Subject land information

Names and addresses of any mortgages, holders, charges or other encumbrances:

Jim MacNeill - Golf Course Rd Goderich, ON N7A 3Y3

Nature and extent of relief applied for:

We are applying for a minor variance to rebuild this residence but seeking approval for additional building height.

Why is not possible to comply with the provisions of the by-law?

Due to the nature of this project, the location of the residence and the constraints we are facing on site the building is proposed to be built slightly taller than the previous building prior to the house fire.

Is any of the subject land in Wellhead Protection Area C?

☐ Yes ☐ No ☑ Unknown

Property access by

Municipal road maintained seasonally

Will this proposal result in adding or changing the location of any driveway/accessed/entrances?

☐ Yes ☑ No

If UNKNOWN, please consult with your Municipal Planner and obtain a Restricted Land Use Permit if necessary.

Dimensions of Land affected:	Frontage	Area	Depth	Width of Street
	20.473	1670	51.547	6

Particulars of all buildings and structures on or proposed for the subject land (specify ground floor area, number of storeys, width, length, height, etc.)

Existing	Proposed
The existing building was a partial basement with a crawl space, they had a full main floor, they had a loft area that was the size of the main floor. The exterior was completed with a deck surround, multiple levels and had stairs from the top of the hill down to the cottage. The basement was constructed of concrete with a crawl space.	The proposed building would be constructed on helical piers, it will have a full main floor and loft area with covered deck area. The exterior will be completed with a deck surround, multiple levels and had stairs from the top of the hill down to the cottage - replacing what they had prior to the fire. It will be rebuilt to the same foot print of the previous residence that was in a fire.

Location of all buildings and structures on or proposed for the subject land (specify distance from side, rear, and front lot lines)

Existing	Proposed
Side Lot Line North - Average of 4.40+1.38/2 = 2.89 m Side Lot Line South - Average of 6.69+9.71/2 = 8.2 m Front Lot Line - 47.96 m Rear Lot Lines - 58.96	Side Lot Line North - Average of 4.40+1.38/2 = 2.89 m Side Lot Line South - Average of 6.69+9.71/2 = 8.2 m Front Lot Line - 47.96 m Rear Lot Lines - 58.96

Date of construction of all buildings and structures on subject land	Date of acquisition of subject land
2026-11-02	N/A

Existing uses of the subject property	Existing uses of abutting properties
Residence/Cottage	Residences/Cottages

Length of time the existing uses of subject property have continued

decades

Municipal services available (check all that apply)

- [ ] Water - Connected
- [ ] Public owned
- [x] Privately owned
- [x] Communal well
- [ ] Lake
- [ ] Sewage disposal - Connected
- [ ] Sanitary Sewers
- [x] Septic system
- [ ] Privy
- [ ] Storm drainage - Connected
- [ ] Storm sewer
- [x] Ditches
- [x] Swales
- [ ] Other

Is the property assessed to a Municipal Drain?

- [ ] Yes
- [x] No

Is there a tile drain loan for this property or has an application for a tile drain loan been submitted to the Municipality within the last 90 days?

- [ ] Yes
- [x] No

Present Official Plan provisions applying to the land

The present official plan provisions for 82423 Golf Course Road fall within ACW Consolidated Zoning By-law 32-2008.

Present Zoning By-law provisions applying to the land

The zoning by-law provisions for 82423 Golf Course Road fall within Zone Map 15 of the Township of Ashfield-Colborne-Wawanosh (ACW) Consolidated Zoning By-law 32-2008.

Has the owner previously applied for relief in respect of the subject property?

- [ ] Yes
- [x] No

Applicants are strongly encouraged to contact the County and speak/meet with the Planner to the Municipality before submitting an application for information.

Date of Applicant's consultation meeting with County Planner

2026-09-03

Has the Planner advised the Applicant that this application needs to be reviewed by the Huron County Biologist for comments on Natural Heritage matters?

- [ ] Yes - Please submit a fee of $220.00 made payable to the Treasurer, County of Huron
- [x] No

Is the subject property the subject of a current application for consent or plan of subdivision under the Planning Act?

- [ ] Yes
- [x] No

Instructions

Each copy of this application must be accompanied by a plan showing the dimensions of the subject land and all abutting land; the location, size and type of all existing and proposed buildings and structures on the subject land indicating the distance of the buildings from the lot lines; approximate location of all natural and artificial features on the subject and adjacent lands; location, width and name of roads; location of easements; and use of adjacent lands. The Committee of Adjustment may require that the plan be signed by an Ontario Land Surveyor.

© COPYRIGHT 2025, SBM GEOMATICS LTD.

NOTE: RETAINING WALL AND GUARD/RAILING (IF REQUIRED); LOT GRADING DESIGN/DRAWINGS SOLELY SPECIFY GRADING REQUIREMENTS FOR RETAINING WALLS. STRUCTURAL/GEOTECHNICAL DESIGN, CONSTRUCTION SUPERVISION, AND CERTIFICATION BY OTHERS.

NOTE: WATER SERVICE CURB STOP AND SEPTIC TANK LID(S) SHALL BE SET AT FINISHED GRADE.

NOTE: ALL FOOTINGS TO HAVE A MINIMUM OF 4' FROST COVER.

NOTE: FINE GRADING OF FINISHED GRADE AROUND STEPS, PORCHES, AND DECKS TO COMPLY WITH OBC AND ALL OTHER APPLICABLE STATUTES, REGULATIONS, BY-LAWS, AND POLICIES.

NOTE: COVERAGE CALCULATIONS INCLUDE ALL COVERED STRUCTURES PROVIDED IN ARCHITECTURE PLANS LISTED IN REFERENCE DOCUMENTS.

NOTE: CONSULT ARCHITECTURE PLAN FOR EXACT BUILDING DIMENSIONS.

NOTE: STEP FOOTING AS PER O.B.C. PART 9.

NOTE: SIDEWALK BUILT IN SIDEYARDS MAY REQUIRE RETAINING WALLS.

