

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	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: 54306032900

A. Applicant Information

Name of Owner Wilhelm, Johan & Helena Reimer

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 1052 Norfolk County Road 28
Town and Postal Code Clear Creek, N0E 1C0
Phone Number Willy - 226-231-0070
Cell Number _____
Email willanna198312@gmail.com

Name of Applicant Kim Dziegiel c/o The Permit Shoppe
Address 48 Windham East Quarter Line Road
Town and Postal Code Simcoe, N3Y 4K6
Phone Number 226-931-2262
Cell Number _____
Email kim@thepermitshoppe.com

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 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):

HGN CON 3 PT LOT 12 RP37R1232 PART 2,3

Municipal Civic Address: 1052 Norfolk County Road 28

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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:

Residential

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:

Refer to attached drawing

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.

Garage

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:

Refer to attached drawing

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
-

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. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	20.21m	30m	12.1.2.(b)		9.79m
Lot depth					
Lot width					
Lot area	0.178 Hectares	40 Hectares	12.1.2.(a)		39.822 Hectares
Lot coverage					
Front yard		13m	12.1.2.(c)	10.13m	2.87m
Rear yard	61.41m	9m	12.1.2.(f)		
Height					
Left Interior side yard	1.91m	3m	12.1.2.(e)		1.09m
Right Interior side yard		3m	12.1.2.(e)	2.72m	0.28m
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

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

Proposed garage addition does not comply with front and side yard setbacks

3. **Consent/Severance/Boundary Adjustment:** 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: _____

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

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

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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 _____
Date of Land Purchase: _____

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

D. All Applications: 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:
Local knowledge

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. All Applications: 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. All Applications: 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 70m

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 55.78m

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. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

Norfolk County Road 28

G. All Applications: 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:

- ☐ 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

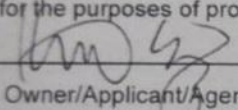
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

December 15, 2025

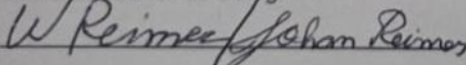
Date

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.

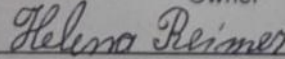
I/We Wilhelm, Johan & Helena am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Kim Dziegiel 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

Dec 13 - 2025

Date


Owner

Dec 13 - 2025

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, Kim Dziegiel of Simco

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:


Owner/Applicant/Agent Signature

In _____

This _____ day of _____

A.D., 20____

A Commissioner, etc.



Zoning Deficiency Form

Simcoe: St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: t St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 1052 NORFOLK COUNTY ROAD 28

Legal Description: HGN CON 3 PT LOT 12 RP37R1232 PART 2,3 IRREG

0.44AC 66.37FR D

Roll Number: 3310545020078000000

Application #: ANPL2025380

Information Origins:

Agricultural Zone (A)

Main Building		REQUIRED	PROPOSED	DEFICIENCY	UNITS
12.1 a)	minimum <i>lot area</i>				
i)	new <i>lot</i>	40.00		N/A	ha
ii)	<i>lot of record</i>	1390.00		N/A	m.sq
iii)	residential lot surplus to a farm operation	2000.00		N/A	m.sq
b)	minimum <i>lot frontage</i>				
i)	<i>interior corner lot s</i>	30.00		N/A	m
ii)	<i>lot of record</i>	18.00		N/A	m
c)	minimum <i>front yard</i>	13.00	10.13	2.87	m
d)	minimum <i>exterior side yard</i>	13.00		N/A	m
e)	minimum <i>interior side yard</i>	3.00	1.91	1.09	m
		3.00	2.72	0.28	m
f)	minimum <i>rear yard</i>	9.00		N/A	m
g)	Minimum separation between a <i>farm processing</i> facility and a <i>dwelling</i> on an adjacent <i>lot</i>	30.00		N/A	m
h)	maximum building height	11.00	4.69	N/A	m

Comments

Accessory Structure		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a)	<i>building height</i>	8.00		N/A	m
b)	minimum <i>front yard</i>	13.00		N/A	m
c)	minimum <i>exterior side yard</i>	6.00		N/A	m
d)	minimum <i>interior side yard</i>			N/A	m
	Right	1.20			
	Left	1.20			
e)	minimum <i>rear yard</i>	1.20		N/A	m
f)	<i>through lot</i> distance to <i>street line</i>	6.00		N/A	m
g)	Lot coverage (Note: Proposed Area)				
i)	<i>lot coverage</i>	10.00		N/A	%
ii)	<i>usable floor area</i>	200.00		N/A	m.sq
3.36	Surplus Farm Dwelling Severance				
		200.00		N/A	m.sq
b)	existing accessory buildings/structures				



Zoning Deficiency Form

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519-875-4485

PROPERTY INFORMATION

Address: 1052 NORFOLK COUNTY ROAD 28

Legal Description: HGN CON 3 PT LOT 12 RP37R1232 PART 2,3 IRREG

0.44AC 66.37FR D

Roll Number: 3310545020078000000

Application #: ANPL2025380

Information Origins:

Agricultural Zone (A)

Comments

n/a

Decks and Porches

REQUIRED

PROPOSED

DEFICIENCY

UNITS

Parking

REQUIRED

PROPOSED

DEFICIENCY

UNITS

4.1 number of parking spaces

2

2.00

N/A

Comments

parking meets section 4.0

12.1.4 Location of an Animal Kennel

No land shall be used and no building or structure or part thereof shall be erected for the purpose of an animal kennel nearer

a) any Residential (R1-R6, RH) or development (D) zone.

300.00

N/A

m

b) any Rural Commercial Zone (CR), Institutional Zone (IC, IN, IR) or any

125.00

N/A

m

dwelling house located on a separate lot.

c) to any lot line

30.00

N/A

m

Comments

n/a

Minimum Distance Separation

REQUIRED

PROPOSED

DEFICIENCY

UNITS

Application Prepared By:

3.17 MDS Requirement

N/A

m

Minimum Lot Size

5.00

N/A

ha

Comments

n/a

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Prepared By:



Zoning Deficiency Form

Simcoe: St.
Simcoe, ON
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Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 1052 NORFOLK COUNTY ROAD 28

Legal Description: HGN CON 3 PT LOT 12 RP37R1232 PART 2,3 IRREG
0.44AC 66.37FR D

Roll Number: 3310545020078000000

Application #: ANPL2025380

Information Origins:

Agricultural Zone (A)

TROY SCRIVEN, ZONING ADMIN.

I have read and understand the above.

Signature of owner or authorized agent

date

AS PER: Fritz R. Enzlin. CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County

