

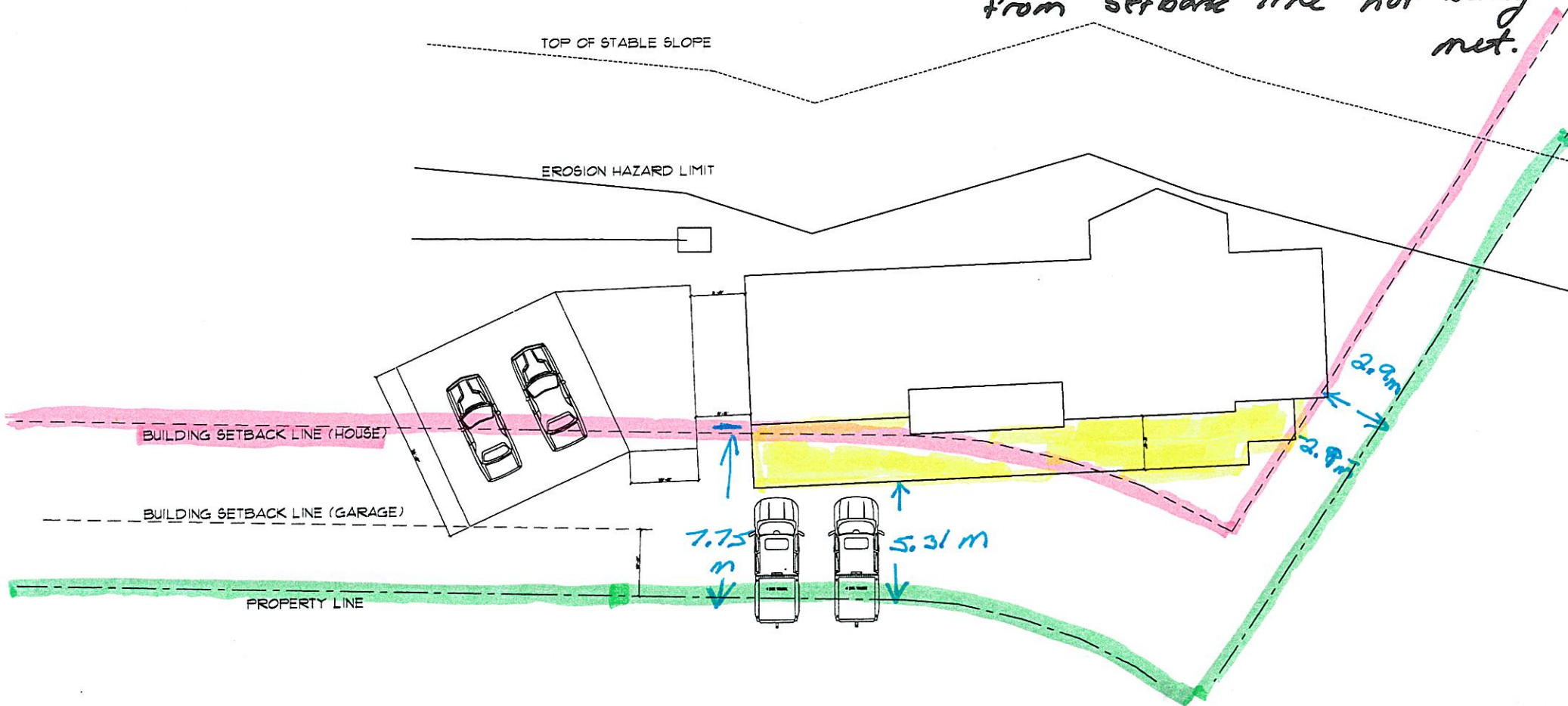
Subject land information						
Names and addresses of any mortgages, holders, charges or other encumbrances: Royal Bank						
Nature and extent of relief applied for: Setback requirement is 7.5m, setback requested 5.3m. Seeking relief of rear yard setback of 2.4m.						
Why is not possible to comply with the provisions of the by-law? An addition to the existing residence. Hazard lands prevent addition elsewhere.						
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						
Dimensions of Land affected:	Frontage	Area	Depth	Width of Street		
	55	0.8	48	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.) <table border="1"> <tr> <td>Existing House - 1500 sqft Detached garage - 1000 sqft</td> <td>Proposed East addition - 660 sqft West addition - 44 sqft</td> </tr> </table>					Existing House - 1500 sqft Detached garage - 1000 sqft	Proposed East addition - 660 sqft West addition - 44 sqft
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Location of all buildings and structures on or proposed for the subject land (specify distance from side, rear, and front lot lines) <table border="1"> <tr> <td>Existing House - west - 29.83m, north - 2.9m, east - 7.75m, south - 42.29m Garage - west - 30+m, east - 3.05m</td> <td>Proposed Addition - west - 29.83m, north - 3m, east - 5.3m</td> </tr> </table>					Existing House - west - 29.83m, north - 2.9m, east - 7.75m, south - 42.29m Garage - west - 30+m, east - 3.05m	Proposed Addition - west - 29.83m, north - 3m, east - 5.3m
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Date of construction of all buildings and structures on subject land 1998-01-01		Date of acquisition of subject land 2005				
Existing uses of the subject property Residential		Existing uses of abutting properties Residential				
Length of time the existing uses of subject property have continued 30+ years						
Municipal services available (check all that apply) <div> ☐ Water - Connected ☐ Public owned ☐ Privately owned </div> <div> ☒ Communal well ☐ Lake ☐ Sewage disposal - Connected </div> <div> ☐ Sanitary Sewers ☒ Septic system ☐ Privy </div> <div> ☐ Storm drainage - Connected ☐ Storm sewer ☐ Ditches </div> <div> ☐ Swales ☐ Other </div>						