NOTE: ELEVATION OF SEPTIC TANK INLET TO BE VERIFIED ON SITE, PRIOR TO POURING FOUNDATION WALLS TO DESIGN HOUSE SANITARY OUTLET ELEVATION.

NOTE: REFER TO ARCHITECTURE PLAN FOR TOP OF FOUNDATION STEPPING. MAINTAIN MINIMUM OF 6" SEPARATION FROM TOP OF FOUNDATION TO ADJACENT FINISHED GRADE. CLIENT/CONTRACTOR TO CONFER WITH DESIGN FIRM TO OBTAIN DESIRED HEIGHT SEPARATION BETWEEN BRICK LEDGE AND ADJACENT FINISHED GRADE.

REFERENCE DOCUMENTS:

1. TOPOGRAPHIC INFORMATION BY SBM GEOMATICS LTD., FILE No. G250078, DATED 2025/12/01.
2. BUILDING DESIGN INFORMATION BY ELEMENT FORENSIC ENGINEERING, FILE No. 2506-1905-MG, DATED 2025/08/25.
3. REFERENCE PLAN 22R-6594.

LOT GRADING PLAN

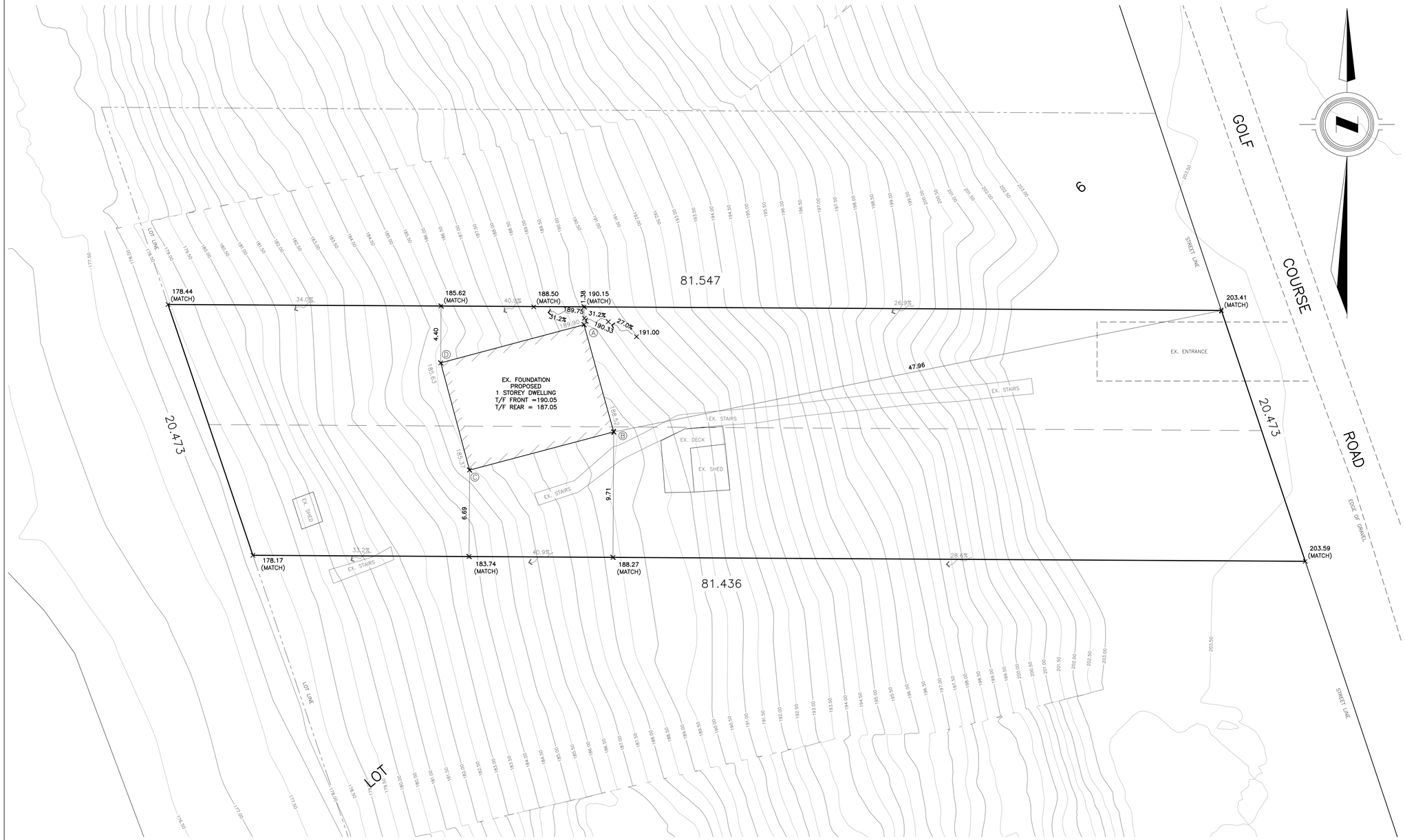
OF PART OF

LOT 6
BROKEN FRONT CONCESSION

MUNICIPAL NUMBER 82427

IN THE TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH

COUNTY OF HURON



NOTES:

TOP OF FOUNDATION ELEV. A-B	= 190.05m
8'-6 ½" FDN. WALL HEIGHT	(2.60m)
0'-6" THICK FOOTING	(0.15m)
UNDERSIDE OF FOOTING ELEV.	= 187.30m
TOP OF FOUNDATION ELEV. B-C & D-A	= VARIES
CONSULT ARCHITECTURE PLANS FOR FOUNDATION STEPPING AND UNDERSIDE OF FOOTING ELEV.	
UNDERSIDE OF FOOTING ELEV.	= VARIESm
TOP OF FOUNDATION ELEV. C-D	= 187.05m
9'-0 ¼" FDN. WALL HEIGHT	(2.75m)
0'-6" THICK FOOTING	(0.15m)
UNDERSIDE OF FOOTING ELEV.	= 184.15m

LEGEND:

271.00	PROPOSED SPOT ELEVATION
271.00	EXISTING SPOT ELEVATION
271.00 (MATCH)	MATCH EXISTING GRADE
2.0%	PROPOSED SWALE
2.0%	EXISTING SWALE
2.0%	PROPOSED SLOPE
	PROPOSED BUILDING

COVERAGE CALCULATIONS		
	AREA (m²)	COVERAGE (%)
SITE AREA	1579.01	100.00
LOT COVERAGE	112.63	7.13
DRIVEWAY AREA	48.87	3.10
LANDSCAPE AREA	1417.51	89.77

ZONING BASED ON : NE1-1

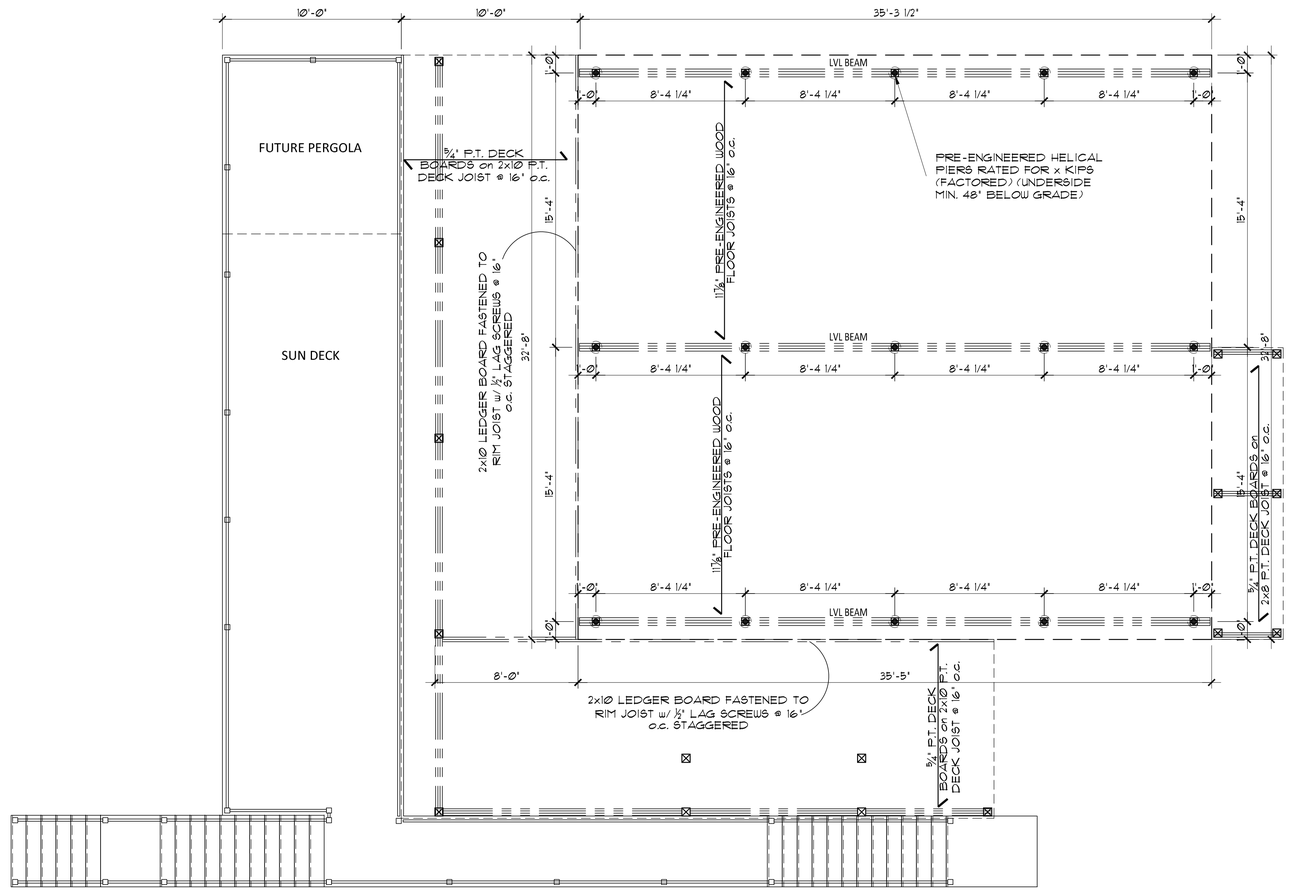
ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS IN GENERAL CONFORMITY FOR DRAINAGE AND RELATIVE ELEVATIONS, WITH THE ACCEPTED SUBDIVISION GRADING PLANS FILED WITH THE CITY ENGINEER AND/OR ATTACHED TO THE SUBDIVISION AGREEMENT.

PRELIMINARY NOT FOR CONSTRUCTION

sbm GEOMATICS ONTARIO LAND SURVEYORS
1599 Adelaide St. N, Unit 203,
London, Ontario, N5X 4E8
Tel: (519) 914-1134
Fax: (519) 471-0034
Association of Ontario Land Surveyors

DESIGN: BBW	CAD FILE: G250078	CLIENT:	XO HOMES
CHECKED: BW	PLOT DATE:		



FOUNDATION PLAN

Scale: 1/4"=1'-0"

GENERAL NOTES:

- CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING.

NOTE:
BUILT-UP STUD COLUMNS LAMINATED TOGETHER
2x4's - 1 ROW 3" NAILS @ 9" o.c.
2x6's - 2 ROWS 3" NAILS @ 9" o.c.

NOTE:
PROVIDE DOUBLE JOIST FRAMING AROUND STAIR OPENINGS, UNLESS NOTHED OTHERWISE.

NOTE:
PROVIDE BUILT-UP WOOD STUD POST EQUAL TO STUD DEPTH x WIDTH OF BEAM, AT BOTH ENDS OF STEEL or WOOD BEAM, UNLESS NOTED OTHERWISE.