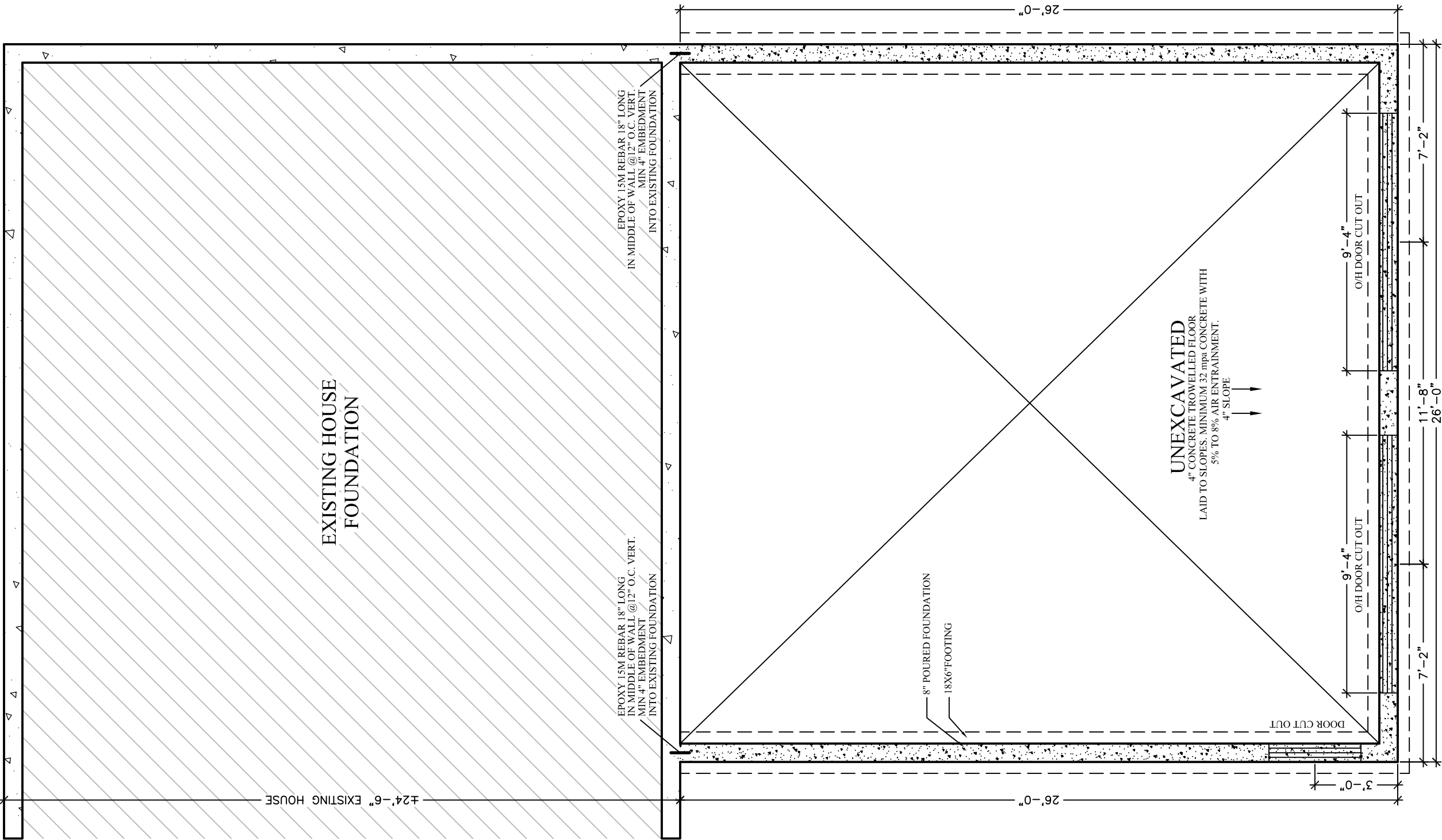
5-Jan-26

Signature of Zoning Administrator

date

FOUNDATION PLAN

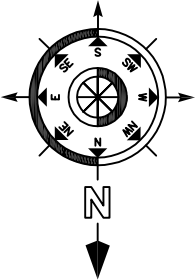
Scale 1/4"-1'-0"



GENERAL NOTES:

FOUNDATION PLAN NOTES:

- ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
- ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL. (ASSUMED SOIL BEARING CAPACITY- 2500 P.S.F.)
- APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
- ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4'-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.
- CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR / 4" SLUMP)
- REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.



I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C. I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall
BCIN : 22052

	SQUARE FOOTAGE
MAIN FLOOR	676 SQ.FT.

REV.#	DATE	DESCRIPTION
4		
3		
2		
1	12/01	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-851-1173
FAX: 519-874-4087

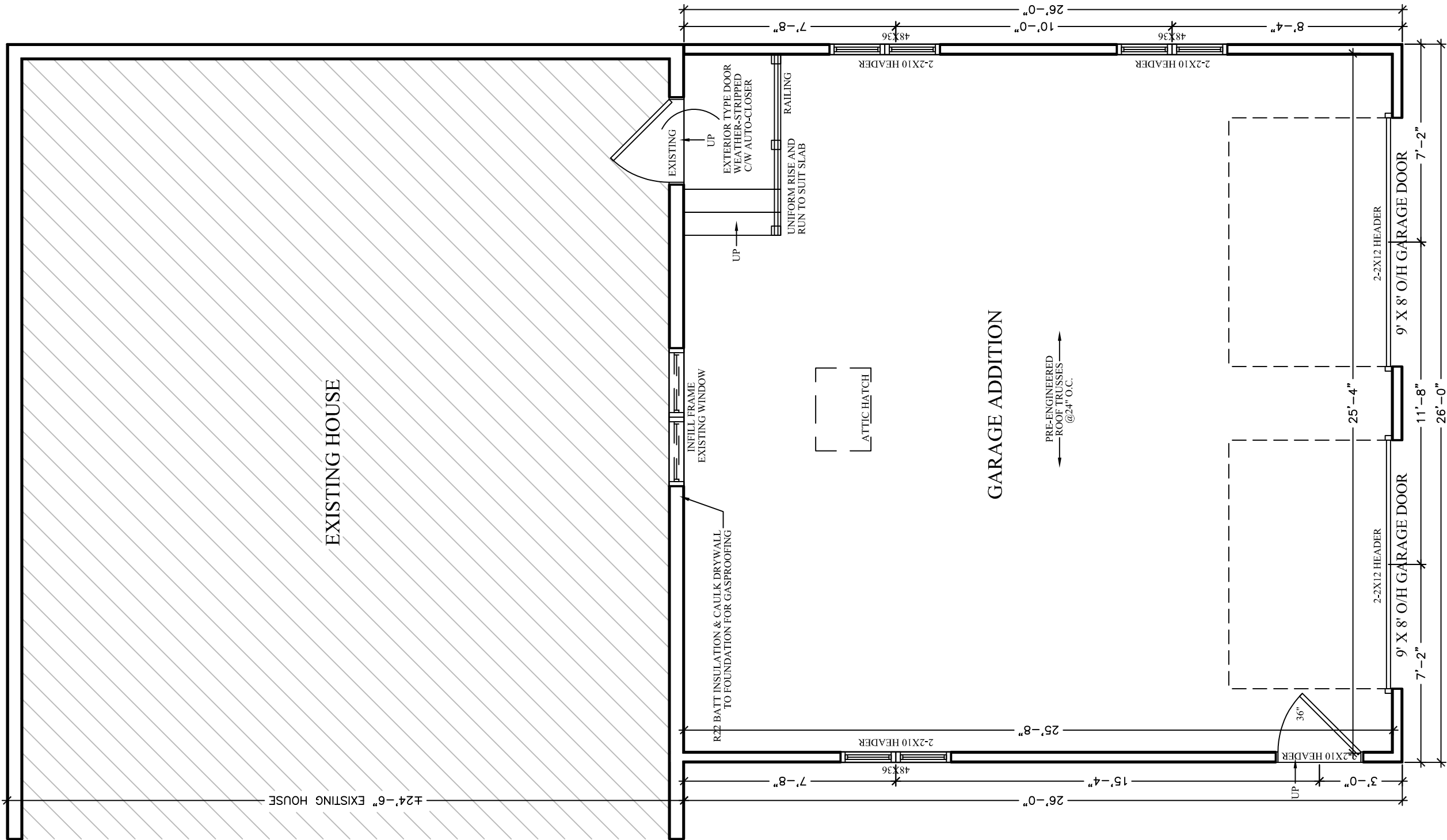
REIMER GARAGE
1052 NORFOLK COUNTY ROAD 28
CLEAR CREEK, ONT

PROPOSED GARAGE ADDITION PLANS

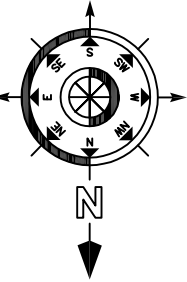
FOUNDATION PLAN		
DRAWN BY: TONY WALL	SCALE: SEE DWG	A1
BCIN: 29620 PO# 25272		
DATE: DECEMBER 2025		
SHEET NO. 1 OF 5		

MAIN FLOOR PLAN

Scale 1/4"-1'-0"



GENERAL NOTES:



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Tony Wall
BCIN : 22052

SQUARE FOOTAGE	
MAIN FLOOR	676 SQ.FT.

REV.#	DATE	DESCRIPTION
4		
3		
2		
1	12/01	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-851-1173
FAX: 519-874-4087

