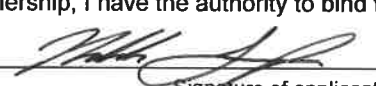


Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the *Building Code Act, 1992*

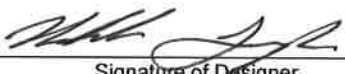
For use by Principal Authority			
Application number:		Permit number (if different):	
Date received:		Roll number:	
Application submitted to: <u>SOUTHGATE</u> (Name of municipality, upper-tier municipality, board of health or conservation authority)			
A. Project information			
Building number, street name <u>1DA STREET.</u>		Unit number	Lot/con. <u>222 con3</u>
Municipality <u>SOUTHGATE</u>	Postal code <u>N0C1B0</u>	Plan number/other description	
Project value est. \$ <u>30 000</u>		Area of work (m ²) <u>54</u>	
B. Purpose of application			
<input checked="" type="checkbox"/> New construction	<input type="checkbox"/> Addition to an existing building	<input type="checkbox"/> Alteration/repair	<input type="checkbox"/> Demolition
<input type="checkbox"/> Conditional Permit			
Proposed use of building <u>STORAGE</u>		Current use of building <u>N/A</u>	
Description of proposed work <u>BUILD A DETACHED GARAGE 20' x 29'</u>			
C. Applicant			
Applicant is: <input checked="" type="checkbox"/> Owner or <input type="checkbox"/> Authorized agent of owner			
Last name <u>SEMPLE</u>	First name <u>NICHOLAS</u>	Corporation or partnership	
Street address <u>752380 1DA STREET</u>		Unit number	Lot/con.
Municipality <u>SOUTHGATE</u>	Postal code <u>N0C1B0</u>	Province <u>ONT</u>	E-mail <u>nicksample48@gmail.com</u>
Telephone number <u>519-217-0956</u>	Fax <u>N/A</u>	Cell number <u>519-217-0956</u>	
D. Owner (if different from applicant)			
Last name	First name	Corporation or partnership	
Street address		Unit number	Lot/con.
Municipality	Postal code	Province	E-mail
Telephone number	Fax	Cell number	

E. Builder (optional)				
Last name		First name		Corporation or partnership (if applicable)
Street address			Unit number	Lot/con.
Municipality		Postal code	Province	E-mail
Telephone number		Fax		Cell number
F. Tarion Warranty Corporation (Ontario New Home Warranty Program)				
i. Is proposed construction for a new home as defined in the <i>Ontario New Home Warranties Plan Act</i> ? If no, go to section G.			<input type="checkbox"/> Yes	<input type="checkbox"/> No
ii. Is registration required under the <i>Ontario New Home Warranties Plan Act</i> ?			<input type="checkbox"/> Yes	<input type="checkbox"/> No
iii. If yes to (ii) provide registration number(s): _____				
G. Required Schedules				
i) Attach Schedule 1 for each individual who reviews and takes responsibility for design activities.				
ii) Attach Schedule 2 where application is to construct on-site, install or repair a sewage system.				
H. Completeness and compliance with applicable law				
i) This application meets all the requirements of clauses 1.3.1.3 (5) (a) to (d) of Division C of the Building Code (the application is made in the correct form and by the owner or authorized agent, all applicable fields have been completed on the application and required schedules, and all required schedules are submitted). Payment has been made of all fees that are required, under the applicable by-law, resolution or regulation made under clause 7(1)(c) of the <i>Building Code Act, 1992</i> , to be paid when the application is made.			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
ii) This application is accompanied by the plans and specifications prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> .			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
iii) This application is accompanied by the information and documents prescribed by the applicable by-law, resolution or regulation made under clause 7(1)(b) of the <i>Building Code Act, 1992</i> which enable the chief building official to determine whether the proposed building, construction or demolition will contravene any applicable law.			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
iv) The proposed building, construction or demolition will not contravene any applicable law.			<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
I. Declaration of applicant				
I, <u>NICHOLAS SEMPLE</u> declare that: (print name)				
1. The information contained in this application, attached schedules, attached plans and specifications, and other attached documentation is true to the best of my knowledge. 2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.				
<u>JULY 10th 2025</u> Date		 Signature of applicant		

