

For Office Use Only:

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

ANPA 2021144

APRIL 24, 2021

JUNE 1, 2021

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

1560.00 /pd

N. GORDON

Check the type of planning application(s) you are submitting.

☐

Consent/Severance/Boundary Adjustment

☐

Surplus Farm Dwelling Severance and Zoning By-law Amendment

☒

Minor Variance

☐

Easement/Right-of-Way

Property Assessment Roll Number: 545-040-21450-0000

A. Applicant Information

Name of Owner

John Alton

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.

Address

845 Lakeshore Road

Town and Postal Code

Port Burwell NOJ1T0

Phone Number

519-875-1181

Cell Number

519-550-2362

Email

sandhill@kwic.com

Name of Applicant

Same

Address

Town and Postal Code

Phone Number

Cell Number

Email



Name of Agent same
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the agent noted above.

☒ Owner ☐ Agent ☐ Applicant

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

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Houghton, South Lake Road, Lot10

Municipal Civic Address: 850 Lakeshore Road, Port Burwell

Present Official Plan Designation(s): _____

Present Zoning: Residential

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

Residence



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

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

Proposed addition will be a sunroom/ sitting area

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

7. 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:

8. If known, the length of time the existing uses have continued on the subject lands:
House was built in 1994

9. Existing use of abutting properties:
Agricultural land

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, for example: m, m² or %

Lot frontage

~~71.018 m~~

~~71.018 m~~ 71.018 m

Lot depth

142.38 RS, 123.86 m LS, 123.86 m LS, 142.38 RS

Lot width

39.14 m

39.14 m

Lot area

6614.2 m²

6614.2 m²

Lot coverage

381.6 m²

523 m²

Front yard

Rear yard

Left Interior side yard

123.86 m

123.86 m

Right Interior side yard

142.38 m

142.38 m

Exterior side yard (corner lot)

2. Please outline the relief requested (assistance is available):

3m side yard setback reduced to 1.3m

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

There is not enough space between existing house and lot line for the addition.

4. Description of land intended to be severed in metric units:

Frontage:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Proposed final lot size (if boundary adjustment):



If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: John and Sharon Alton

Roll Number: 545-040-21450-0000

Total Acreage: 1.63 acres

Workable Acreage: 0

Existing Farm Type: (for example: corn, orchard, livestock) _____

Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1994



Owners Name: John Alton
Roll Number: 543-040-07100-0000
Total Acreage: 64.5 acres
Workable Acreage: 42 acres
Existing Farm Type: (for example: corn, orchard, livestock) Cash Crop
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____

Owners Name: John Alton
Roll Number: 545-040-02300-0000
Total Acreage: 50 acres
Workable Acreage: 35 acres
Existing Farm Type: (for example: corn, orchard, livestock) cash crop
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built 1854

Owners Name: John Alton
Roll Number: 545-040-02400-0000
Total Acreage: 100 acres
Workable Acreage: 35 acres
Existing Farm Type: (for example: corn, orchard, livestock) cash crop
Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____

Note: If additional space is needed please attach a separate sheet.

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☒ No ☐ Unknown
If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:
Our Family has always owned the property.



ADDITIONAL PROPERTIES OWNED

OWNERS NAME. JOHN AXTON, DOLORETH AXTON

ROLL NUMBER 545-040-21400-0000

TOTAL ACRES 97.51 ACRES

WORKABLE ACRES 56 ACRES

EXISTING FARM TYPE CASH CROP, LIVESTOCK (SHEEP)

DWELLING PRESENT YES NO IF YES, YEAR BUILT

OWNERS NAME JOHN AXTON, SHARON AXTON

ROLL NUMBER 545-040-18600-0000

TOTAL ACRES 48.09 ACRES

WORKABLE ACRES 45 ACRES

EXISTING FARM TYPE CASH CROP

DWELLING PRESENT YES NO IF YES, YEAR BUILT.

JOHN AXTON, ZACHARIAN AXTON

OWNERS NAME. 545-030-00400-0000

ROLL NUMBER

TOTAL ACRES 88.63 ACRES

WORKABLE ACRES 65 ACRES

EXISTING FARM TYPE CASH CROP

DWELLING PRESENT YES NO IF YES, YEAR BUILT.

OWNERS NAME, JOHN ALTON, DEBORAH ALTON

ROLL NUMBER 545-040-04100-0000

TOTAL ACRES. 100 ACRES

WORKABLE ACRES 28 ACRES

EXISTING FARM TYPE CASH CROP

DWELLING PRESENT YES AND IF YES, YEAR BUILT

OWNERS NAME JOHN ALTON, DEBORAH ALTON

ROLL NUMBER 545-040-08400-0000

TOTAL ACRES 100 ACRES

WORKABLE ACRES 16 ACRES

EXISTING FARM TYPE CASH CROP

DWELLING PRESENT YES AND IF YES, YEAR BUILT.

OWNERS NAME, JOHN ALTON, DEBORAH ALTON

ROLL NUMBER 545-040-21500-0000

TOTAL ACRES. ~~100~~ 101 ACRES

WORKABLE ACRES. 28 ACRES

EXISTING FARM TYPE CASH CROP, CAMP GROUND.

DWELLING PRESENT YES AND IF YES, YEAR BUILT.

ADDITION IN 1936.
1880

4. If you answered yes to any of the above questions in Section D, 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

E. Provincial Policy

1. 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:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

already used as residential, not changing the land use.

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

the house sits high on a ridge, the ground water source is down in the valley, in front of the house. Not close to the well.

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☒ within 500 meters – distance 30m

Wooded area

☐ On the subject lands or ☒ within 500 meters – distance 250m

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☒ within 500 meters – distance 450m

Erosion

☐ On the subject lands or ☒ within 500 meters – distance 350m

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____



F. Servicing and Access

1. 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 in good working order ☐ Other (describe below)
-

Storm Drainage

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

2. Existing or proposed access to subject lands

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

Name of road/street:

Lakeshore Road

G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

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

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

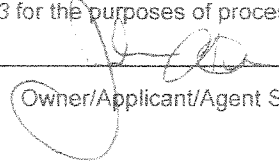
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.



