

For Office Use Only:

File Number	ANPL2021152	Application Fee	
Related File Number		Conservation Authority Fee	
Pre-consultation Meeting		Well & Septic Info Provided	
Application Submitted		Planner	
Complete Application		Public Notice Sign	

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: 49301049300**A. Applicant Information****Name of Owner** JERNEIL FEARON & KATHY-ANN FEARON

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 917 MCDOWELL ROAD EAST

Town and Postal Code SIMCOE ONTARIO - N3Y 4J9

Phone Number (519) 718 9021

Cell Number (519) 718 9021

Email JKSHIPPING@OUTLOOK.COM

Name of Applicant MICHELE HAMMOND

Address BOX-26, 20 ST ELIZABETH CRESCENT

Town and Postal Code COURTLAND, ONTARIO - N0J 1E0

Phone Number 647 241 2359

Cell Number 647 241 2359

Email MICHELE_HAMMOND@OUTLOOK.COM

Name of Agent	MICHELE HAMMOND
Address	20 ST ELIZABETH CRESCENT
Town and Postal Code	COURTLAND, ON N0J 1E0
Phone Number	647 241 2359
Cell Number	647 241 2359
Email	MICHELE_HAMMOND@OUTLOOK.COM

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):

CHR CON 9 PT LOT 12 RP 37R369 PART 6 GREENS CORNER

Municipal Civic Address: 917 MCDOWELL ROAD EAST

Present Official Plan Designation(s): CHR CON 9 PT LOT 12 RP 37R369 PART 6

Present Zoning: HAMLET 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:

RESIDENTIAL

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:

1 x 26'W x 31'L x 8'H detached garage for storage and 50sqft pump house for septic

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.

The addition will be used for storage for the home owner's business.

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:

Please see attached drawing package for details.

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:

Client has just purchased property October 2020. Residential

9. Existing use of abutting properties:

Residential

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	<u>77 ft</u>	<u>77 ft</u>
Lot depth	<u>195 ft</u>	<u>195 ft</u>
Lot width	<u>117 ft</u>	<u>117 ft</u>
Lot area	<u>17,000 sqft</u>	<u>17,000 sqft</u>
Lot coverage	<u>7 %</u>	<u>12.6 %</u>
Front yard	<u>42 ft</u>	<u>42 ft</u>
Rear yard	<u>87 ft</u>	<u>62 ft</u>
Left Interior side yard	<u>55 ft</u>	<u>55 ft</u>
Right Interior side yard	<u>36 ft</u>	<u>24 ft</u>
Exterior side yard (corner lot)	<u>n/a</u>	<u>n/a</u>

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

Home owner is proposing a 38'-0"W x 25'-0"L x 14'-4"H wood frame addition to existing wood frame garage. Max. usable floor area for accessory buildings in Zoning ByLaw for RH zoned lots is 100sqm. Existing is 74.9sqm + 4.6sqm and home owner is proposing to add 88.3 sqm addition. Total usable floor area proposed is 167.8 sqm.

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

The home owner owns a shipping company to help store and transport belongings of off-shore workers. The purpose of expanding the existing garage is to accommodate the amount of goods being stored/shipped.

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

Frontage:	<u>n/a</u>
Depth:	<u>n/a</u>
Width:	<u>n/a</u>
Lot Area:	<u>n/a</u>
Present Use:	<u>n/a</u>
Proposed Use:	<u>n/a</u>

Proposed final lot size (if boundary adjustment): n/a

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

Description of land intended to be retained in metric units:

Frontage: n/a
Depth: n/a
Width: n/a
Lot Area: n/a
Present Use: n/a
Proposed Use: n/a
Buildings on retained land: n/a

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

Frontage: n/a
Depth: n/a
Width: n/a
Area: n/a
Proposed Use: n/a

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

Owners Name: n/a (not intended for farm use)
Roll Number: 49301049300
Total Acreage: -
Workable Acreage: -
Existing Farm Type: (for example: corn, orchard, livestock) -
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built -

Owners Name: JERNEIL & KATHY-ANN FEARON
Roll Number: 49301049300
Total Acreage: 0.39
Workable Acreage: 0.39
Existing Farm Type: (for example: corn, orchard, livestock) N/A
Dwelling Present?: ☒ Yes ☐ No If yes, year dwelling built _____

Owners Name: -
Roll Number: -
Total Acreage: -
Workable Acreage: -
Existing Farm Type: (for example: corn, orchard, livestock) -
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Owners Name: -
Roll Number: -
Total Acreage: -
Workable Acreage: -
Existing Farm Type: (for example: corn, orchard, livestock) -
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:
THERE IS A HOUSE, A GARAGE AND A PUMP HOUSE. NO BARN EXISTING.

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:

USABLE FLOOR AREA EXCEEDS MAXIMUM USABLE AREA LIMIT FROM NORFOLK COUNTY'S ZONING BYLAW FR LOTS ZONED AS RH (RESIDENTIAL HAMLET)

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:

THE PROPOSED AREA FOR THE ADDITION IS IN AN AREA WITH UNDISTURBED SOIL WITH NO LANDSCAPING (TREES, BUSHES ETC.) TREES ARE VERY FAR AWAY.

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:

THERE ARE NO BODIES OF WATER NEAR BY AND THE WELL IS IN THE FRONT OF THE PROPERTY FAR FROM THE ADDITION LOCATION.

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 _____

Wooded area

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

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 _____

Erosion

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

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
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

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

Storm Drainage

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

-
2. Existing or proposed access to subject lands

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

Name of road/street:

MCDOWELL ROAD EAST

G. Other Information

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

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

1-5

-
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.

Home owner is proposing a 38'-0"W x 25'-0"L x 12'-0"H wood frame addition to existing wood frame garage. Max. usable floor area for accessory buildings in Zoning ByLaw for RH zoned lots is 100sqm. Existing is 74.9sqm and existing pumphouse that is 50sqft (4.6sqm) that will also be remaining on site. The home owner is proposing to add 88.3 sqm addition. Total usable floor area proposed is 167.8 sqm. The home owner owns a shipping company to help store and transport belongings of off-shore workers. The purpose of expanding the existing garage is to accommodate the amount of goods being stored/shipped.

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.

<u>Michele Hammond</u>	<u>2021/05/31</u>
Owner/Applicant/Agent Signature	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 Jerneil & Kathy-Ann Fearon am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Michele Hammond 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.

<u>[Signature]</u>	<u>2021/05/31</u>
Owner	Date
<u>[Signature]</u>	<u>2021/05/31</u>
Owner	Date

K. Declaration

I, KATHY-ANN FEARON of NORFOLK COUNTY

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:

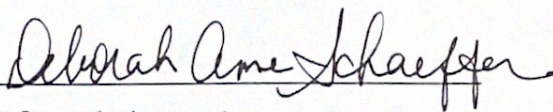
NORFOLK COUNTY (Simcoe)


Owner/Applicant/Agent Signature

In the Province of Ontario

This 3rd day of June

A.D., 2021


A Commissioner, etc.

Deborah Anne Schaeffer, a Commissioner, etc.,
Province of Ontario, for Cobb & Jones LLP,
Barristers and Solicitors.
Expires August 20, 2023

RE: Four Tests of a Minor Variance

917 McDowell Road East, Simcoe ON

Date: 2021/06/04

Attn: Scott Wilson,

I, Michele Hammond, am applying for a minor variance application for the property owners Kathy-Ann & Jerneil Fearon who live at the noted address. The proposed wood-frame addition to the existing garage has a footprint of 38'-0" wide, 25'-0" long and 14'-4" high.

The proposed addition is to accommodate the amount of storage required for the homeowner's business ***JK Shipping***. The business is dedicated to storing offshore worker's personal items when they come to work for the agricultural establishments around Norfolk County.

The existing 26'-0" wide and 31'-0" long and 8'-0" high wood frame garage is not large enough to accommodate the amount of storage required. Therefore, the homeowners are proposing to increase the height the existing structure to 14'-4" eaves height.

The area behind the existing garage is an empty dirt covered area with no obstructing trees or swales in the grade. The LRCA has been notified and has not returned with any new regarding the application. Once news on either a permit is required or not, I will be sure to notify you.

The current lot is zoned as (RH) Residential Hamlet and the proposed building will be used for the homeowner's storage of their business. The purpose of this minor variance application is to request an exemption to build the addition that is surpassing the zoning provisions for usable floor area for accessory structures on a RH lot (100sqm).

There will be no trees or large shrubs being removed around the proposed addition. There are no residential lots abutting the rear lot line, there is currently a dense area of trees that will not be disturbed. After calculation and review, the size of the proposed building would be sufficient for the ***JK Shipping*** and there are no plans for further additions.

The lot was purchased for the sole purpose of helping the offshore workers with storage of personal belongings while travelling for work. I believe that the proposed addition would benefit the offshore worker's living conditions and accessibility for the agricultural establishments across Norfolk County.

I assure that there will be no large obstructions to the pleasing nature around on the noted property if this minor variance is approved.

Thank you,

Michele Hammond

Cell: 647 241 2359

Senior Project Manager



Zoning Deficiency

Simcoe: 185 Robinson St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: 22 Albert St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 917 McDowell Road East

Legal Description:

Roll Number: (49301049300)

Application #:

Information Origins:

Hamlet Residential Zone (RH)

Accessory Structure		REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1	a) <i>building height</i>	6.00	5.61	N/A	m
	b) <i>minimum front yard</i>	6.00	23.48	N/A	m
	c) <i>minimum exterior side yard</i>	6.00	-	N/A	m
	d) <i>minimum interior side yard</i>	1.20	7.32	N/A	m
	e) <i>minimum rear yard</i>	1.20	18.90	N/A	m
	f) <i>through lot distance to street line</i>	6.00	-	N/A	m
	g) <i>Lot coverage (Note: Proposed Area)</i>				m.sq
	i) <i>lot coverage</i>	10.00	7.81	N/A	%
	ii) <i>usable floor area</i>	100.00	167.84	67.84	m.sq

Comments

Proposed garage addition exceeds permitted 100 square meter usable floor area in the hamlet residential (RH) zone for all accessory structures as per section 3.2.1(g) of Zoning Bylaw.

Parking

4.1 number of parking spaces

REQUIRED	PROPOSED	DEFICIENCY	UNITS
2	2.00	N/A	

Comments

No change to number of existing parking spaces.

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

Hayley Stobbe

date

7-Jun-21

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

FEARON, KATHY-ANN & JERNEIL

ADDRESS: 917 MCDOWWEL ROAD EAST
SIMCOE, ONTARIO
N3Y 4J9

CONTACT: KATHY-ANN FEARON
PHONE: (519) 718 9021
EMAIL: JKSHIPPING@OUTLOOK.COM

38'-0"W X 25'-0"L X 14'-4"H WOOD FRAME ADDITION (PERMIT DRAWINGS)



58 Rossiter Road
Ingersoll, Ontario
N5C 4E1.

Phone: (519) 280-5384
Email: eliteengineering2001@gmail.com
Website: www.eliteengineeringgroup.com

INDEX OF DRAWINGS

Sheet #	Sheet Name
S1	Site Plan
S2	Foundation Plan
S3	Post Plan
S4	Floor Plan
S5	Section 'A'
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S5-2	Section 'C' - Attaching Walls
S6	Elevations - Structural 1
S7	Elevations - Structural 2
S8	Elevations - Coverings 1
S9	Elevations - Coverings 2
S10	Structural Details/Connections
S11	Truss & Bracing Location
S14	38"W Truss Assembly
S15	26"W Truss Assembly
S16	Materral Specification
S17	Structural Model
S18	Isometric Models

COLORS

WALLS: VINYL SIDING
ROOF: ASPHALT SHINGLES
TRIM: VINYL SIDING
DOORS: BY OWNER
WINDOWS: BY OWNER



PROJECT NUMBER : 650-21

GENERAL NOTES
THE BUILDING IS DESIGNED IN ACCORDANCE WITH THE 2020 ONTARIO BUILDING CODE.
LOADS: a) SNOW Ss = 1.30 kPa / 27.6 psf (DEAD LOAD = 0.4 kPa)
Sr = 0.4 kPa
Cb = 0.8
Cs = 1.0
Is = 0.9 - 1.0
S = 1.40 kPa
b) WIND q50 = 0.47 kPa
P = 0.86 kPa
REQUIRED SOIL BEARING CAPACITY IS MIN 2000 psf AUGURED HOLES TO BE CLEAN AND DRY AUGURED HOLES TO HAVE STRAIGHT AND SMOOTH SIDES TO A DEPTH BELOW FROST.

CODES AND STANDARDS
CONCRETE FOUNDATION DESIGN SHOWN ON SHEET S2
UNLESS OTHERWISE SPECIFIED OR SHOWN, THE FOLLOWING CODES AND STANDARDS SHALL APPLY.
OBC - ONTARIO BUILDING CODE 2020
CSA S16 'DESIGN OF STEEL STRUCTURES
CSA W59.1-M1989 - WELDED STEEL CONSTRUCTION
CAN/CSA-S136-M89 - COLD FORMED STEEL STRUCTURAL MEMBERS (METAL ARC WELDING)
STRUCTURAL STEEL TUBE SHALL BE IN ACCORDANCE TO ASTM A500 GRADE B
STEEL PLATE SHALL BE IN ACCORDANCE TO ASTM A370-15
STEEL ROD SHALL BE IN ACCORDANCE TO AISI C-1080/C1020
STEEL ANGLE SHALL BE IN ACCORDANCE TO ASTM A572-50W
ALL THICKNESSES SHOWN ARE BASE METAL THICKNESS. BOLTS SHALL BE IN ACCORDANCE TO SAE STANDARD J4291, GRADE #5 OR EQUIVALENT.
SUBMIT SHOP DRAWINGS, INCLUDING CUTS, CONNECTIONS, HOLES, THREADED FASTENERS AND WELDS.