REIMER GARAGE
1052 NORFOLK COUNTY ROAD 28
CLEAR CREEK, ONT

PROPOSED GARAGE ADDITION PLANS

MAIN FLOOR PLAN

DRAWN BY: TONY WALL

SCALE: SEE DWG

BCIN: 29620 PO# 25272

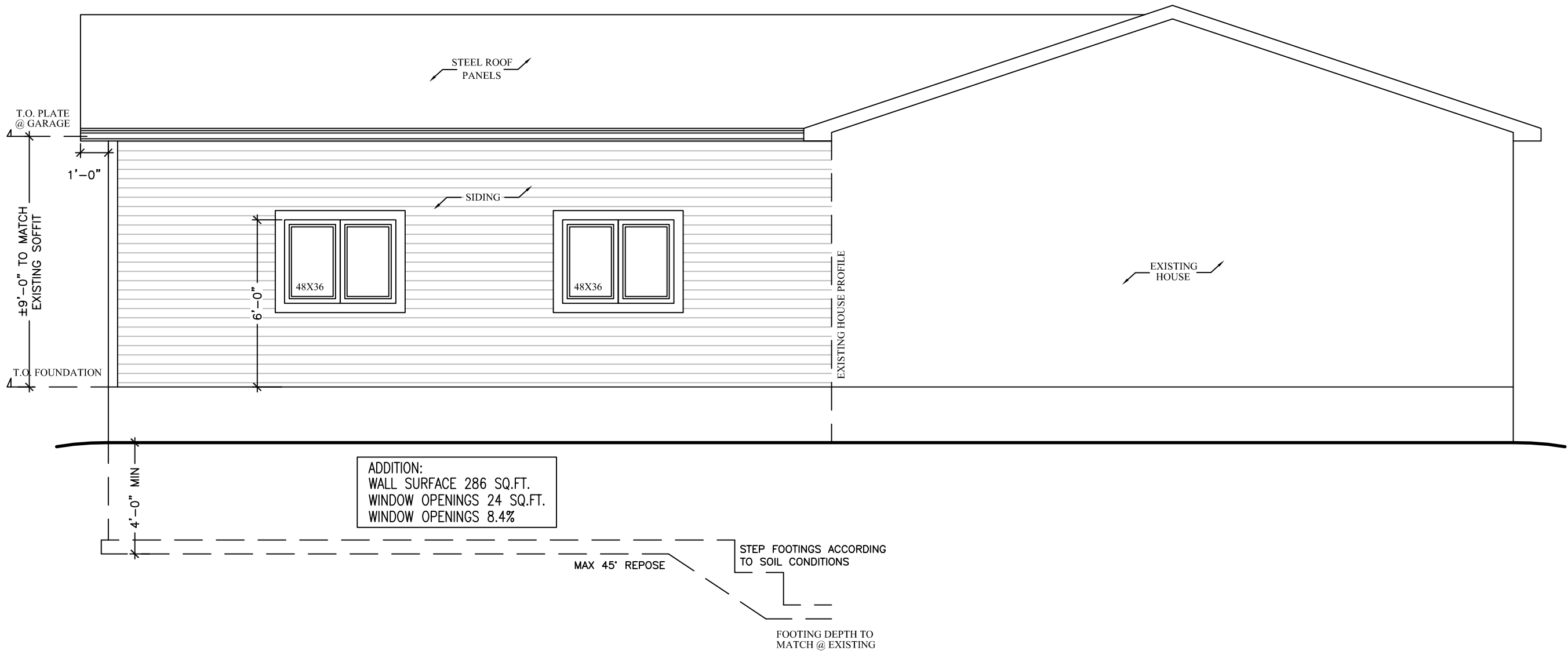
DATE: DECEMBER 2025

SHEET NO. 2 OF 5

A2

SOUTH ELEVATION

Scale 1/4"-1'-0"



GENERAL NOTES:

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Tony Wall
BCIN : 22052

	SQUARE FOOTAGE
MAIN FLOOR	676 SQ.FT.

REV.#	DATE	DESCRIPTION
4		
3		
2		
1	12/01	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-851-1173
FAX: 519-874-4087

REIMER GARAGE
1052 NORFOLK COUNTY ROAD 28
CLEAR CREEK, ONT

PROPOSED GARAGE ADDITION PLANS

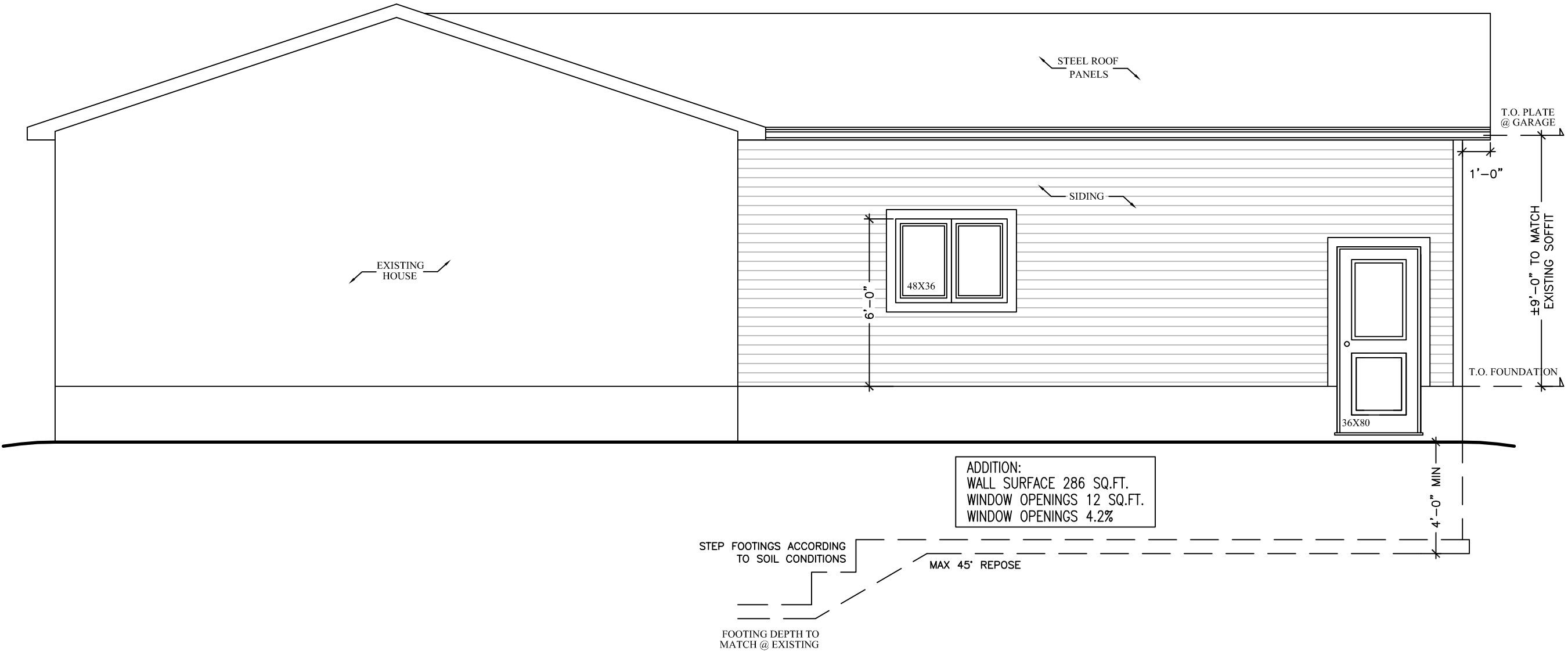
ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO# 25272	
DATE: DECEMBER 2025	
SHEET NO. 3 OF 5	

A3

NORTH ELEVATION

Scale 1/4"-1'-0"



GENERAL NOTES:

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C. I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall
BCIN : 22052

	SQUARE FOOTAGE
MAIN FLOOR	676 SQ.FT.

REV.#	DATE	DESCRIPTION
4		
3		
2		
1	12/01	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-851-1173
FAX: 519-874-4087

REIMER GARAGE
1052 NORFOLK COUNTY ROAD 28
CLEAR CREEK, ONT

PROPOSED GARAGE ADDITION PLANS

ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO# 25272	
DATE: DECEMBER 2025	
SHEET NO. 4 OF 5	A4

GENERAL NOTES:

CONTRACTOR SHALL REVIEW THE DESIGN DRAWINGS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK OF THE CONTRACT. PROCEEDING WITHOUT NOTIFICATION , OR IF CHANGES ARE MADE WITHOUT THE APPROVAL OF THE DESIGNER, WILL VOID ALL RESPONSIBILITY AND LIABILITY OF THE DESIGNER

THE GENERAL CONTRACTOR SHALL PROVIDE MECHANICAL DRAWINGS FOR HEATING & AIR CONDITIONING SYSTEM AND HEAT LOSS & GAIN CALCULATIONS AND BALANCING REPORTS AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION.

ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, ONTARIO REG. 403/97 AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS OF THE MUNICIPALITY HAVING JURISDICTION.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM WITH THESE SECTIONS OF THE CODE WHERE APPLICABLE AND BE FAMILIAR WITH PART 9 OF THE CODE.