Owner/Applicant/Agent Signature

May 29 / 21

Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We _____ am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize _____ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner

Date

Owner

Date



K. Declaration

I, JOHN ANTON of HOUGHTON CENTRE
solemnly declare that:

all of the above statements and the statements contained in all of the exhibits
transmitted herewith are true and I make this solemn declaration conscientiously
believing it to be true and knowing that it is of the same force and effect as if made
under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

In NORFOLK County

[Signature]
Owner/Applicant/Agent Signature

This 1 day of JUNE

A.D., 2021

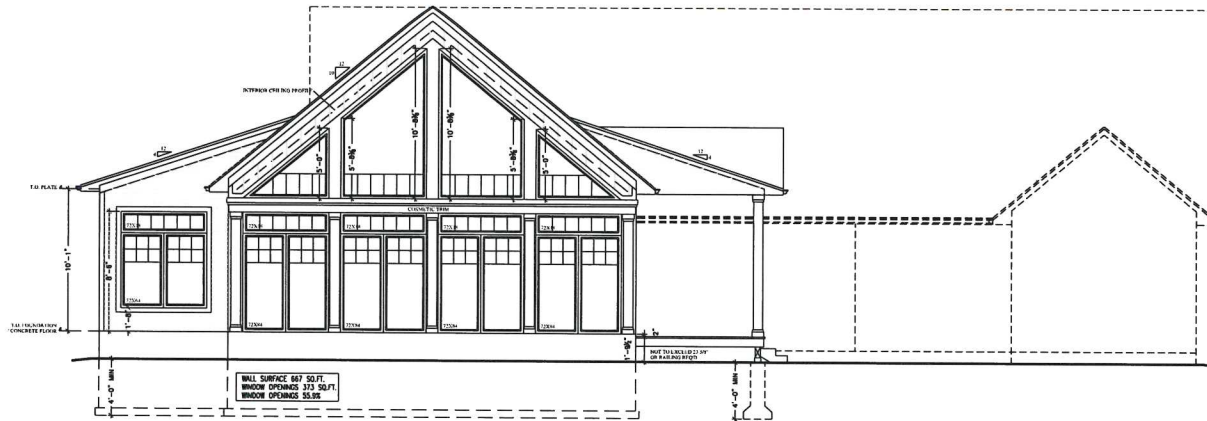
[Signature]
A Commissioner, etc.

Sherry Ann Mott, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 5, 2023.



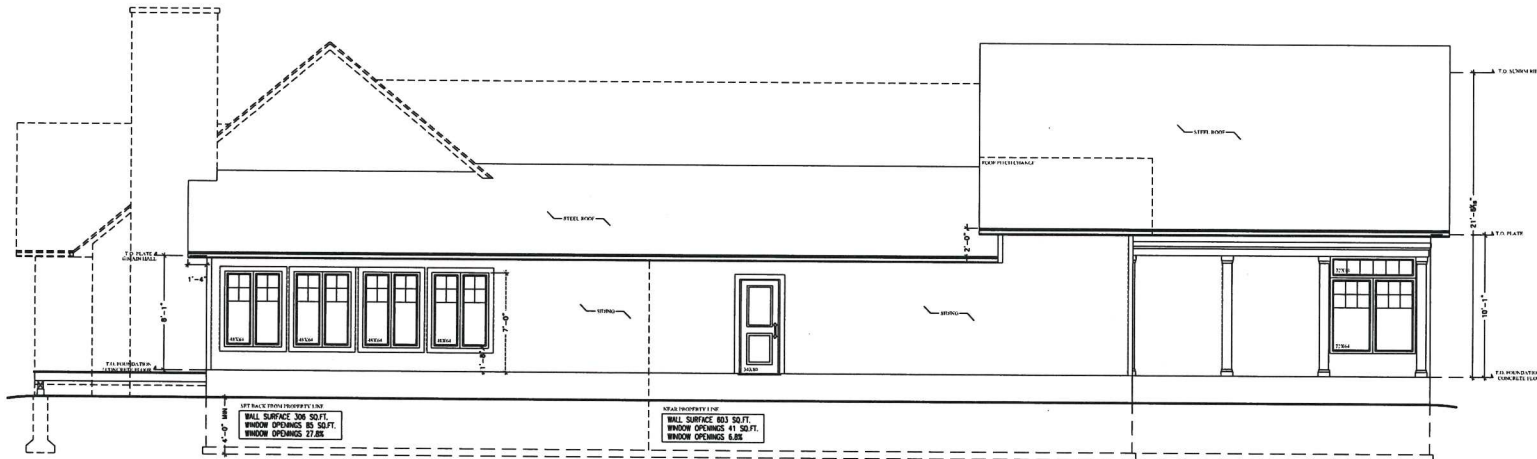
NORTH ELEVATION

Scale 1/4"=1'-0"



EAST ELEVATION

Scale 1/4"=1'-0"



GENERAL NOTES:

- FOUNDATION PLAN NOTES:**
1. ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
 2. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL (ASSUMED SOIL BEARING CAPACITY - 2500 P.S.F.)
 3. APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
 4. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.
 5. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa, UNLESS OTHERWISE SPECIFIED. (6% AIR / 4" SLUMP)
 6. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.

I warrant and take responsibility for the design work on behalf of a firm registered under subchapter 111.4 of the Code of Laws of the City of Norfolk, Virginia, in the appropriate license category.

From: Wall
RE: TS - 2750

SQUARE FOOTAGE	
MAIN FLOOR ADDITION	1522 SQ. FT.