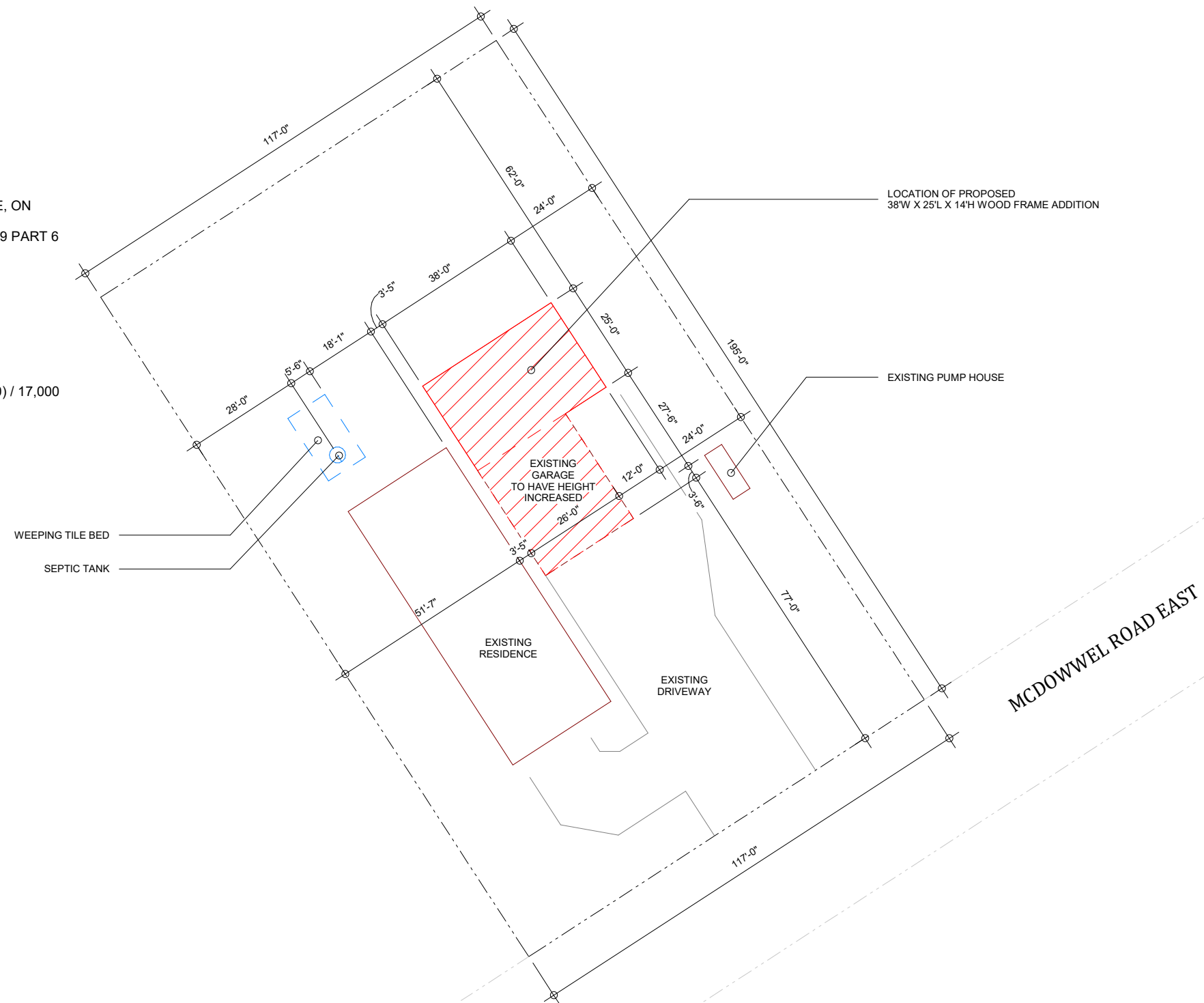
LOT INFO

SITE ADDRESS: 917 MCDOWWEL ROAD EAST, SIMCOE, ON
TOWN/TOWNSHIP: GREEN'S CORNERS
LEGAL DESCRIPTION: CHR CON 9 PT LOT 12 RP 37R369 PART 6
ROLL NO.: 49301049300

LOT COVERAGE INFO

LOT SQFT = 17,000 SQFT
EXISTING RESIDENCE = 1,150 SQFT
EXISTING ACCESSORY BUILDINGS = 50 SQFT
PROPOSED BUILDINGS ADDITION = 950 SQFT

LOT COVERAGE = $(1,150 + 50 + 950) / 17,000$
= $2,150 / 17,000$
= % **12.6**



58 Rossiter Road
Ingersoll, ON
N5C 4E1
Phone: (519) 280-5384
Email: elitengineering2001@gmail.com
Website: www.eliteengineeringgroup.com

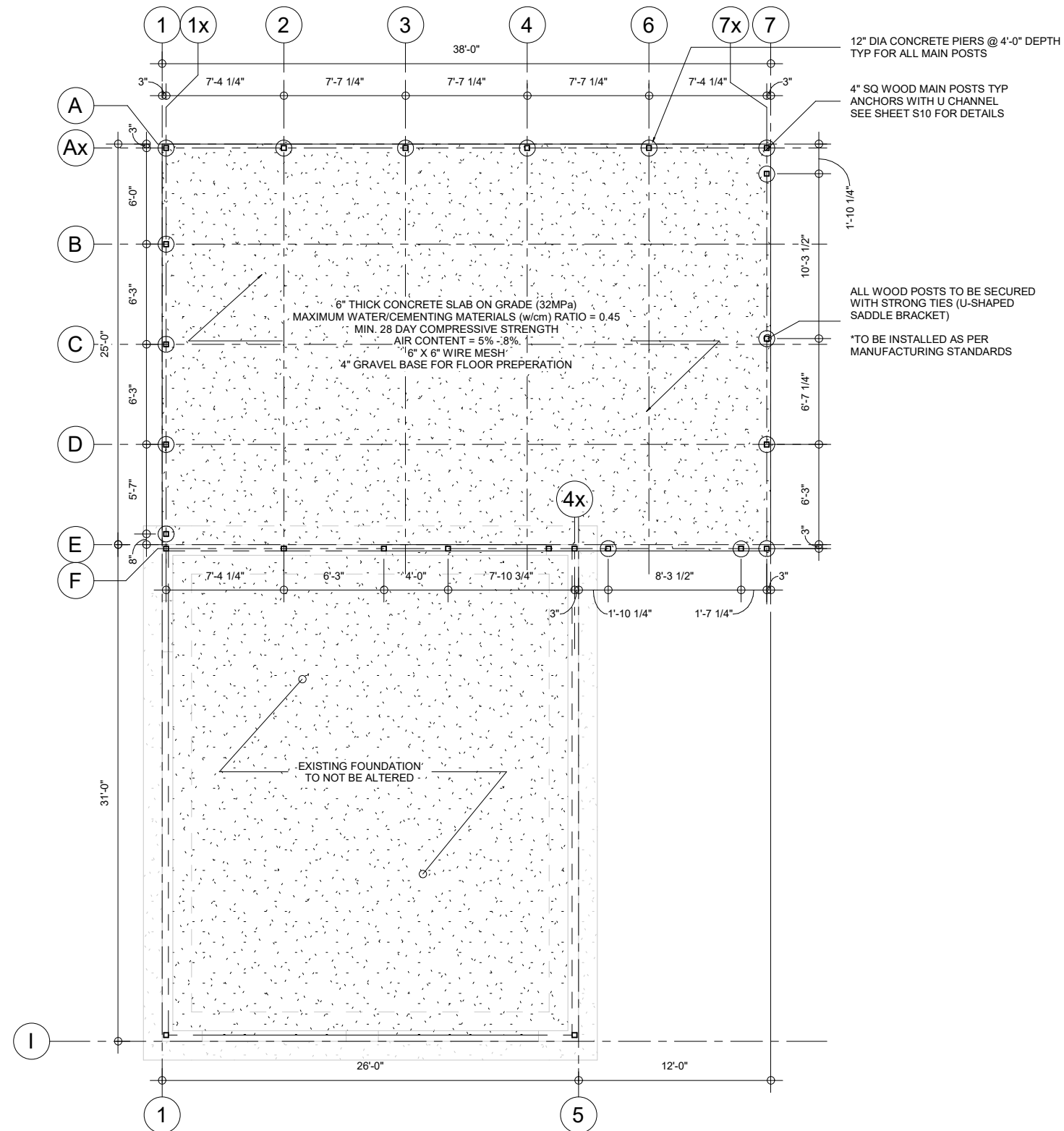
FEARON, KATHY-ANN & JERNEIL

917 MCDOWWEL ROAD EAST
SIMCOE, ON
N3Y 4J9

No.	Description	Date
1	Presentation Pkg for Review	21/05/07
2	Structural Drg Pkg for Review	21/05/11
3	Issued for Review/Permit	21/05/12
4	As Built Drawings	-

Site Plan

Project number	650-21	S1
Date	2021/05/12	
Drawn by	MH	
Checked by	LD	
		Scale 1" = 30'-0"



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Ingersoll, ON
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Phone: (519) 280-5384
Email: elitengineering2001@gmail.com
Website: www.elitengineeringgroup.com

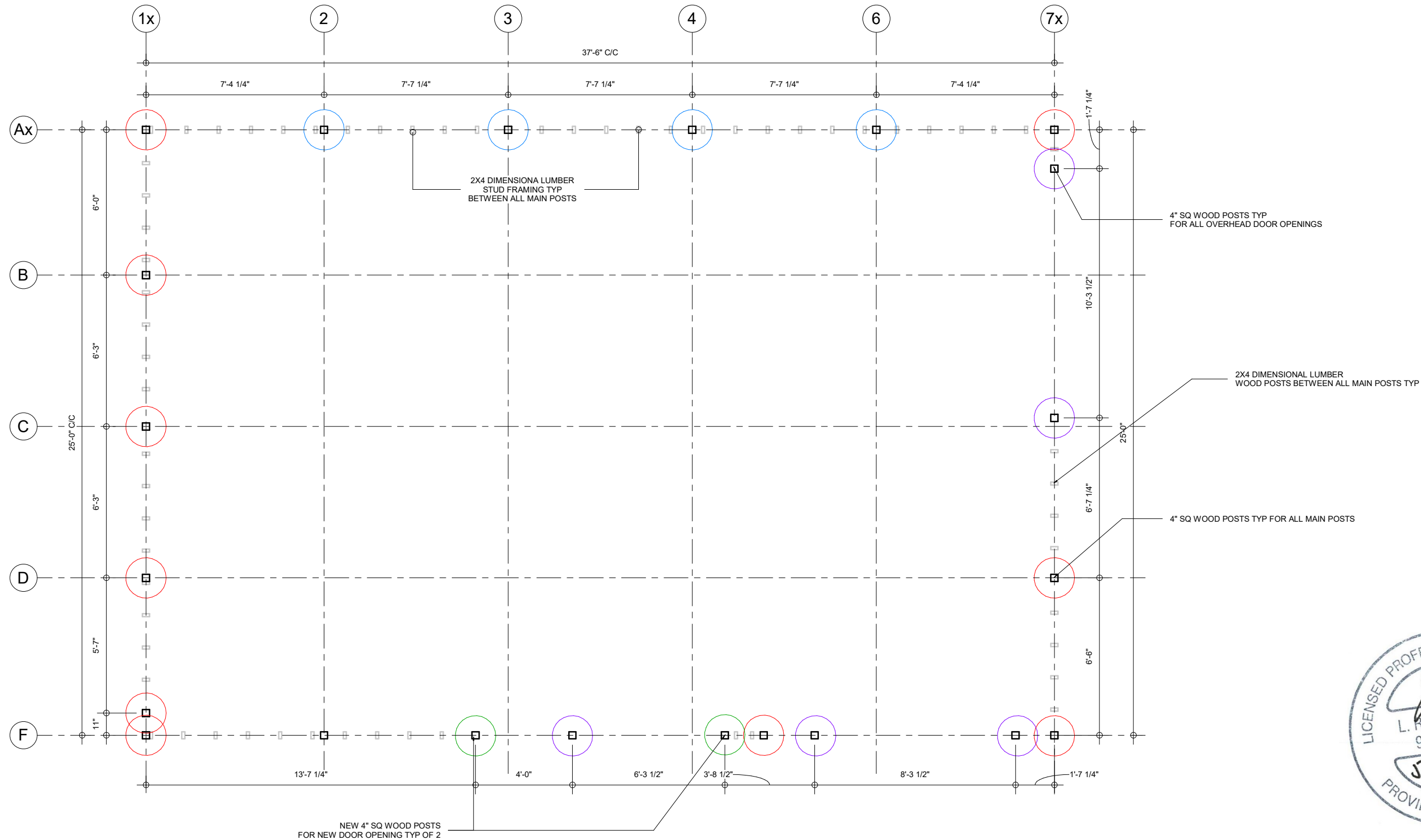
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Foundation Plan

Project number	650-21	S2
Date	2021/05/12	
Drawn by	MH	
Checked by	LD	
		Scale 1/8" = 1'-0"