Personal information contained in this form and schedules is collected under the authority of subsection 8(1.1) of the *Building Code Act, 1992*, and will be used in the administration and enforcement of the *Building Code Act, 1992*. Questions about the collection of personal information may be addressed to: a) the Chief Building Official of the municipality or upper-tier municipality to which this application is being made, or, b) the inspector having the powers and duties of a chief building official in relation to sewage systems or plumbing for an upper-tier municipality, board of health or conservation authority to whom this application is made, or, c) Director, Building and Development Branch, Ministry of Municipal Affairs and Housing 777 Bay St., 2nd Floor. Toronto, M5G 2E5 (416) 585-6666.

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information															
Building number, street name 752380 IDA ST		Unit no.	Lot/con. 222 Con 3												
Municipality SOUTHGATE	Postal code N6C1B0	Plan number/ other description													
B. Individual who reviews and takes responsibility for design activities															
Name NICHOLAS SEMPLE		Firm													
Street address 752380 IDA ST		Unit no.	Lot/con. 222 Con 3												
Municipality SOUTHGATE	Postal code N6C1B0	Province ONT	E-mail Nicksemple48@gmail.com												
Telephone number 519-217-0956.	Fax number	Cell number 519-217-0956.													
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]															
<table style="width: 100%;"> <tr> <td><input type="checkbox"/> House</td> <td><input type="checkbox"/> HVAC – House</td> <td><input type="checkbox"/> Building Structural</td> </tr> <tr> <td><input type="checkbox"/> Small Buildings</td> <td><input type="checkbox"/> Building Services</td> <td><input type="checkbox"/> Plumbing – House</td> </tr> <tr> <td><input type="checkbox"/> Large Buildings</td> <td><input type="checkbox"/> Detection, Lighting and Power</td> <td><input type="checkbox"/> Plumbing – All Buildings</td> </tr> <tr> <td><input type="checkbox"/> Complex Buildings</td> <td><input type="checkbox"/> Fire Protection</td> <td><input type="checkbox"/> On-site Sewage Systems</td> </tr> </table>				<input type="checkbox"/> House	<input type="checkbox"/> HVAC – House	<input type="checkbox"/> Building Structural	<input type="checkbox"/> Small Buildings	<input type="checkbox"/> Building Services	<input type="checkbox"/> Plumbing – House	<input type="checkbox"/> Large Buildings	<input type="checkbox"/> Detection, Lighting and Power	<input type="checkbox"/> Plumbing – All Buildings	<input type="checkbox"/> Complex Buildings	<input type="checkbox"/> Fire Protection	<input type="checkbox"/> On-site Sewage Systems
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<input type="checkbox"/> Large Buildings	<input type="checkbox"/> Detection, Lighting and Power	<input type="checkbox"/> Plumbing – All Buildings													
<input type="checkbox"/> Complex Buildings	<input type="checkbox"/> Fire Protection	<input type="checkbox"/> On-site Sewage Systems													
Description of designer's work															
D. Declaration of Designer															
<p>I, <u>NICHOLAS SEMPLE</u> declare that (choose one as appropriate):</p> <p style="text-align: center;">(print name)</p> <p>I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.</p> <p>Individual BCIN: _____</p> <p>Firm BCIN: _____</p> <p>I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code.</p> <p>Individual BCIN: _____</p> <p>Basis for exemption from registration: _____</p> <p>The design work is exempt from the registration and qualification requirements of the Building Code.</p> <p>Basis for exemption from registration and qualification: _____</p> <p>I certify that:</p> <ol style="list-style-type: none"> The information contained in this schedule is true to the best of my knowledge. I have submitted this application with the knowledge and consent of the firm. <p><u>JULY 10th 2025</u> <u></u></p> <p style="text-align: center;">Date Signature of Designer</p>															