REV.	DATE	DESCRIPTION
4		
3		
2		
1	03/02	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 516-451-1173
FAX: 516-451-0897

ALTON RESIDENCE
850 LAKE SHORE ROAD
NORFOLK COUNTY, ON

PROPOSED ADDITION PLANS

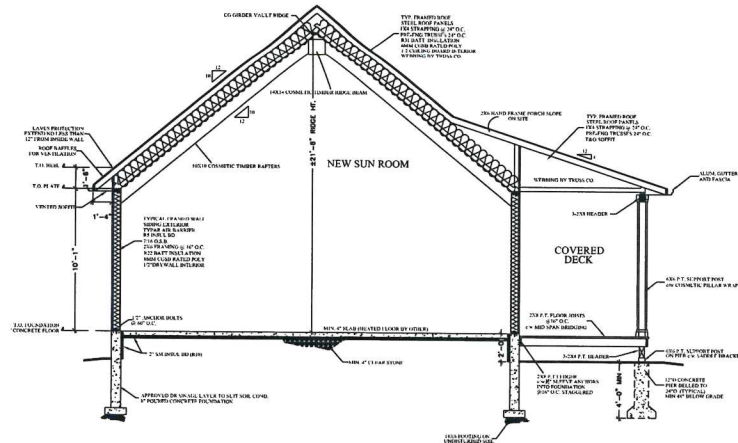
ELEVATIONS

DRAWN BY: TONY WALL SCALE: SEE DWG
BCIN: 29620 POW: 2144
DATE: MARCH 2021
SHEET NO. 4 OF 6

A4

SECTION 01:01

Scale 1/4"-1'-0"



SECTION 03

Scale 1/4"-1'-0"

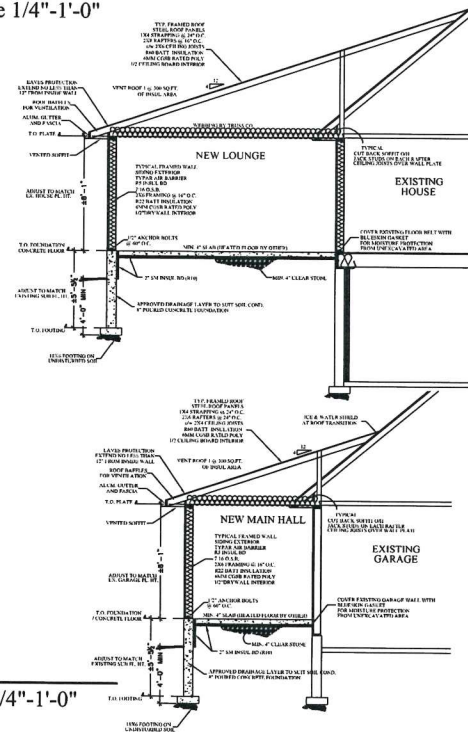
GIRDER POST SUPPORTS					
BUILT-UP COLUMN SELECTION TABLE					
NAILED BUILT-UP					
2 x 4					
WALL HT.	2 PLY	3 PLY	4 PLY	5 PLY	
8'	3,442 lbf	9,652 lbf	15,342 lbf	19,177 lbf	
9'	2,645 lbf	8,390 lbf	12,291 lbf	15,363 lbf	
10'	2,063 lbf	6,996 lbf	9,860 lbf	12,325 lbf	
11'	1,628 lbf	5,911 lbf	7,946 lbf	9,939 lbf	
12'	1,299 lbf	4,810 lbf	6,366 lbf	7,911 lbf	
BUILT-UP COLUMN SELECTION TABLE					
NAILED BUILT-UP					
2 x 6					
WALL HT.	2 PLY	3 PLY	4 PLY	5 PLY	
8'	5,279 lbf	14,932 lbf	25,382 lbf	33,951 lbf	
9'	4,098 lbf	12,973 lbf	22,947 lbf	32,030 lbf	
10'	3,207 lbf	10,868 lbf	20,895 lbf	30,000 lbf	
17'	N/A	3,215 lbf	9,014 lbf	18,808 lbf	
18'	N/A	3,013 lbf	7,957 lbf	13,870 lbf	

NOTES

- * PROVIDE SOLID BEARING BELOW ALL BEAMS AND GIRDER TRUSSES (i.e., 2 PLY TRUSS REQUIRES MINIMUM 2 STUDS FOR BEARING).
- * ALL LUMBER IN THE DESIGNS ABOVE ARE SPF #2 OR BETTER
- * BUILT-UP COLUMNS ARE TO BE NAILED OR BOLTED AS PER ONTARIO BUILDING CODE AND CSA-086.1-04 REQUIREMENTS.
- * THESE CHARTS ARE MEANT TO BE USED AS A DESIGN GUIDELINE ONLY. ALL ITEMS NOT CONFORMING TO THE ONTARIO BUILDING CODE PART 9 ARE TO BE REVIEWED AND CERTIFIED BY A STRUCTURAL ENGINEER.

SECTION 02

Scale 1/4"-1'-0"



GENERAL NOTES:

CONTRACTOR SHALL REVIEW THE DESIGN DRAWINGS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK OF THE CONTRACT. PROCEEDING WITHOUT NOTIFICATION, OR IF CHANGES ARE MADE WITHOUT THE APPROVAL OF THE DESIGNER, WILL VOID ALL RESPONSIBILITY AND LIABILITY OF THE DESIGNER.

THE GENERAL CONTRACTOR SHALL PROVIDE MECHANICAL DRAWINGS FOR HEATING & AIR CONDITIONING SYSTEM AND HEAT LOSS & GAIN CALCULATIONS AND BALANCING REPORTS AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION.

ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, ONTARIO REG. 403/97 AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS OF THE MUNICIPALITY HAVING JURISDICTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM WITH THESE SECTIONS OF THE CODE WHERE APPLICABLE AND BE FAMILIAR WITH PART 9 OF THE CODE.