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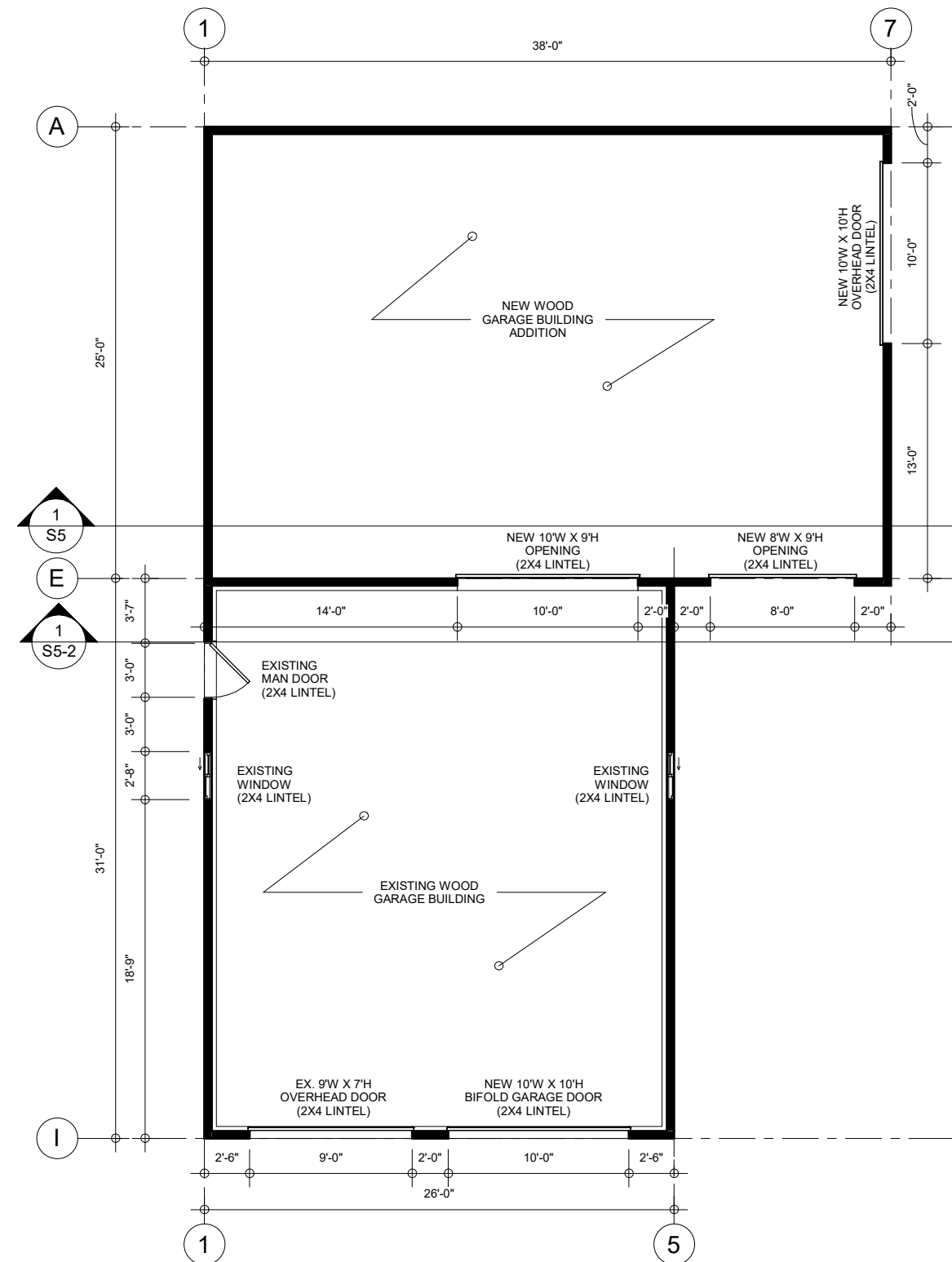
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Post Plan

Project number	650-21	S3
Date	2021/05/12	
Drawn by	MH	
Checked by	LD	
Scale		1/4" = 1'-0"



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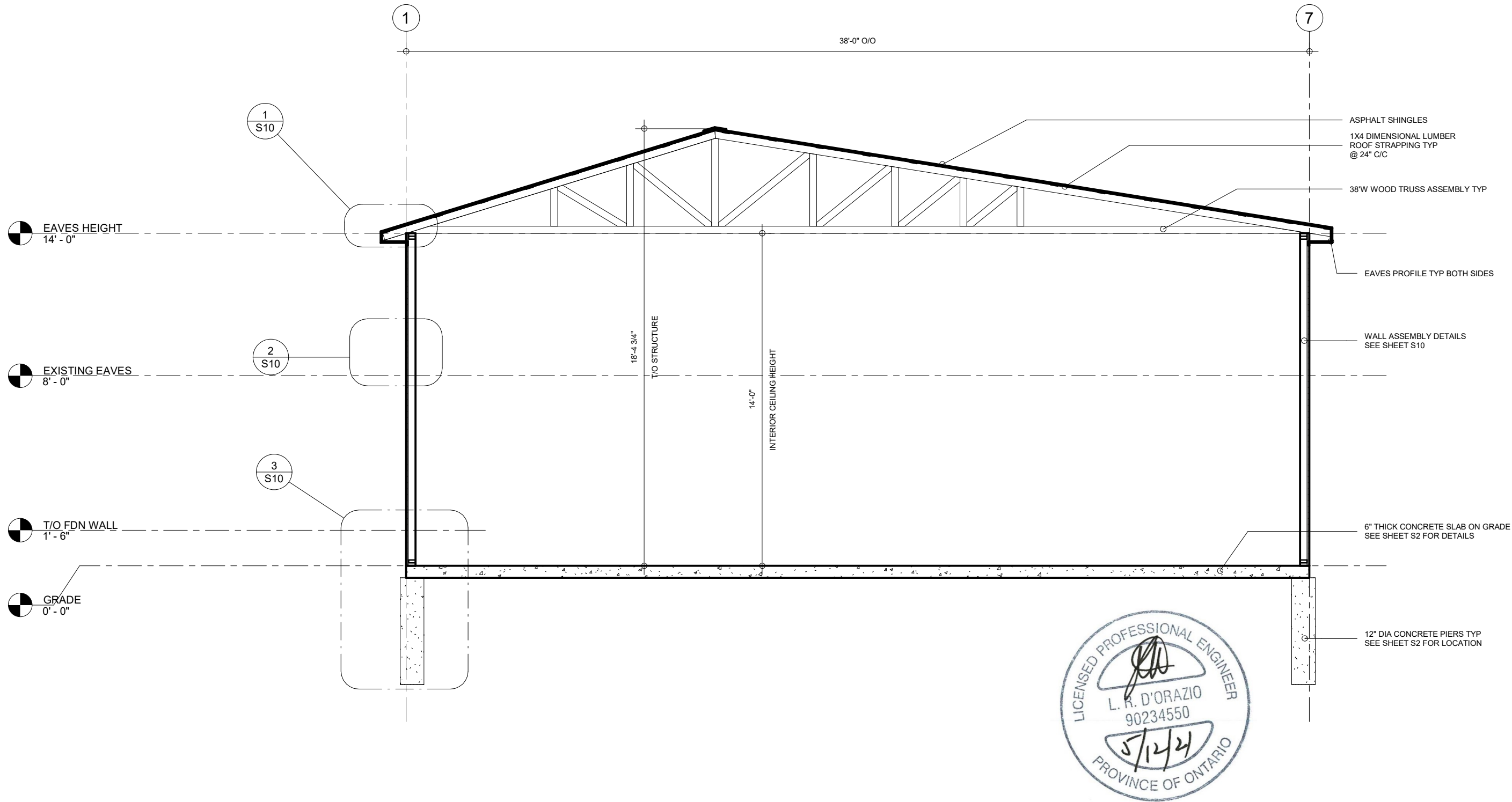
FEARON, KATHY-ANN & JERNEIL

917 MCDOWWEL ROAD EAST
SIMCOE, ON
N3Y 4J9

No.	Description	Date
1	Presentation Pkg for Review	21/05/07
2	Structural Drg Pkg for Review	21/05/11
3	Issued for Review/Permit	21/05/12
4	As Built Drawings	-

Floor Plan

Project number	650-21	S4
Date	2021/05/12	
Drawn by	MH	
Checked by	LD	Scale 1/8" = 1'-0"



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N5C 4E1

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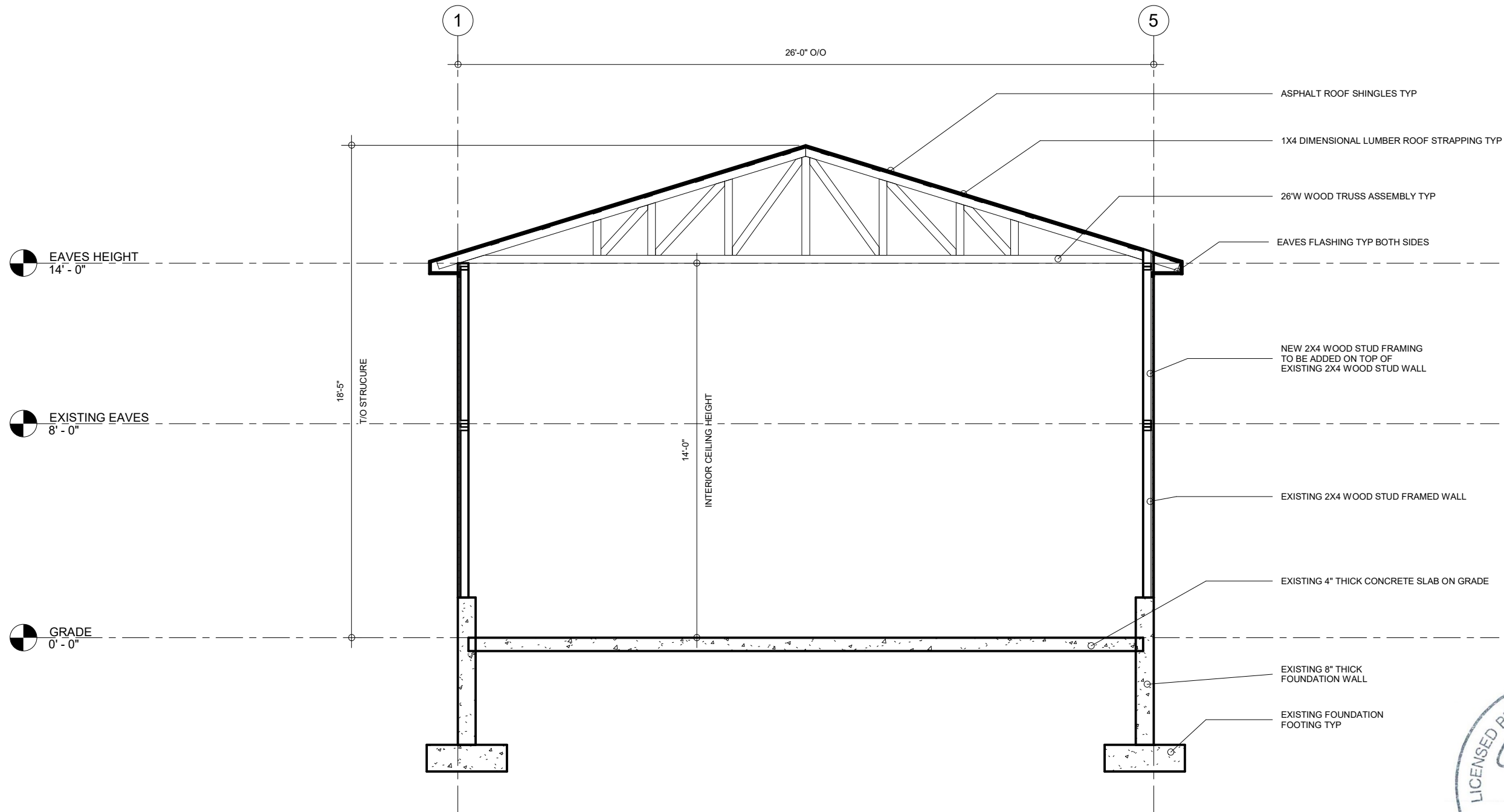
FEARON, KATHY-ANN & JERNEIL

917 MCDOWWEL ROAD EAST
SIMCOE, ON
N3Y 4J9

No.	Description	Date
1	Presentation Pkg for Review	21/05/07
2	Structural Drg Pkg for Review	21/05/11
3	Issued for Review/Permit	21/05/12
4	As Built Drawings	-

Section 'A'

Project number	650-21	S5
Date	2021/05/12	
Drawn by	MH	
Checked by	LD	
		Scale 1/4" = 1'-0"



523 James St.
Delhi, ON
N4B 2C2
Office: (519) 582-8222
Fax: (519) 582-2098
Website: www.cdnbuildings.com

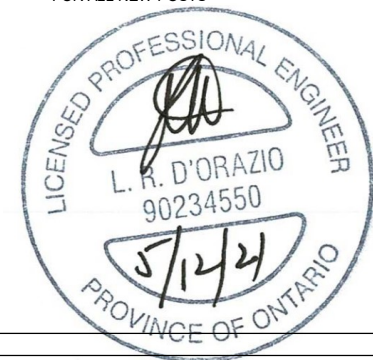
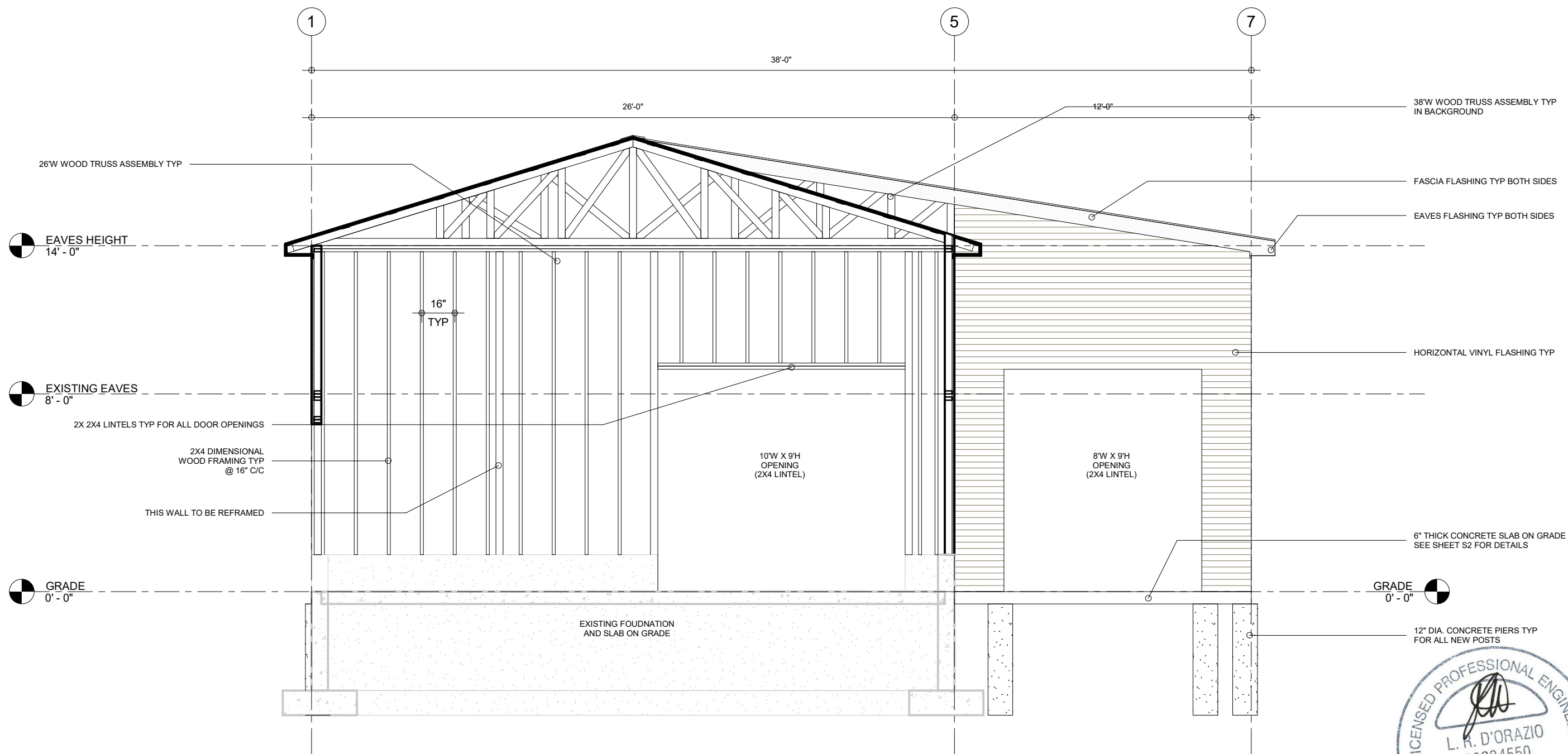
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No	Description	Date
1	Presentation Pkg for Review	21/05/07
2	Structural Drg Pkg for Review	21/05/11
3	Issued for Review/Permit	21/05/12
4	As Built Drawings	-