NOTE RE SPECIFICATIONS:
FOR STANDARD FOUNDATION AND FRAMING NOTES, CODE REQUIREMENTS AND TYPICAL CONSTRUCTION ASSEMBLIES REFER TO SPECIFICATION SHEETS

SMOKE ALARM

CO CARBON MONOXIDE DETECTOR

LOVE YOUR HOME
XO HOMES
CUSTOM BUILDER

REV.#	DATE:	DESCRIPTION:
26	26/09/18	PRELIMINARY PLANS

DRAWINGS PRODUCED BY:
MEAGHER'S DRAFTING AND DESIGN SERVICES
81 CAVERHILL CRESCENT
KOMOKA, ONTARIO N0L 1R0
EMAIL : Grant.M2DServices@gmail.com
PHONE: 519 872 5798

CUSTOM HOME

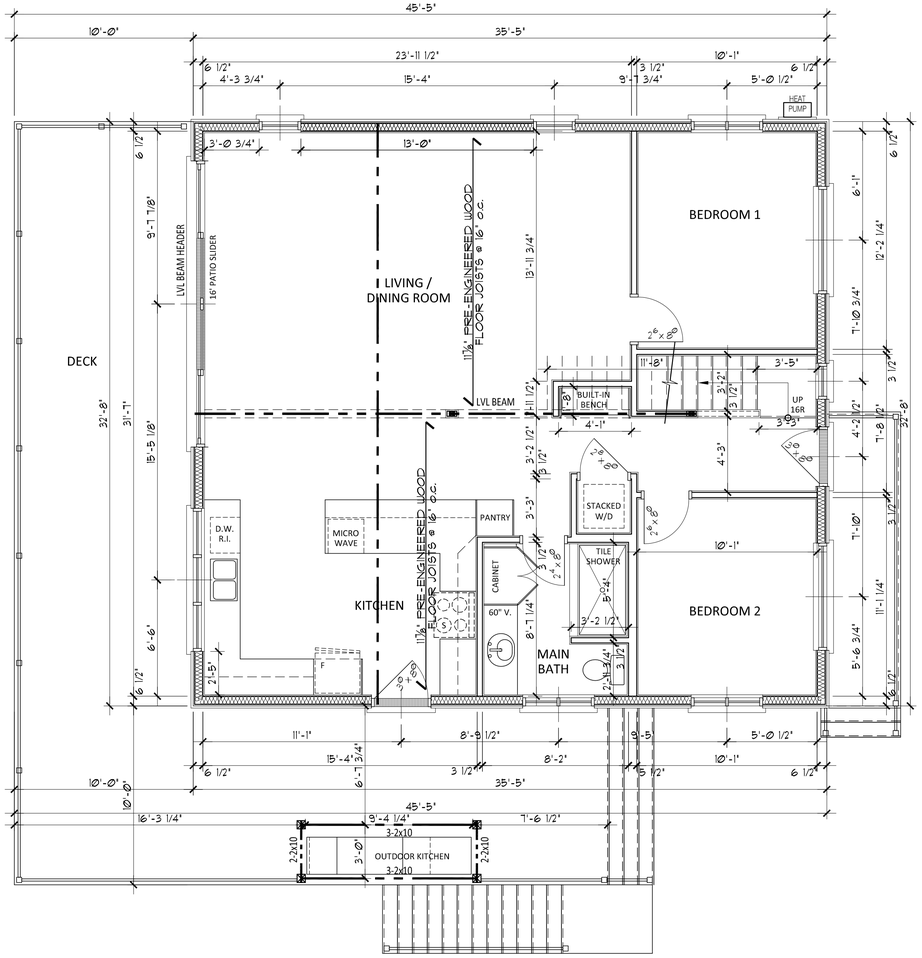
82423 GOLF COURSE ROAD
GODERICH, ONTARIO

1937 SQ.FT.

FLOOR PLANS

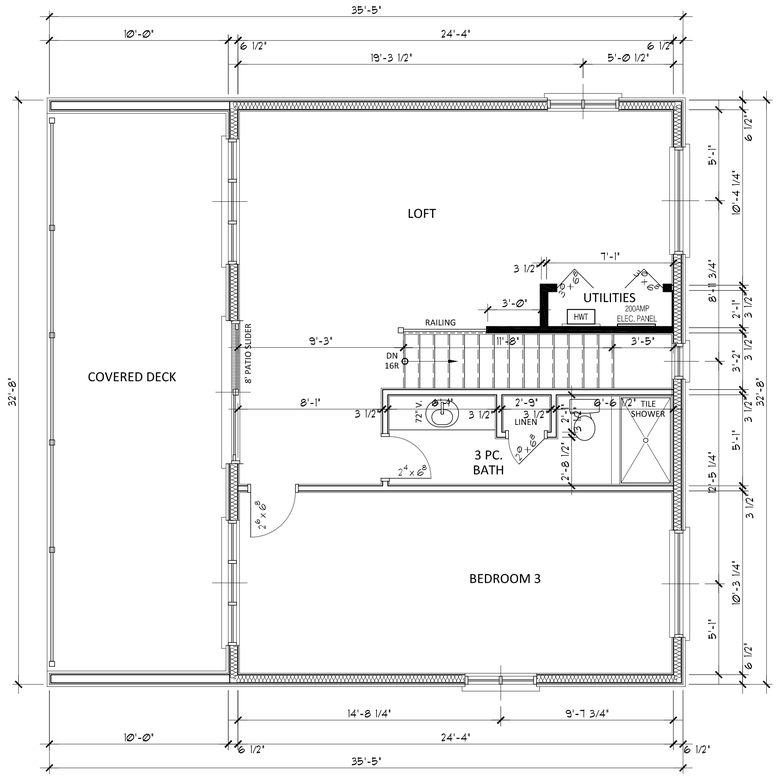
CONSTRUCTION PLANS

DRAWN BY: G. MEAGHER	SCALE: SEE DWG
BCIN: 36185	B1
DATE: DECEMBER 2025	
SHEET NO. 1 OF 5	



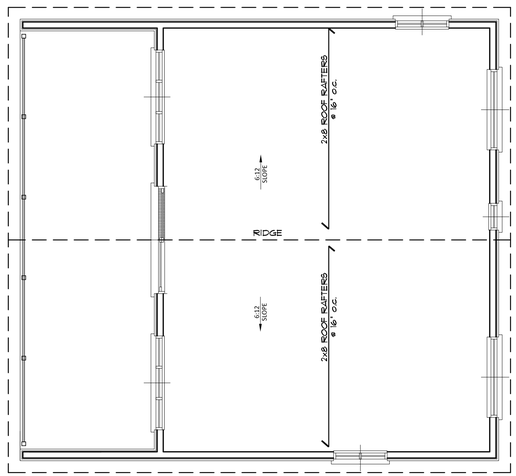
MAIN FLOOR PLAN

1157 sq.ft. Scale: 1/4"=1'-0"



