



**THE CORPORATION OF NORFOLK COUNTY
COMMITTEE OF ADJUSTMENT
COMMENT REQUEST FORM**

This Committee has received a consent/minor variance application concerning land within your jurisdiction. The proposal is explained on the attached application. If you require further information, please feel free to contact this office.

In order to properly consider this application, the Committee of Adjustment would appreciate your comments or recommendation before the date below:

August 15TH, 2007

FILE NO.: AN-039/2007

ASSESSMENT ROLL NO.: 3310-402-010-04666

APPLICANT:

Berardi Construction (A Division of 1391570 Ontario Inc.), 122 Pleasant Ridge Road, Brantford, ON N3T 5L5

AGENT:

Cesare Berardi, 122 Pleasant Ridge Road, Brantford, ON N3T 5L5

LOCATION:

Lot 34, Plan 37M-15 SIMCOE (1 Driftwood Drive, Simcoe)

PROPOSAL:

- Relief of 3 m (9.84 ft) from the required 6 m (19.68 ft) to permit an exterior side yard of 3 m (9.84 ft)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Building Department | <input checked="" type="checkbox"/> GIS Section |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review) | <input checked="" type="checkbox"/> Norfolk Power |
| <input checked="" type="checkbox"/> Forestry Division | <input type="checkbox"/> Ministry of Transportation |
| <input checked="" type="checkbox"/> Treasury Department | <input type="checkbox"/> Railway |
| <input checked="" type="checkbox"/> Public Works ➤ NOTE: If an agreement is required please attach the clauses you require in the agreement. | <input type="checkbox"/> Conservation Authority |

CIRCULATION DATE: August 1st, 2007

PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:

Mary Elder

Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5

(519) 426-5870 ext 1341

FAX: (519) 428-3069 EMAIL: mary.elder@norfolkcounty.ca

COMMITTEE OF ADJUSTMENT DECISION:

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed consent, you must make a written request to: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 1835; Fax: (519) 875-4789; Email: stephanie.godby@norfolkcounty.ca

APPEALS TO THE ONTARIO MUNICIPAL BOARD:

If a person or public body that files an appeal of a Decision of Norfolk County Committee of Adjustment in respect of the proposed consent or variance does not make written submission to the Norfolk County Committee of Adjustment, before it gives or refuses to give a provisional consent or variance, the Ontario Municipal Board may dismiss the appeal.

Office Use:

File Number:

Related File:

Fees Submitted:

Application Submitted:

Sign Issued:

Complete Application:

AN-39/2007

July 19, 2007

July 19, 2007

July 19, 2007

July 19, 2007

me

PLANNING DEPT

This development application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

Property assessment roll number: 3310-402-010-046-66-0000

The undersigned hereby applies to the Committee of Adjustment under Section 45 of the Planning Act, R.S.O. 1990, c. P. 13, for relief as described in this application from by-law no. _____

A. APPLICANT INFORMATION

BERARDI CONSTRUCTION
Name of Applicant¹ A DIVISION OF 1391570 ONTARIO INC Phone # 519 770-6241
Address 122 PLEASANT RIDGE RD Fax #
Town / Postal Code BRANTFORD N3T 5L5 E-mail

¹ If the applicant is a numbered company provide the name of a principal of the company.

Name of Agent Phone #
Address Fax #
Town / Postal Code E-mail

Name of Owner² CESARE BERARDI Phone # 519 770-6241
Address 122 PLEASANT RIDGE RD. Fax # 519 756-7001
Town / Postal Code BRANTFORD N3T 5L5 E-mail

² 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.

Please specify to whom all communications should be sent³: ☐ Applicant ☐ Agent ☒ Owner

³ Unless otherwise directed, all correspondence, notices, etc., in respect of this development application will be forwarded to the Applicant noted above, except where an Agent is employed. Then such will be forwarded to the Applicant and Agent.

Names and addresses of any holders of any mortgagees, charges or other encumbrances on the subject lands:

MINOR VARIANCE

Please explain why it is not possible to comply with the provision of the zoning by-law:

BECAUSE THE STYLE AND DESIGN OF NEW HOUSE DOES
NOT CONFORM TO THE EXISTING LOT EXTERIOR SIDE YARD.

D. PROPERTY INFORMATION

Present official plan designation(s): Urban Residential.

Present zoning: R1B-9

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, height, etc. on your attached sketch which must be included with your application:

If known, the date existing buildings or structures were constructed on the subject lands:

If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

MINOR VARIANCE

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, height, etc. on your attached sketch which must be included with your application:

TO BUILD A NEW HOME APPROXIMATELY 1800 SQUARE FEET RAISED RANCH INCLUDING GARAGE AS PER BLUEPRINT SUPPLIED. SETBACKS AND SIDEYARDS ARE PER FOOTPRINT SKETCH.

If known, the date the proposed buildings or structures will be constructed on the subject lands:

END OF SEPTEMBER 2007

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:

The date the subject lands was acquired by the current owner:

JUNE 8TH 2007

Present use of the subject lands:

VACANT SINGLE RESIDENTIAL LOT.

If known, the length of time the existing uses have continued on the subject lands:

Existing use of abutting properties:

SINGLE FAMILY DWELLINGS.

E. PREVIOUS USE OF THE PROPERTY

Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes ☒ No ☐ Unknown

If yes, specify the uses:

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☐ Yes ☒ No ☐ Unknown

MINOR VARIANCE

Has a gas station been located on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☒ No ☐ Unknown

Provide the information you used to determine the answers to the above questions:

If you answered yes to any of the above questions, 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

F. STATUS OF OTHER PLANNING DEVELOPMENT APPLICATIONS

Has the subject land or land within 120 metres of it been or is now the subject of an application under the *Planning Act, R.S.O. 1990, c. P. 13* for:

- (a) a minor variance or a consent;
- (b) an amendment to an official plan, a zoning by-law or a Minister's zoning order; or
- (c) approval of a plan of subdivision or a site plan?

☐ Yes ☐ No ☒ Unknown

If yes, indicate the following information about **each** application:

File number:

Land it affects:

Purpose:

Status/decision:

MINOR VARIANCE

Effect on the requested amendment:

If additional space is required, please attach a separate sheet.

Is the above information for other planning developments applications attached?

☐ Yes ☒ No

G. PROVINCIAL POLICY

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:

Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans:

Are any of the following uses or features on the subject lands or within 500 metres (1,640 feet) of the subject lands, unless otherwise specified? Please check the appropriate boxes, if any apply.

Use or Feature	On the Subject Lands		Within 500 Metres (1,640 feet) of Subject Lands (Indicate Distance)	
Livestock facility or stockyard (if yes, complete Form 3 – available upon request)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Wooded area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Municipal landfill	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Sewage treatment plant or waste stabilization plant	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Floodplain	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Rehabilitated mine site	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Non-operating mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Active mine site within one kilometre	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Industrial or commercial use (specify the use(s))	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Active railway line	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Seasonal wetness of lands	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Erosion	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance
Abandoned gas wells	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No _____ distance

MINOR VARIANCE

H. SERVICING AND ACCESS

Indicate what services are available or proposed:

Water Supply

- ☒ Municipal piped water
- ☐ Communal wells
- ☐ Individual wells
- ☐ Other (describe below)

Sewage Treatment

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

Storm Drainage

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

If other, describe:

Have you consulted with Public Works & Environmental Services concerning stormwater management?

- ☐ Yes ☒ No

Has the existing drainage on the subject lands been altered?

- ☐ Yes ☒ No

Does a legal and adequate outlet for storm drainage exist?

- ☒ Yes ☐ No ☐ Unknown

Existing or proposed access to subject lands:

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

If other, describe:

Name of road/street:

CORNER OF QUEEN ST AND DRIFTWOOD DRIVE

MINOR VARIANCE

I. OTHER INFORMATION

Is there a time limit that affects the processing of this development application?