Section 'B'

Project number	650-21	S5-1
Date	2021/05/12	
Drawn by	MH	
Checked by	LD	
		Scale 1/4" = 1'-0"



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N4B 2C2
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Fax: (519) 582-2098
Website: www.cdnbuildings.com

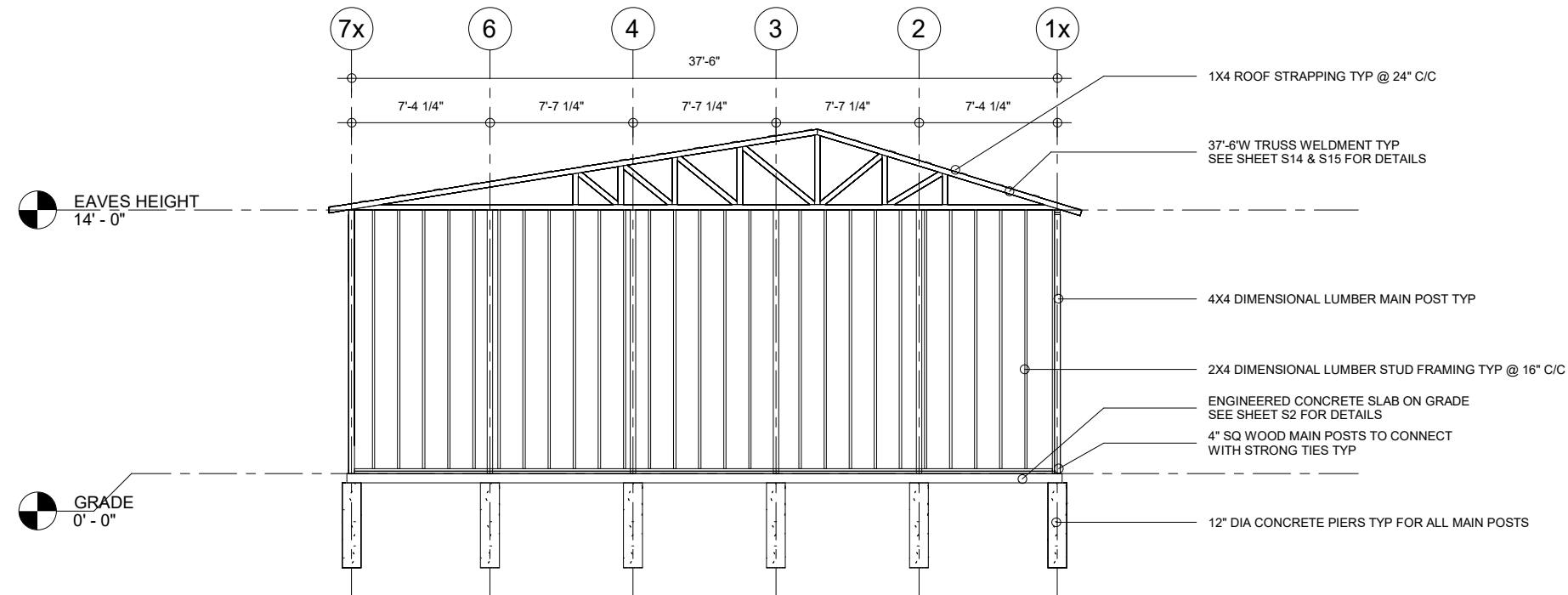
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917 MCDOWWEL ROAD EAST
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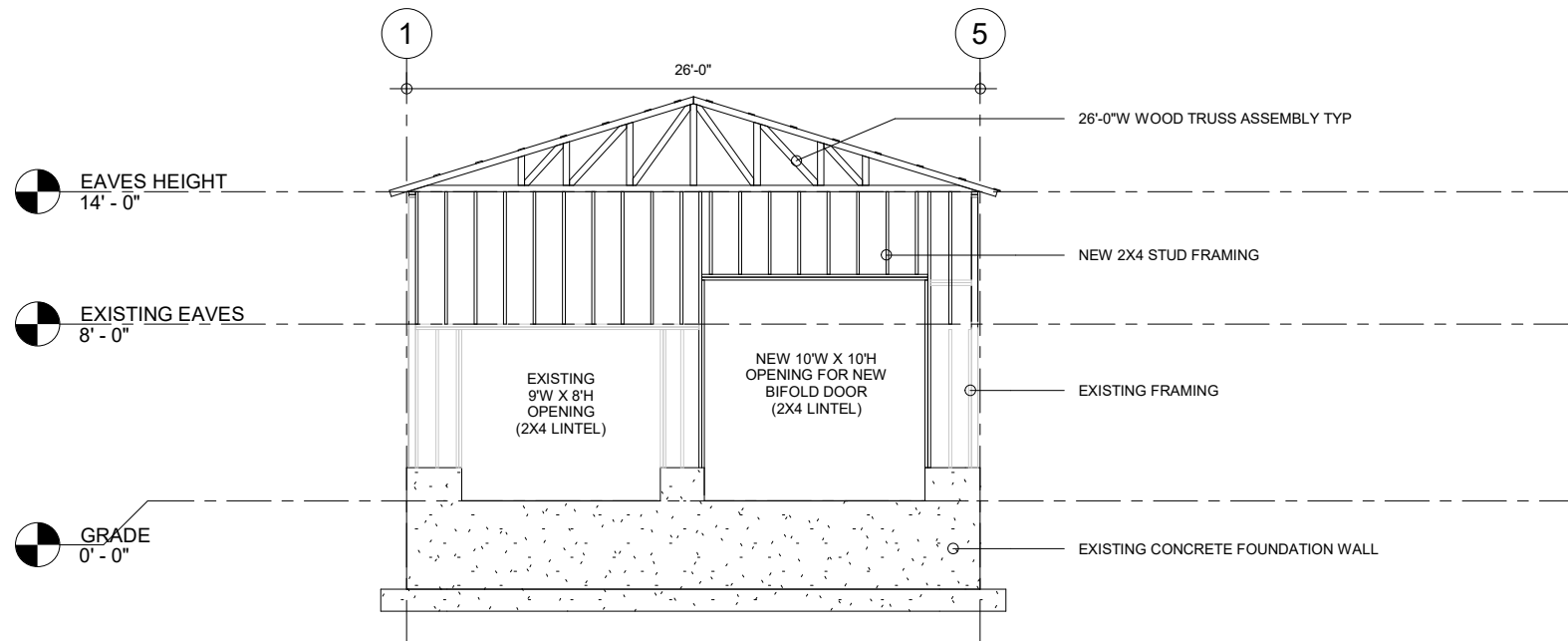
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2	Structural Drg Pkg for Review	21/05/11
3	Issued for Review/Permit	21/05/12
4	As Built Drawings	-

Section 'C' - Attaching Walls

Project number	650-21	S5-2
Date	2021/05/12	
Drawn by	MH	
Checked by	LD	
Scale		1/4" = 1'-0"



1 North Elevation - Structural
S6 1/8" = 1'-0"



2 South Elevation - Structural
S6 1/8" = 1'-0"



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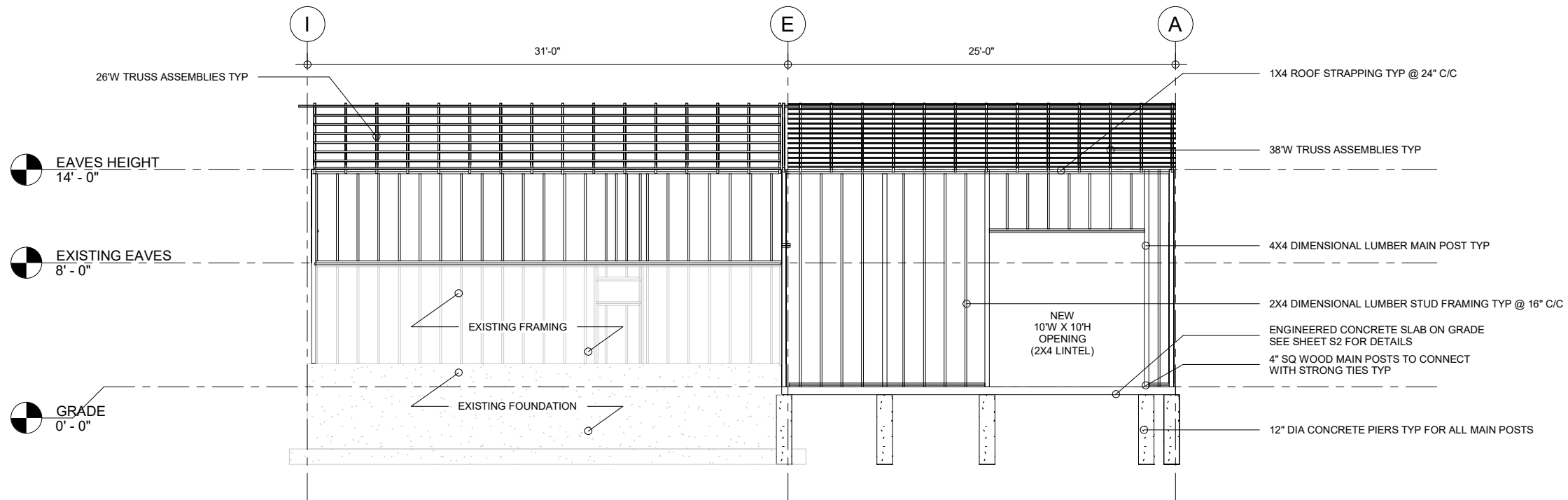
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917 MCDOWWEL ROAD EAST
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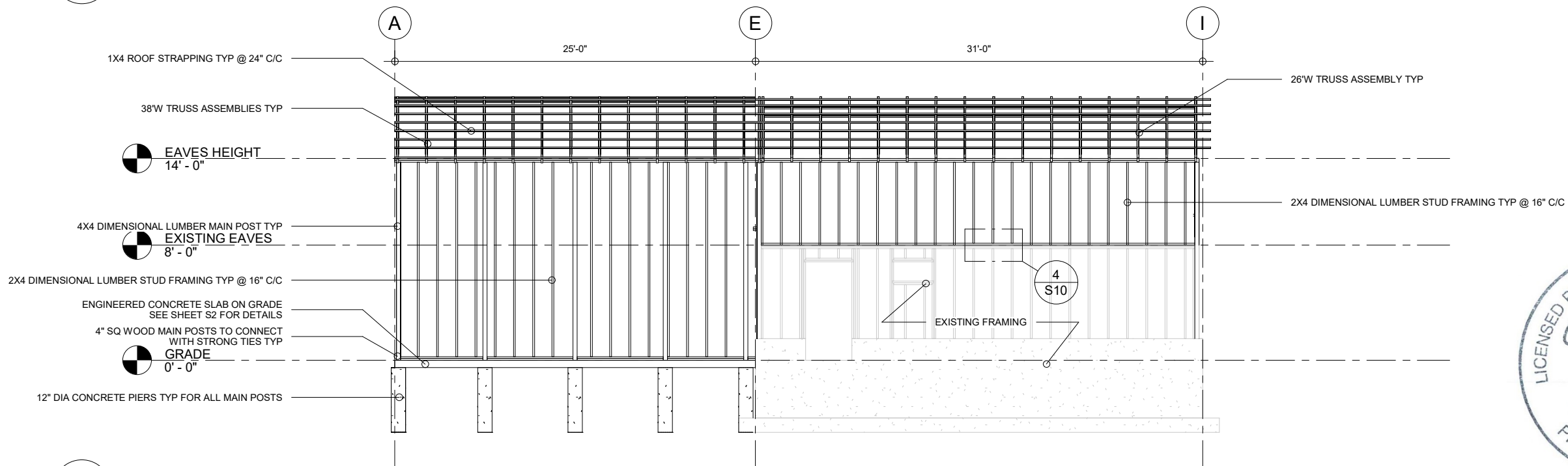
No.	Description	Date
1	Presentation Pkg for Review	21/05/07
2	Structural Drg Pkg for Review	21/05/11
3	Issued for Review/Permit	21/05/12
4	As Built Drawings	-

Elevations - Structural 1

Project number	650-21	S6
Date	2021/05/12	
Drawn by	MH	
Checked by	LD	
Scale		1/8" = 1'-0"



