

**For Office Use Only:**

File Number

Related File Number

Pre-consultation Meeting

Application Submitted

Complete Application

AND 202122

JUNE 9/21  
JULY 14/21

Application Fee

Conservation Authority Fee

Well & Septic Info Provided

Planner

Public Notice Sign

\$1560.00

N. Goodbrand

**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:** 3310493060257030000

**A. Applicant Information**

**Name of Owner**

Ryan Scott Harris / Shannon Lyn Harris (Nee Anstee)

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**

#44 Murray Street East

**Town and Postal Code**

Vittoria NOE 1W0

**Phone Number**

**Cell Number**

(519) 428-4475

**Email**

cic\_navy@hotmail.com

**Name of Applicant**

Ryan Scott Harris / Shannon Lyn Harris (Nee Anstee)

**Address**

#44 Murray Street East

**Town and Postal Code**

Vittoria NOE 1W0

**Phone Number**

**Cell Number**

(519) 428-4475

**Email**

cic\_navy@hotmail.com



Name of Agent \_\_\_\_\_  
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:

CIBC

**B. Location, Legal Description and Property Information**

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

Plan 29B BLK 19 PT Lot 9 RP 37R9939 Part 1  
Charlottville

Municipal Civic Address: # 44 Murray Street East Vittoria

Present Official Plan Designation(s): \_\_\_\_\_

Present Zoning: Hamlet

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:

One (1) Existing Dwelling

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.

N/A

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:

Detached two story workshop, 1800 ft<sup>2</sup> usable floor space, 30 ft wide, 40 ft deep, 23 ft high

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:  
Nine (9) Years

9. Existing use of abutting properties:  
Residential and Agricultural

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, m<sup>2</sup> or %

Lot frontage	250 ft	
Lot depth	175 ft	
Lot width	250 ft	
Lot area	1.0781 Acres	
Lot coverage		
Front yard		
Rear yard		1.5 m
Left Interior side yard		
Right Interior side yard		1.5 m
Exterior side yard (corner lot)		

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

Requesting relief on maximum height to 23 ft, shop size is 1800 ft<sup>2</sup> which includes 1/2 second story and relief rear yard to 1.5 m

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

Existing working plan is a two story 30 ft x 40 ft with half second story totaling 1800 ft<sup>2</sup>. The set back for the workshop is as far to the rear of the property to allow space between it and the existing house while maintaining use of the current entrance which is on the right side of the property.

**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: \_\_\_\_\_

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 \_\_\_\_\_

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:  
Nothing on this property when home was constructed in 2011/12



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:

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:

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

- |   |  |
|---|--|
| <input type="radio"/> Municipal piped water       | <input type="radio"/> Communal wells         |
| <input checked="" type="radio"/> Individual wells | <input type="radio"/> Other (describe below) |
- 

Sewage Treatment

- |   |  |
|---|--|
| <input type="radio"/> Municipal sewers  | <input type="radio"/> Communal system        |
| <input checked="" type="radio"/> Septic tank and tile bed in good working order | <input type="radio"/> Other (describe below) |
- 

Storm Drainage

- |  |   |
|--|---|
| <input type="radio"/> Storm sewers           | <input checked="" type="radio"/> Open ditches |
| <input type="radio"/> Other (describe below) |   |
- 

2. Existing or proposed access to subject lands

- |   |  |
|---|--|
| <input checked="" type="radio"/> Municipal road | <input type="radio"/> Provincial highway     |
| <input type="radio"/> Unopened road             | <input type="radio"/> Other (describe below) |

Name of road/street:

---

**G. Other Information**

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

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

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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.

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#### **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

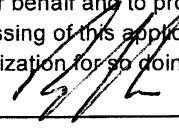
27 may 21  
\_\_\_\_\_  
Date

### 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.

X   
\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date



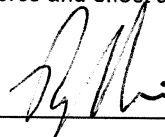
K. Declaration

I, Ryan Scott Morris 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:

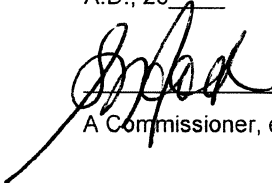


Owner/Applicant/Agent Signature

In NORFOLK COUNTY

This 9<sup>th</sup> day of JUNE 2021

A.D., 20



A Commissioner, etc.

