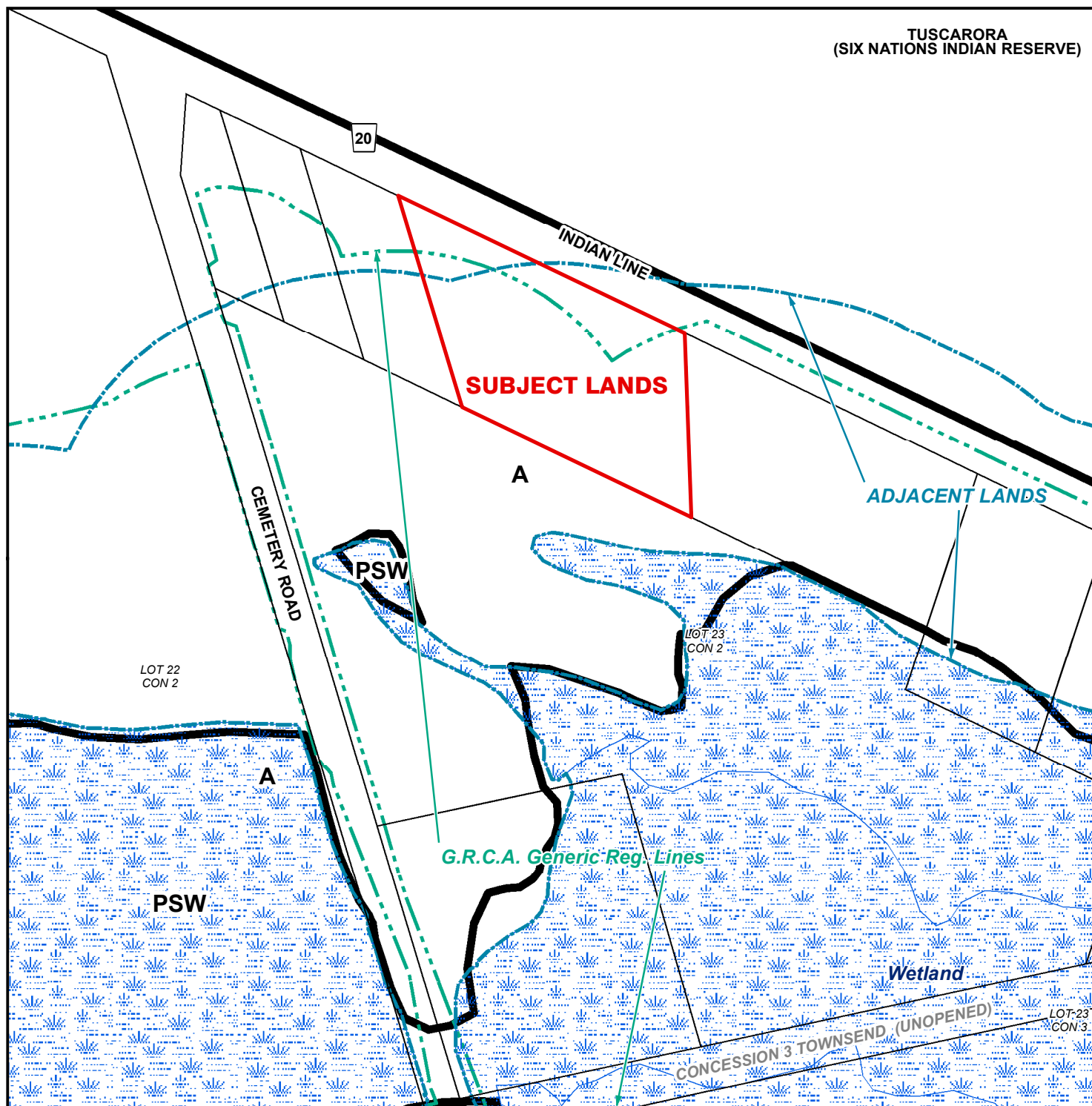
20 10 0 20 40 60 80 Meters

MAP B

ZONING BY-LAW MAP

Geographic Township of TOWNSEND

ANPL2022046



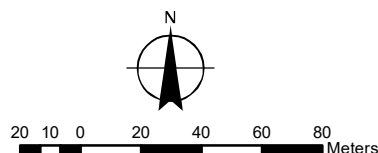
LEGEND