STAIR DIMENSIONS (UNLESS OTHERWISE SHOWN ON DRAWINGS)

INTERIOR:

MAX RISE 200mm (7 7/8")
MIN. RUN 210mm (8 1/4")
MIN. TREAD 235mm (9 1/4")
NOSING 25mm (1")

EXTERIOR:

MAX RISE 200mm (7 7/8")
MIN. RUN 210mm (8 1/4")
MIN. TREAD 235mm (9 1/4")
NOSING 25mm (1")

UNIFORM RISE & RUN ON ANY FLIGHT OF STAIRS
MINIMUM HEADROOM 1950mm (6' 5")
GUARD HEIGHT AT LANDING 900mm (35 1/2")
AT STAIRS BETWEEN 902mm (35 1/2")
MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED.
(6% AIR / 4" SLUMP)

GUARD HEIGHT - 2' 0" ABOVE GRADE = 902mm (35 1/2")
CONCRETE STAIRS OVER 2 RISERS ARE REQUIRED TO BE SUPPORTED ON FOUNDATION
HANDRAIL: REPOD ON STAIRS OVER 3 RISERS INSTALLED BETWEEN 864mm (34") & 965mm (38")

CONCRETE

AS PER OBC SECTION 9.1.5 & 9.1.6

ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MIN SOIL BEARING PRESSURE OF 2000 PSF
CONCRETE FOR FOOTINGS & FOUNDATIONS TO HAVE MIN. COMPRESSIVE STRENGTH OF 20 MPa (2900 PSI) AT 28 DAYS

STEP FOOTINGS:

MAX RISE 600mm (24") FOR FIRM SOIL
MAX RISE 400mm (16") FOR SAND OR GRAVEL
MIN RUN BETWEEN RISERS 600mm (24")
ANGLE OF REPOSE IS 45°

CONCRETE FOUNDATION WALLS SHALL EXTEND TO 6" MIN. ABOVE FINISHED GRADE
FOOTING DESIGN MIN. 6" DEEP X 4" MIN. PROJECTION BEYOND FOUNDATION WALL AND MIN. OF 16" WIDE
CONCRETE FOUNDATIONS SHALL BE CONSTRUCTED TO SUFFICIENT DEPTH TO PROVIDE ADEQUATE FROST PROTECTION

WOOD FRAME CONSTRUCTION

AS PER OBC SECTION 9.2.3

ALL STRUCTURAL LUMBER TO BE SPF#2 CONSTRUCTION OR BETTER UNLESS NOTED OTHERWISE. LUMBER SIZES TO BE AS DETERMINED FROM SPAN TABLES OF THE BUILDING CODE.
SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS 7'-10" MAX ON SPACING WITH 4" MIN. EMBEDMENT INTO THE CONCRETE

JOIST END BEARING TO BE 1 1/2 MIN.
BEAMS & GIRDERS SHALL HAVE 3 1/2" MIN END BEARING
BEAMS & POINT LOADS SHALL BE SUPPORTED FULL WIDTH TO FOUNDATION
ALL NON LOAD BEARING PARTITIONS SHALL BE SUPPORTED BY DOUBLE FLOOR JOIST OR SOLID BLOCKING AT 3'11" O.C.
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED FROM MOISTURE.

HEAT TRANSFER, AIR LEAKAGE & CONDENSATION CONTROL

AS PER OBC SECTION 9.2.5

PROVIDE AN AIR BARRIER IN STRICT ACCORDANCE WITH OBC SECTION 9.2.3.3
INSULATION REQUIREMENTS:
MIN. R30 IN ALL EXTERIOR WALLS
MIN. R60 IN EXPOSED CEILING WITH ATTIC SPACE
MIN. R20 CI IN FOUNDATION WALLS ENCLOSING HEATED SPACE
VAPOUR BARRIERS SHALL BE INSTALLED TO PROTECT THE ENTIRE SURFACE OF ANY THERMALLY INSULATED WALL, CEILING & FLOOR ASSEMBLIES AND TO BE INSTALLED ON THE WARM SIDE OF THE INSULATION. ALL PENETRATION OF THE VAPOUR BARRIER TO BE SEALED TO MAINTAIN THE INTEGRITY OF THE BARRIER SYSTEM.

EXTERIOR DOORS & WINDOWS

AS PER OBC SECTION 9.7

DOORS TO DWELLING SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS
ALL EXTERIOR DOORS IF WOOD SHALL CONFORM TO CAN/CSA-A-0132.2-M, STEEL INSULATED CONFORM TO CAN/CGSB-82.5M
WINDOW GLASS SIZE TO COMPLY WITH CURRENT OBC REQUIREMENTS
ALL DOORS & WINDOWS SHALL COMPLY WITH OBC SECTION 9.7.6- RESISTANCE TO FORCED ENTRY
EVERY FLOOR LEVEL CONTAINING A BEDROOM SHALL HAVE AT LEAST 1 OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE WITHOUT THE USE OF TOOLS. THESE WINDOWS MUST HAVE AN UNOBSTRUCTED OPEN AREA OF 3.8 SQ.FT. WITH NO DIMENSION LESS THAN 15"

VENTILATION

AS PER OBC SECTION 9.3.2.3.4

PROVIDE VENTILATION FOR ROOF SPACES AT A RATIO OF 1 SQ.FT. MIN OF UNOBSTRUCTED VENTILATION FOR EACH 300 SQ.FT. OF INSULATED CEILING AREA WITH NOT MORE THAN HALF THE REQUIRED VENTILATION LOCATED AT THE EAVES.
PROVIDE BAFFLES AT THE EAVES TO PERMIT FREE UNOBSTRUCTED AIR FLOW
PROVIDE MECHANICAL VENTILATION SYSTEM TO THE REQUIREMENTS OF OBC 9.3.2.2 WITH CLEARLY LABELED PRINCIPAL EXHAUST FAN MANUAL SWITCH.