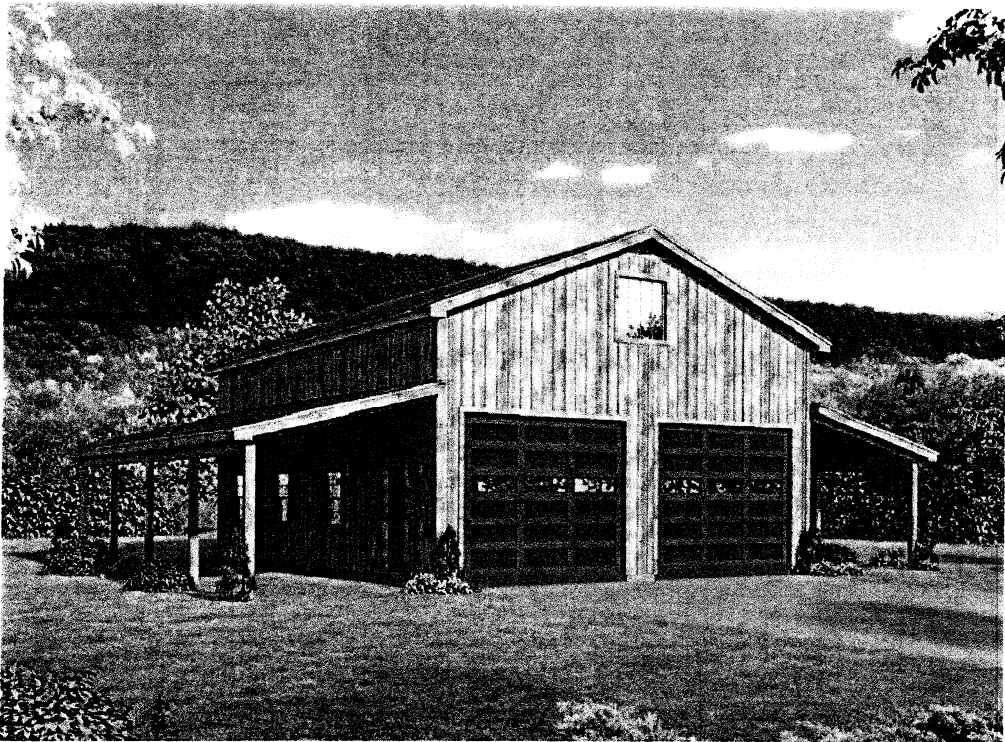
Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires January 5, 2023.



[/0](#)

MENU 

[SEARCH \(/SEARCH-PLANS.PHP\)](/SEARCH-PLANS.PHP)

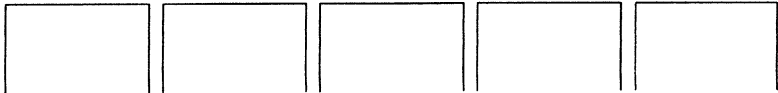


</userfiles/photos/large/20803821685900dd01b8690.jpg>

Outbuilding Plan, 062B-0001

Plan 062B-0001

*Click to enlarge. Views may vary slightly from working drawings. Refer to floor plan for actual layout.*



SEARCH (/SEARCH-PLANS.PHP)



[\(/userfiles/photos/large/10744217375603ffdd14d2c.jpg\)](/userfiles/photos/large/10744217375603ffdd14d2c.jpg)