NOTE:

- For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (c) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
- Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

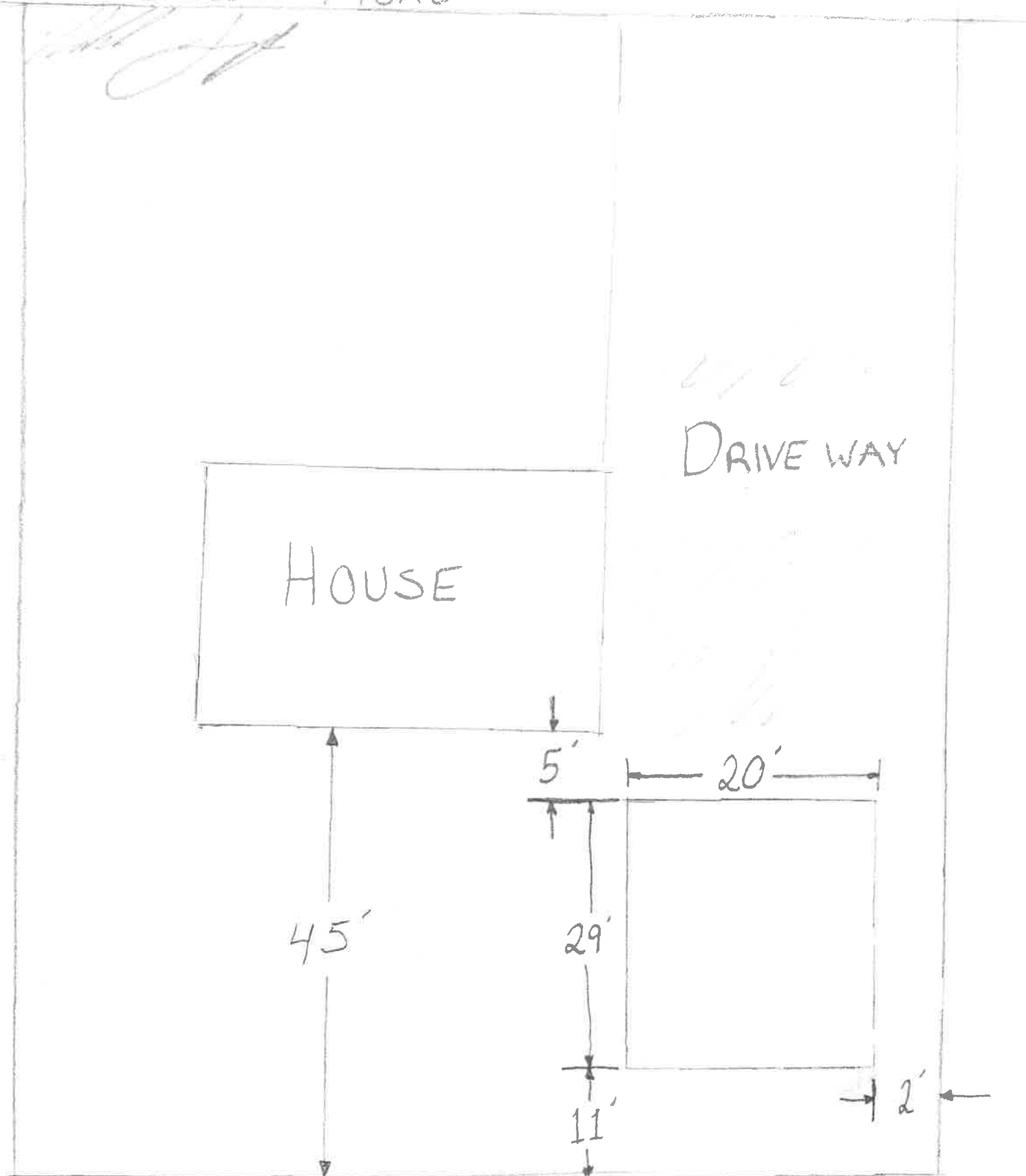
JUNE 26, 2025

752380

NICHOLAS SEMPLER

ROAD

IDA ST





1078 Bruce Road 12 | P.O. Box 150 | Formosa ON
Canada | N0G 1W0 | 519-364-1255
www.saugeenconservation.ca
publicinfo@svca.on.ca