ELECTRICAL

ALL LIGHTING AND ELECTRICAL TO COMPLY WITH OBC 9.3.4
ALL FLOOR LEVELS SHALL BE EQUIPPED WITH INTERCONNECTED SMOKE DETECTORS (TYPICAL ALL UNITS)

GENERAL NOTES:

- FOUNDATION PLAN NOTES:**
- ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
 - ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL. (ASSUMED SOIL BEARING CAPACITY- 2500 P.S.F.)
 - APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY.
 - ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.
 - CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR / 4" SLUMP)
 - REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.1.1.4. of the O.R.S.A. I am qualified, and the time is expended, in the appropriate category.

TONY WALL
R.E.T.S. 77801

MAIN FLOOR ADDITION	SQUARE FOOTAGE
1522 SQ. FT.	

REV#	DATE	DESCRIPTION
4		
3		
2		
1	05/02	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 318-851-1173
FAX: 318-876-0887

ALTON RESIDENCE
850 LAKE SHORE ROAD
NORFOLK COUNTY, ON

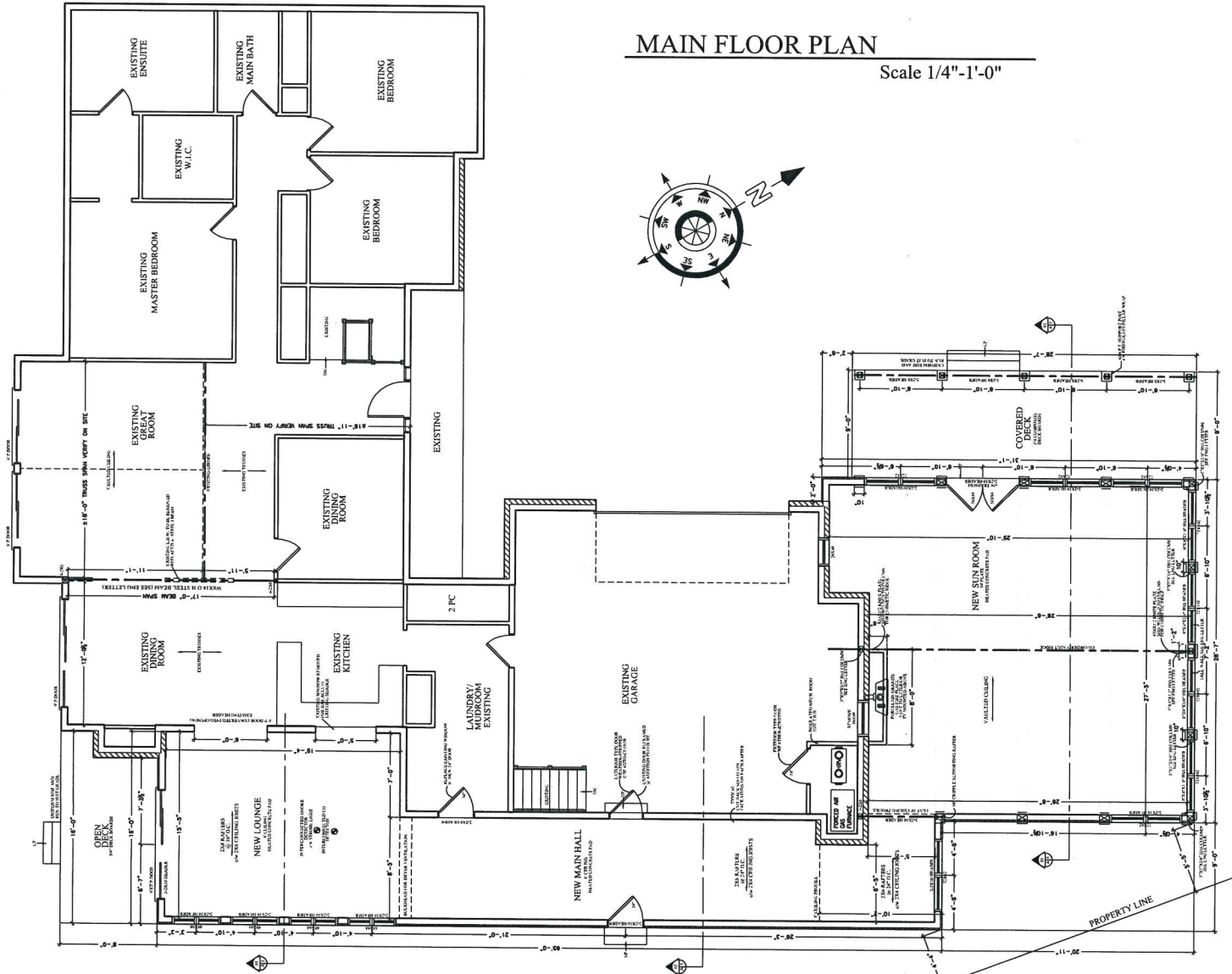
PROPOSED ADDITION PLANS

SECTIONS/NOTES

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620	PO# 2144
DATE: MARCH 2021	
SHEET NO. 6 OF 6	A6

MAIN FLOOR PLAN

Scale 1/4"=1'-0"



GENERAL NOTES:

- FOUNDATION PLAN NOTES:**
1. ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
 2. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL. (ASSUMED SOIL BEARING CAPACITY: 2500 P.S.F.)
 3. APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
 4. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4'-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.
 5. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR / 4" SLUMP)
 6. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.11.4. of the O.A.A. from qualification and the firm is registered in the appropriate category.

Tom Wall
H.T.S. 7790

SQUARE FOOTAGE	
MAIN FLOOR ADDITION	1522 SQ. FT.