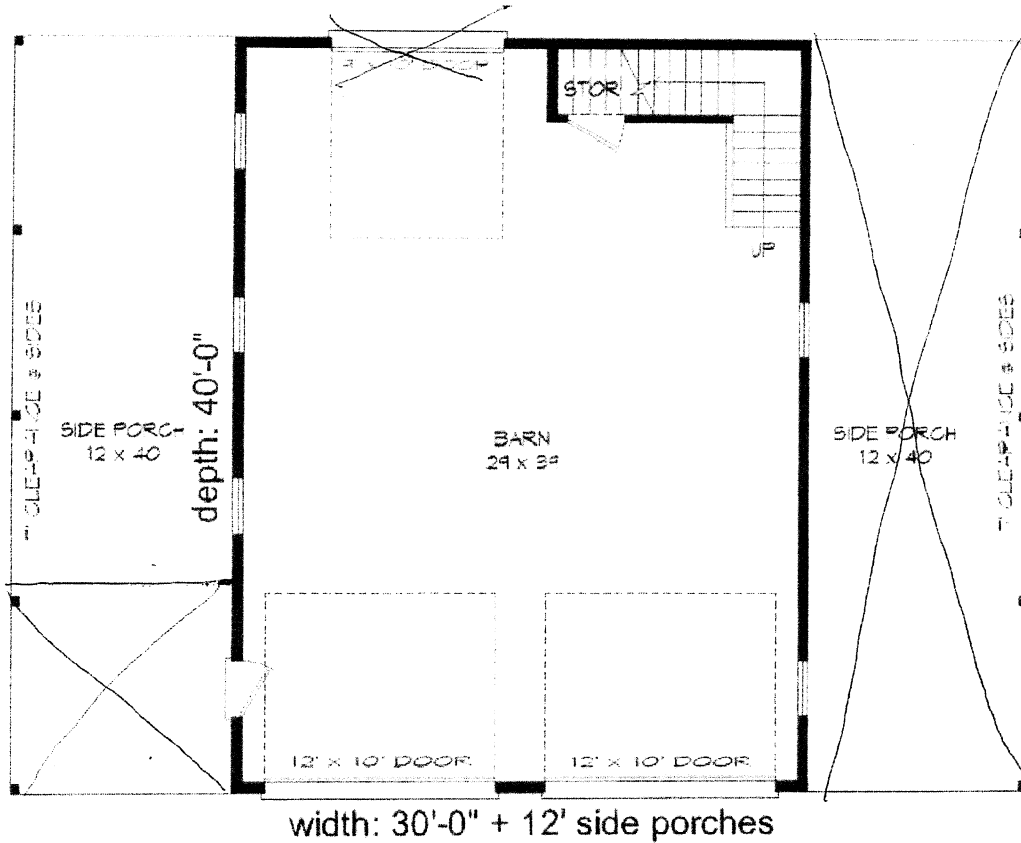
**Front View, 062B-0001**

**Plan 062B-0001**

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*Click to enlarge. Views may vary slightly from working drawings. Refer to floor plan for actual layout.*

SEARCH (/SEARCH-PLANS.PHP)



(/userfiles/floorplans/large/10997875545e0b9a345c0d4.jpg)

**1st Floor Plan, 062B-0001**

**Plan 062B-0001**

*Click to enlarge. Views may vary slightly from working drawings. Refer to floor plan for actual layout.*

## Plan Details

**Heated Sq. Ft.**

Total 0 sq. ft.

**Unheated Sq. Ft.**

Loft 606 sq. ft.  
Outbuilding/Barn 1200 sq. ft.  
Porch(es) 920 sq. ft.

**Full Baths**

1

**Dimensions**

Width 54 ft. 0 in.  
Depth 40 ft. 0 in.  
Approx. Height 22 ft. 10 in.

**Ceiling Heights**

First Floor 12 ft. 0 in.  
Second Floor 8 ft. 0 in.

**Roof Pitch**

5/12 Main

**Roof Framing**

Truss

**Exterior Wall**

2x6

**Foundation**

Slab

## Plan Features





There are no features for this plan.

## Plan Description

- Flexible outbuilding plan delivers functionality to any piece of property
- Works well as a barn, garage, or space for machinery storage
- A pair of covered porches and the garage bay on the left are deep enough for boat, wagon, or trailer storage

- Loft provides additional storage space and a full bath
- Width of structure is 30' at the walls of the building, it is 54' wide including side porches