SECOND FLOOR PLAN

780 sq.ft. Scale: 1/4"=1'-0"



ROOF LAYOUT

Scale: 3/16"=1'-0"

GENERAL NOTES:

- CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING.

NOTE:
BUILT-UP STUD COLUMNS LAMINATED TOGETHER
2x4's - 1 ROW 3" NAILS @ 9" o.c.
2x6's - 2 ROWS 3" NAILS @ 9" o.c.

NOTE:
PROVIDE DOUBLE JOIST FRAMING AROUND STAIR OPENINGS, UNLESS NOTHED OTHERWISE.

NOTE:
PROVIDE BUILT-UP WOOD STUD POST EQUAL TO STUD DEPTH x WIDTH OF BEAM, AT BOTH ENDS OF STEEL or WOOD BEAM, UNLESS NOTED OTHERWISE

NOTE RE SPECIFICATIONS:
FOR STANDARD FOUNDATION AND FRAMING NOTES, CODE REQUIREMENTS AND TYPICAL CONSTRUCTION ASSEMBLIES REFER TO SPECIFICATION SHEETS

SMOKE ALARM

CO CARBON MONOXIDE DETECTOR

LOVE YOUR HOME
XO HOMES
CUSTOM BUILDER

REV.#	DATE:	DESCRIPTION:
26	26/09/18	PRELIMINARY PLANS

DRAWINGS PRODUCED BY:
MEAGHER'S DRAFTING AND DESIGN SERVICES
81 CAVERHILL CRESCENT
KOMOKA, ONTARIO N0L 1R0
EMAIL : Grant.M2DServices@gmail.com
PHONE: 519 872 5798

CUSTOM HOME

82423 GOLF COURSE ROAD
GODERICH, ONTARIO

1937 SQ.FT.

FLOOR PLANS

CONSTRUCTION PLANS

DRAWN BY: G. MEAGHER	SCALE: SEE DWG
BCIN: 36185	B2
DATE: DECEMBER 2025	
SHEET NO. 2 OF 5	

REAR ELEVATION

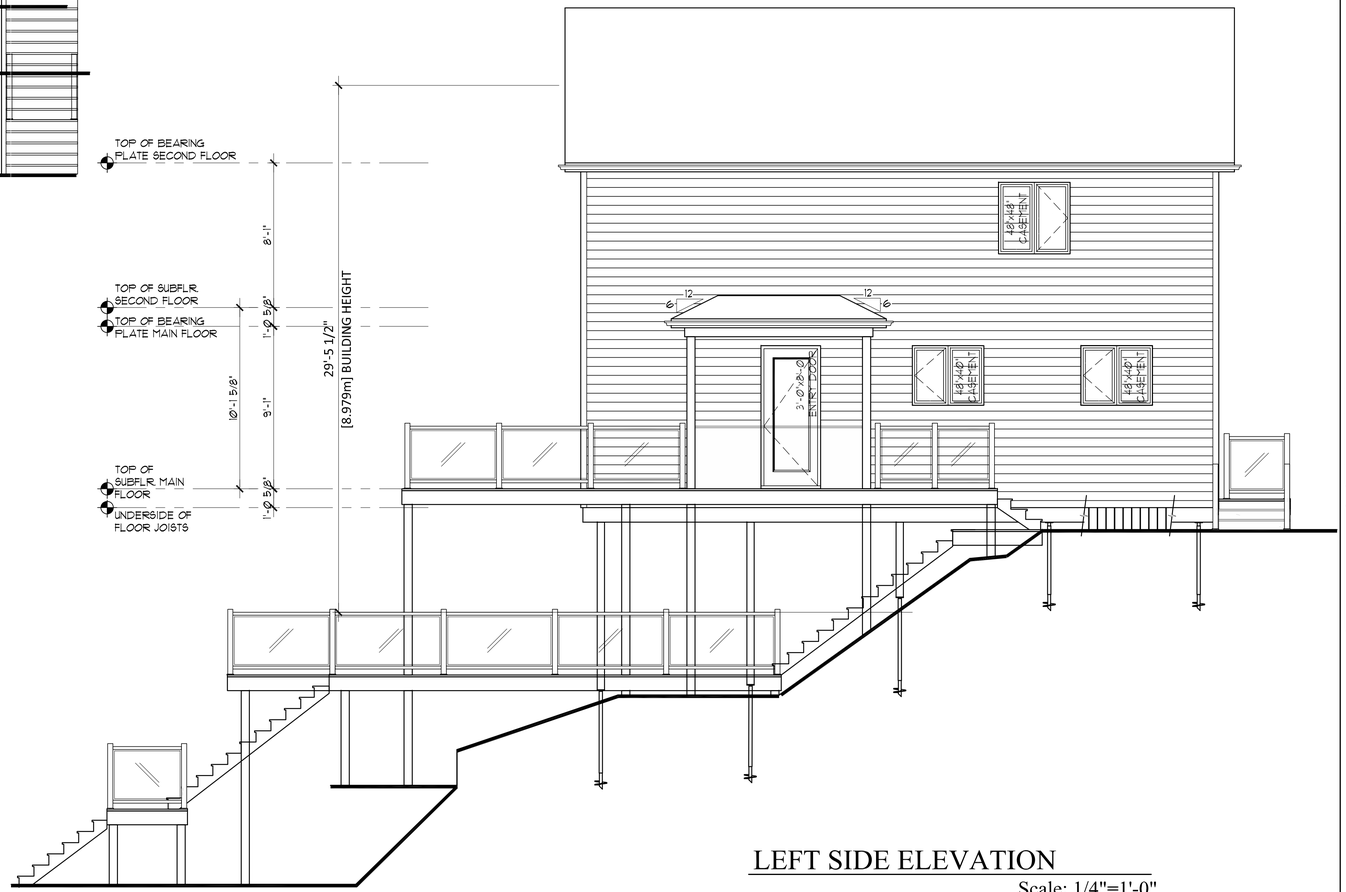
LAKE SIDE Scale: 1/4"=1'-0"