☒ Yes ☐ No

If yes, describe:

WOULD LIKE TO START BUILDING NOW!

Is there any other information that you think may be useful in the review of this development application? If so, explain below or attach on a separate page.



Zoning Deficiency

Norfolk CityView Web

Roll Number 33-10-402-010-046-66-0000

IMPORTANT: THIS FORM IS NOT COMPLETE UNLESS IT IS ACCOMPANIED BY AN ATTACHED "LOT DIAGRAM PLAN" INDICATING ALL APPLICABLE SITE CONDITIONS.

Property Information

Issue Date:

Owner	40053 ONTARIO LTD INC 1391570	Property Lot	34.	Former Municipality	Simcoe.
Civic Address	1 DRIFTWOOD DR	Block		Plan	Plan 37M15
Legal Description	PLAN 37M15 LOT 34	Part		Reference Plan	
Zoning	R-1 B.9	Concession		Extension to a Non-conforming use?	
By-law	#1-1999	Current Use of Property	Vacant.	Township	Simcoe
		Proposed Use of Property	SFD.		

Zoning Deficiency

DEVELOPMENT STANDARDS

Required (Meters/Feet)

Proposed

Deficiency

a) Lot Area

b) Lot Frontage

c) Front Yard Setback

d) Exterior Side Yard

e) Interior Side Yard (Rt)

f) Interior Side Yard (Lt)

g) Rear Yard

h) Dwelling Unit Area

i) % Lot Coverage

j) Height of Building

k) Accessory Building

Accessory Building Comments

l) Parking

m) Other

Other Clause:

Other Description:

The "PROPOSED" information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to "Zoning" (Minor Variance, Zone Change, etc.) and does not relieve the applicant/owner from obtaining all other permits and/or approvals, such as Health Approval, entrance Permits, Building Permit, etc.

I, the Owner/Applicant take full responsibility for the accuracy of the "PROPOSED" information provided on this form.

Signatures:

Owner/Applicant

Building Inspector

Instructions:

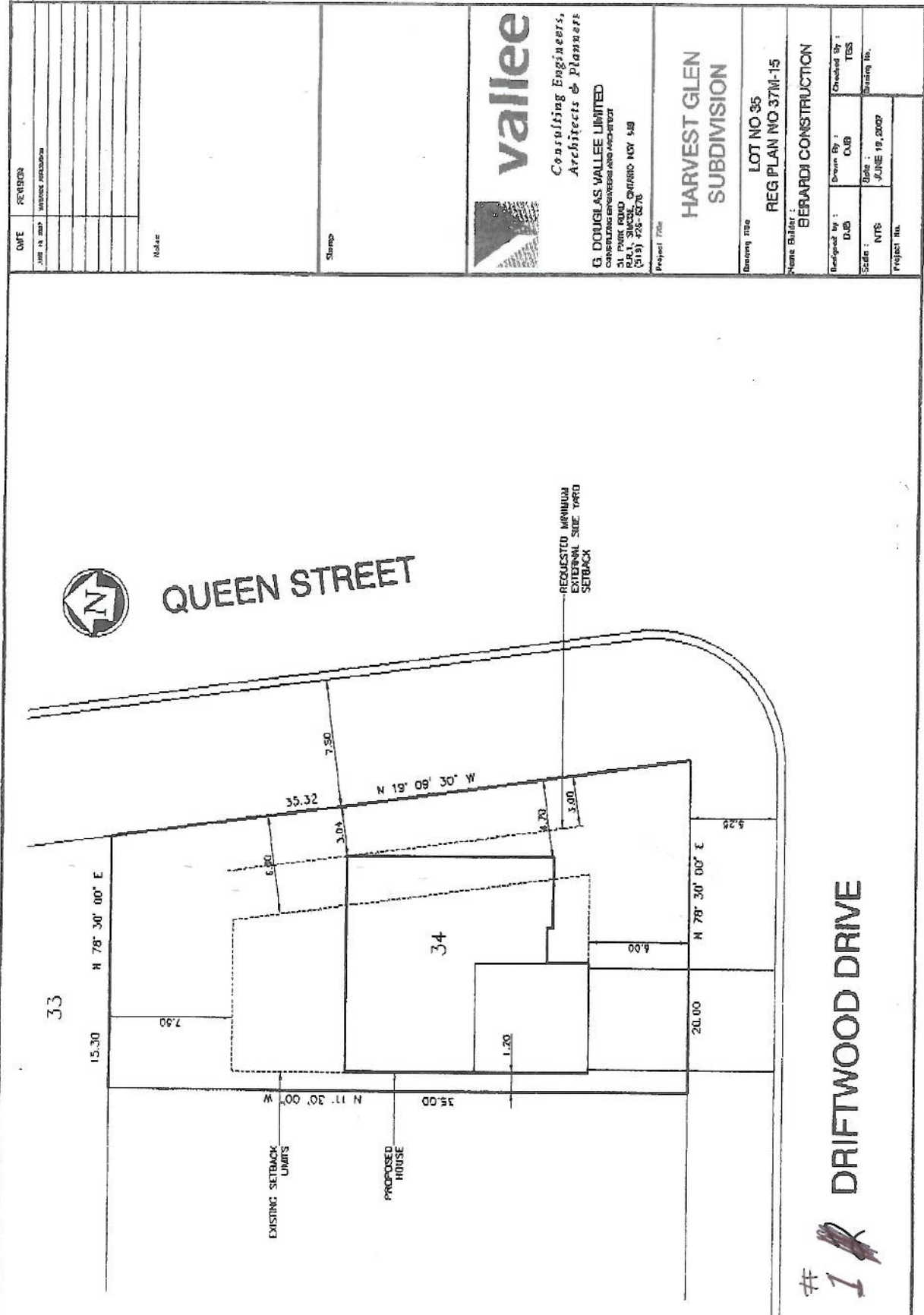
1. Owner/Applicant to complete unshaded areas.
2. Building Inspector to complete shaded areas.
3. The Owner/Applicant to submit completed form to the Area regional Planner or the secretary to Committee of Adjustment. Your contact in this regard is:

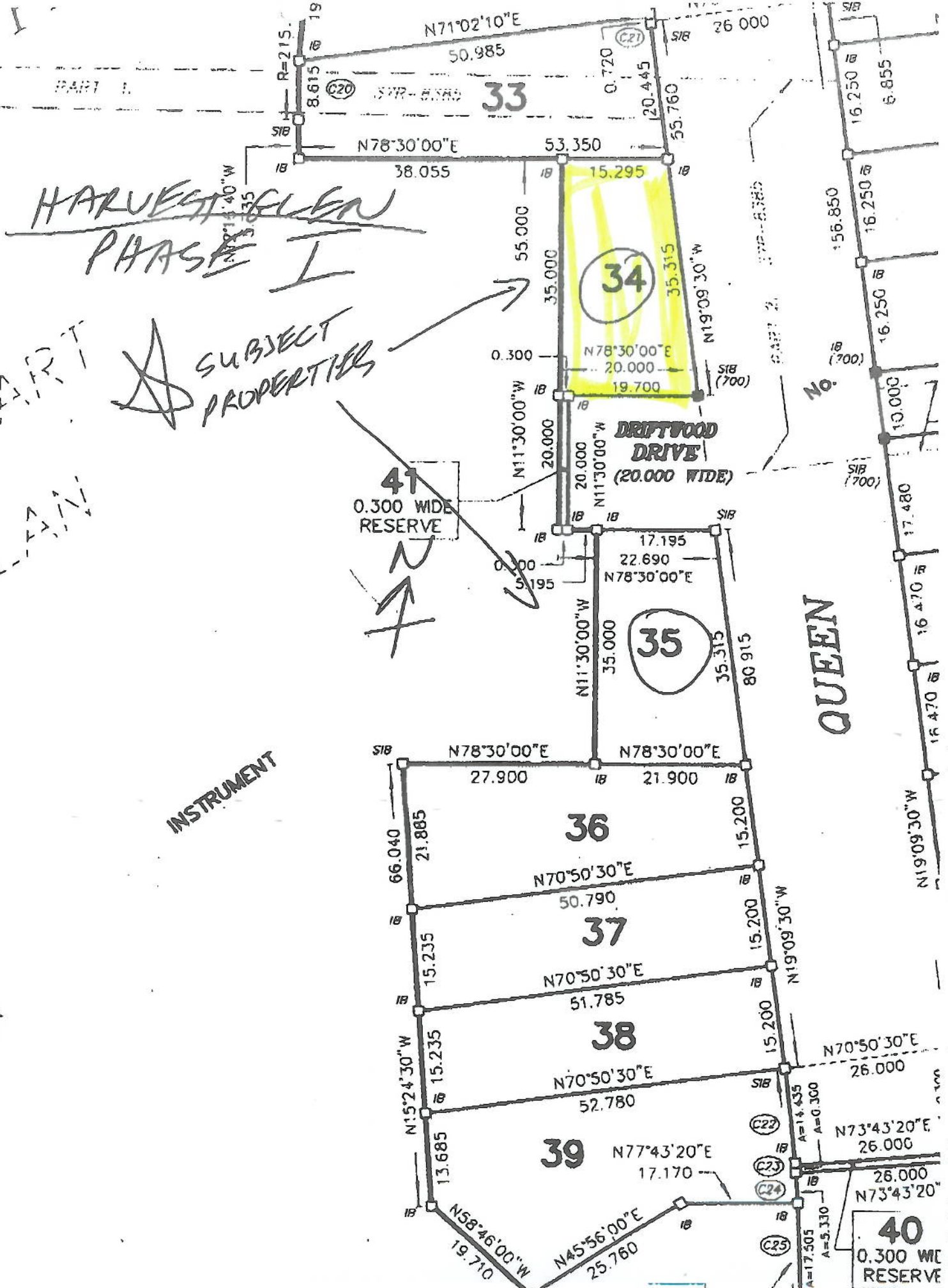
CESARE BERAZZI

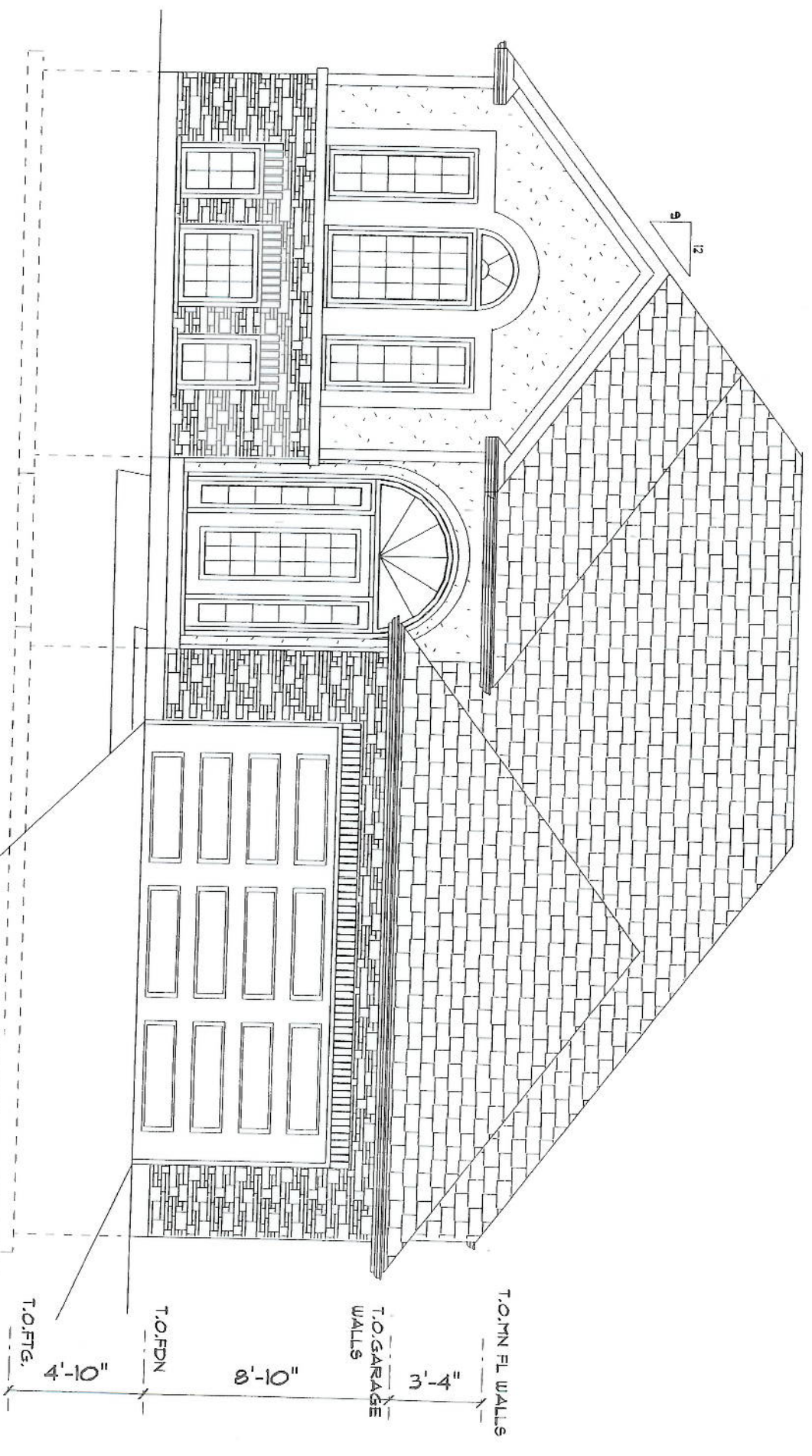
Name

122 PLEASANT RIDGE ROAD

Address







FRONT ELEVATION 'B'

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories:
Individual BCIN: 26179 Firm BCIN: 31308
Date: 05/24/07 Signature of Designer: *Alfred*

DISCLAIMER/COPYRIGHT

ALL DESIGN AND ANY DRAWINGS ASSOCIATED WITH THEM ARE THE PROPERTY OF IDEA DESIGNS. DESIGNER AND ARE PROTECTED BY COPYRIGHT.

THE DRAWINGS AND DOCUMENTS ARE TO BE USED SOLELY FOR THE PROJECT TO WHICH SUCH PERMITS HAVE BEEN ISSUED. REPRODUCTION IN WHOLE OR IN PART FOR ANY OTHER PURPOSE THAN SAID PROJECT WITHOUT THE WRITTEN CONSENT OF IDEA DESIGNS IS STRICTLY PROHIBITED.

THE CONTRACTOR AND/OR SUBCONTRACTOR MUST ENSURE THAT ALL WORK PERFORMED MUST BE IN ACCORDANCE WITH PART 9 OF THE ONTARIO BUILDING CODE AND ANY DISCREPANCIES BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF ANY WORK.