Sent By Email

July 04, 2025

Nick Semple
752380 Ida Street
Dundalk, ON
N0C 1B0

Email: nicksemp48@gmail.com

Subject: Proposed 20' by 29' Detached Garage
752380 Ida Street
Part Lot 222, Con 03 SWTSR
Roll No. 420709000506900
Geographic Township of Proton
Township of Southgate

Dear Nick Semple,

Saugeen Valley Conservation Authority (SVCA) thanks you for the opportunity to work with you on your plan to construct a one-story detached garage 20 feet by 29 feet on a concrete slab, with associated excavation, filling, and grading. We visited your property on June 10, 2025, and the detached garage, will need a permit from SVCA. Based on our review of the new materials submitted on June 26, 2025, SVCA staff find your project to be acceptable.

Site Description

The property is a rectangular shaped lot located on Ida Street in the geographic township of Proton. The north property boundary is facing Ida Street; the south property boundary faces wetland located on the neighbouring lot. Floodplain is located in the southwest and southeast property corners. The approximate size of the lot is 29 metres by 45.5 metres.

About the project

The plan to construct a one-story detached garage measuring 20 feet by 30 feet on a concrete slab in the south-east corner of the lot. The garage will located 5 feet south of the house, 2 feet from the east property boundary and 11 feet from the south property boundary. The concrete slab will be graded slightly so that water flows away from the garage entrance.

SVCA Regulation

A portion of your property is in a SVCA regulated area. This regulation (Ontario Regulation 41/24) means that you must get a permit before beginning any work or activities in that area. Examples of work or activities that require a permit:

- Construction, reconstruction or placing a structure of any kind
- Change to a structure that increases size, units, or use
- Site grading
- Temporary or permanent placing, dumping or removal of any material, from the site or elsewhere

A permit is also needed for any work in or around rivers, creeks, streams, watercourses, shorelines, or wetlands.

SVCA Policies

The proposed detached garage will be located within the allowance of identified One-Zone floodplain on the property. Policy 4.7.2.4 of the SVCA Environmental Planning and Regulations Policies Manual (2025) states that:

- Development and interference activities will be permitted within the allowance of a Regulatory floodplain if it has been demonstrated to the satisfaction of the SVCA that:
 - a. the activity is not likely to affect the control of flooding, erosion, dynamic beaches or unstable soil or bedrock, and
 - b. the activity is not likely to create conditions or circumstances that, in the event of a natural hazard, might jeopardize the health or safety of persons or result in the damage or destruction of property.

Policy does support new developments within the allowance of One-Zone floodplain given that the submitted plans demonstrate:

- a. the activity will not create a new or aggravate an existing shoreline flooding hazard,
- b. the activity will not impede access for emergency works, maintenance and evacuation, and
- c. the potential for surficial erosion has been addressed through proper drainage, erosion and sediment control and site stabilization/restoration plans.

The proposed detached garage is also located within the area of interference of a wetland. Policy 4.9.4.4 of the SVCA Environmental Planning and Regulations Policies Manual (2025) states that - Buildings, structures, filling and/or grading within 30 metres of the boundary of wetland are permitted:

- Subject to the applicant providing complete studies and plans as required that demonstrate to the satisfaction of the SVCA that:
 - a. all development activities (including grading) are located outside the wetland and maintain as much setback as possible (7-10 metres recommended);
 - b. disturbances to natural vegetation communities contributing to the hydrologic function of the wetland are avoided;
 - c. overall drainage patterns for the lot will be maintained;

- d. disturbed area and soil compaction is minimized;
- e. development is above the high-water table; and
- f. sewage disposal systems are located a minimum of 15 metres from the wetland and a minimum of one metre above the water table.