1 East Elevation - Structural
S7 1/8" = 1'-0"



2 West Elevation - Structural
S7 1/8" = 1'-0"



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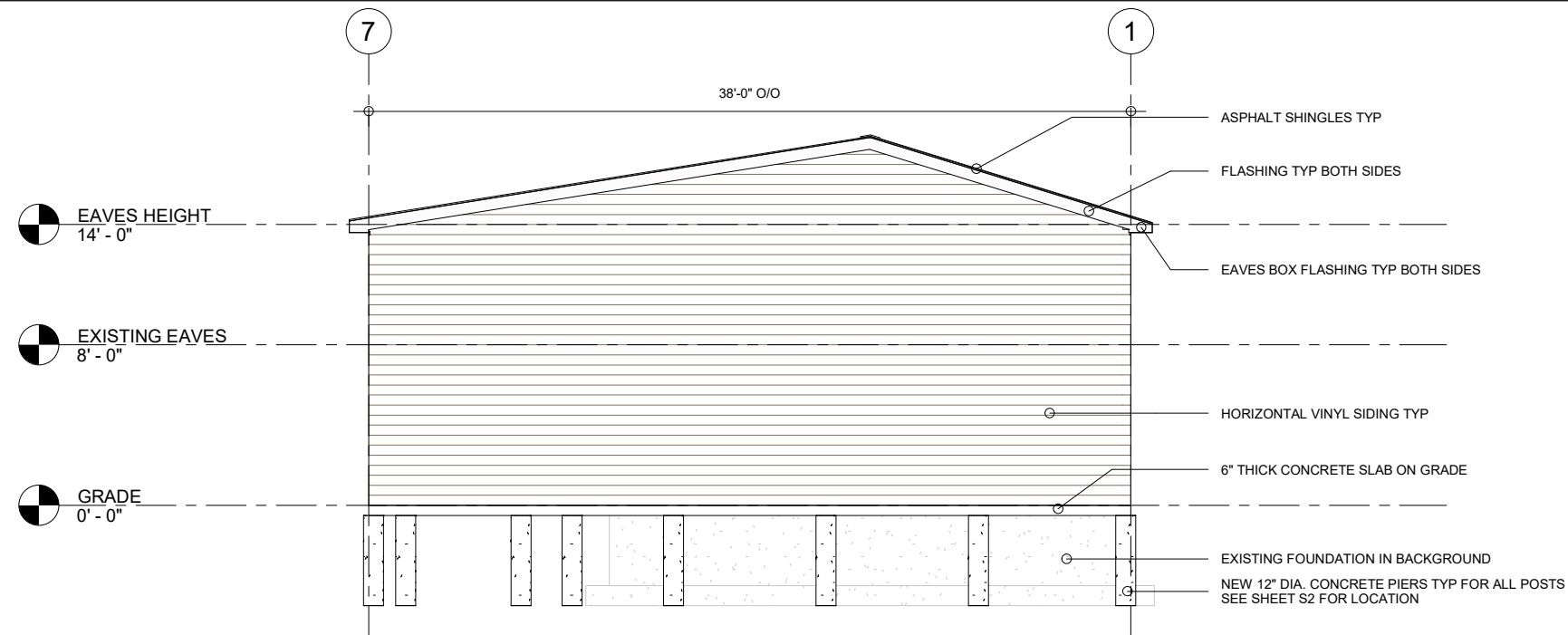
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N3Y 4J9

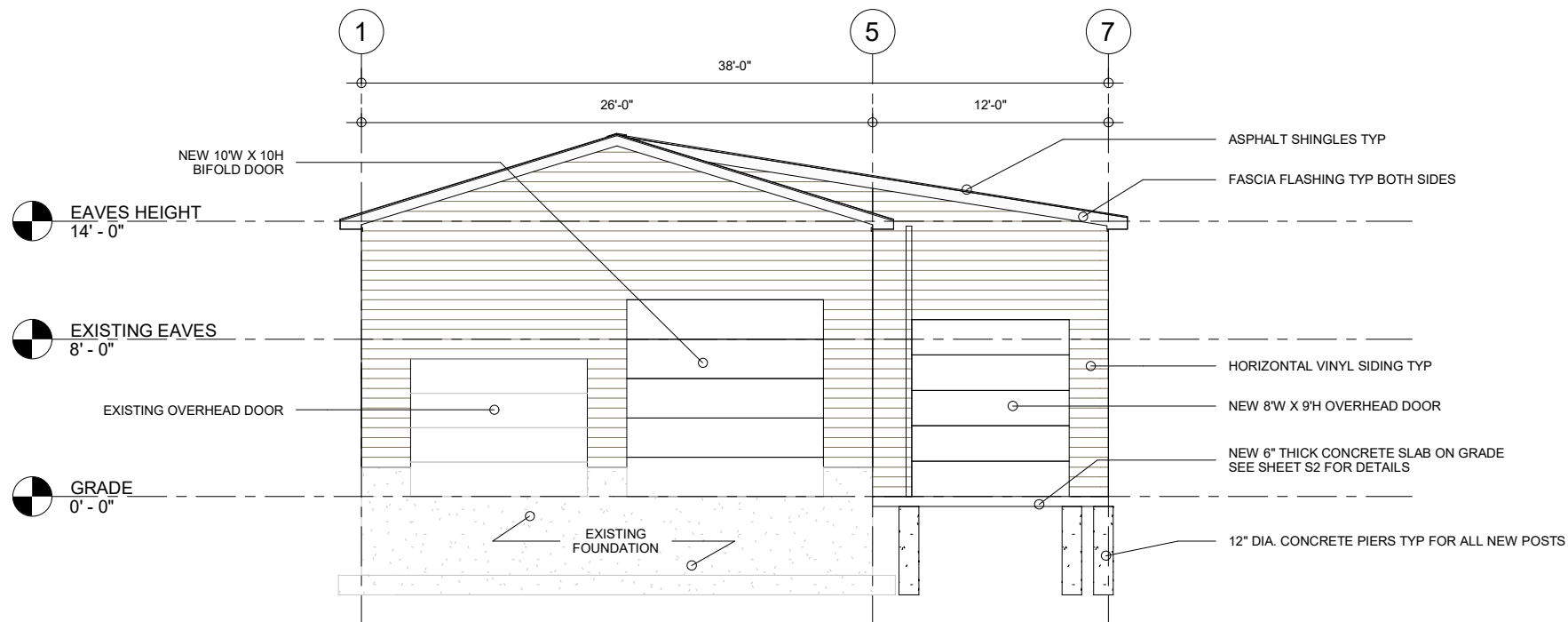
No.	Description	Date
1	Presentation Pkg for Review	21/05/07
2	Structural Drg Pkg for Review	21/05/11
3	Issued for Review/Permit	21/05/12
4	As Built Drawings	-

Elevations - Structural 2

Project number	650-21	S7
Date	2021/05/12	
Drawn by	MH	
Checked by	LD	
Scale		1/8" = 1'-0"



1 North Elevation - Coverings
S8 1/8" = 1'-0"



2 South Elevation - Coverings
S8 1/8" = 1'-0"



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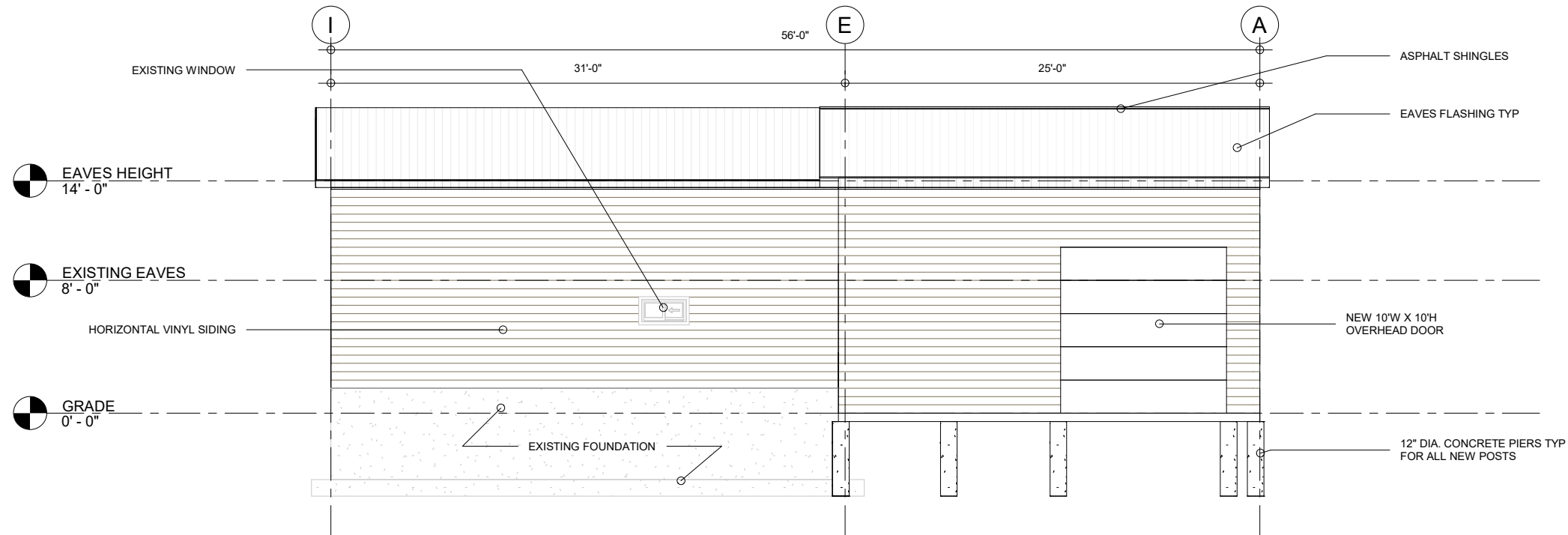
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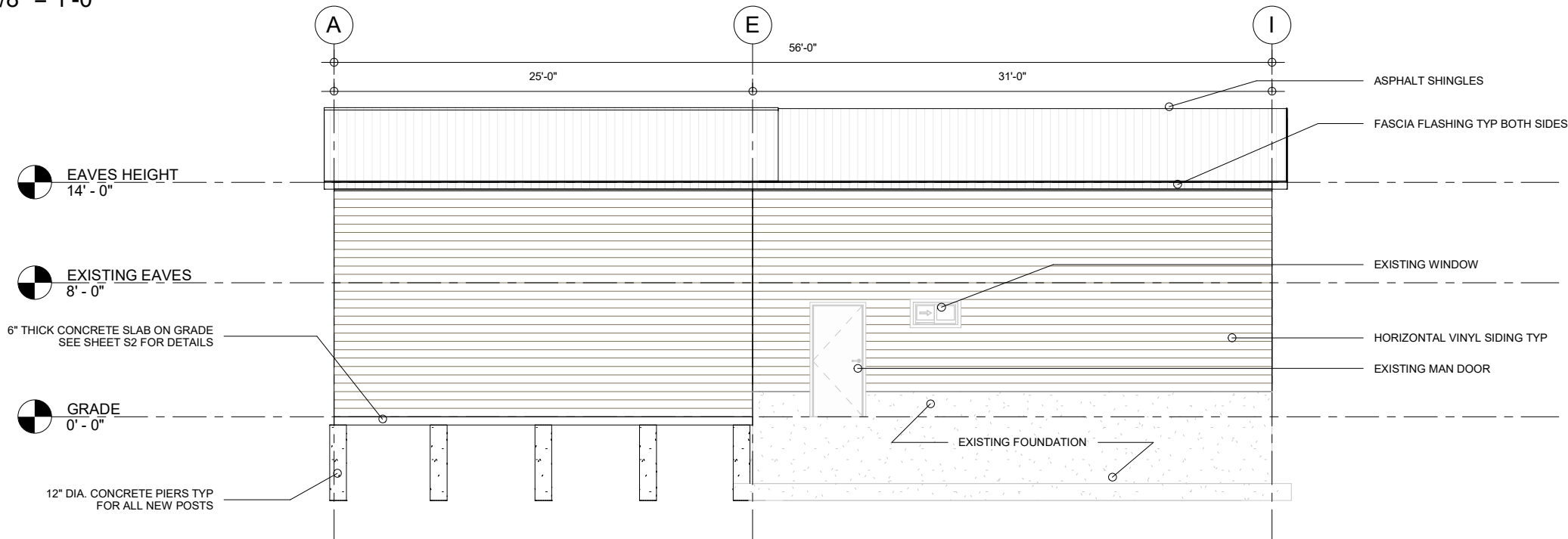
No.	Description	Date
1	Presentation Pkg for Review	21/05/07
2	Structural Drg Pkg for Review	21/05/11
3	Issued for Review/Permit	21/05/12
4	As Built Drawings	-

Elevations - Coverings 1

Project number	650-21	S8
Date	2021/05/12	
Drawn by	MH	
Checked by	LD	
Scale		1/8" = 1'-0"



1 East Elevation - Coverings
1/8" = 1'-0"



2 West Elevation Coverings
1/8" = 1'-0"



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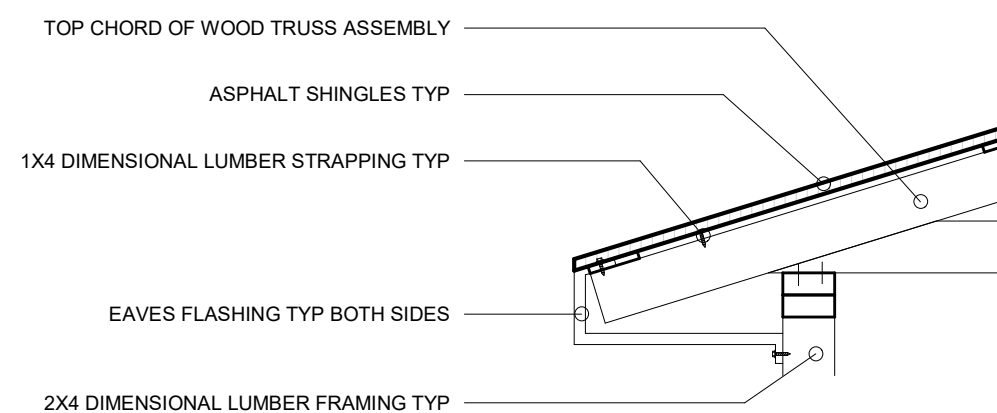
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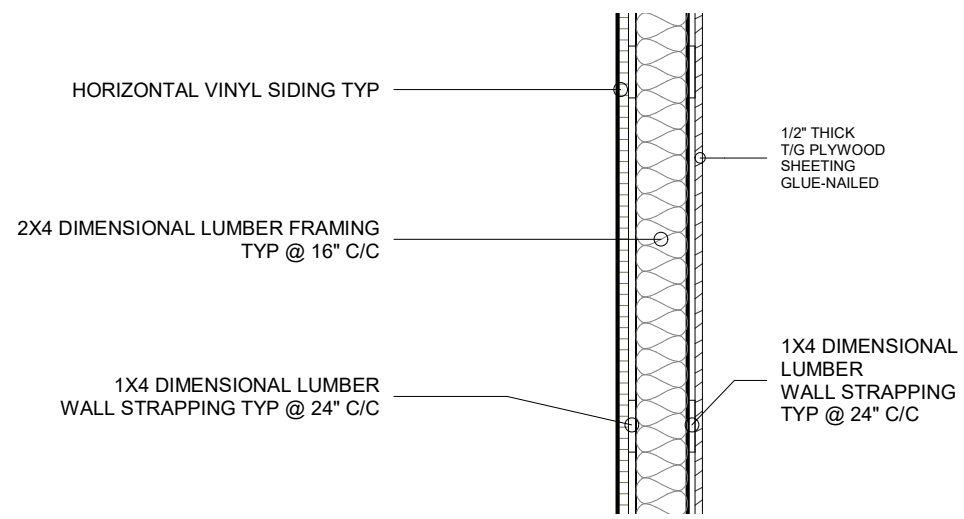
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1	Presentation Pkg for Review	21/05/07
2	Structural Drg Pkg for Review	21/05/11
3	Issued for Review/Permit	21/05/12
4	As Built Drawings	-