NOTE:
FOR RAINWATER DISCHARGE
REFER TO MUNICPAL
REQUIREMENTS

NOTE:
PROVIDE WINDOWS
WITH LOW-E COATINGS

BUILDING HEIGHTS:

FRONT ELEVATION	- 24'-10"
LEFT SIDE ELEVATION	- 29'-5½"
REAR ELEVATION	- 32'-9"
RIGHT SIDE ELEVATION	- 29'-5½"
AVERAGE BUILDING HEIGHT	- 29'-1½"



LEFT SIDE ELEVATION

Scale: 1/4"=1'-0"

GENERAL NOTES:

- CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING.

LOVE YOUR HOME
XO HOMES
CUSTOM BUILDER

REV.#	DATE:	DESCRIPTION:
26	26/09/18	PRELIMINARY PLANS

DRAWINGS PRODUCED BY:
MEAGHER'S DRAFTING AND DESIGN SERVICES
81 CAVERHILL CRESCENT
KOMOKA, ONTARIO N0L 1R0
EMAIL : Grant.M2DServices@gmail.com
PHONE: 519 872 5798

CUSTOM HOME

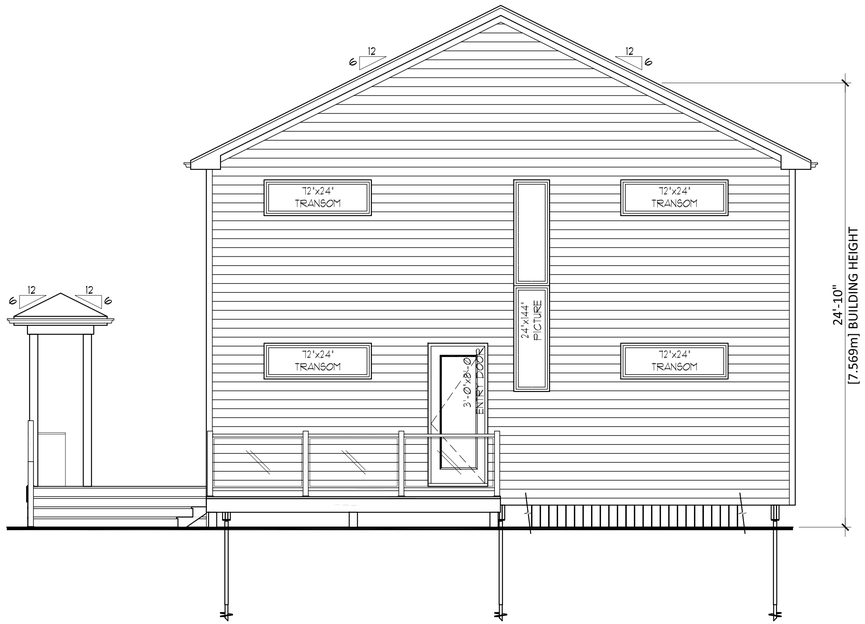
82423 GOLF COURSE ROAD
GODERICH, ONTARIO

