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To: [Elisha Milne](#); [Bill White](#); [Victoria Mance](#); [REDACTED]
Subject: File A9-24 (Allen-Cedar Lane)
Date: October 16, 2024 9:53:55 AM
Attachments: [Plans 2.pdf](#)
[Cedar Lane Photo book.pdf](#)
[Sylvest Site Plan Oct 16, 2024.pdf](#)

Good morning,

This email and attachments form a response to the questions from the public related to the above noted minor variance application. The attachments include building plans, a revised site plan and photos of the surrounding area.

We have modified the site plan to include additional details requested by the public. The proposed well, air conditioning, and propane tank locations are now shown on the site plan.

As well, the site plan no longer shows the front porch encroachment. The builder has confirmed with the septic installer that there is enough flexibility as to the type and location of the septic system which could be installed on the parcel, to allow for a front porch within the proposed building envelope (2.1m from front yard) without further relief being necessary.

The pitch of the main roof will be 8"/12" pitch.

The height of the proposed dwelling will be a maximum of 18 feet (5.5 metres). There is no planned change to the established grade of the lot.

The only fill required for the build is the sand that will be necessary for the septic system installation. No other fill will be required, as the material excavated from the foundation will be used.

With respect to the proposed septic system and its location, I would note that the development envelope (dwelling and septic) has been previously approved by the Saugeen Valley Conservation Authority (SVCA) and a development permit issued. Setbacks from floodplain were taken into account during this permitting process and the SVCA has no concerns related to the subject minor variance application. Approval of the septic system will be dealt with under the Ontario Building Code permitting process.

Any required grading plan would be approved under the Ontario Building Code permitting process. I would note again that there no significant change to the existing grade anticipated. No retaining walls are planned as part of this proposal.

We hope the above noted details and attachments are helpful to members of staff, the Committee and the public.

Should any additional information be required, please let us know.

Thank you,
Genevieve Scott

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