<p>Is the property assessed to a Municipal Drain?</p> <p>☐ Yes ☒ No</p>	
<p>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?</p> <p>☐ Yes ☒ No</p>	
<p>Present Official Plan provisions applying to the land</p> <p>Natural Environment</p>	
<p>Present Zoning By-law provisions applying to the land</p> <p>LR1 and NE1</p>	
<p>Has the owner previously applied for relief in respect of the subject property?</p> <p>☐ Yes ☒ No</p>	
<p>Applicants are strongly encouraged to contact the County and speak/meet with the Planner to the Municipality before submitting an application for information.</p>	
<p>Date of Applicant's consultation meeting with County Planner</p> <p>2026-10-06</p>	<p>Has the Planner advised the Applicant that this application needs to be reviewed by the Huron County Biologist for comments on Natural Heritage matters?</p> <p>☐ Yes - Please submit a fee of \$220.00 made payable to the Treasurer, County of Huron</p> <p>☒ No</p>
<p>Is the subject property the subject of a current application for consent or plan of subdivision under the Planning Act?</p> <p>☐ Yes ☒ No</p>	

<p>Instructions</p> <p>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.</p>

$$\begin{array}{r}
 25.42' \\
 - 8 \\
 \hline
 17.42'
 \end{array}$$

- Requiring a Site Map (similar to below) showing existing home with addition, and setbacks from property line to allow for variance application due to minimum building distance from setback line not being met.



LAKE HURON

edge of water

ZONING INFORMATION:

ZONING TYPE:	LAKESHORE RESIDENTIAL - SEASONAL	
ZONE:	LR1	
	PROPOSED	REQUIRED BY ZONING BYLAW
LOT AREA	3308.7m ²	2000m ² (MIN.)
LOT FRONTAGE	51.4m	23m (MIN.)
FRONT YARD DEPTH	5.3m	7.5m (MIN.)
REAR YARD DEPTH	29.8m	7.5m (MIN.)
INTERIOR SIDE YARD DEPTH	2.8m	3.0m (MIN.)
LOT COVERAGE	14.5%	25% (MAX.)

LEGEND

EXISTING FEATURES

EX. CONTOURS

SITE BOUNDARY

EX. BUILDING

EX. EMBANKMENT

EX. HYDRO (OVERHEAD)