REV#	DATE	DESCRIPTION
4		
3		
2		
1	03/02	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 516-451-1173
FAX: 516-476-0807

ALTON RESIDENCE
850 LAKE SHORE ROAD
NORFOLK COUNTY, ON

PROPOSED ADDITION PLANS

MAIN FLOOR PLAN

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 POF: 2144	
DATE: MARCH 2021	
SHEET NO. 3 OF 6	

A3



Zoning Deficiency

Simcoe: St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: t St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 850 Lakeshore Road

Legal Description:

Roll Number: 545-0 40-21450

Application #:

Information Origins:

Agricultural Zone (A)

Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
12.1 a) minimum <i>lot area</i>				
c) minimum <i>front yard</i>	13.00	56.47	N/A	m
d) minimum <i>exterior side yard</i>	13.00	N/A	N/A	m
e) minimum interior side yard	3.00	1.30	1.70	m
	3.00	8.00	N/A	m
f) minimum <i>rear yard</i>	9.00		N/A	m
g) Minimum separation between a <i>farm processing</i> facility and a <i>dwelling</i> on an adjacent <i>lot</i>	30.00	30.00	N/A	m
h) maximum building height	11.00	6.70	N/A	m

Comments

Single family dwelling addition proposed. Relief of 1.70 meters required from permitted interior side yard setback. No change to parking.

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

Prepared By:

Hayley Stobbe

I have read and understand the above.

Signature of owner or authorized agent

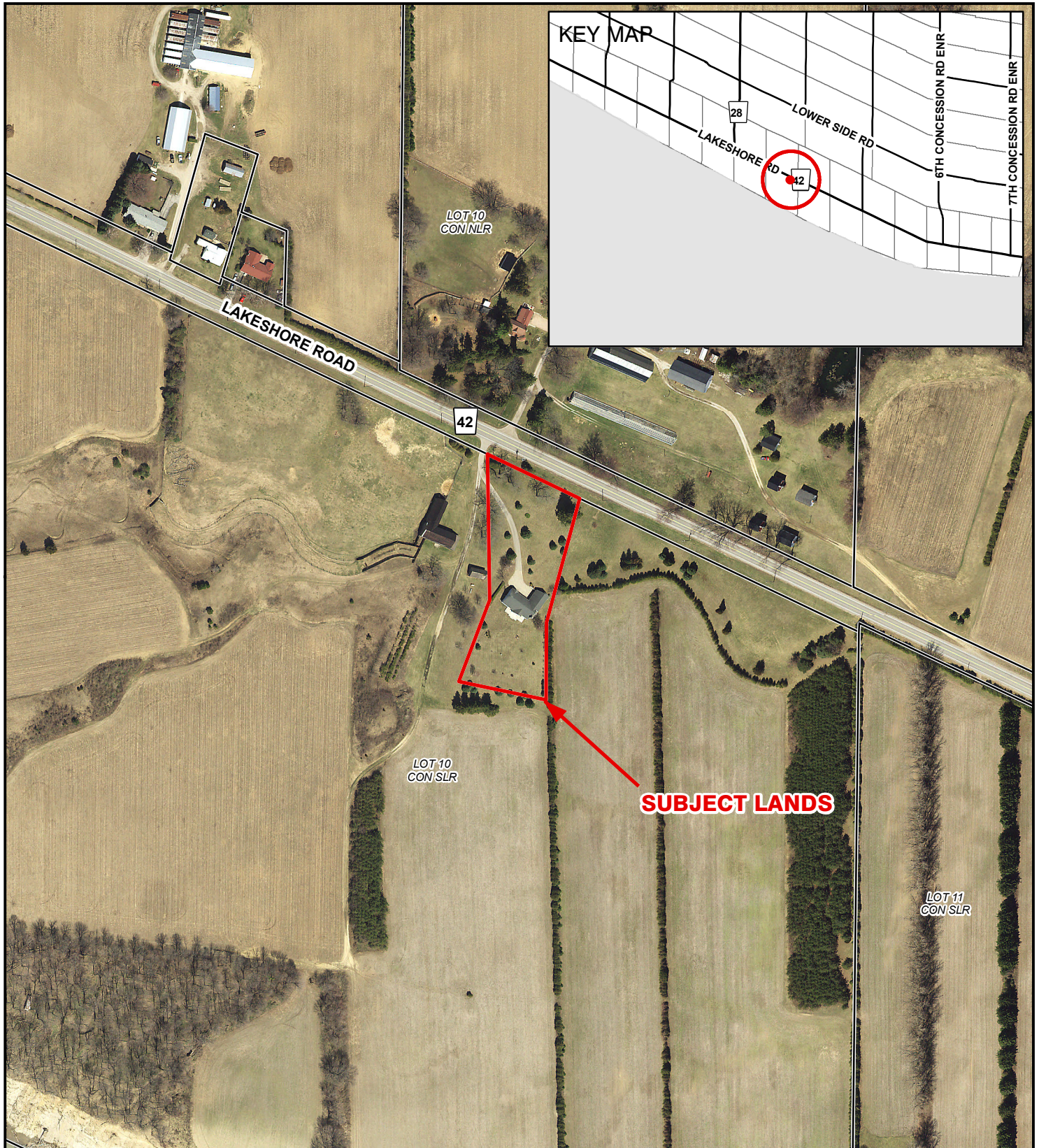
date

AS PER: Fritz R. Enzlin. CBCO,
CRBO - Chief Building Official
Manager, Building & Bylaw
Division, Norfolk County