1937 SQ.FT.

FLOOR PLANS

CONSTRUCTION PLANS

DRAWN BY: G. MEAGHER	SCALE: SEE DWG
BCIN: 36185	B3
DATE: DECEMBER 2025	
SHEET NO. 3 OF 5	

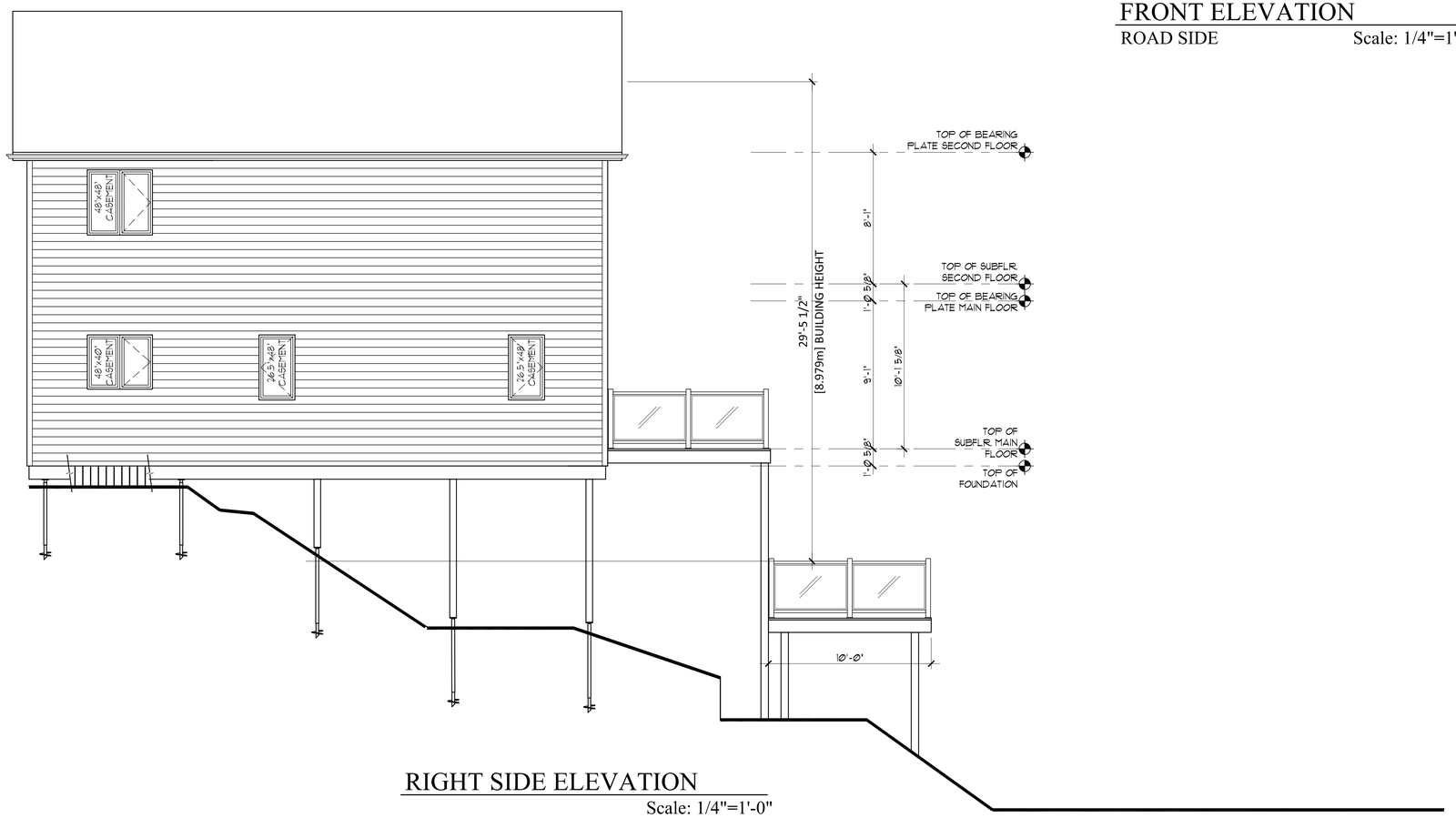


FRONT ELEVATION

ROAD SIDE Scale: 1/4"=1'-0"

NOTE:
FOR RAINWATER DISCHARGE REFER TO MUNICPAL REQUIREMENTS

NOTE:
PROVIDE WINDOWS WITH LOW-E COATINGS



RIGHT SIDE ELEVATION

Scale: 1/4"=1'-0"

GENERAL NOTES:

- CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE DESIGNER BEFORE PROCEEDING.

LOVE YOUR HOME
XO HOMES
CUSTOM BUILDER

REV.#	DATE:	DESCRIPTION:
26	26/09/18	PRELIMINARY PLANS

DRAWINGS PRODUCED BY:
MEAGHER'S DRAFTING AND DESIGN SERVICES
81 CAVERHILL CRESCENT
KOMOKA, ONTARIO N0L 1R0
EMAIL : Grant.M2DServices@gmail.com
PHONE: 519 872 5798

CUSTOM HOME

82423 GOLF COURSE ROAD
GODERICH, ONTARIO

1937 SQ.FT.

FLOOR PLANS

CONSTRUCTION PLANS

DRAWN BY: G. MEAGHER	SCALE: SEE DWG
BCIN: 36185	B4
DATE: DECEMBER 2025	
SHEET NO. 4 OF 5	

© COPYRIGHT 2025, SBM GEOMATICS LTD.

NOTE: RETAINING WALL AND GUARD/RAILING (IF REQUIRED); LOT GRADING DESIGN/DRAWINGS SOLELY SPECIFY GRADING REQUIREMENTS FOR RETAINING WALLS. STRUCTURAL/GEOTECHNICAL DESIGN, CONSTRUCTION SUPERVISION, AND CERTIFICATION BY OTHERS.

NOTE: WATER SERVICE CURB STOP AND SEPTIC TANK LID(S) SHALL BE SET AT FINISHED GRADE.

NOTE: ALL FOOTINGS TO HAVE A MINIMUM OF 4' FROST COVER.

NOTE: FINE GRADING OF FINISHED GRADE AROUND STEPS, PORCHES, AND DECKS TO COMPLY WITH OBC AND ALL OTHER APPLICABLE STATUTES, REGULATIONS, BY-LAWS, AND POLICIES.

NOTE: COVERAGE CALCULATIONS INCLUDE ALL COVERED STRUCTURES PROVIDED IN ARCHITECTURE PLANS LISTED IN REFERENCE DOCUMENTS.

NOTE: CONSULT ARCHITECTURE PLAN FOR EXACT BUILDING DIMENSIONS.

NOTE: STEP FOOTING AS PER O.B.C. PART 9.

NOTE: SIDEWALK BUILT IN SIDEYARDS MAY REQUIRE RETAINING WALLS.

NOTE: ELEVATION OF SEPTIC TANK INLET TO BE VERIFIED ON SITE, PRIOR TO POURING FOUNDATION WALLS TO DESIGN HOUSE SANITARY OUTLET ELEVATION.

NOTE: REFER TO ARCHITECTURE PLAN FOR TOP OF FOUNDATION STEPPING. MAINTAIN MINIMUM OF 6" SEPARATION FROM TOP OF FOUNDATION TO ADJACENT FINISHED GRADE. CLIENT/CONTRACTOR TO CONFER WITH DESIGN FIRM TO OBTAIN DESIRED HEIGHT SEPARATION BETWEEN BRICK LEDGE AND ADJACENT FINISHED GRADE.

REFERENCE DOCUMENTS:

1. TOPOGRAPHIC INFORMATION BY SBM GEOMATICS LTD., FILE No. G250078, DATED 2025/12/01.
2. BUILDING DESIGN INFORMATION BY ELEMENT FORENSIC ENGINEERING, FILE No. 2506-1905-MG, DATED 2025/08/25.
3. REFERENCE PLAN 22R-6594.