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

ZONING BY-LAW 1-Z-2014

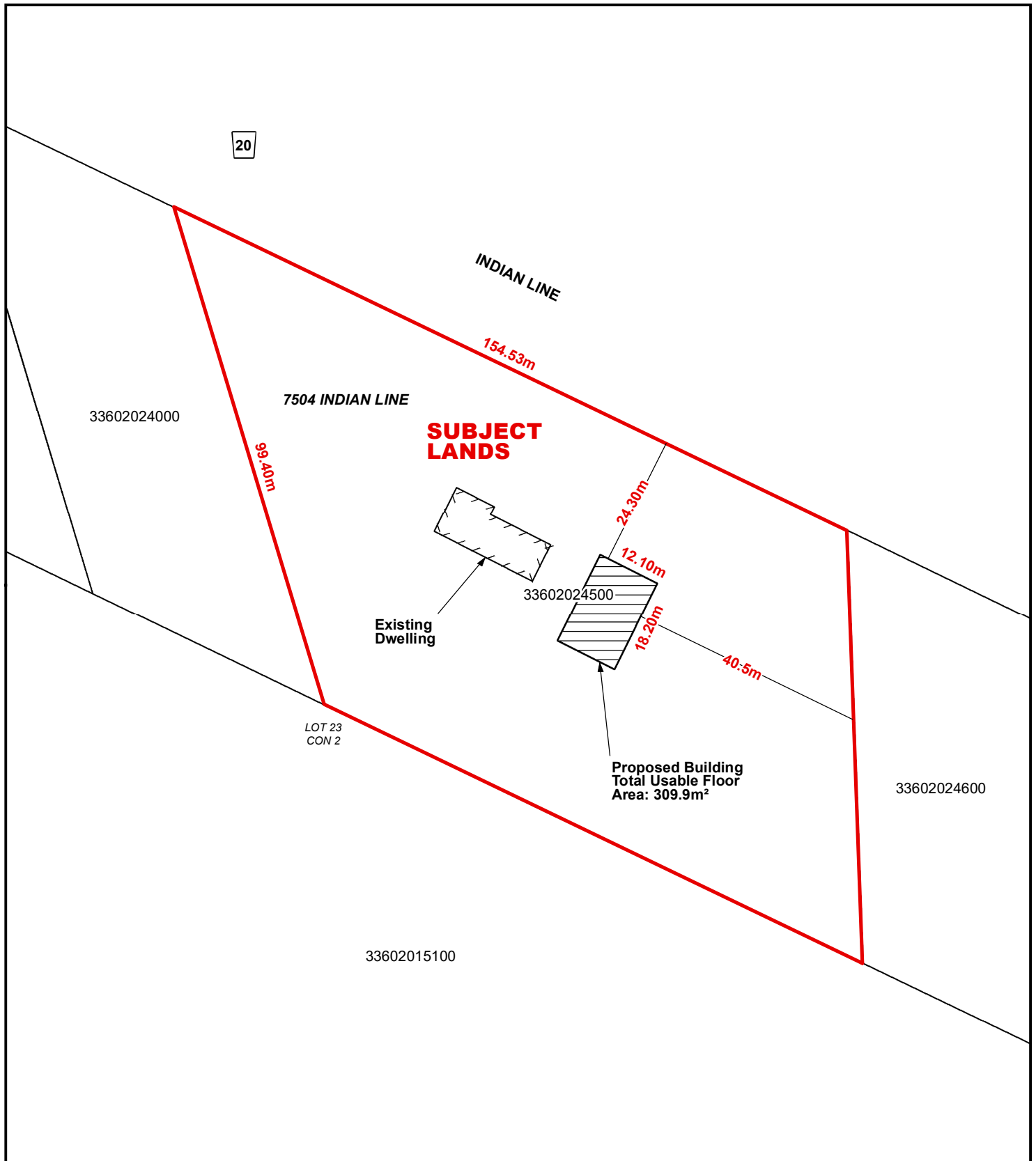
- (H) - Holding
- A - Agricultural Zone
- PSW - Provincially Significant Wetland Zone