GENERAL NOTES:

- 1) OWNER AND/OR CONTRACTOR TO BE RESPONSIBLE FOR CHECKING AND CONFIRMING ALL MEASUREMENTS.
- 2) ALL CONSTRUCTION SHALL CONFORM TO THE ONTARIO BUILDING CODE (PART 9).
- 3) PLANS ARE TO BE REVIEWED BY THE LOCAL BUILDING DEPT. BEFORE PROCEEDING ANY WORK.

date MAY 17, 2007 plan no. 03-06

project address


designer
IDEA designs 905-730-IDEA

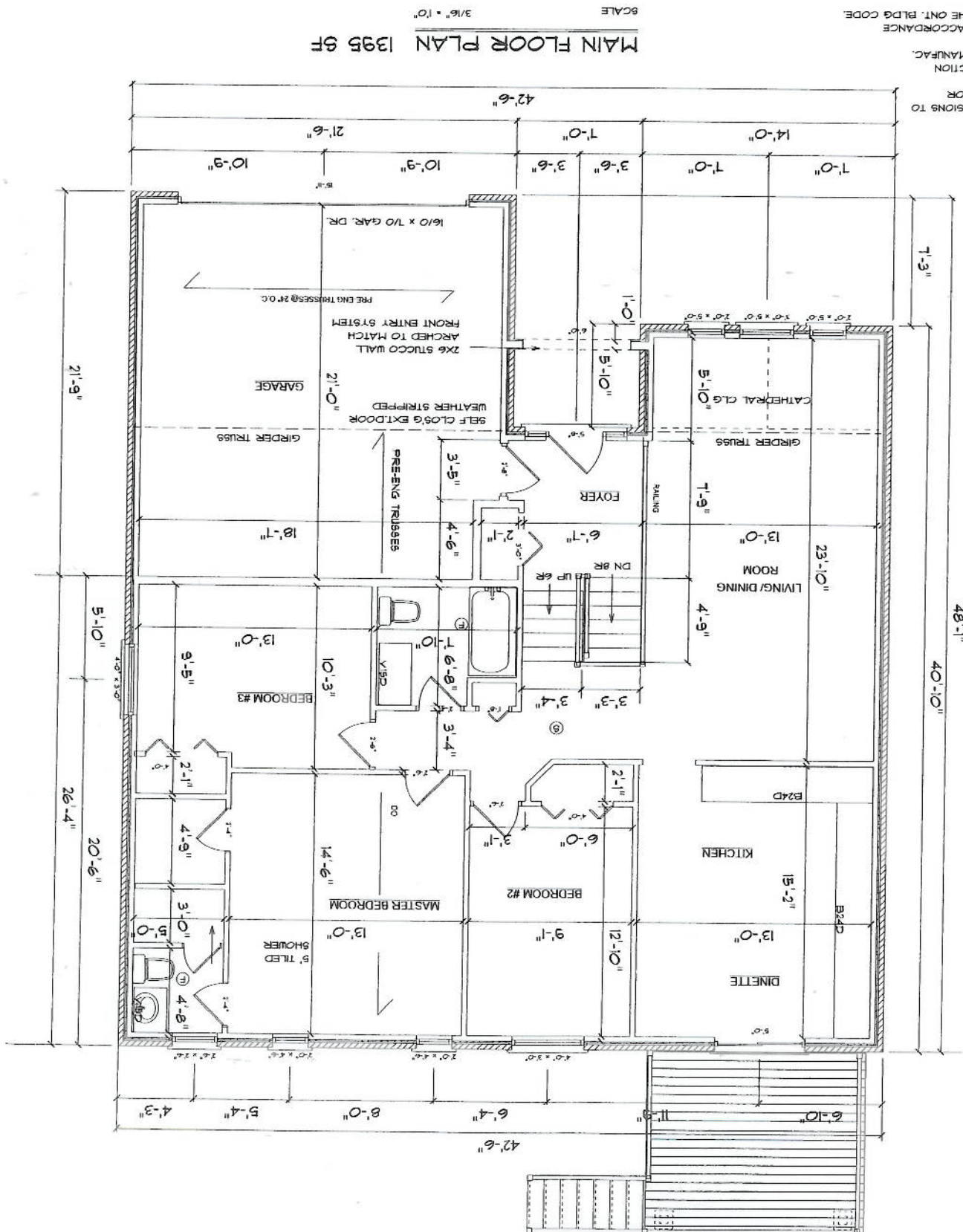
builder

BERARDI CONSTRUCTION

TRUSS LOCATION AND DIRECTION
TO BE VERIFIED BY TRUSS MANUFAC.
PROVIDE ATTIC ACCESS IN ACCORDANCE
WITH SUBSECTION 9.19.2 OF THE ONT. PLDG CODE.

NOTE: WINDOW STYLES AND DIMENSIONS TO
BE VERIFIED BY CONTRACTOR

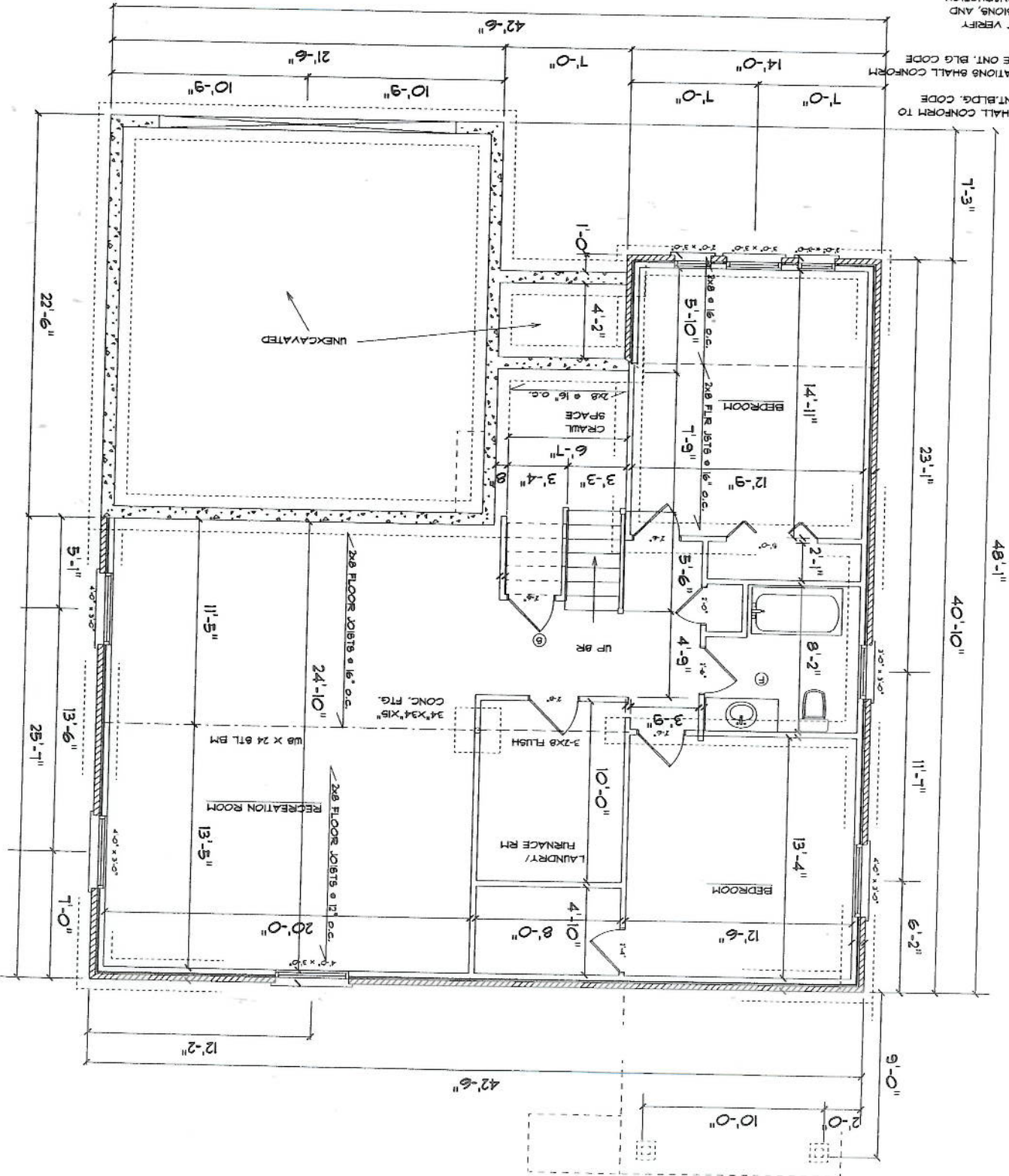
I review of take responsibility for the design work on behalf of a firm registered under subsection 2.17.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories:
Individual BCN: 26179 Firm BCN: 31308
Date: 24/02/2012 Signature: 