Signature of Zoning Administrator

date

10-May-21

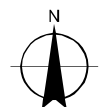


Legend

 Subject Lands

2015 Air Photo

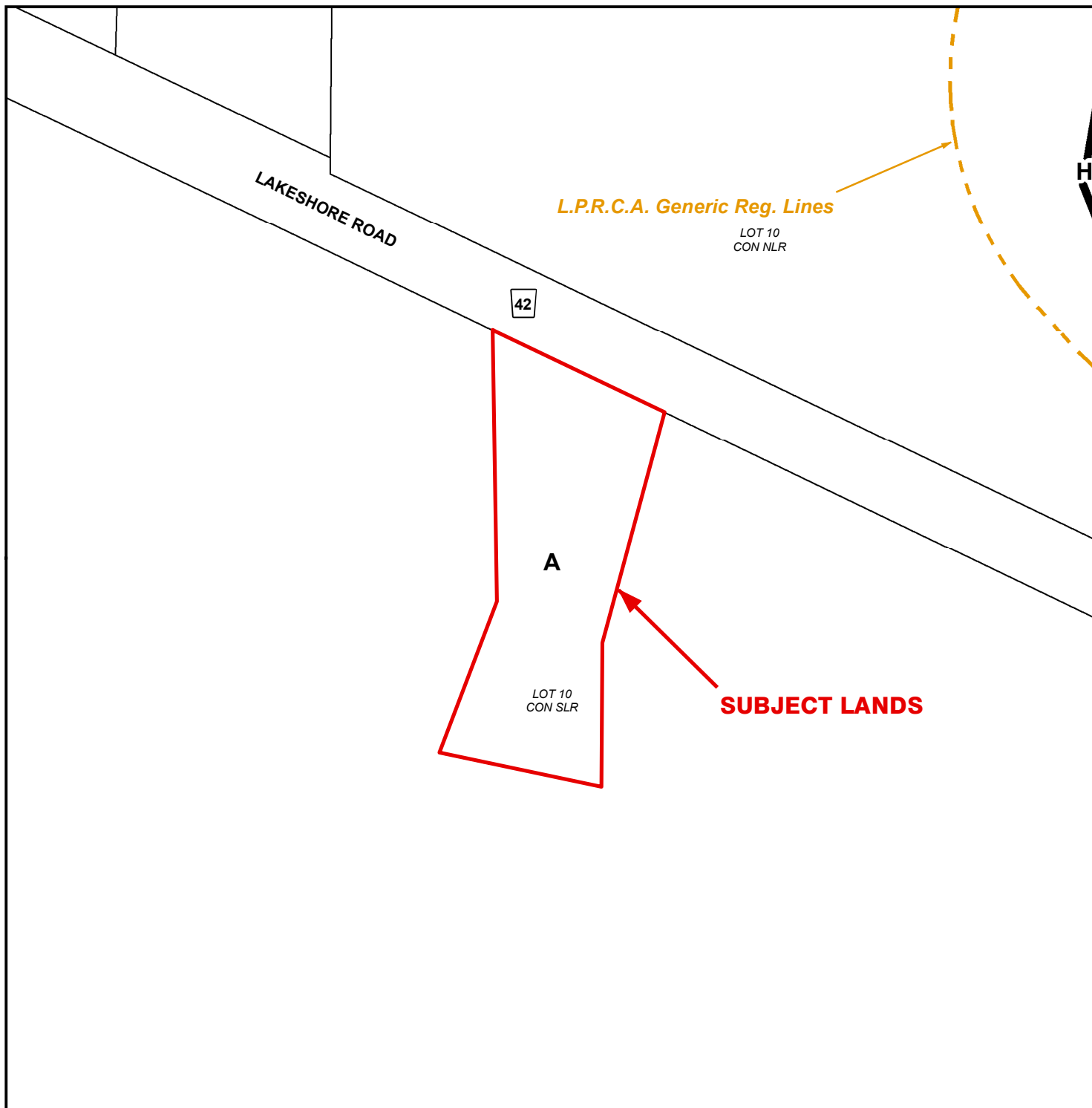
2021-06-03



25 12.5 0 25 50 75 100
Meters

MAP B
ZONING BY-LAW MAP
 Geographic Township of HOUGHTON

ANPL2021144



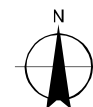
LEGEND

- Subject Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone

2021-06-03

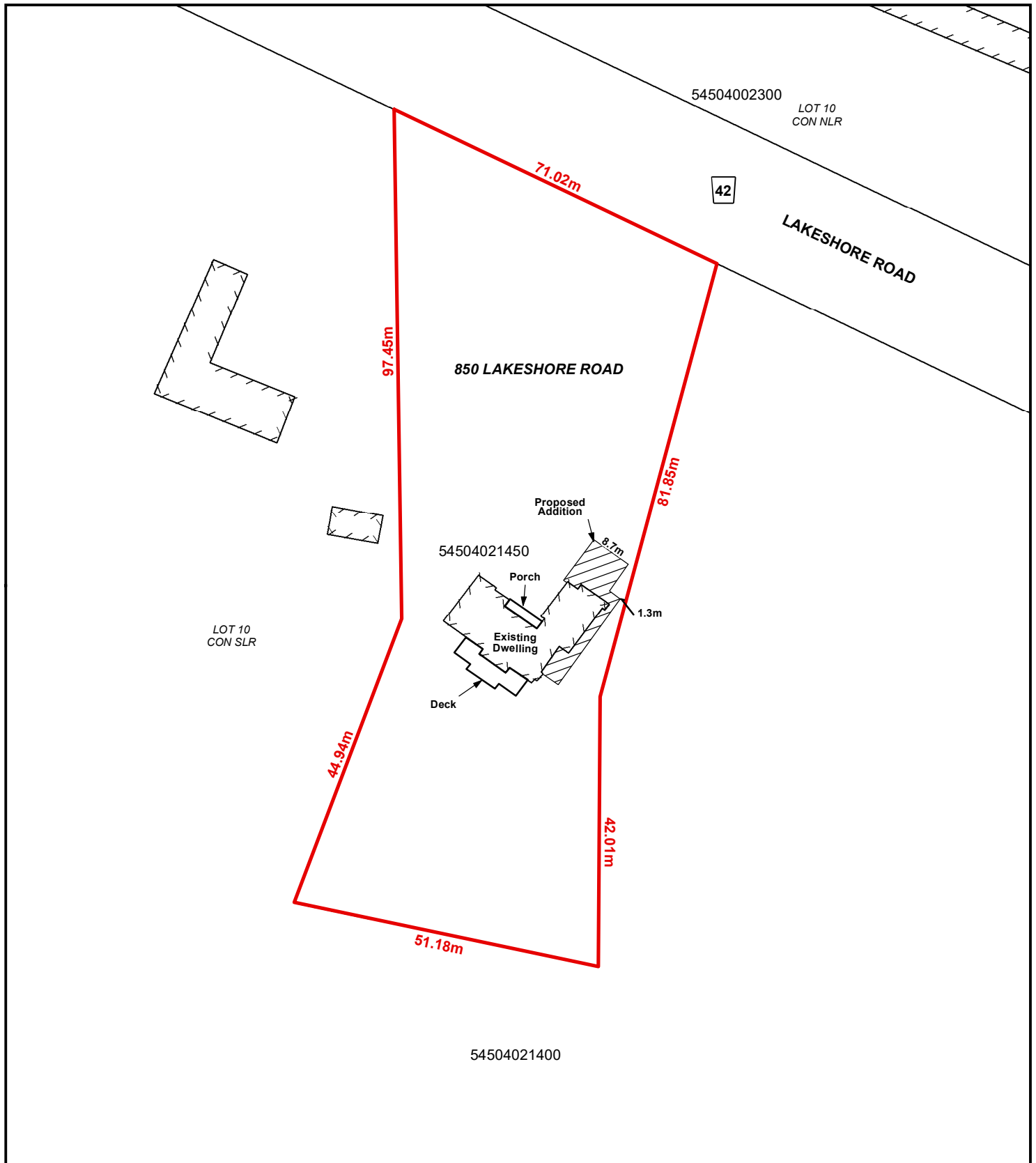