CONCRETE

AS PER OBC SECTION 9.15 & 9.16

ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MIN SOIL BEARING PRESSURE OF 2000 PSF
CONCRETE FOR FOOTINGS & FOUNDATIONS TO HAVE MIN. COMPRESSIVE STRENGTH OF 20 MPa (2900 PSI) AT 28 DAYS

STEP FOOTINGS:

MAX RISE 600mm (23 5/8") FOR FIRM SOIL
MAX RISE 400mm (16" FOR SAND OR GRAVEL
MIN RUN BETWEEN RISERS 600mm (23 5/8")
ANGLE OF REPOSE IS 45°

CONCRETE FOUNDATION WALLS SHALL EXTEND TO 6" MIN. ABOVE FINISHED GRADE
FOOTING DESIGN MIN. 6" DEEP X 4" MIN. PROJECTION BEYOND FOUNDATION WALL AND MIN. OF 16" WIDE
CONCRETE FOUNDATIONS SHALL BE CONSTRUCTED TO SUFFICIENT DEPTH TO PROVIDE ADEQUATE FROST PROTECTION

WOOD FRAME CONSTRUCTION

AS PER OBC SECTION 9.23

ALL STRUCTURAL LUMBER TO BE SPF#2 CONSTRUCTION OR BETTER UNLESS NOTED OTHERWISE. LUMBER SIZES TO BE AS DETERMINED FROM SPAN TABLES OF THE BUILDING CODE.
SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS 7'-10" MAX ON SPACING WITH 4" MIN. EMBEDMENT INTO THE CONCRETE
JOIST END BEARING TO BE 1 1/2 MIN.
BEAMS & GIRDERS SHALL HAVE 3 1/2" MIN END BEARING
BEAMS & POINT LOADS SHALL BE SUPPORTED FULL WIDTH TO FOUNDATION
ALL NON LOAD BEARING PARTITIONS SHALL BE SUPPORTED BY DOUBLE FLOOR JOIST OR SOLID BLOCKING AT 3'11" O.C.
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED FROM MOISTURE.

EXTERIOR DOORS & WINDOWS

AS PER OBC SECTION 9.7

DOORS TO DWELLING SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS
ALL EXTERIOR DOORS IF WOOD SHALL CONFORM TO CAN/CSA-O132.2-M , STEEL INSULATED CONFORM TO CAN/CGSB-82.5M
WINDOW GLASS SIZE TO COMPLY WITH CURRENT OBC REQUIREMENTS
ALL DOORS & WINDOWS SHALL COMPLY WITH OBC SECTION 9.7.6- RESISTANCE TO FORCED ENTRY

VENTILATION

AS PER OBC SECTION 9.32.3.4

PROVIDE VENTILATION FOR ROOF SPACES AT A RATIO OF 1 SQ.FT. MIN OF UNOBSTRUCTED VENTILATION FOR EACH 300 SQ.FT. OF INSULATED CEILING AREA WITH NOT MORE THAN HALF THE REQUIRED VENTILATION LOCATED AT THE EAVES.
PROVIDE BAFFLES AT THE EAVES TO PERMIT FREE UNOBSTRUCTED AIR FLOW

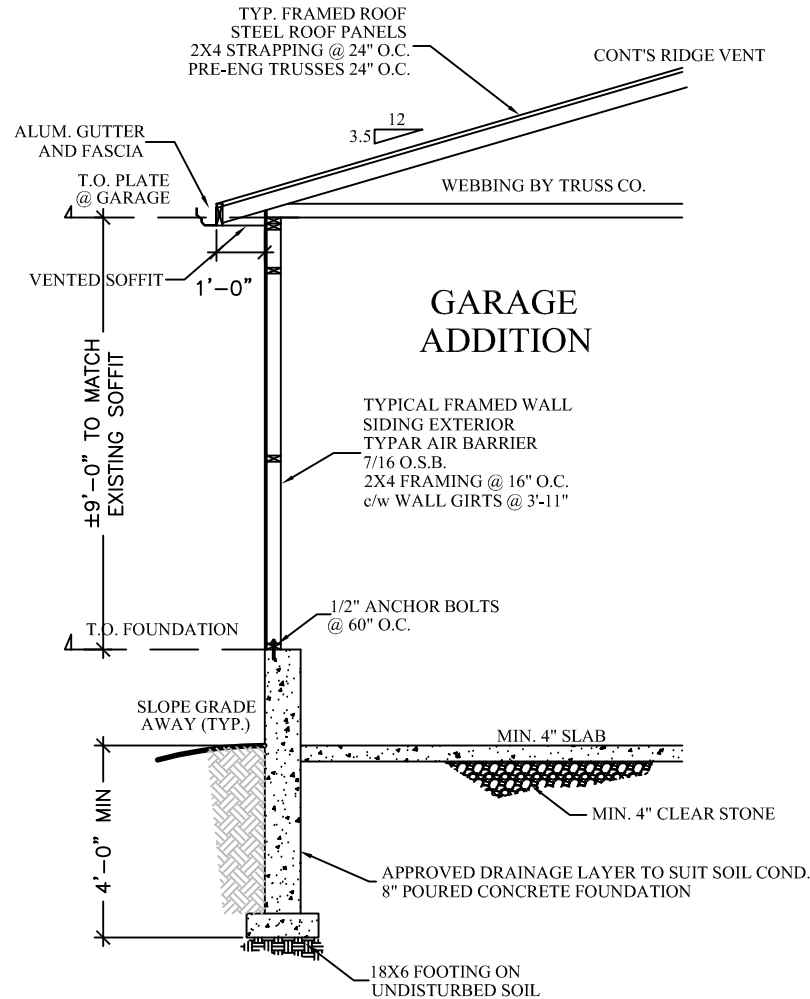
GENERAL NOTES:

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C.
I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall
BCIN : 22052

SECTION 01

Scale 1/4"-1'-0"



WEST ELEVATION

Scale 1/4"-1'-0"



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-851-1173
FAX: 519-874-4087

REIMER GARAGE
1052 NORFOLK COUNTY ROAD 28
CLEAR CREEK, ONT

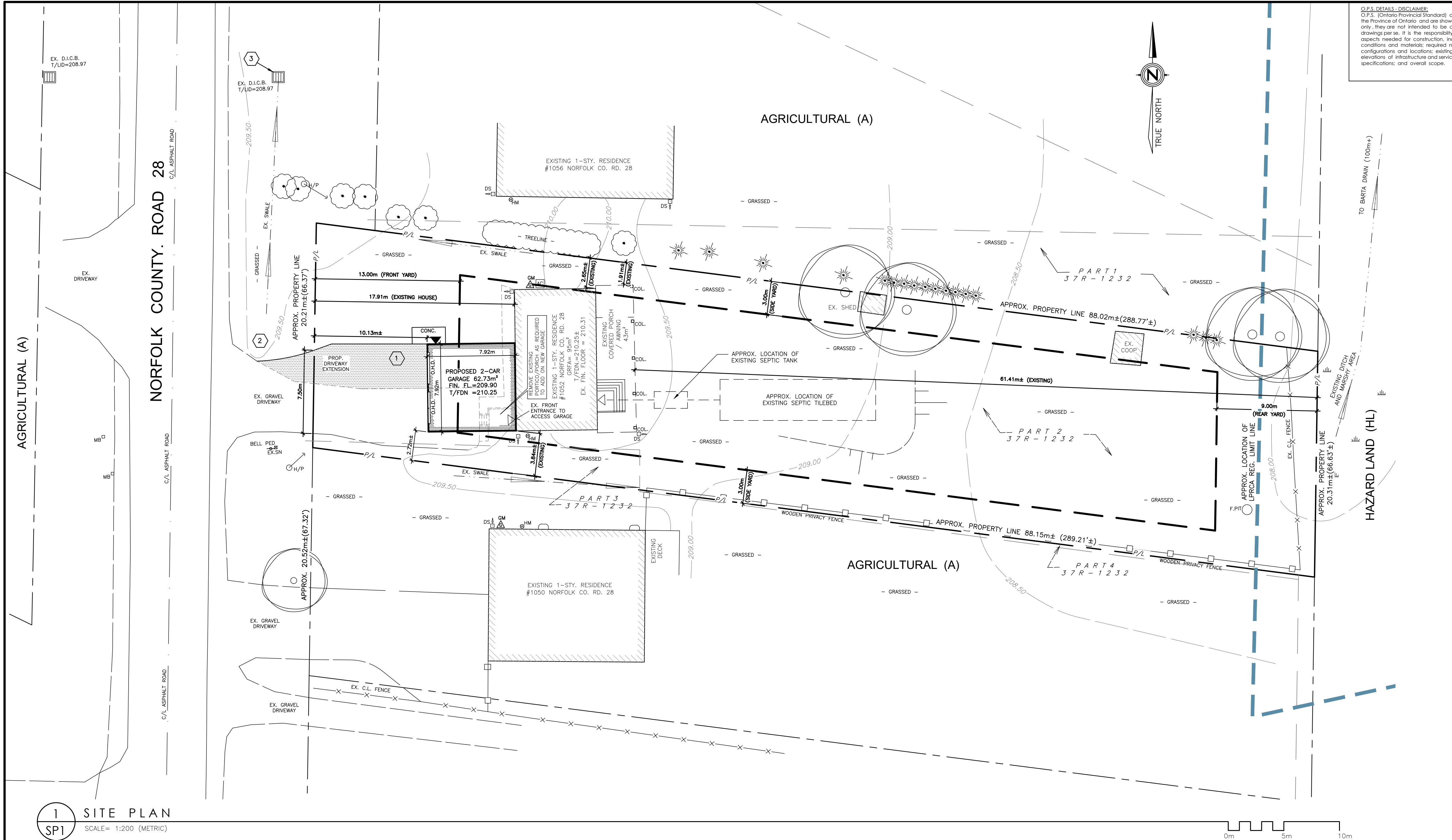
PROPOSED GARAGE ADDITION PLANS

ELEVATIONS/SECTIONS/NOTES

DRAWN BY: TONY WALL
BCIN: 29620 PO# 25272
DATE: DECEMBER 2025
SHEET NO. 5 OF 5

SCALE: SEE DWG

A5



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GENERAL NOTES:

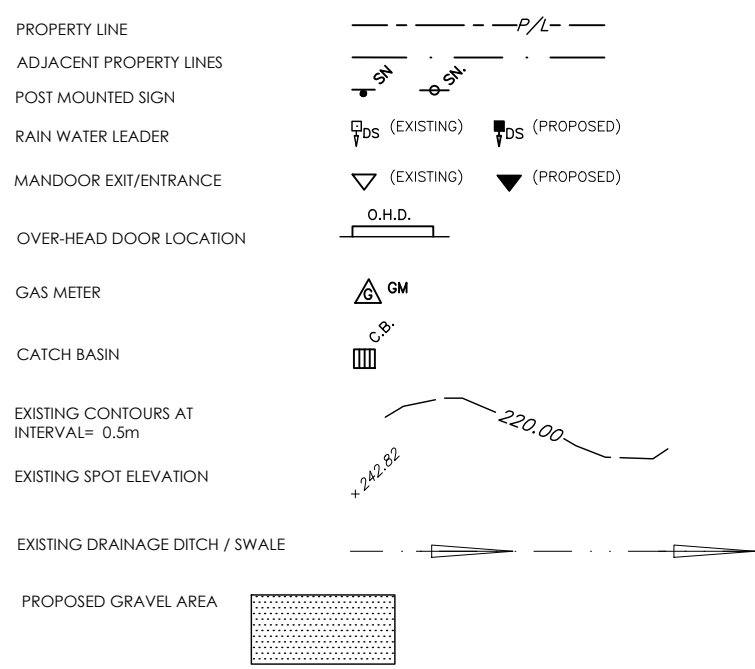
- PRIMARY UNITS ARE METRIC. DIMENSIONS ARE METERS.
- CONTRACTOR TO VERIFY ALL JOB DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ANY DISCREPANCY(S) BETWEEN INFORMATION ON THIS SITE DRAWING AND ACTUAL FIELD CONDITIONS, WHICH MAY IMPACT ON THE PROPOSED DEVELOPMENT, ARE TO BE REPORTED TO THE SENIOR CONSULTANT / P.E.N.G.
- THE DRAWINGS AND SPECIFICATIONS ARE TO BE USED ONLY FOR THE PROJECT SO NOTED. REPRODUCTION OF THE DOCUMENTS IN PART OR IN WHOLE FOR ANY OTHER PURPOSE, OTHER THAN THIS PROJECT, WITHOUT THE WRITTEN CONSENT OF BALAN ENGINEERING CORP., IS PROHIBITED. DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATION, LEASE ETC., CARRY ALL THE ABOVE COPYRIGHT PROTECTION.
- REQUIRED SERVICES & SERVICE CONNECTIONS NOT SHOWN ON DRAWING TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
- ALL NECESSARY RELOCATIONS OR REMOVALS OF EXISTING PHYSICAL SITE FEATURES INCLUDING U/G SERVICES TO BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER.
- EXACT LOCATIONS & ELEVATIONS OF ALL EXISTING SERVICES (SANITARY SEWER, WATER, GAS, BELL, ETC.), GRADES, MATERIAL LENGTHS, ELEVATIONS, INVERTS, ETC., TO BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY SITEWORK.
- ANY FILL PLACED ON SITE MUST BE COMPACTED TO A MIN. 98% STANDARD PROCTOR DENSITY.
- THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
 - SEWER PERMITS
 - ROAD CUT PERMITS
 - RELOCATION OF SERVICES
- THIS DRAWING TO BE READ IN CONJUNCTION WITH ANY AND ALL OTHER DOCUMENTS SUBMITTED FOR MUNICIPAL APPROVAL(S).
- RIGID INSULATION (2 LAYERS OF 1" STYROFOAM) IS TO BE PROVIDED OVER ALL NEW STORM PIPE WHERE COVER IS LESS THAN 1.2m.
- ALL EXCESS EXCAVATED MATERIAL WILL BE REMOVED FROM THE SITE.
- THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED EXCEPT WHERE NOTED. PROPOSED ELEVATIONS SHOW GENERAL INTENT OF GRADING PLAN.
- ALL WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY TO BE COMPLETED TO THE SATISFACTION OF THE MUNICIPALITY.
- PROPER SILTATION MEASURES TO TAKE PLACE. SILT CONTROLS, I.E. SILT FENCING AROUND ALL CONSTRUCTION AREAS ARE TO BE IN PLACE PRIOR TO THE START OF SITE WORKS, AND BE MAINTAINED FOR THE DURATION OF CONSTRUCTION (SILT FENCING TO BE PROPERLY SECURED C/W T BAR POSTS IN GROUND & C/W FILTER FABRIC) FENCING TO BE INSTALLED AROUND ALL CONSTRUCTION AREAS. [REFER TO OPSD 219.130].

NOTE:
"GFA" DENOTES "GROSS FLOOR AREA"
"GUA" DENOTES "GROSS USABLE FLOOR AREA"
"GRTA" DENOTES "GROSS FLOOR AREA" WHICH IS THE TOTAL AREA OF THE ENTIRE BUILDING FOOTPRINT.

SITE SPECIFICATIONS

ITEM	REFER TO DETAIL
1 GRAVELLED DRIVEWAY AREA	-150mm GRAN. 'A' COMPACTED TO 100% STD PROCTOR DENSITY. -400mm GRAN. 'B' COMPACTED TO 100% STD PROCTOR DENSITY.
2 DISTURBED DITCHES AND BOULEVARDS	RESTORE DISTURBED BOULEVARDS AND DITCHES WITH HYDRO-SEED ON 100mm (MIN) TOPSOIL.
3 TEMPORARY SILTACK AT CATCH BASIN	REFER TO DETAIL 2 ON SP2 AND NORFOLK COUNTY STANDARDS AND PROCEDURES