IDEA designs 905-730-IDEA Designer		BERARDI CONSTRUCTION Builder	
ALL DESIGNS AND DOCUMENTS ASSOCIATED WITH THIS PROJECT ARE THE PROPERTY OF IDEA DESIGNS. DESIGNER AND ANY DOCUMENTS ARE PROTECTED BY COPYRIGHT.			
THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPT. BEFORE PROCEEDING WITH WORK.			
GENERAL NOTES: 1) OWNER AND/OR CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPT. BEFORE PROCEEDING WITH WORK. 2) ALL CONSTRUCTION SHALL CONFORM TO THE DRAWING.			
Plan no. 03-06	date MAY 17 2007	Project address	

SCALE: 1/8" = 1'-0"

BASEMENT PLAN 'B'



NOTE: POURED CONCRETE SHALL CONFORM TO SECTION 9.3 OF THE ONT. BLDG. CODE
 FOOTINGS AND FOUNDATIONS SHALL CONFORM TO SECTION 9.15 OF THE ONT. BLDG. CODE
 WINDOW STYLES, DIMENSIONS, AND LOCATIONS BEFORE CONSTRUCTION COMMENCES.


I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.
 Individual BCIN: 26179 Firm BCIN: 31308
 Date: 05/16/07 Signature of Designer: *[Signature]*

Individual BCIN: 26179 Firm BCIN: 31308
Date: 02/06/07 Signature of Designer: *[Signature]*

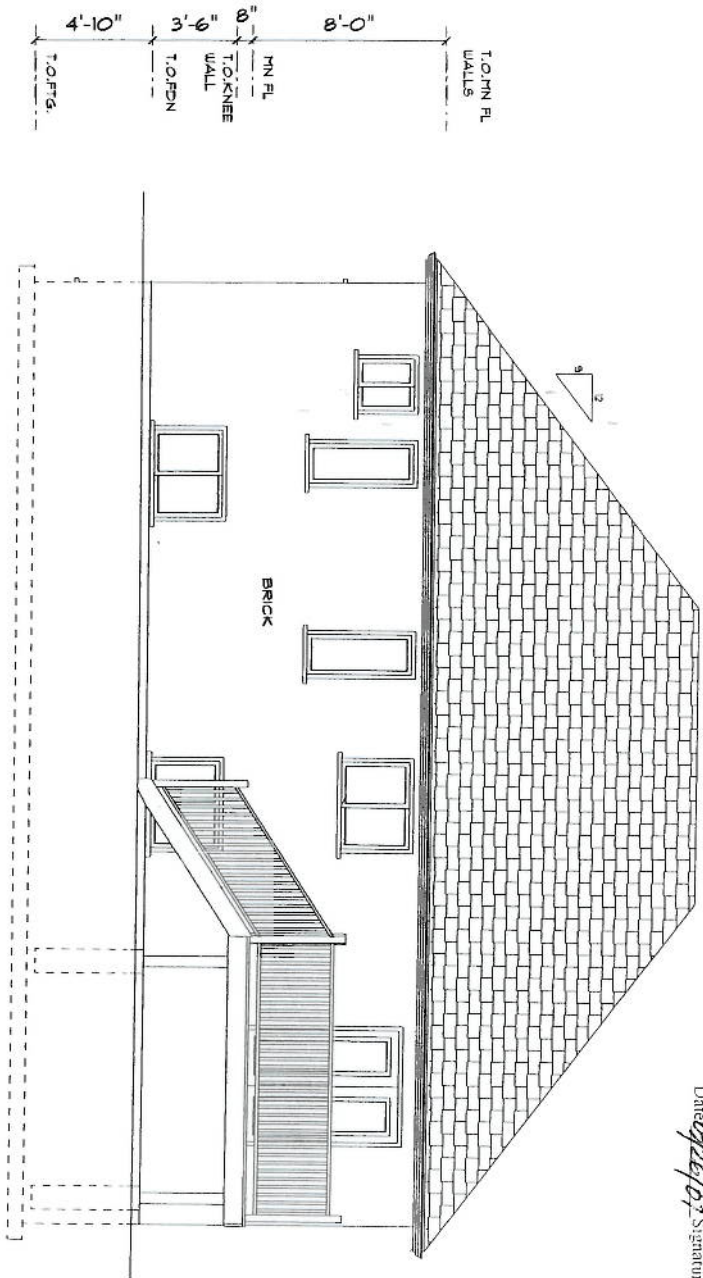
NOTE: DUAL SLOPE ROOF:
1/2 FRONT TO BACK
9/2 SIDE TO SIDE



NOTES:
THE CONTRACTOR MUST CHECK ALL DIMENSIONS AND DETAILS AND CORRECT IF NECESSARY AND BE RESPONSIBLE FOR SAME FOR CONTACT THE DESIGNER OF THESE PLANS BEFORE CONSTRUCTION BEGINS
ALL WOOD UNITS TO BE 2X10 UNLESS NOTED OTHERWISE
ALL CONSTRUCTION MUST CONFORM TO THE LATEST EDITION OF THE

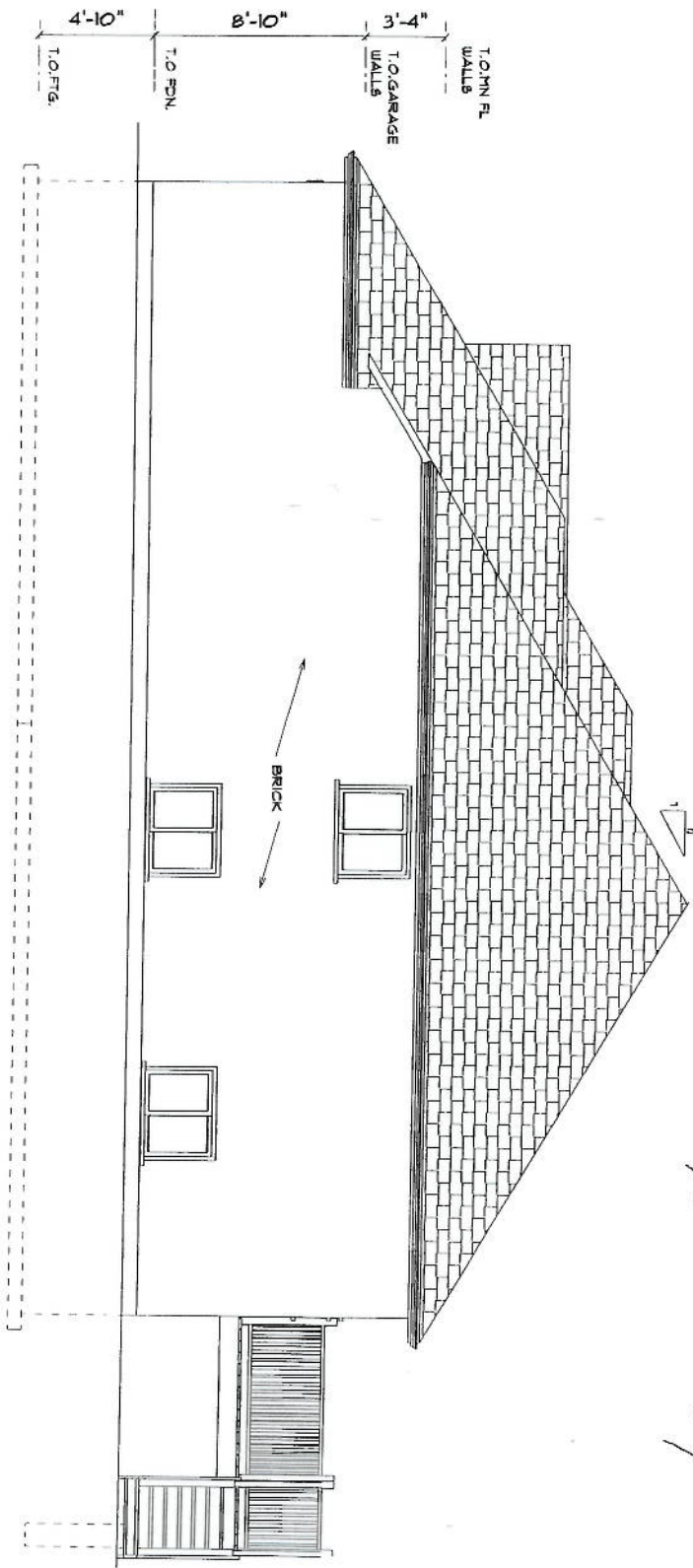
 IDEA designs 908-130-IDEA builder	Designer	
	DISCLAIMER: CONTRACT ALL DRAWINGS AND ANY DRAWINGS ASSOCIATED WITH "B" ARE THE PROPERTY OF IDEA DESIGNS CORPORATION AND ARE PROVIDED BY CONTRACT	
THE DRAWINGS AND DOCUMENTS ARE TO BE USED SOLELY FOR THE PROJECT TO WHICH SUCH DRAWINGS AND DOCUMENTS ARE APPLIED. ANY USE OF SUCH DRAWINGS OR DOCUMENTS FOR ANY OTHER PROJECT THAN THAT PROJECT WITHOUT THE WRITTEN CONSENT OF IDEA DESIGNS IS STRICTLY PROHIBITED. THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL ASSURE THAT ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND DOCUMENTS PROVIDED BY IDEA DESIGNS CORPORATION. IN THE EVENT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND DOCUMENTS PROVIDED BY IDEA REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF ANY WORK. DISCREPANCIES BE		
GENERAL NOTES: 1) OWNER AND/OR CONTRACTOR TO BE RESPONSIBLE FOR ALL NECESSARY PERMITS 2) ALL DRAWINGS SHALL BE CONSIDERED TO BE CONFORM TO THE ABOVE 3) IT SHALL BE THE RESPONSIBILITY OF THE OWNER, BUILDING DEPARTMENT AND/OR CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS		
date MAY 11 2001	plan no. 03-06	project address