10 5 0 10 20 30 40
 Meters

A graphical scale bar with markings at 10, 5, 0, 10, 20, 30, and 40 meters.

CONCEPTUAL PLAN

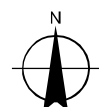
Geographic Township of HOUGHTON



Legend

Subject Lands

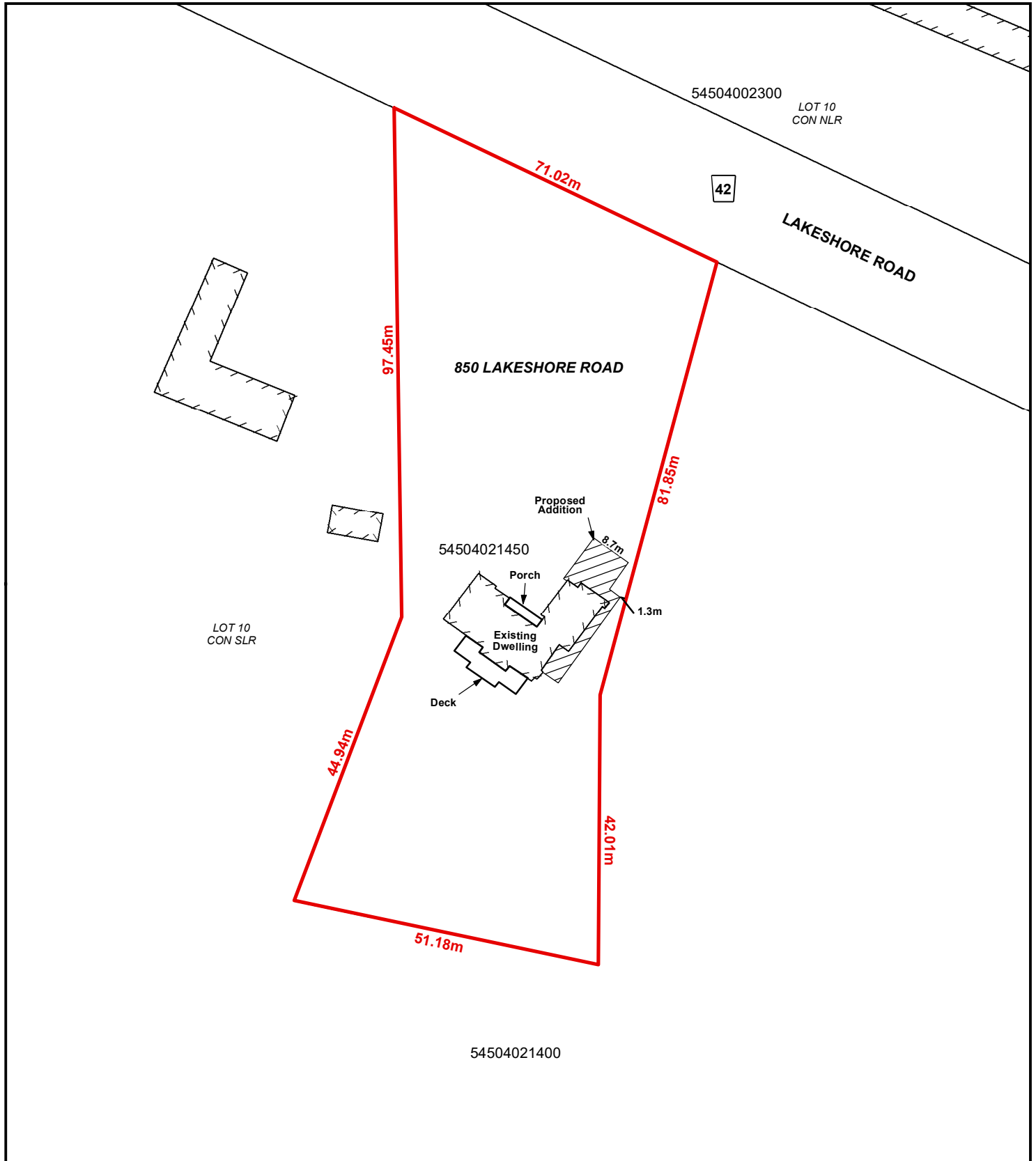
2021-06-03




8 4 0 8 16 24 32 Meters

CONCEPTUAL PLAN

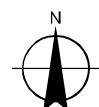
Geographic Township of HOUGHTON



Legend

 Subject Lands

2021-06-03



8 4 0 8 16 24 32 Meters