PROPOSED FEATURES

PROPOSED BUILDING

PROPOSED ELEVATION

PROPOSED DRAINAGE

PROPOSED LIGHT DUTY SILT FENCE

PROPOSED GRAVEL

TOP OF STABLE SLOPE

EROSION HAZARD LIMIT

PROPOSED DOOR

PROPOSED OVERHEAD DOOR

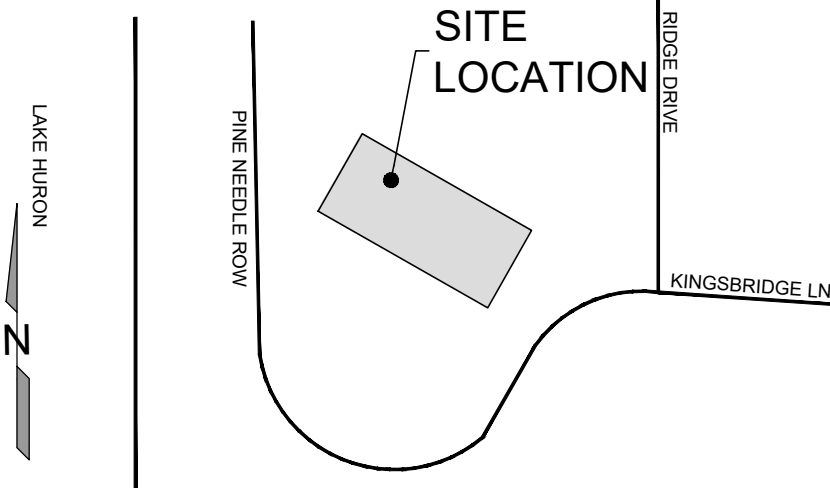
PROPOSED DOWNSPOUT

1. GENERAL NOTES

- THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY ENGINEER AND APPROVED BY GRAND RIVER CONSERVATION AUTHORITY (GRCA).
- ALL CONSTRUCTION WORK TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE (MOST RECENT) STANDARDS.
- THE PLANS PREPARED BY GRIT ENGINEERING INC. ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ENGINEER AND ACCEPTED BY THE APPROVING AGENCY. THESE PLANS ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF GRIT ENGINEERING INC.
- CHANGES TO DRAWINGS ARE NOT PERMITTED UNTIL REVIEWED AND APPROVED BY THE ENGINEER AND ACCEPTED BY THE APPROVING AUTHORITY.
- CONTRACTOR TO VERIFY THAT THE DRAWINGS BEING USED FOR THE CONSTRUCTION ARE THE MOST RECENT VERSION.
- UTILITY LOCATES AND ALL APPLICABLE PERMITS ARE TO BE OBTAINED PRIOR TO THE START OF CONSTRUCTION AND INSPECTION BEING COMPLETED.
- THE CONTRACTOR IS TO VERIFY THE EXISTING CONDITION OF THE SITE. THE VERIFICATION INCLUDES AND NOT LIMITED TO THE SERVICE LOCATION, SERVICE ELEVATIONS, UTILITY CONFLICTS AND BENCHMARK ELEVATIONS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER IMMEDIATELY AND PRIOR TO THE CONTINUATION OF WORK FOR APPROVAL. THE CONTRACTOR WILL ASSUME LIABILITY FOR ALL WORKS IF FAILURE TO COMPLY.
- TOPOGRAPHIC INFORMATION PREPARED BY D. CULBERT LTD., COMPLETED SEPTEMBER 18, 2022.
- THE CONTRACTOR IS TO OBTAIN CONSENT FROM THE NEIGHBOUR IN THE FORM OF WRITTEN CORRESPONDENCE GRANTING PERMISSION TO ENTERING THE PROPERTY TO COMPLETE ANY CONSTRUCTION ACTIVITY. THE WRITTEN CONSENT IS TO BE PROVIDED TO THE APPROVING AUTHORITY PRIOR TO THE CONTINUATION OF WORK FOR APPROVAL. THE CONTRACTOR WILL ASSUME LIABILITY FOR ALL WORKS IF FAILURE TO COMPLY.
- THIS DRAWING IS TO BE READ COMBINATION WITH THE FOLLOWING:
 - 1.10.1. GEOTECHNICAL REPORT, SEPTEMBER 5, 2025.
- DURING THE CONSTRUCTION, THE CONTRACTOR ASSUMES ALL LIABILITY FOR DAMAGE TO ALL EXISTING FEATURES AND STRUCTURES. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL RESTORATION AND RESTORED TO EXISTING CONDITION OR BETTER.
- THESE PLANS ARE TO BE USED FOR GRADING ONLY. ANY OTHER INFORMATION SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. THESE PLANS MUST NOT BE USED TO SITE THE PROPOSED BUILDING.
- THE CONTRACTOR SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO EXISTING WORKS. THE CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF ALL DAMAGED AND/OR DISTURBED PROPERTY WITHIN THE MUNICIPAL RIGHT-OF-WAY TO THE APPROVING AUTHORITY STANDARDS.
- ALL DISTURBED AREAS TO HAVE HYDROSEED APPLIED WITH BIG BLUESTEM OR SWITCH GRASS. HYDROSEED IS TO BE WATERED TWICE DAILY FOR A MINIMUM OF TWO WEEKS OR UNTIL VEGETATIVE COVER IS ESTABLISHED.
- ALL FAILED/LOOSE SOIL SHOULD BE REMOVED DURING SLOPE RE-GRADING.
- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- INSPECTION AND CERTIFICATION
 - 2.1. GRIT ENGINEERING INC. REQUIRES A MINIMUM OF 24 HOURS NOTICE PRIOR TO THE REQUIRED INSPECTION BE REQUESTED. INSPECTIONS ARE REQUIRED TO VERIFY, PIPE INSTALLATION (MATERIALS, SIZE, LOCATION AND ELEVATION), STRUCTURE PLACEMENT, SURFACE MATERIAL AND FINISHED GRADING.
- CONSTRUCTION WORKS WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRE FULL TIME INSPECTION.
- CONSTRUCTION WORKS WITHIN PRIVATE LANDS ARE REQUIRED ON A PART TIME AND AS NEEDED BASIS.
- FAILURE TO COMPLY WITH GRIT ENGINEERING INC. INSPECTION REQUIREMENTS, WILL RESULT IN ADDITIONAL CONSTRUCTION INSPECTION AND VERIFICATION AT THE EXPENSE OF THE CONTRACTOR.
- EROSION AND SEDIMENT CONTROL
 - 4.1. PRIOR TO THE START OF ANY CONSTRUCTION THE CONTRACTOR IS TO INSTALL THE EROSION AND SEDIMENT CONTROLS IN ACCORDANCE TO THE APPROVED PLAN.
 - 4.2. NO ALTERNATE EROSION AND SEDIMENT CONTROLS ARE PERMITTED WITHOUT APPROVAL FROM THE ENGINEER AND APPROVING AUTHORITY.
 - 4.3. ADDITIONAL EROSION AND SEDIMENT CONTROLS MAY BE REQUIRED AS THE CONSTRUCTION PROGRESSES. THE CONTRACTOR TO INSTALL ADDITIONAL MEASURES AS REQUIRED BY THE ENGINEER AND APPROVING AUTHORITY.
 - 4.4. THE CONTRACTOR IS TO PERFORM REGULAR MAINTENANCE, REPAIRS AND REPLACEMENT ON ALL CONTROLS TO ENSURE PROPER FUNCTIONING UNTIL PROJECT IS COMPLETE.
 - 4.5. EROSION CONTROL FENCING TO BE INSTALLED AROUND BASE OF ALL STOCKPILES. ALL STOCKPILES TO BE KEPT 2.5m MINIMUM FROM PROPERTY LINE.
 - 4.6. EROSION PROTECTION TO BE PROVIDED AROUND ALL STORM AND SANITARY MHS AND CBS.
 - 4.7. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. CONTRACTOR TO PROVIDE ALL ADDITIONAL EROSION CONTROL STRUCTURES.
 - 4.8. THE CONTRACTOR IS TO REMOVE ALL EROSION AND SEDIMENT CONTROLS UNTIL DEVELOPMENT IS COMPLETE AND VEGETATION PROPOSED FINISHED HARD SURFACE MATERIALS ARE INSTALLED AND VEGETATION IS STABILIZED WITH MATURE GROWTH.
- MAINTENANCE RECOMMENDATIONS
 - 5.1. EROSION CONTROL STRUCTURES TO BE MONITORED REGULARLY AND ANY DAMAGE REPAIRED IMMEDIATELY. SEDIMENTS TO BE REMOVED WHEN ACCUMULATIONS REACH A MAXIMUM OF 1/3 THE HEIGHT OF THE FENCE.
 - 5.2. OWNER'S REPRESENTATIVE TO MONITOR EROSION CONTROL. STRUCTURES TO ENSURE FENCING IS INSTALLED AND MAINTENANCE IS PERFORMED TO MUNICIPALITY REQUIREMENTS.