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.
 Individual BCIN: 26179 Firm BCIN: 31308
 Date 09/26/07 Signature of Designer *[Signature]*



REAR ELEVATION

Designer IDEA designs 905-330-IDEA Builder BERARDI CONSTRUCTION		EXPLANATION/REMARKS: ALL DESIGN AND ANY DRAWINGS ASSOCIATED WITH THIS ARE THE PROPERTY OF IDEA DESIGNS. DESIGNER AND ARE PROTECTED BY COPYRIGHT. THE DRAWINGS AND DOCUMENTS ARE TO BE USED ONLY FOR THE PROJECT TO WHICH SUCH PERMITS HAVE BEEN ISSUED. REPRODUCTION IN WHOLE OR IN PART FOR ANY OTHER PURPOSE THAN SAID PROJECT WITHOUT THE WRITTEN CONSENT OF IDEA DESIGNS IS STRICTLY PROHIBITED. THE CONTRACTOR AND/OR ASSOCIATION MAY INSURE THAT ALL WORK PERFORMED MAY BE IN ACCORDANCE WITH PART 9 OF THE ONTARIO BUILDING CODE AND ANY DISCREPANCIES BE REPORTED TO THE DESIGNER PRIOR TO COMPLETION OF ANY WORK.	
GENERAL NOTES: 1) OWNER AND/OR CONTRACTOR TO BE RESPONSIBLE FOR ALL PERMITS. 2) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING CODE (PART 9). 3) ALL WORK SHALL BE COMPLETED BEFORE PROCEEDING ANY WORK.		date MAY 11, 2007	plan no. 03-06
Proj. set address			



RIGHT ELEVATION

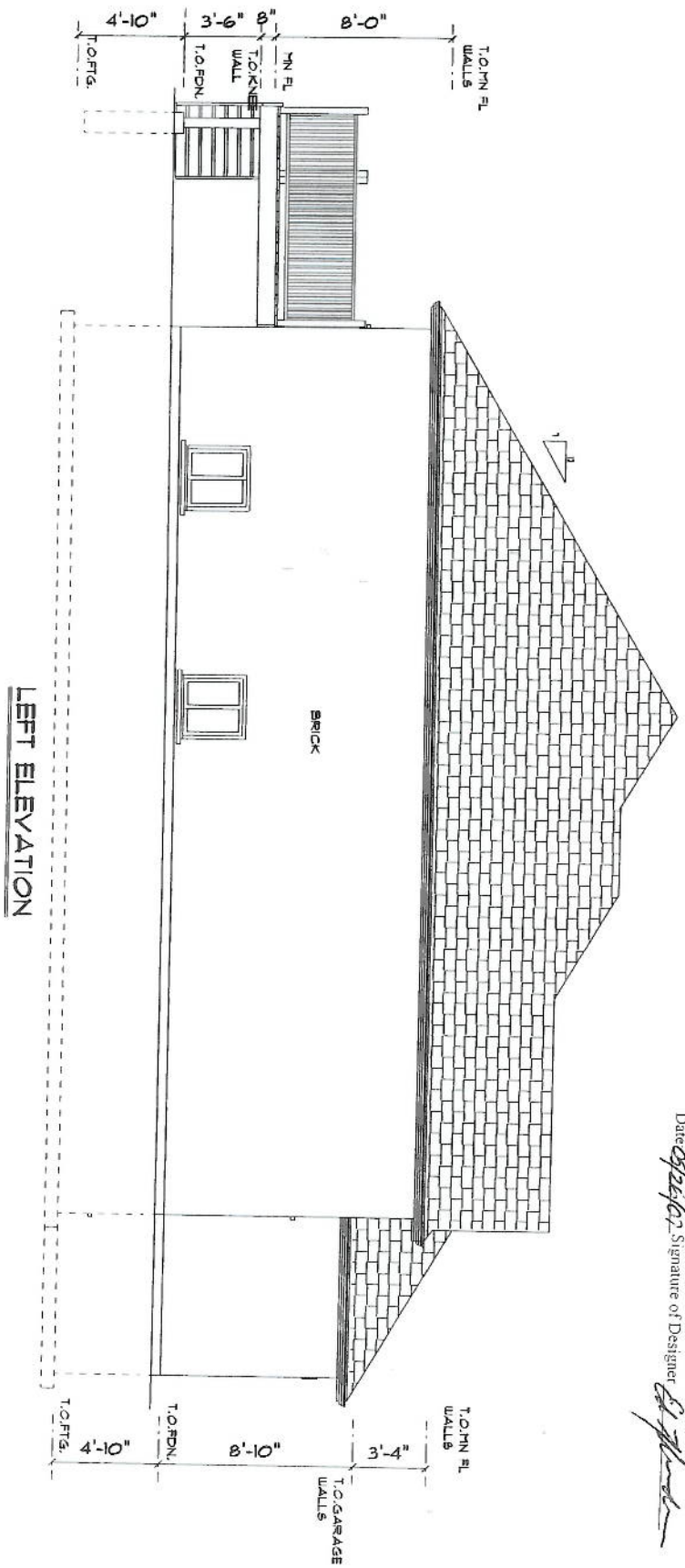
designer IDEA designs 908-730-IDEA 1000 N. 10th St., Suite 100 Phoenix, AZ 85006 phone: 908-730-IDEA fax: 908-730-IDEA email: info@idea-designs.com website: www.idea-designs.com		builder BERARDI CONSTRUCTION 1000 N. 10th St., Suite 100 Phoenix, AZ 85006 phone: 908-730-IDEA fax: 908-730-IDEA email: info@idea-designs.com website: www.idea-designs.com	
DISCLAIMER/COPYRIGHT ALL RIGHTS AND ANY DESIGN ASSOCIATED WITH THESE ARE THE PROPERTY OF IDEA DESIGNS. CREATION AND ARE PROTECTED BY COPYRIGHT. THE DRAWINGS AND DOCUMENTS ARE TO BE USED SOLELY FOR THE PROJECT TO WHICH SUCH DRAWINGS AND DOCUMENTS ARE SPECIFICALLY REFERENCED. NO PART OF ANY OTHER PROJECT, PLAN, SPECIFICATION, OR OTHER DOCUMENT OF IDEA DESIGNS IS STRICTLY PROHIBITED. THE CONTRACTOR AND/OR SUBCONTRACTOR MUST BEWARE THAT ALL WORK PERFORMED MUST BE REPORTED TO THE DESIGNER PRIOR TO COMPLETION OF ANY WORK.			
GENERAL NOTES: 1. OWNER AND/OR CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND CONSENTS FROM ALL APPLICABLE AGENCIES. 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE IBC AND ALL LOCAL BUILDING CODES. 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE IBC AND ALL LOCAL BUILDING CODES.			
date MAY 11 2007	plan no. 03-06	project address 1000 N. 10th St., Suite 100 Phoenix, AZ 85006	