Elevations - Coverings 2

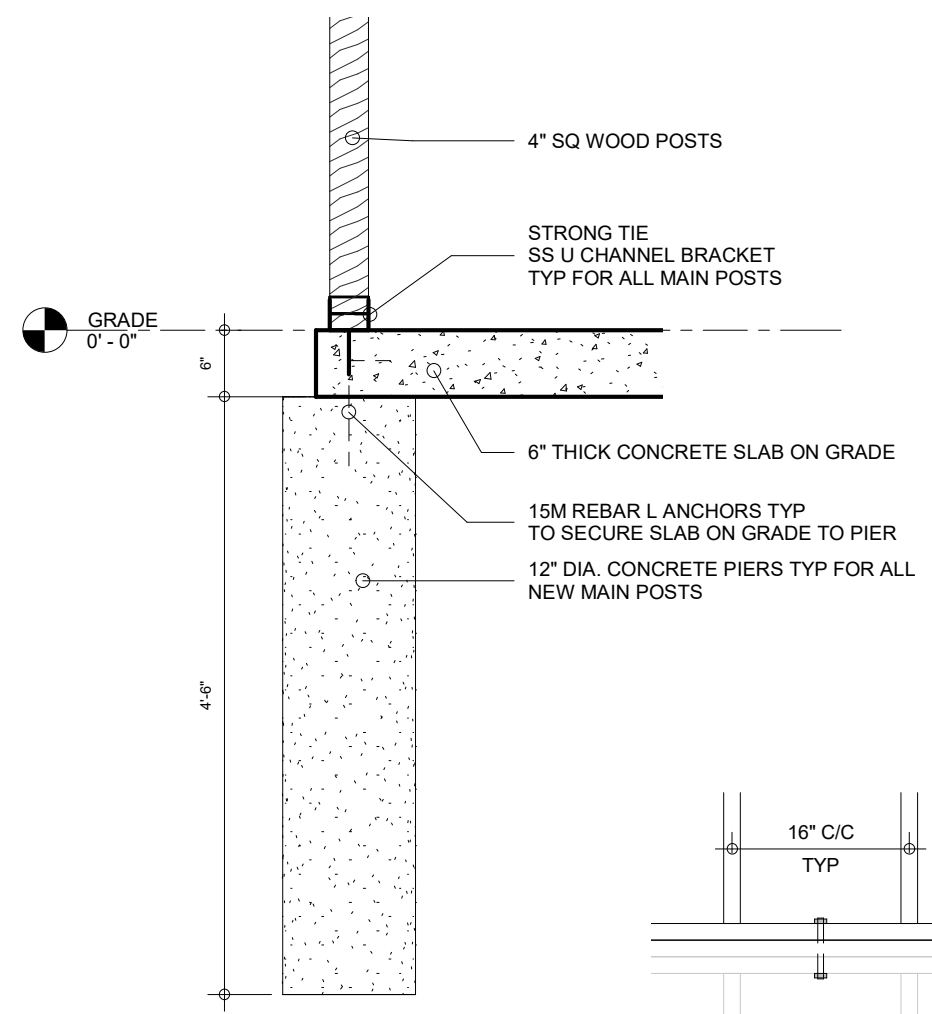
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Date	2021/05/12	
Drawn by	MH	
Checked by	LD	
		Scale 1/8" = 1'-0"



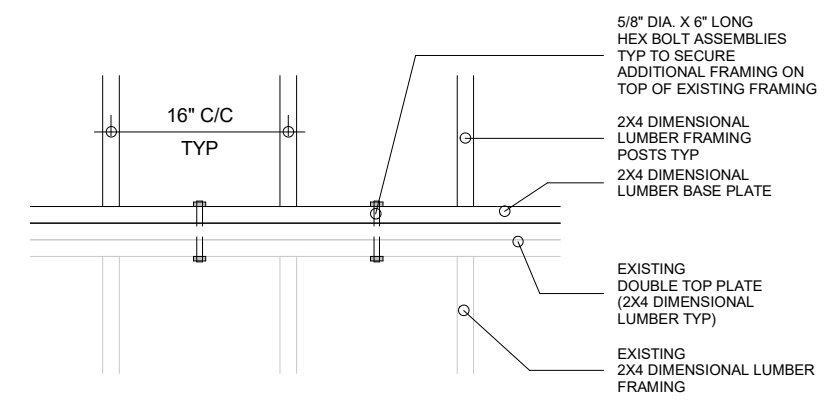
1
S10 Eaves Profile Detail
1" = 1'-0"



2
S10 Wall Section Detail
1" = 1'-0"



3
S10 Foundation Detail
3/4" = 1'-0"



4
S10 Addition - Connection
3/4" = 1'-0"



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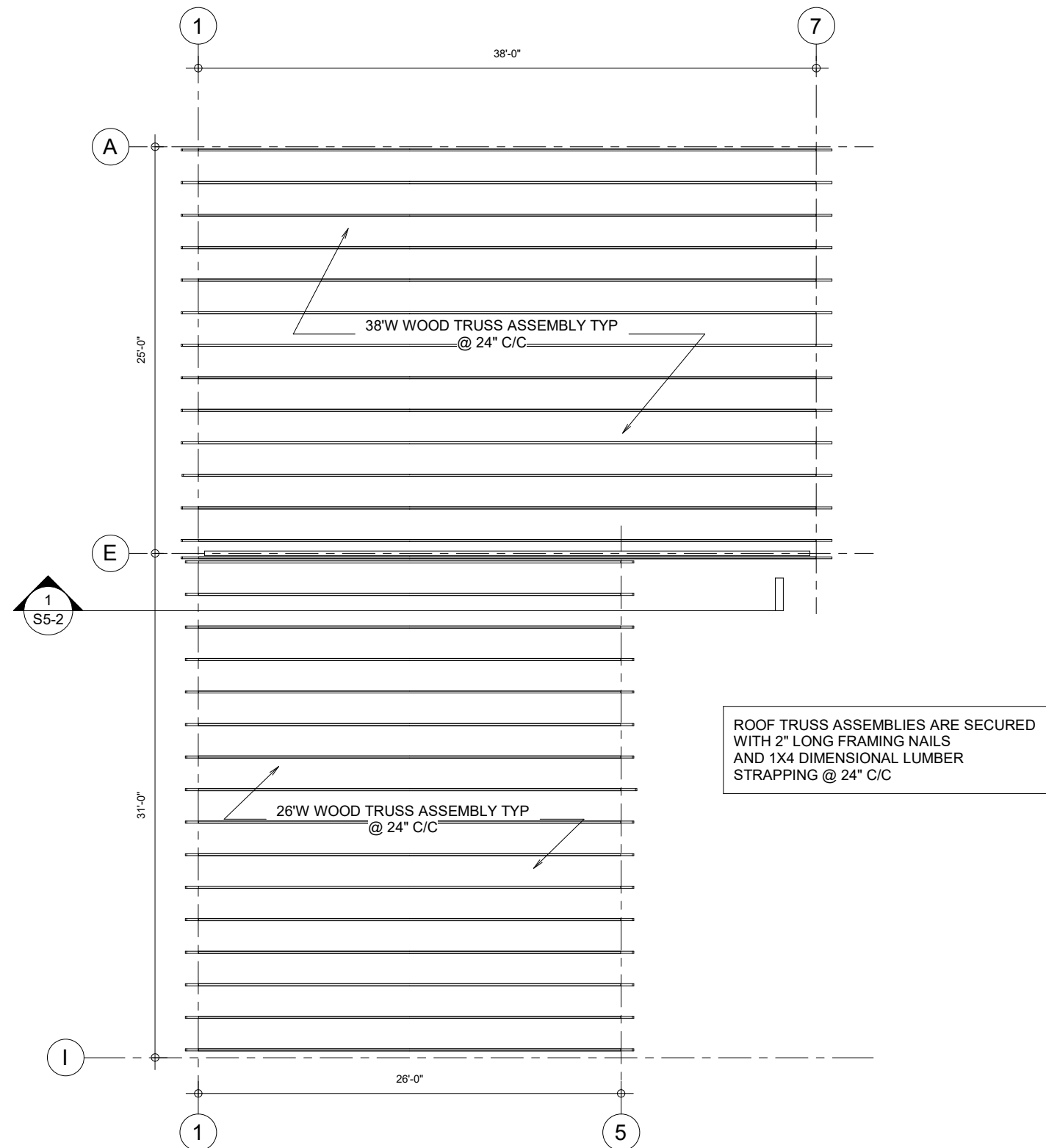
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N3Y 4J9

No.	Description	Date
1	Presentation Pkg for Review	21/05/07
2	Structural Drg Pkg for Review	21/05/11
3	Issued for Review/Permit	21/05/12
4	As Built Drawings	-

Structural Details/Connections

Project number	650-21	S10
Date	2021/05/12	
Drawn by	MH	
Checked by	LD	
		Scale As indicated



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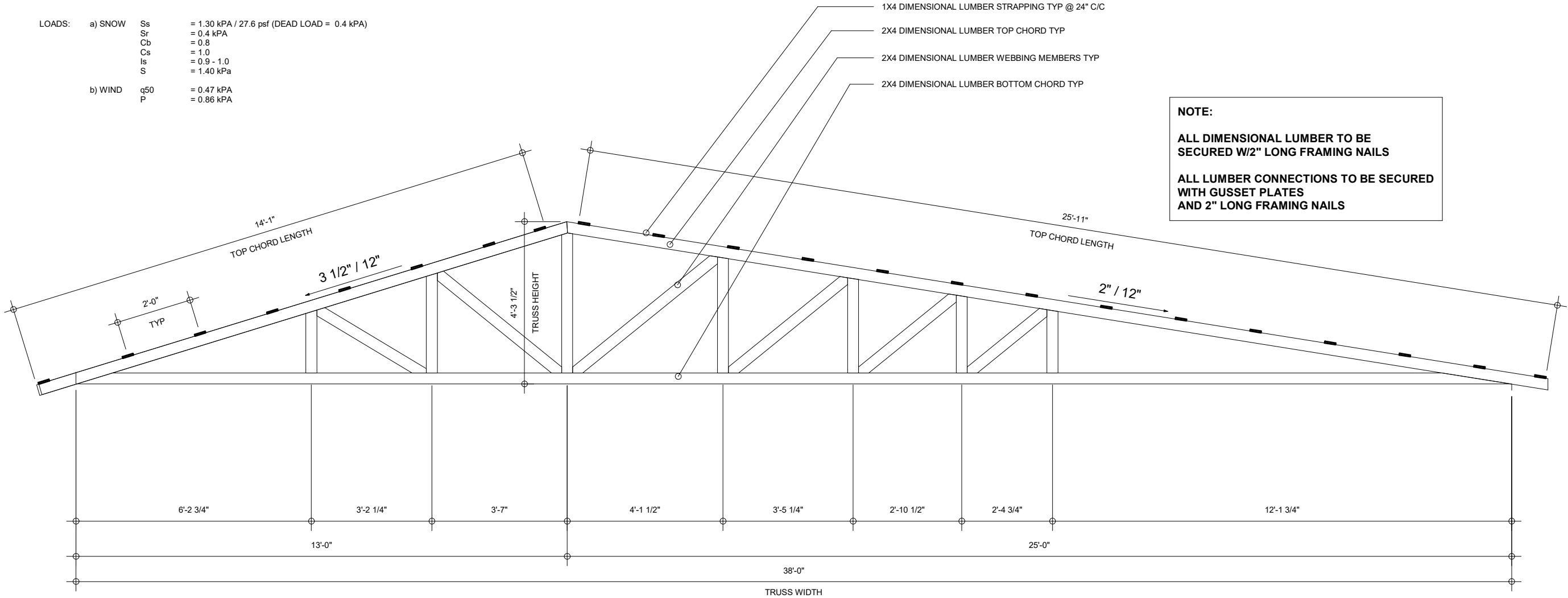
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No.	Description	Date
1	Presentation Pkg for Review	21/05/07
2	Structural Drg Pkg for Review	21/05/11
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4	As Built Drawings	-

Truss & Bracing Location

Project number	650-21	S11
Date	2021/05/12	
Drawn by	MH	
Checked by	LD	
		Scale 1/8" = 1'-0"

LOADS: a) SNOW Ss = 1.30 kPa / 27.6 psf (DEAD LOAD = 0.4 kPa)
Sr = 0.4 kPa
Cb = 0.8
Cs = 1.0
Is = 0.9 - 1.0
S = 1.40 kPa
b) WIND q50 = 0.47 kPa
P = 0.86 kPa



NOTE:
ALL DIMENSIONAL LUMBER TO BE
SECURED W/2" LONG FRAMING NAILS
ALL LUMBER CONNECTIONS TO BE SECURED
WITH GUSSET PLATES
AND 2" LONG FRAMING NAILS



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No.	Description	Date
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3	Issued for Review/Permit	21/05/12
4	As Built Drawings	-

38'W Truss Assembly

Project number	650-21	S14
Date	2021/05/12	
Drawn by	MH	
Checked by	LD	
Scale		3/8" = 1'-0"

b) WIND



**ALL LUMBER CONNECTIONS TO BE SECURED
WITH GUSSET PLATES
AND 2" LONG FRAMING NAILS**



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No.	Description	Date
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3	Issued for Review/Permit	21/05/12
4	As Built Drawings	-

Scale 1/2" = 1'-0"