The proposed location of the garage is approximately 8 metres northwest of the wetland boundary. Final site drawings and grading plans will be required to assess whether all conditions of Policy 4.9.4.4 are met.

Application Requirements

The following items must be submitted by you to SVCA for your permit application to be complete:

1. An Application (enclosed form), with details of the planned project;
2. Lot grading and site sketch including the datum used, showing overall drainage patterns for the lot will be maintained;
3. Erosion and Sediment Control (ESC) plans for the construction;
4. Garage floor and elevation plan with author, date, and address; and
5. Payment of SVCA review fee. The 2025 review fee for a standard permit is \$357 (\$850 Standard Works fee minus the \$493 already paid).

Fees associated with plans, reports and drawings created for your proposed two-story house are to be paid for by you.

Other Approvals

Municipal Permits

Please note, work should not begin until you have received all required permits from the Township of Southgate.

Zoning and Official Plan

SVCA is mandated by the province to comment on planning applications that involve natural hazards. SVCA's comments do not consider whether natural heritage features are present. These comments go directly to the Township of Southgate. Please contact them to learn about the zoning on your property and if a planning application is required for your project. Please note that if a planning application is required, obtaining this letter does not guarantee that your planning application will be approved.

It is the opinion of SVCA staff that the proposed development is located slightly within the mapped EP-Environmental Protection zone for the property. Staff note that the EP zone for the development area does not reflect the natural hazard features (floodplain) as mapped by the

SVCA. SVCA staff recommend that the SVCA Hazard Lands shown on the attached mapping be identified as EP zone to best represent the natural hazard features.

Drinking Water Source Protection

Your project does not fall inside a sensitive area in the Saugeen, Grey Sauble, Northern Bruce Peninsula Drinking Water Source Protection Plan. You can confirm by contacting Jim Ellis at the Township of Southgate (jellis@southgate.ca).

Choice to Appeal

If the staff are unable to issue a permit, or a permit has conditions you disagree with, there is a process for you to have them reviewed. This includes a review by SVCA's Board of Directors, and an appeal to the Ontario Land Tribunal.

To learn more about the Regulation, and how to appeal a decision, please visit our website at:

www.saugeenconservation.ca/appeal

Limit of Comments

SVCA staff comments only relate to the project you have planned at this time. Should time pass, or your project change, SVCA may need to update these comments.

Conclusion

Your project is in a SVCA regulated area and will need a permit before you can start work. Please contact me with any questions you may have, so that I can help you through the process.

Thank you for working with Saugeen Conservation,



Emmett Bridges

Regulations Officer

Saugeen Valley Conservation Authority

e.bridges@svca.on.ca

519-377-3942

Encl. SVCA updated map

cc: Phil Schram, Chief Building Official, Township of Southgate (via email)
Barbara Dobreen, Authority Member, SVCA (via email)

Accessibility Notice:

Saugeen Valley Conservation Authority (SVCA) is committed to providing accessible information and communications in accordance with the Accessibility for Ontarians with Disabilities Act

(AODA). If you use assistive technology and the format of this document interferes with your ability to access the information, please contact us at www.saugeenconservation.ca/access, email accessibility@svca.on.ca, or call 519-364-1255. We will provide or arrange for the provision of an accessible format or communication support, at no additional cost, in a timely manner.



The included mapping has been compiled from various sources and is for information purposes only. Saugeen Valley Conservation Authority (SVCA) is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map.

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This mapping contains products of the South Western Ontario Orthophotography Project 2020 (SWOOP2020). These images were taken in 2020 at 18cm resolution by Mapcon Mapping Ltd. They are the property of Saugeen Valley Conservation Authority ©2025.

June 26, 2025



UTM Zone 17N, NAD 83

1:500

Legend



Hazard Lands



SVCA Screening Area

Nick Semple
752380 Ida Street
Roll No. 420709000506900
Pt Lot 222, Con 3 SWTSR
Geographic Township of Proton
Township of Southgate