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

Individual BCIN: 26179 Firm BCIN: 31308

Date: 05/14/07 Signature of Designer: *[Signature]*

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4 of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories
 Individual BCIN: 26179 Firm BCIN: 31308
 Date: 09/24/07 Signature of Designer: *Ed Plunkett*



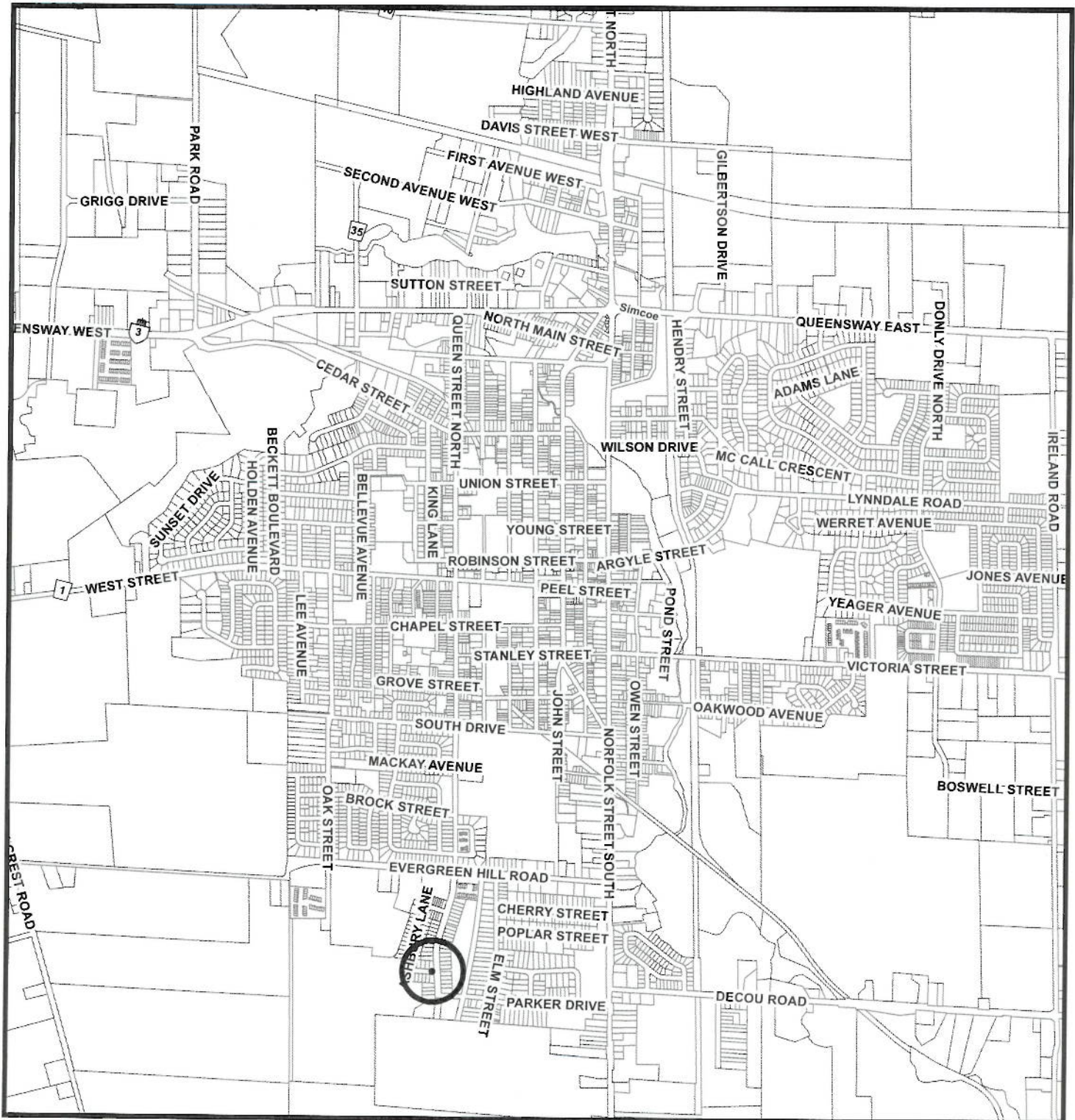
LEFT ELEVATION

designer IDEA designs 905-730-IDEA builder BERARDI CONSTRUCTION		DISCLAIMER/CONTRACT ALL DESIGN AND ANY DRAWINGS ASSOCIATED WITH THEM ARE THE PROPERTY OF IDEA DESIGNS (DESIGNER) AND ARE PROTECTED BY COPYRIGHT. THE DRAWINGS AND DOCUMENTS ARE TO BE USED SOLELY FOR THE PROJECT TO WHICH EACH DRAWING AND DOCUMENT IS SPECIFICALLY REFERENCED. NO PART OF ANY DRAWING OR DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF IDEA DESIGNS. ANY VIOLATION OF THIS AGREEMENT SHALL BE CONSIDERED A BREACH OF CONTRACT AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. THE CONTRACTOR AND/OR SUBCONTRACTOR MUST ENSURE THAT ALL WORK PERFORMED MUST BE IN ACCORDANCE WITH PART 3 OF THE ONTARIO BUILDING CODE AND ANY DISCREPANCIES BE REPORTED TO THE DESIGNER PRIOR TO COMMENCEMENT OF ANY WORK.	
GENERAL NOTES: 1. OWNER AND/OR CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL RELEVANT AUTHORITIES. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. 3. FINISHES TO BE SPECIFIED BY OWNER. 4. BUILDING CODE PART 3, DIVISION 10, SHALL BE USED FOR ALL BUILDING CODE REQUIREMENTS. 5. BEFORE PROCEEDING WITH WORK.		date MAY 11, 2007	plan no. 03-06
Project address			