KEY PLAN
N.T.S.

GODERICH, ON.



CONTRACTOR NOTES:

CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS TO THE ENGINEER PRIOR TO COMMENCEMENT OF WORK.

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REUSED WITHOUT THE ENGINEER'S WRITTEN PERMISSION. DRAWING SHOULD NOT BE SCALED FOR DIMENSIONS PURPOSES.

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSES INDICATED. BEARING AND DISTANCES SHOWN WERE DERIVED FROM REGISTERED PLAN NO. 589.

BENCHMARK (GEODETIC)

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MEAN SEA LEVEL CGVE - 1928 : 1978 DATUM AND ARE DERIVED FROM GPS OBSERVATIONS USING THE SMARTNET REAL TIME NETWORK (RTN).

ELEVATION:

BENCHMARK (SITE)

ELEVATION:

No.	ISSUED DESCRIPTION	DATE (YYYY-MM-DD)
1	ISSUED FOR REVIEW	2025-09-03
2	ISSUED FOR REVIEW	2025-09-08
3	ISSUED FOR PERMIT	2026-08-25
4	ISSUED FOR PERMIT	2026-09-08
5		
6		

GRIT
ENGINEERING INC.

133 REGENT STREET, STRATFORD, ON N5A 3W2
www.gritengineering.ca

SLOPE STABILITY ANALYSIS AND
HAZARD LINE IDENTIFICATION

PROJECT INFORMATION:

84536 PINE NEEDLE ROW

LUKE & ELOISE JANTZI

CLIENT INFORMATION:

35 NOTTINGHAM AVE, KITCHENER, ON.

DRAWING NAME:

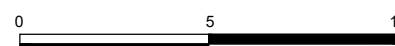
LOT GRADING PLAN

PROJECT No:

GE25-1301-1

SCALE:

1 : 200 METRIC



DRAWING No:

C301

SHEET SET No:

2 OF 2