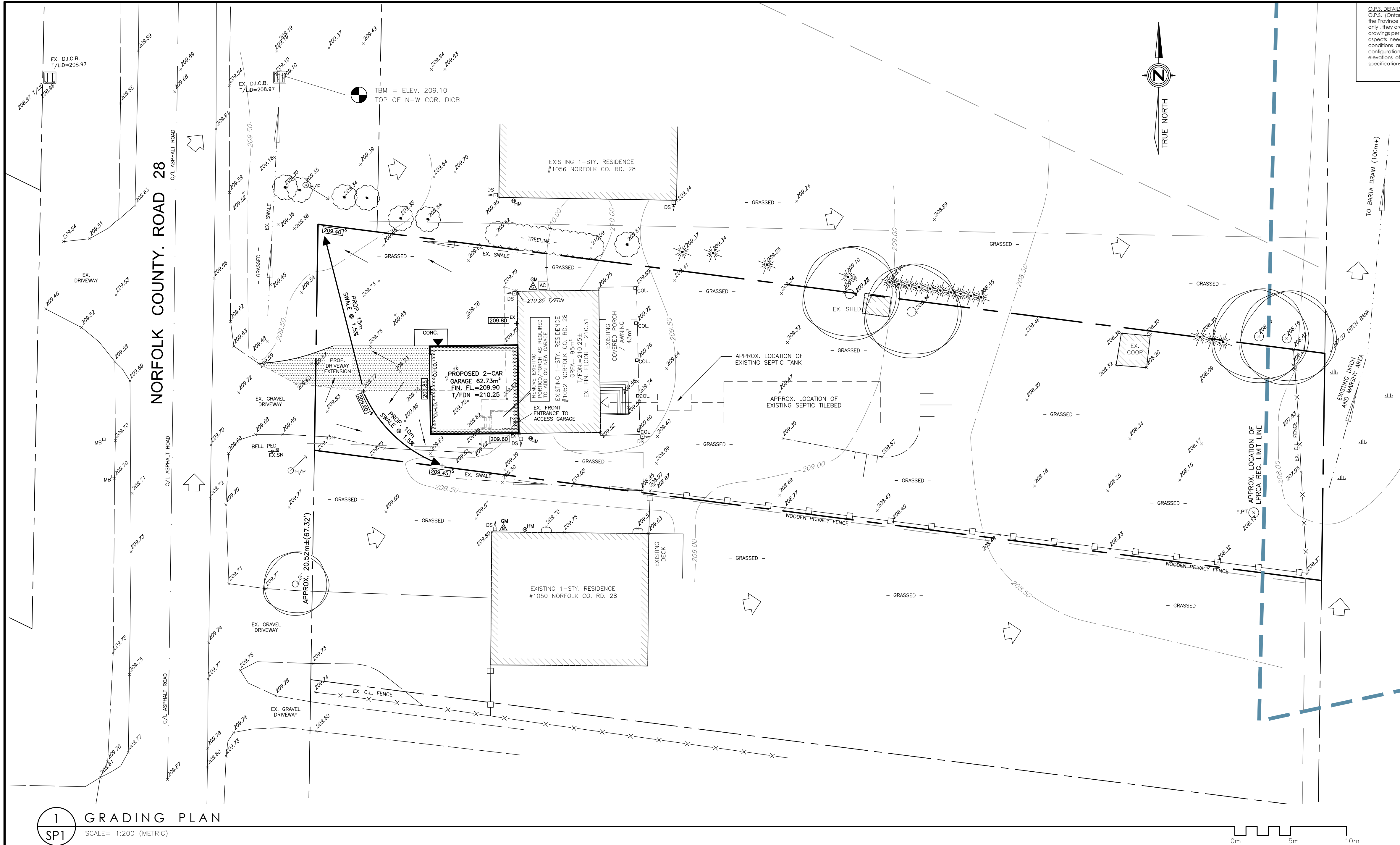
LEGEND



SITE STATISTICS

	EXISTING	PROPOSED	REQUIRED	% LOT COVERAGE
ZONING	A - AGRICULTURAL	A - AGRICULTURAL	A - AGRICULTURAL	
TOTAL LOT AREA	1,828.87m ² (0.18 ha)		N/A	100 %
LOT FRONTAGE	20.21 m (66.31')		30 m (MIN.)	
FRONT YARD SET BACK	17.91 m	10.08 m (MIN.)	13 m (MIN.)	
REAR YARD SET BACK	41.41 m	41.41 m	9 m (MIN.)	
INTERIOR SIDE YARD (NORTH)	2.45 m	2.45 m	3 m (MIN.)	
INTERIOR SIDE YARD (SOUTH)	3.32 m	4.38 m (MIN.)	3 m (MIN.)	
PAVED AREA (HARD SURFACES)	34 m ²	40 m ²		2.2%
GRAVELLED AREA	75 m ²	123 m ²		6.7%
LANDSCAPED OPEN SPACE	N/A	1,449.87 m ²		80.12%
BUILDING DATA				
GROUND FLOOR AREA OF BUILDINGS (GFA):	95 m ² (1032 SQ.FT.)	95.00 m ² (EXISTING) 43.00 m ² (EX. AWNING) 62.73 m ² (ADDITIONAL) 200.73 m ² (TOTAL)	N/A	10.98%
AREA OF DECKS / COVERED PORCH (GRTA):	51 m ² (549 SQ.FT.)			
BUILDING HEIGHT	6m		11 m (MAX)	

1 SITE PLAN
SP1
SCALE= 1:200 (METRIC)



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DO NOT SCALE DRAWINGS

KEY PLAN
N.T.S.

LEGAL DESCRIPTION:
PART OF 12 CONFESSIONS, GED, TOWNSHIP OF HOGHTOWN, PARCELS 2 & 3 OF PLAN 379/122 NORFOLK COUNTY, ONT.

PROPERTY BOUNDARY INFORMATION:
THE PROPERTY BOUNDARY INFORMATION FOR THIS DRAWING IS BASED ON SURVEY DRAWING PLAN 379/122 PREPARED BY JOHN DODD LTD. C.L.S. DATED APR. 23RD, 1977.
REFER TO ACTUAL DRAWINGS BY ABOVE NOTED C.L.S. FOR EXACT SURVEY REFERENCES AND DESCRIPTIONS AND PROPERTY MONUMENT LOCATIONS AND TYPES.

T.B.M. 1, ELEV. 209.10
NORTH-NORTH-WEST CORNER OF DITCH INLET CATCH BASIN ON EAST SIDE OF NORFOLK CO. RD. 28, APPROX. 10m NORTH OF THE NORTH-WEST CORNER OF THE SUBJECT PROPERTY.

Client: JOHN THIESSEN
NORFOLK COUNTY, ONTARIO
ghomes@outlook.com

REVISIONS

Rev.	Date	Description	By:
04	2025/12/12	ISSUED FOR APPROVAL	CB
03	2025/11/18	ISSUED FOR CLIENT REVIEW	CB
02	2025/11/11	ISSUED FOR APPROVAL	CB
01	2025/11/04	ISSUED FOR CLIENT REVIEW	CB

Rev.: wjw/mw/ds

These drawings, details and specifications shall not be used for construction until they have been signed and sealed by the engineer and a building permit has been issued.
DO NOT SCALE DRAWINGS: THESE DRAWINGS SHOW INTENT OF THE DESIGN ONLY OR EXISTING CONDITIONS AND MAY NOT REFLECT EXACT LOCATIONS.

STAMP:
LICENSED PROFESSIONAL ENGINEER
2025-12-12
N.S. BALAN
100503960
N. Balan
PROVINCE OF ONTARIO

PROJECT NORTH

BALAN ENGINEERING CORP.
49 North Street East, Thornburg, ON
email: info@balanengineering.com
Web: balanengineering.com
Office: 519.688.2525