MAP 1

File Number: AN-039/2007 & AN-040/2007

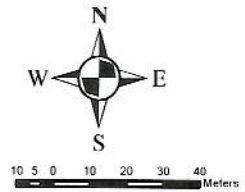
Urban Area of SIMCOE



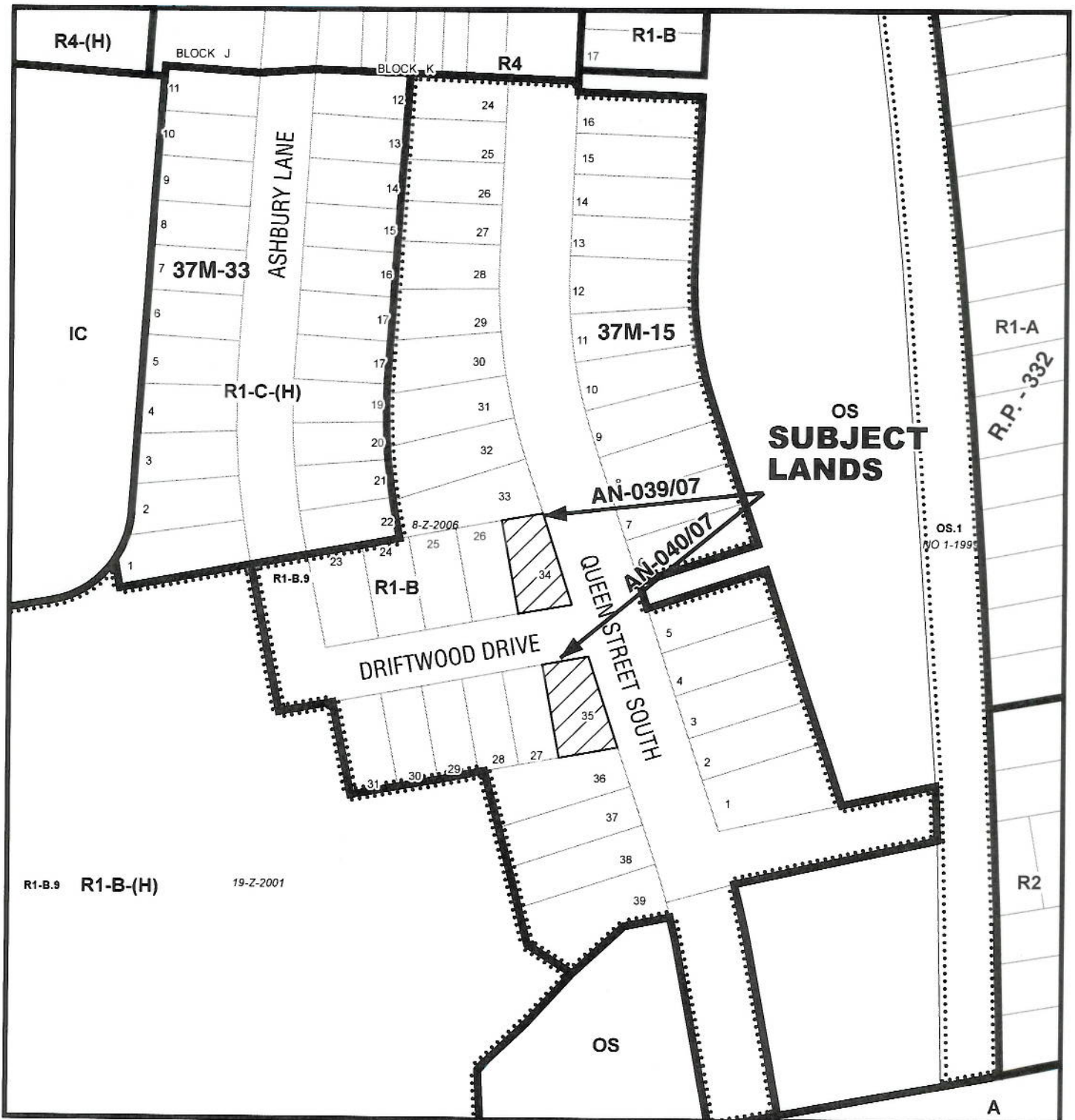
MAP 2

File Number: AN-039/2007 & AN-040/2007

Urban Area of SIMCOE



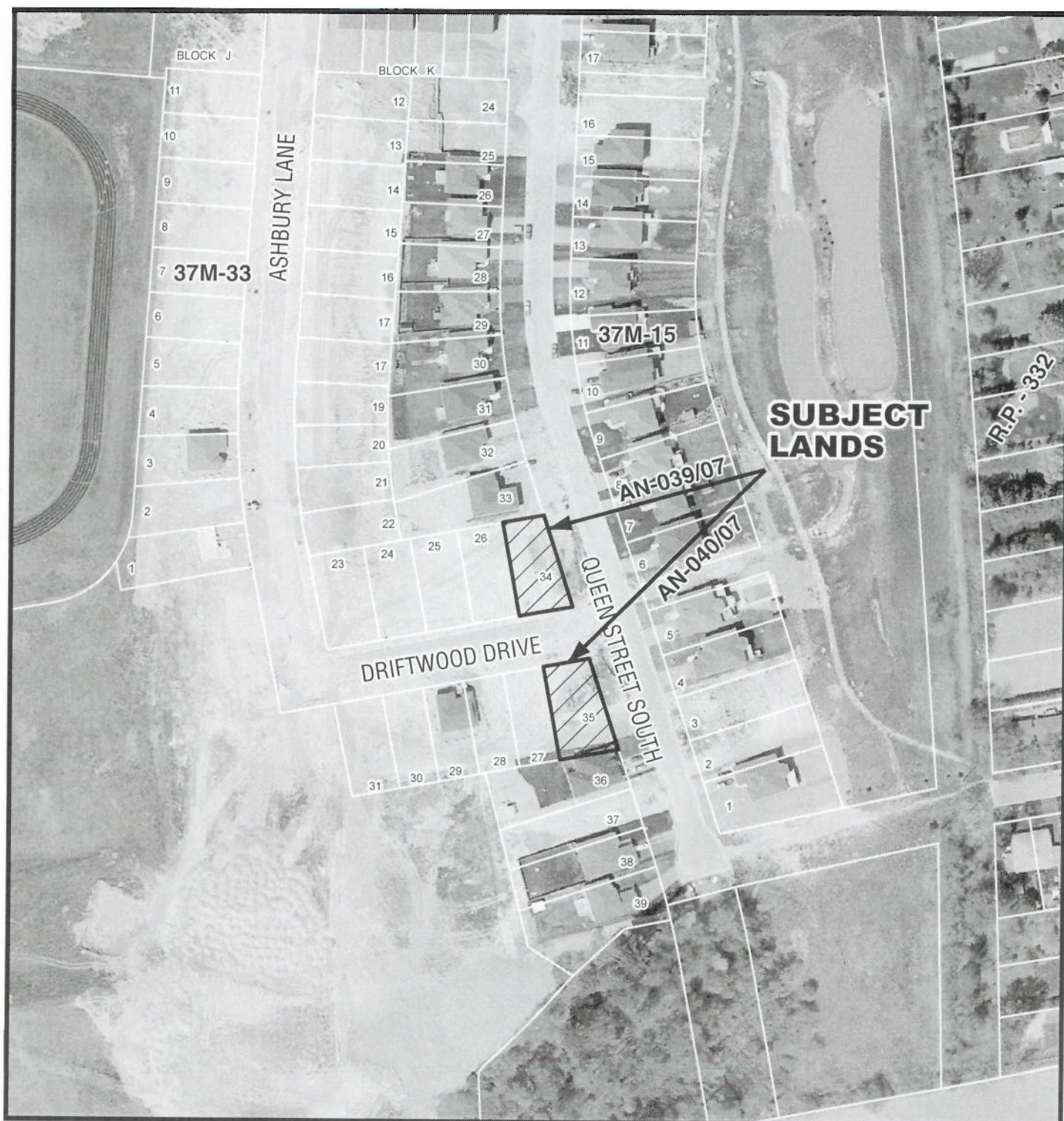
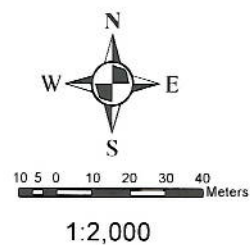
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MAP 3

File Number: AN-039/2007 & AN-040/2007

Urban Area of SIMCOE



MAP 4

File Number: AN-039/2007 & AN-040/2007

Urban Area of SIMCOE