LOT GRADING PLAN

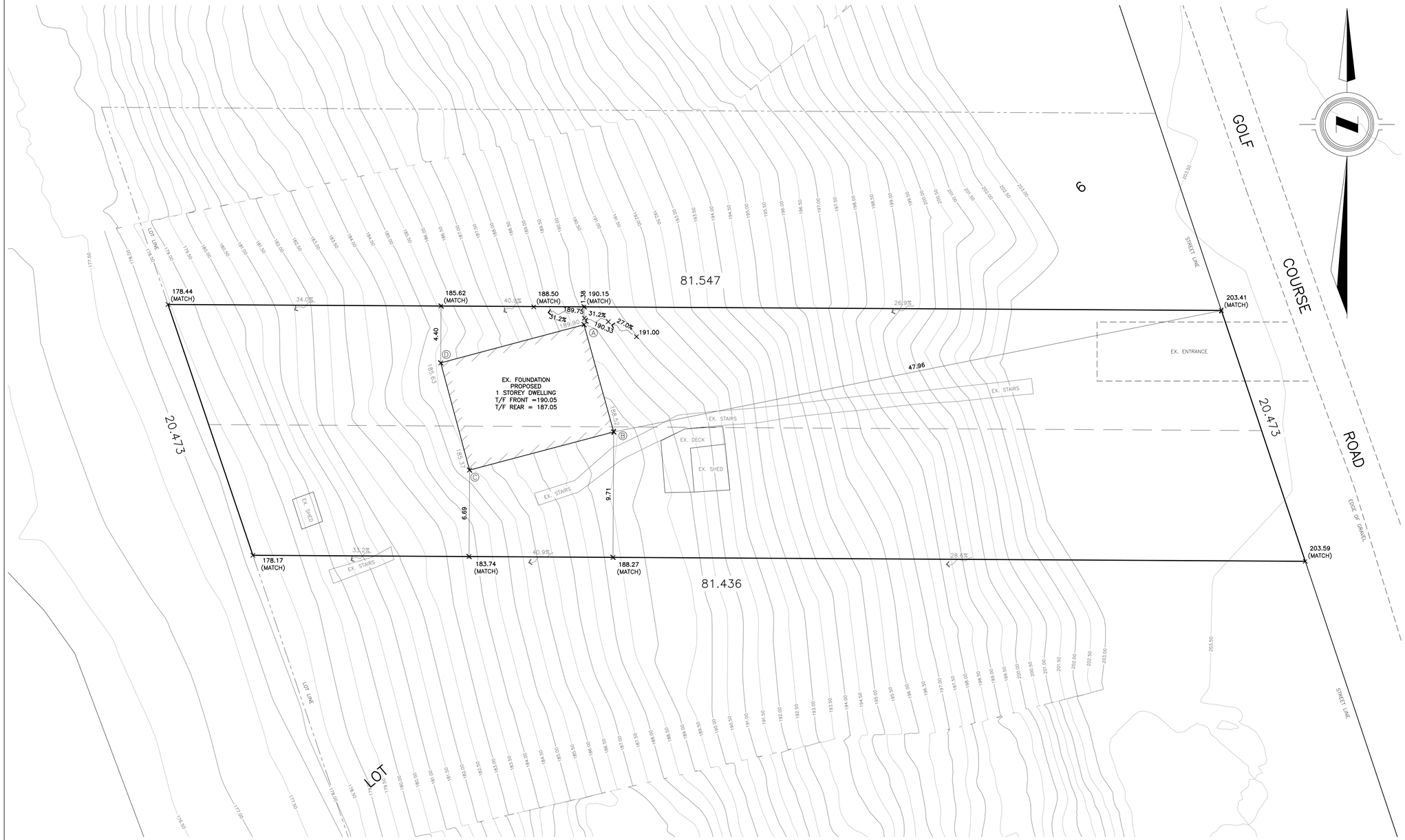
OF PART OF

LOT 6
BROKEN FRONT CONCESSION

MUNICIPAL NUMBER 82427

IN THE TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH

COUNTY OF HURON



NOTES:

TOP OF FOUNDATION ELEV. A-B	= 190.05m
8'-6 ½" FDN. WALL HEIGHT	(2.60m)
0'-6" THICK FOOTING	(0.15m)
UNDERSIDE OF FOOTING ELEV.	= 187.30m
TOP OF FOUNDATION ELEV. B-C & D-A	= VARIES
CONSULT ARCHITECTURE PLANS FOR FOUNDATION STEPPING AND UNDERSIDE OF FOOTING ELEV.	
UNDERSIDE OF FOOTING ELEV.	= VARIESm
TOP OF FOUNDATION ELEV. C-D	= 187.05m
9'-0 ¼" FDN. WALL HEIGHT	(2.75m)
0'-6" THICK FOOTING	(0.15m)
UNDERSIDE OF FOOTING ELEV.	= 184.15m

LEGEND:

271.00	PROPOSED SPOT ELEVATION
271.00	EXISTING SPOT ELEVATION
271.00 (MATCH)	MATCH EXISTING GRADE
2.0%	PROPOSED SWALE
2.0%	EXISTING SWALE
2.0%	PROPOSED SLOPE
	PROPOSED BUILDING

COVERAGE CALCULATIONS		
	AREA (m²)	COVERAGE (%)
SITE AREA	1579.01	100.00
LOT COVERAGE	112.63	7.13
DRIVEWAY AREA	48.87	3.10
LANDSCAPE AREA	1417.51	89.77

ZONING BASED ON : NE1-1

ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOUND ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS IN GENERAL CONFORMITY FOR DRAINAGE AND RELATIVE ELEVATIONS, WITH THE ACCEPTED SUBDIVISION GRADING PLANS FILED WITH THE CITY ENGINEER AND/OR ATTACHED TO THE SUBDIVISION AGREEMENT.

PRELIMINARY NOT FOR CONSTRUCTION

sbm GEOMATICS ONTARIO LAND SURVEYORS
1599 Adelaide St. N, Unit 203,
London, Ontario, N5X 4E8
Tel: (519) 914-1134
Fax: (519) 471-0034
Association of Ontario Land Surveyors

DESIGN: BBW	CAD FILE: G250078	CLIENT:	XO HOMES
CHECKED: BW	PLOT DATE:		