7/19/2023



CONCEPTUAL PLAN

Geographic Township of TOWNSEND



Legend

Subject Lands

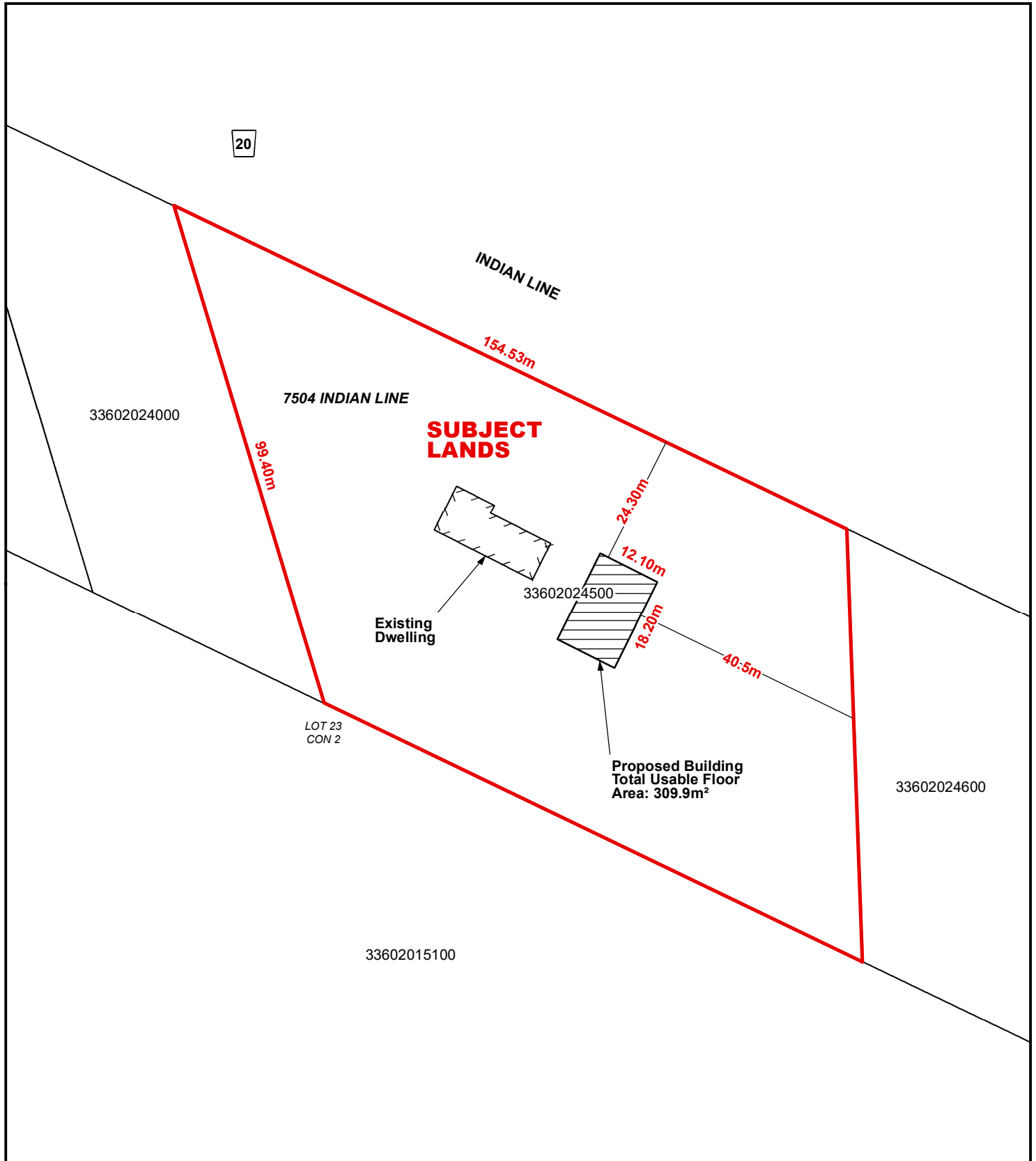
7/19/2023



8 4 0 8 16 24 32 Meters

CONCEPTUAL PLAN

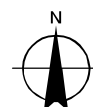
Geographic Township of TOWNSEND



Legend

Subject Lands

7/19/2023



8 4 0 8 16 24 32 Meters