MATERIAL SPECIFICATION

NO.	ITEM	MATERIAL
1	POST CONNECTION	STRONG TIES SS U CHANNEL CONNECTIONS HDG
2	BASE PLATE	2X4 DIMENSIONAL LUMBER PRESSURE TREATED
3	MAIN POSTS	4X4 DIMENSIONAL LUMBER PRESSURE TREATED
4	GABLE/END POSTS	2X4 DIMENSIONAL LUMBER PRESSURE TREATED
5	38'W TRUSS ASSEMBLY	TOP CHORDS
	ON 2'-0" CENTERS	2X4 DIMENSIONAL LUMBER PRESSURE TREATED
	TYP OF 14	BOTTOM CHORDS
		2X4 DIMENSIONAL LUMBER PRESSURE TREATED
		WEBBING MEMBERS
		2X5 DIMENSIONAL LUMBER PRESSURE TREATED
6	26'W TRUSS ASSEMBLY	TOP CHORDS
	ON 2'-0" CENTERS	2X4 DIMENSIONAL LUMBER PRESSURE TREATED
	TYP OF 16	BOTTOM CHORDS
		2X4 DIMENSIONAL LUMBER PRESSURE TREATED
		WEBBING MEMBERS
		2X4 DIMENSIONAL LUMBER PRESSURE TREATED
7	ROOF PURLINS	1X4 DIMENSIONAL LUMBER STRAPPING @ 24" C/C
8	WALL PURLINS	1X4 DIMENSIONAL LUMBER STRAPPING @ 24" C/C
9	ROOF BRACING	1X4 DIMENSIONAL LUMBER STRAPPING @ 24" C/C
10	ROOF COVERING	ASPHALT SHINGLES
11	WALL SHEETING	HORIZONTAL VINYL SIDING
12	INT. WALL SHEETING	1/2" THICK T/G PLYWOOD SHEETING GLUE-NAILED



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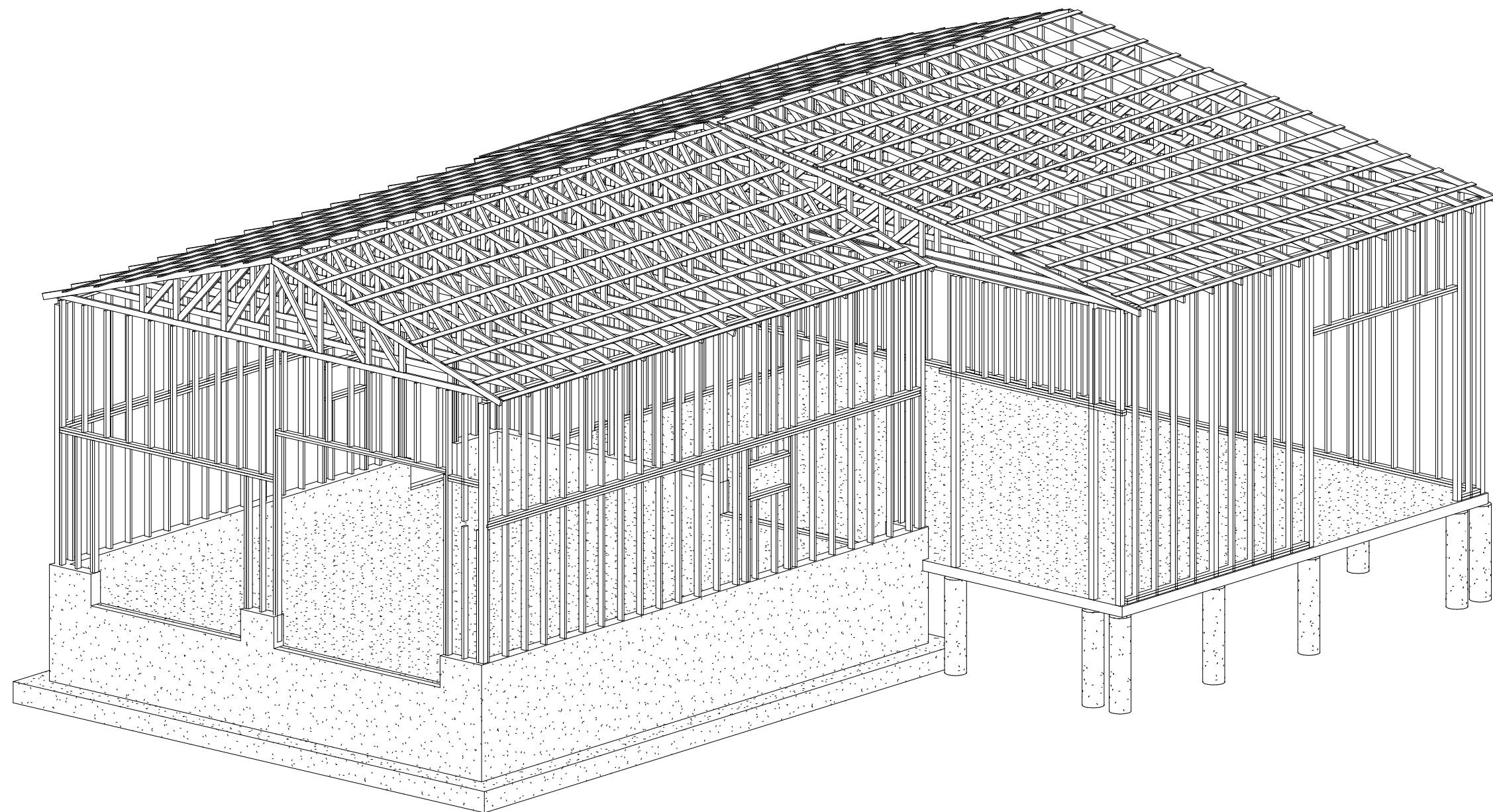
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No.	Description	Date
1	Presentation Pkg for Review	21/05/07
2	Structural Drg Pkg for Review	21/05/11
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4	As Built Drawings	-

Materral Specification

Project number	650-21	S16
Date	2021/05/12	
Drawn by	MH	
Checked by	LD	Scale



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No.	Description	Date
1	Presentation Pkg for Review	21/05/07
2	Structural Drg Pkg for Review	21/05/11
3	Issued for Review/Permit	21/05/12
4	As Built Drawings	-

Structural Model

Project number 650-21

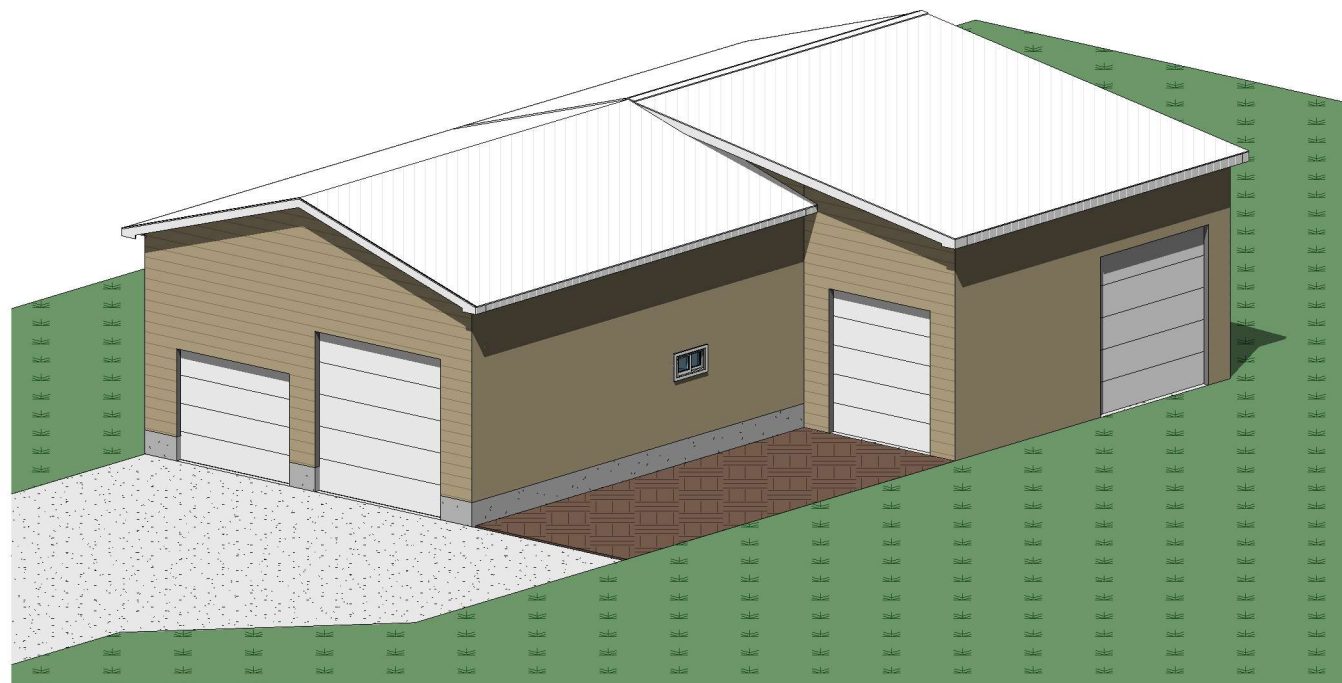
Date 2021/05/12

Drawn by MH

Checked by LD

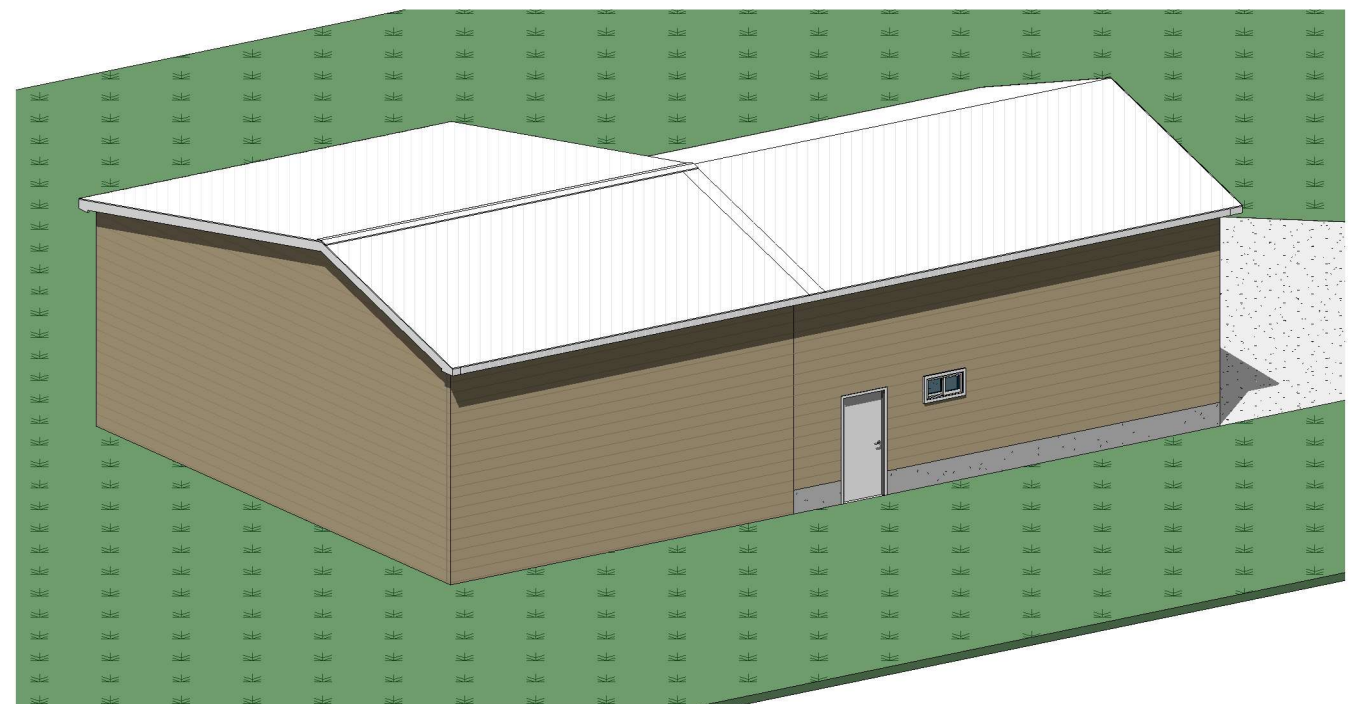
S17

Scale



1
S18

Front View



2
S18

Rear View



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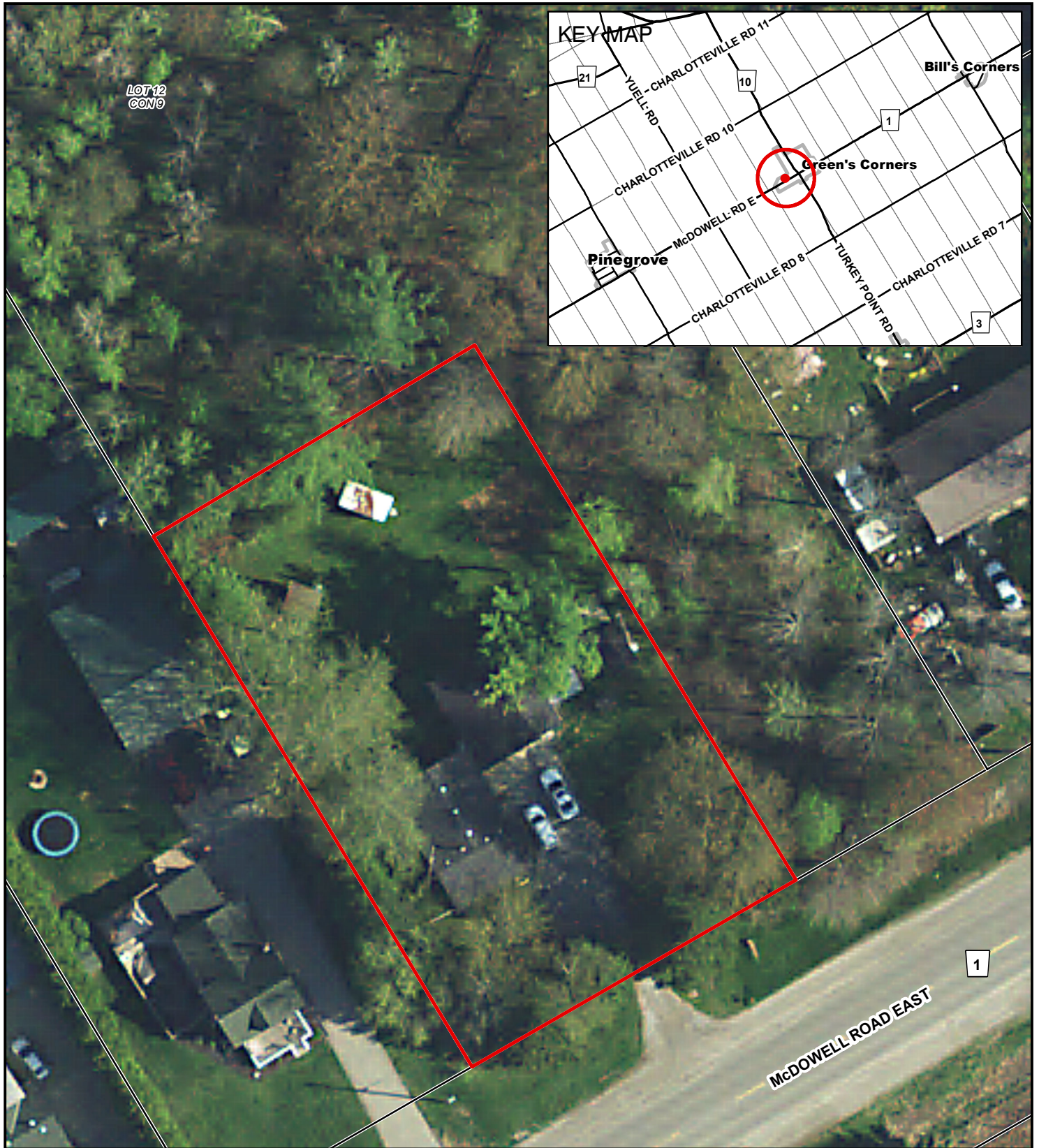
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No.	Description	Date
1	Presentation Pkg for Review	21/05/07
2	Structural Drg Pkg for Review	21/05/11
3	Issued for Review/Permit	21/05/12
4	As Built Drawings	-