Project Name: PROPOSED ADDITION TO EXISTING RESIDENCE
1052 NORFOLK COUNTY RD. 28, FROGMORE ONT. NORFOLK COUNTY

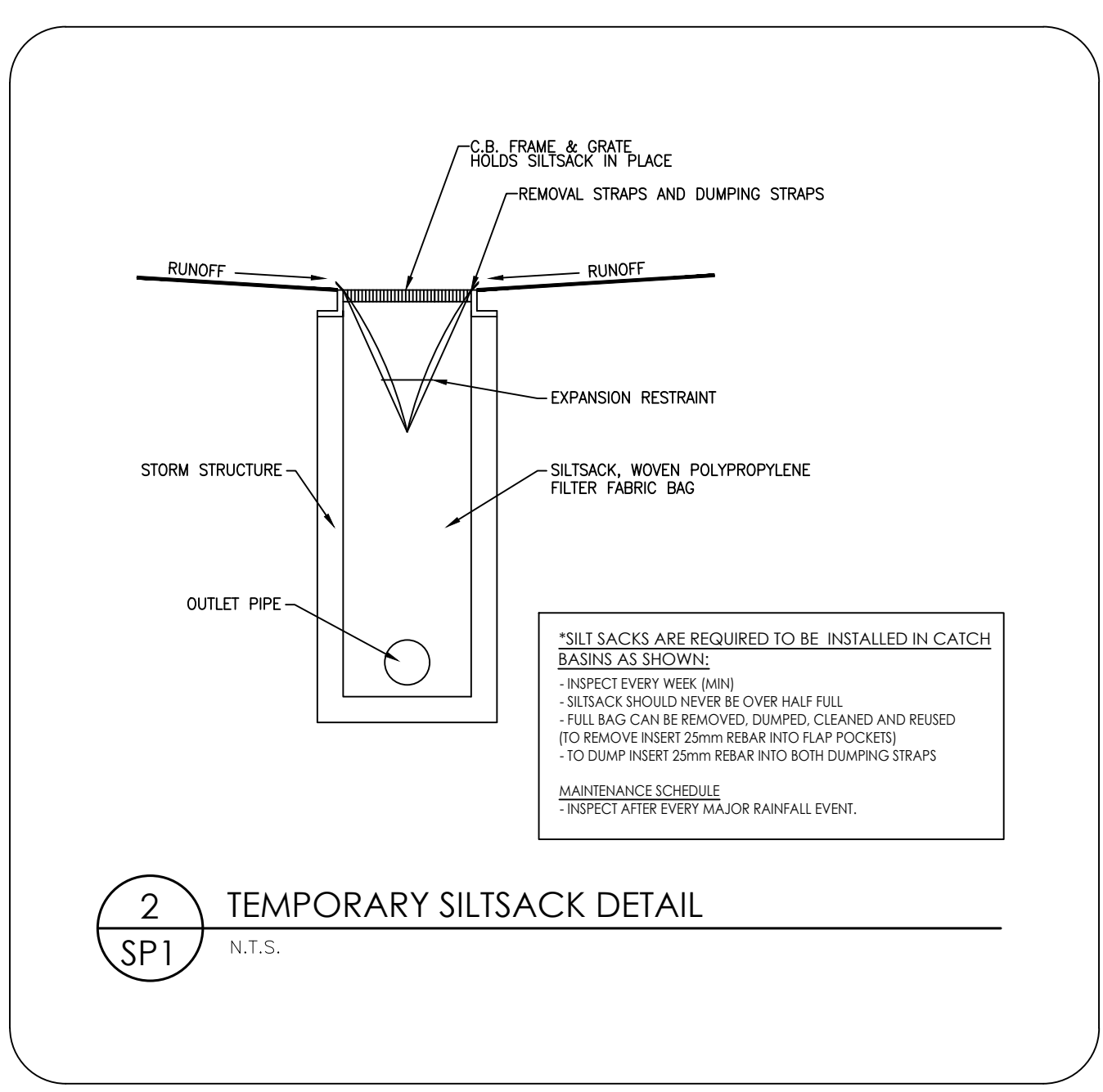
Drawing: GRADING PLAN

Drawn By: CB
Approved By: NB
Date: Sept. 29, 2025

Job Number: 25-0534
Sheet No.:
Revision No.:
Scale: As Noted

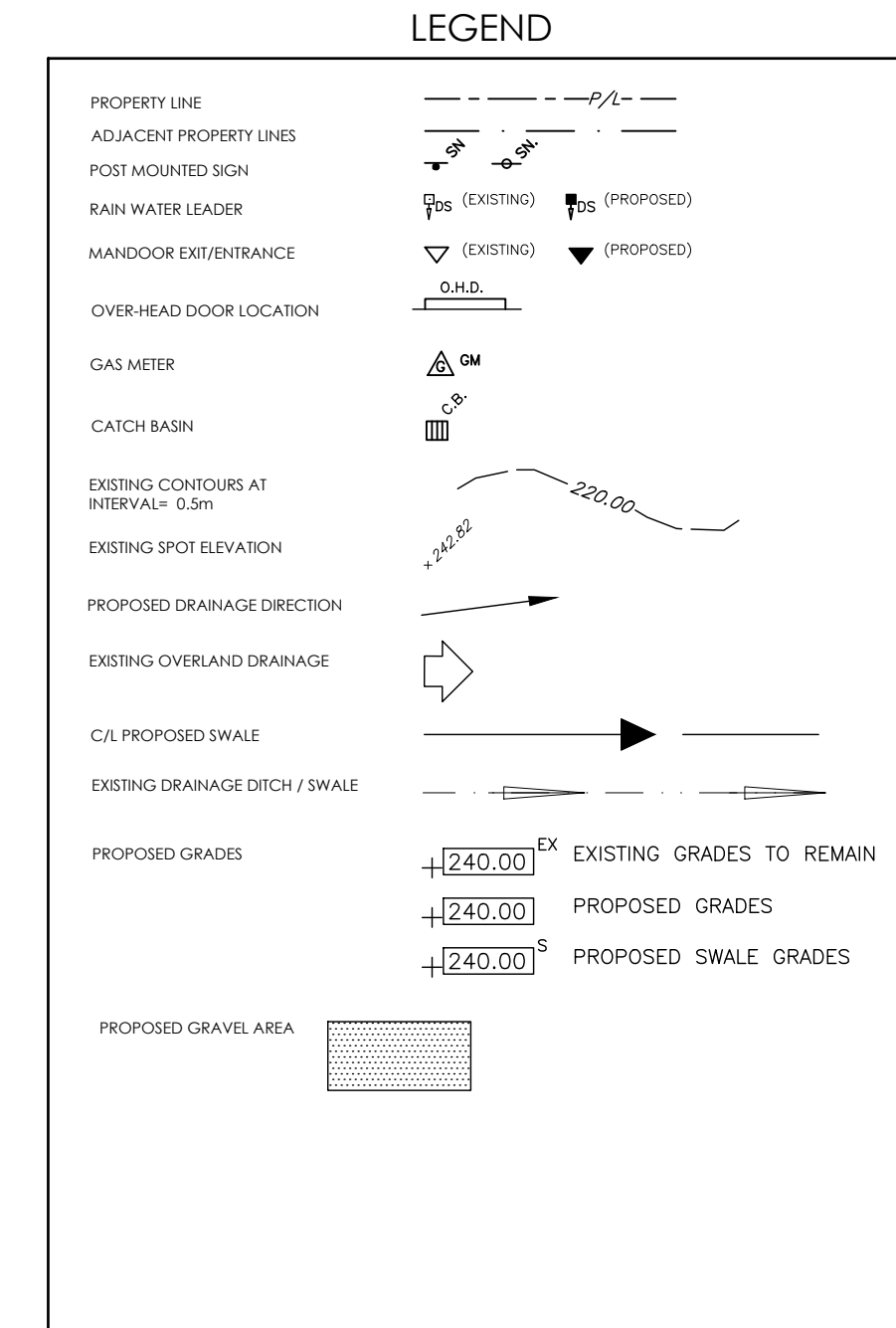
SP2 **04**

1 GRADING PLAN
SCALE = 1:200 (METRIC)



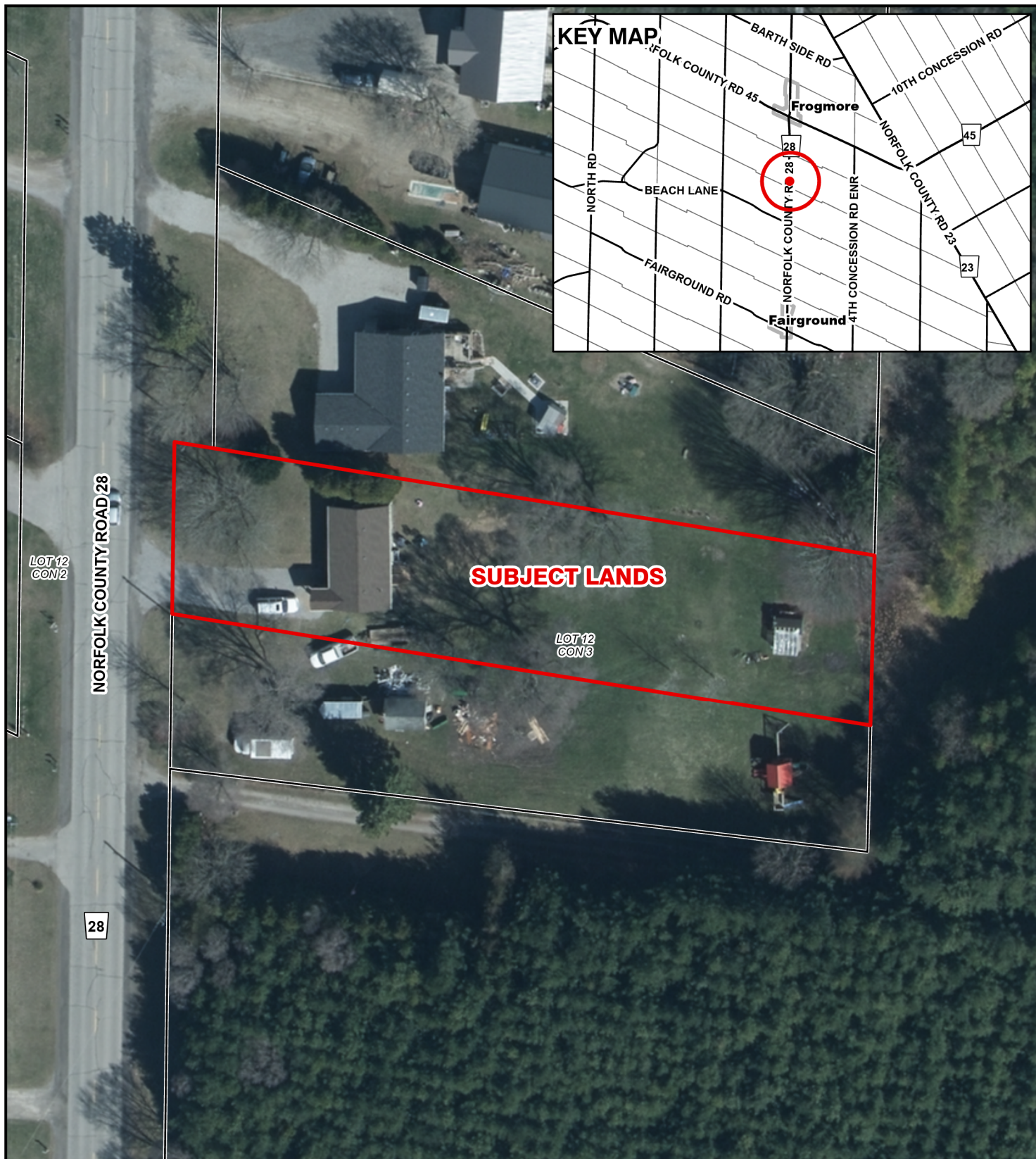
2 TEMPORARY SILTSACK DETAIL
N.T.S.

- SILT FENCE NOTES:**
1. SILT FENCE SHALL GENERALLY BE PLACED A MINIMUM OF 1.5m BEYOND TOE OF SLOPE, 3m PREFERRED, TO PROVIDE ADEQUATE AREA FOR SEDIMENT STORAGE AND FACILITATE MAINTENANCE OF SEDIMENT CONTAINMENT AREA.
 2. ALL ENDS SHALL BE "J" HOOKED TO TRAP SEDIMENT.
 3. IN AREAS WITH TWO SLOPES, SILT FENCE SHALL BE USED TO ERCT A DAM AND TRAP SEDIMENT AT THE BASE OF THE STEEPER SLOPE.
 4. THE BOTTOM EDGE OF SILT FENCE SHALL BE BURIED A MINIMUM OF 150mm BELOW GROUND, AND KEPT IN 100mm. THE FENCE SHALL BE INSTALLED WITH THE POSTS ON THE DOWNSLOPE SIDE OF THE FABRIC. MAXIMUM DRAINAGE AREA TRIBUTARY TO 30m OF SILT FENCE SHALL BE 0.1 ha.
 5. SILT FENCE SHALL BE REMOVED WHEN THE AREA HAS BEEN STABILIZED.
 6. AT TIME OF REMOVAL OF THE SILT FENCE, THE DISTURBED AREA SHALL BE REPAIRED AND STABILIZED.
 7. MEASURES SHALL BE INSPECTED EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT GREAT ENOUGH TO CAUSE WATER TO LEAVE THE CONSTRUCTION SITE.
 8. MEASURES SHALL BE CLEANED AND REPAIRED AS NEEDED. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATION REACHES ONE-HALF OF THE MEASURE HEIGHT. SEDIMENT SHALL BE DISPOSED OF AS UNSUITABLE MATERIAL.
 9. SILT FENCE SHALL BE INSTALLED ON A LINE OF EQUAL ELEVATION (CONTOUR). IT MAY BE INSTALLED AT INTERMEDIATE POINTS UP SLOPES AS WELL AS AT THE BOTTOM, AS SHOWN IN THE DETAIL.
 10. SILT FENCE SHALL NOT BE USED ACROSS CONCENTRATED FLOW.
- GENERAL EROSION AND SEDIMENT CONTROL NOTES:**
1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICE WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF NORFOLK COUNTY.
 2. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
 3. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON SITE AT ALL TIMES.
 4. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
 5. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
 6. ALL EROSION AND SEDIMENT CONTROLS ARE TO BE INSTALLED AND MAINTAINED TO THE SATISFACTION AND TO THE REQUIREMENTS OF NORFOLK COUNTY.
 7. ALL AREAS OF WORK WHICH WILL REMAIN DISTURBED FOR A PERIOD OF THIRTY DAYS OR MORE MUST BE STABILIZED TO THE SATISFACTION OF NORFOLK COUNTY.
 8. ALL MATERIAL STOCKPILES ARE TO BE LOCATED WITHIN THE BOUNDARY OF THE INDICATED SILT FENCE. ADDITIONAL SILT FENCE IS TO BE ERCTED AROUND ANY PROPOSED STOCKPILES.
 9. CATCH BASINS TO HAVE SILT TRAPS INSTALLED FOR THE DURATION OF CONSTRUCTION. REFERENCE DETAIL ON THIS PAGE.
 10. SILT FENCE AS PER OPSD 219.130
 11. ALL EROSION CONTROL DEVICES ARE TO BE INSPECTED AND MAINTAINED WEEKLY AND AFTER EACH RAINFALL.
 12. OWNER IS RESPONSIBLE FOR INSPECTIONS AND MAINTENANCE OF STORMCCEPTOR AS PER MANUFACTURER'S INSTRUCTIONS. ALL EROSION AND SEDIMENTATION CONTROL DEVICES MUST BE IN PLACE PRIOR TO ANY EARTH MOVING/CONSTRUCTION ACTIVITIES AND MUST BE MAINTAINED UNTIL FINAL COVER IS ESTABLISHED.




CONTEXT MAP

Geographic Township of HOUGHTON



Legend


 Subject Lands

1/13/2026



2020 Air Photo

5.52.75 0 5.5 11 16.5 22 Meters



MAP B
ZONING BY-LAW MAP
 Geographic Township of HOUGHTON

ANPL2025380



LEGEND

- Subject Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

1/13/2026

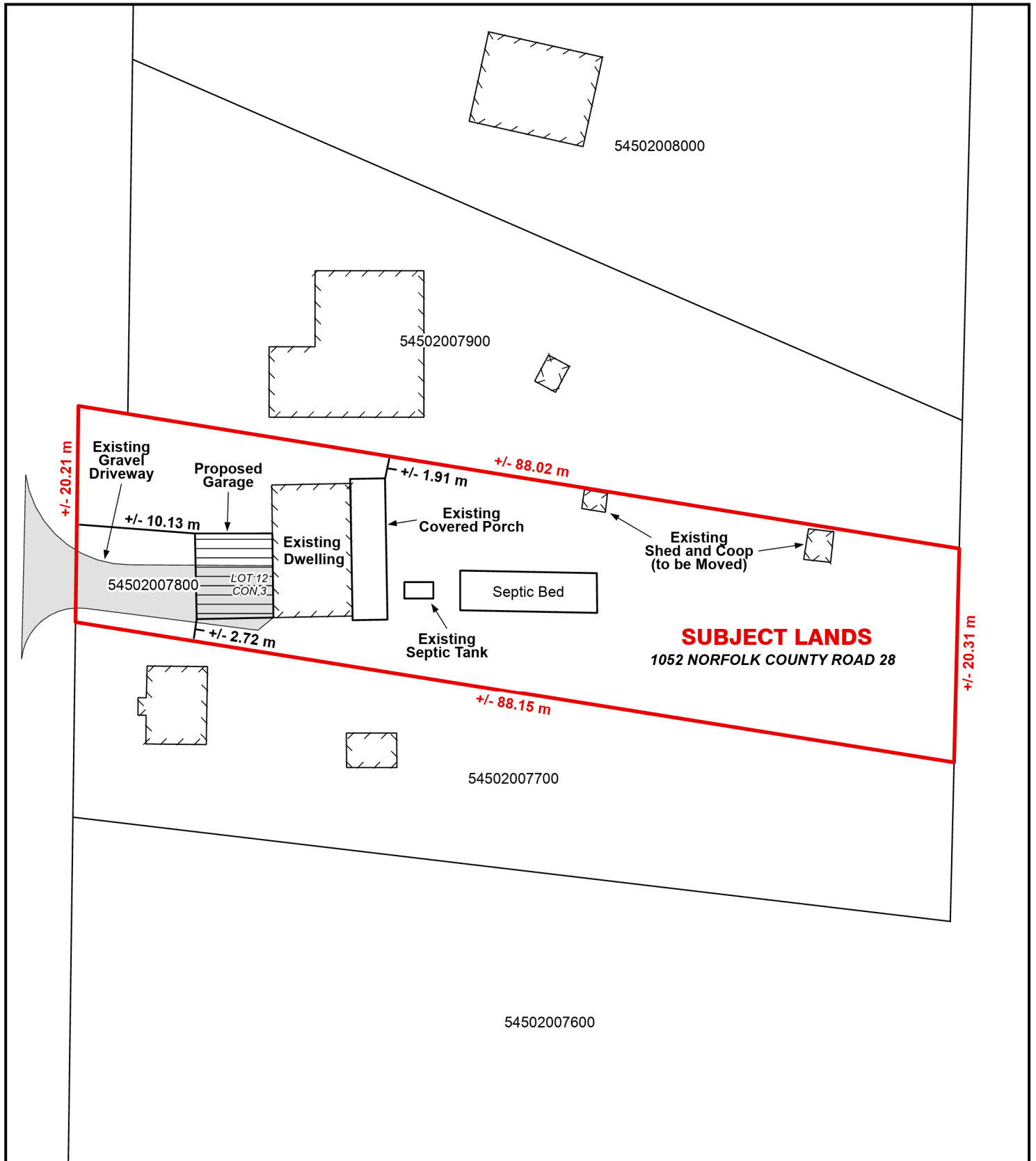
- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone



4.5 2.25 0 4.5 9 13.5 18 Meters

CONCEPTUAL PLAN

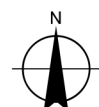
Geographic Township of HOUGHTON



Legend

Subject Lands

1/13/2026



4.5 2.25 0 4.5 9 13.5 18 Meters