Isometric Models

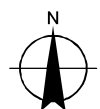
Project number	650-21	S18
Date	2021/05/12	
Drawn by	MH	
Checked by	LD	Scale



Legend

-  Subject Lands
- 2015 Air Photo

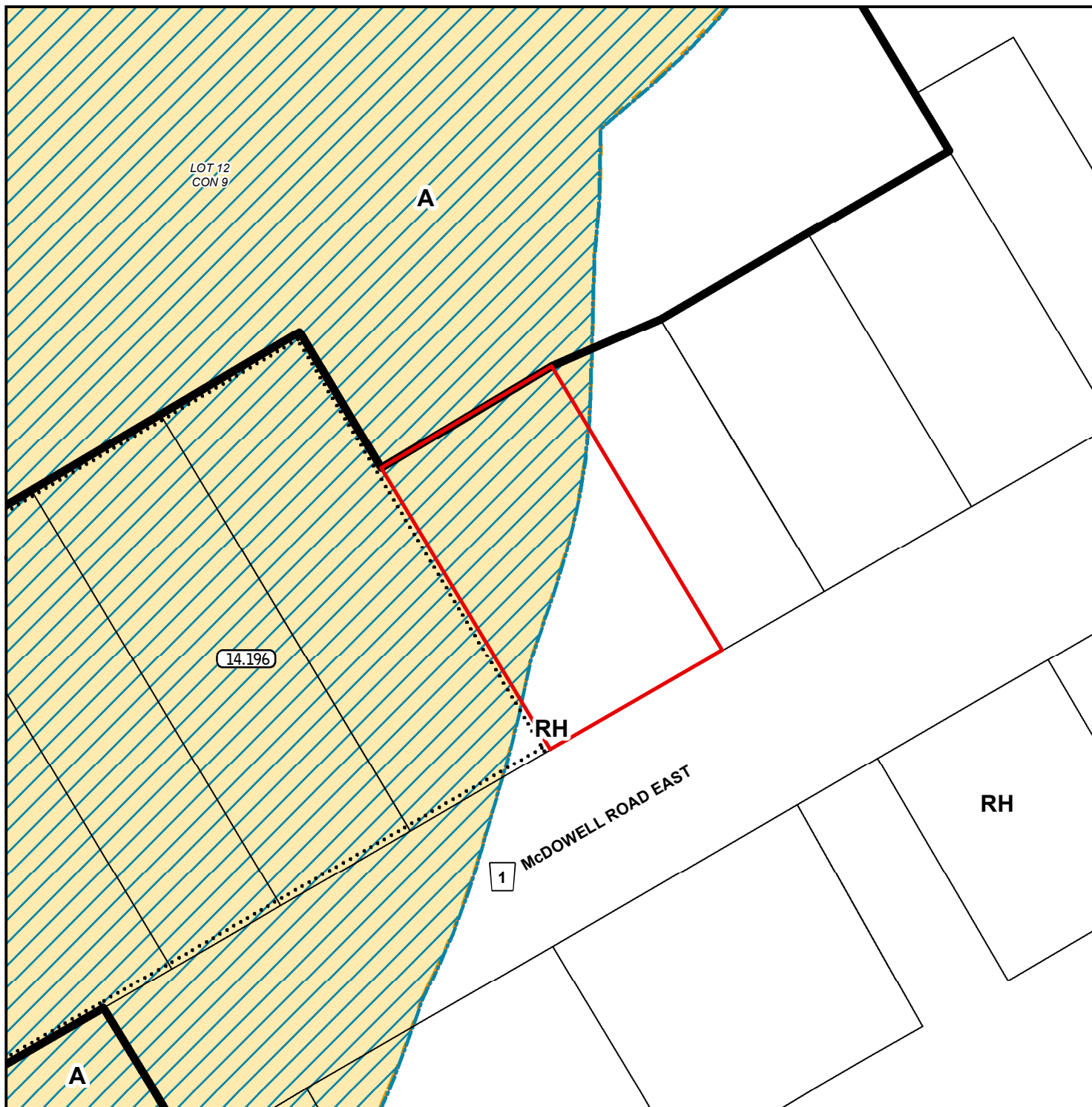
2021-06-22



4 2 0 4 8 12 16 Meters




MAP B
ZONING BY-LAW MAP
Geographic Township of CHARLOTTEVILLE

ANPL2021152



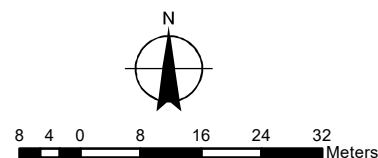
2021-06-22

LEGEND

-  Subject Lands
-  Adjacent Lands
-  LPRCA Generic RegLines

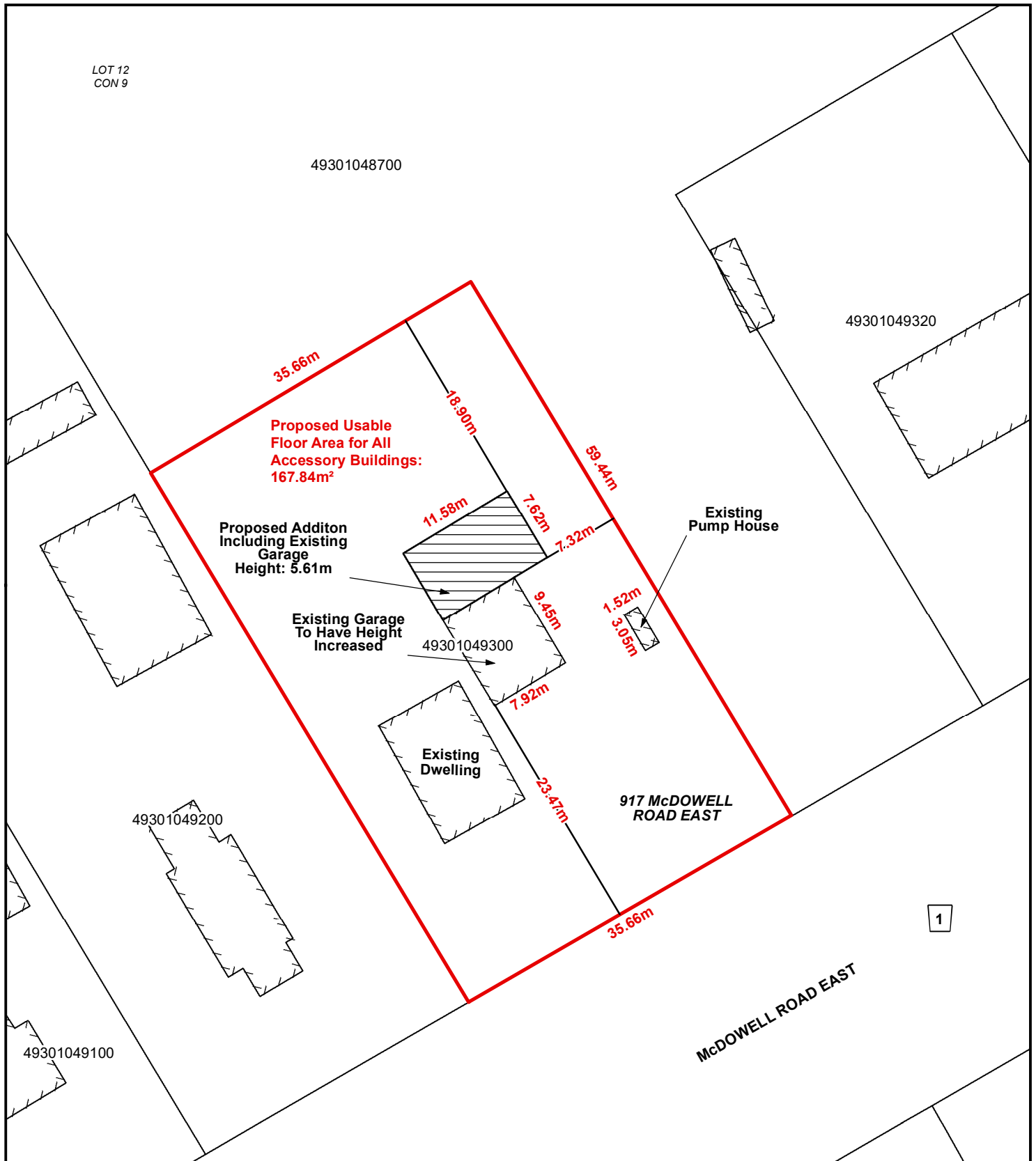
ZONING BY-LAW 1-Z-2014

- (H) - Holding
- A - Agricultural Zone
- RH - Hamlet Residential Zone



CONCEPTUAL PLAN

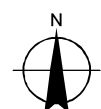
Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

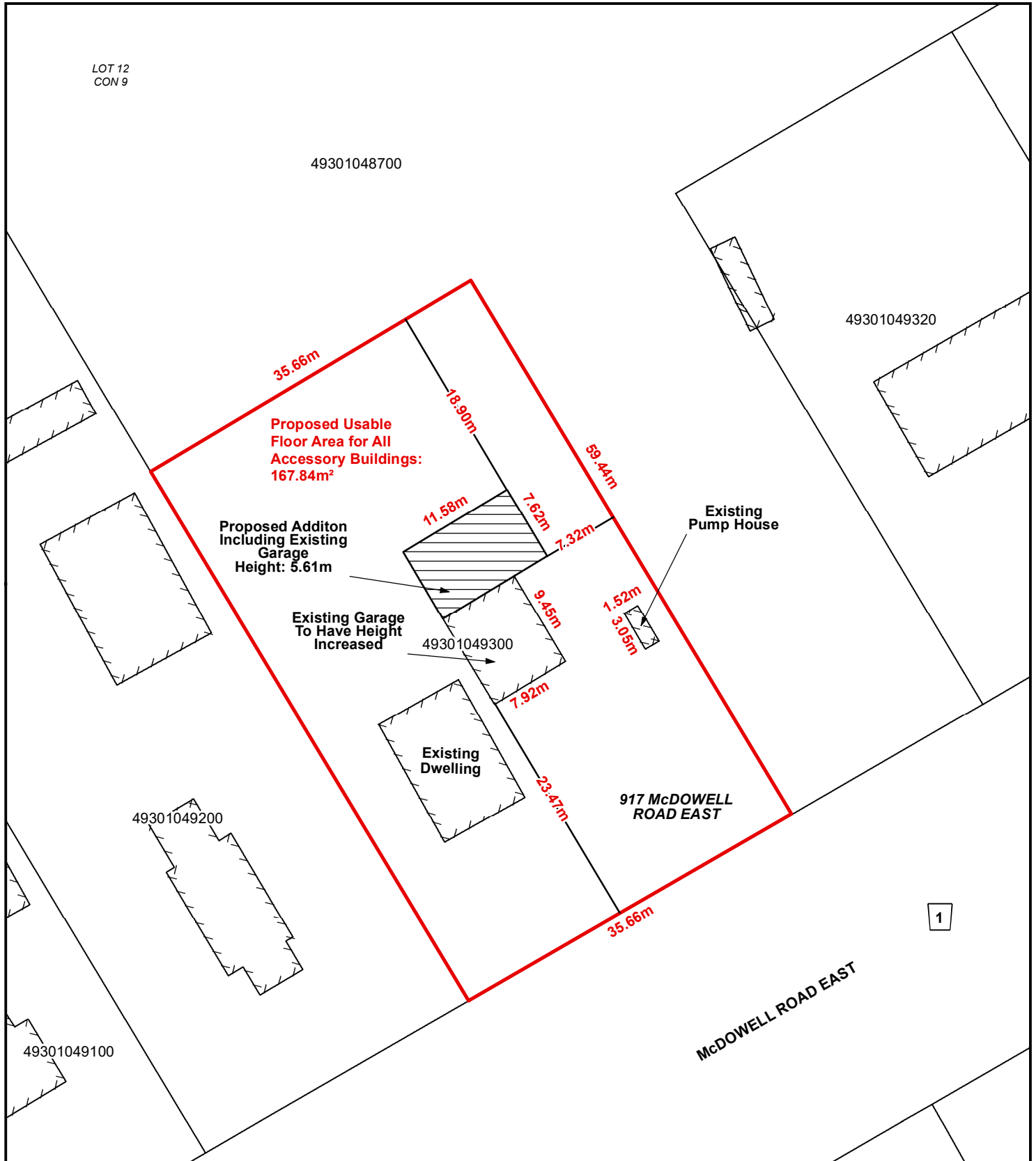
2021-06-22



4 2 0 4 8 12 16 Meters

CONCEPTUAL PLAN

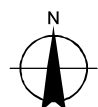
Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

2021-06-22



4 2 0 4 8 12 16 Meters