## Order Plan

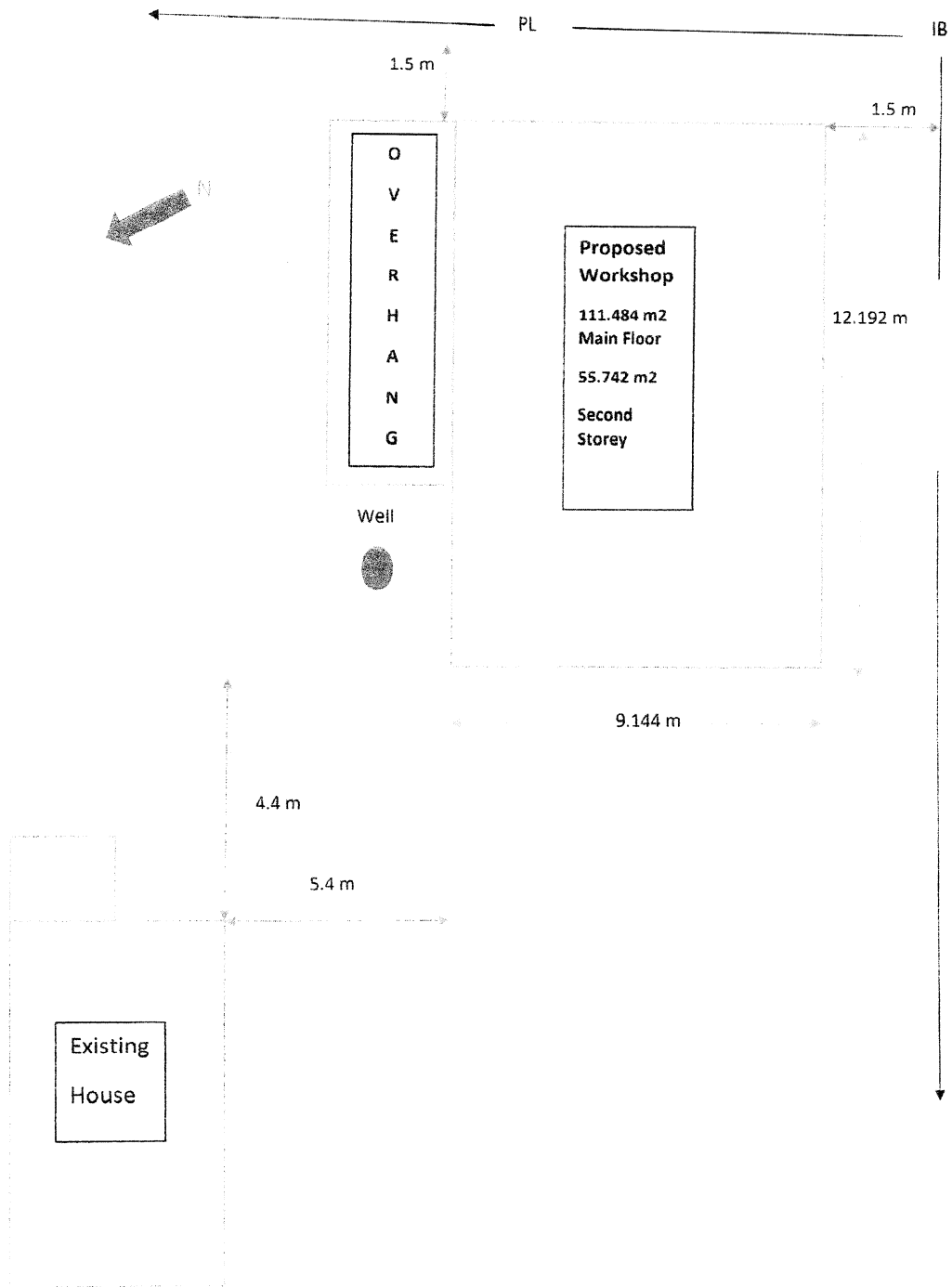
	<b>PDF Study Set</b>	\$995.00
	Electronic file of the construction drawing stamped "Not for Construction." This plan package can be used for review purposes and obtaining bids or estimates. It will be delivered by email within 24-48 hours (during regular business hours) after placing your order. This plan package cannot be reproduced or used for construction due to copyright laws.	
	<b>5 Sets</b>	\$1,425.00
	The basic garage plan package needed for construction of your new garage.	
	<b>CAD File</b>	\$1,615.00
	Complete construction drawing (excludes commercial plans) in electronic format for use by design professionals to make substantial changes to the blueprint. Comes with a copyright release granting legal permission to change the designer's original copyrighted house plan and reproduce it for construction. You must have CAD software to open a CAD file. Some CAD files can be emailed, while others must be shipped on a CD. Note: Some of our designers require customers to sign and return a licensing agreement before the plans are emailed or shipped.	
	<b>PDF File (Best Value)</b>	\$1,330.00
	Electronic file of the construction drawing delivered by email to the customer usually within 24-48 hours of purchasing (during regular business hours.) Includes a copyright release to print the blueprints needed for construction. Copies can be printed on 8 1/2" x 11" sheets right from your computer or take the file to a blueprint shop and print full sized garage plans for construction. Saves time and shipping costs. Note: Some of our designers require customers to sign and return a licensing agreement before the plans are emailed.	

## Foundation

	<b>Slab</b>	\$0.00
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## Exterior Wall

	<b>2x6</b>	\$0.00
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Loading Land\_Records\_Internal map data...

Search...

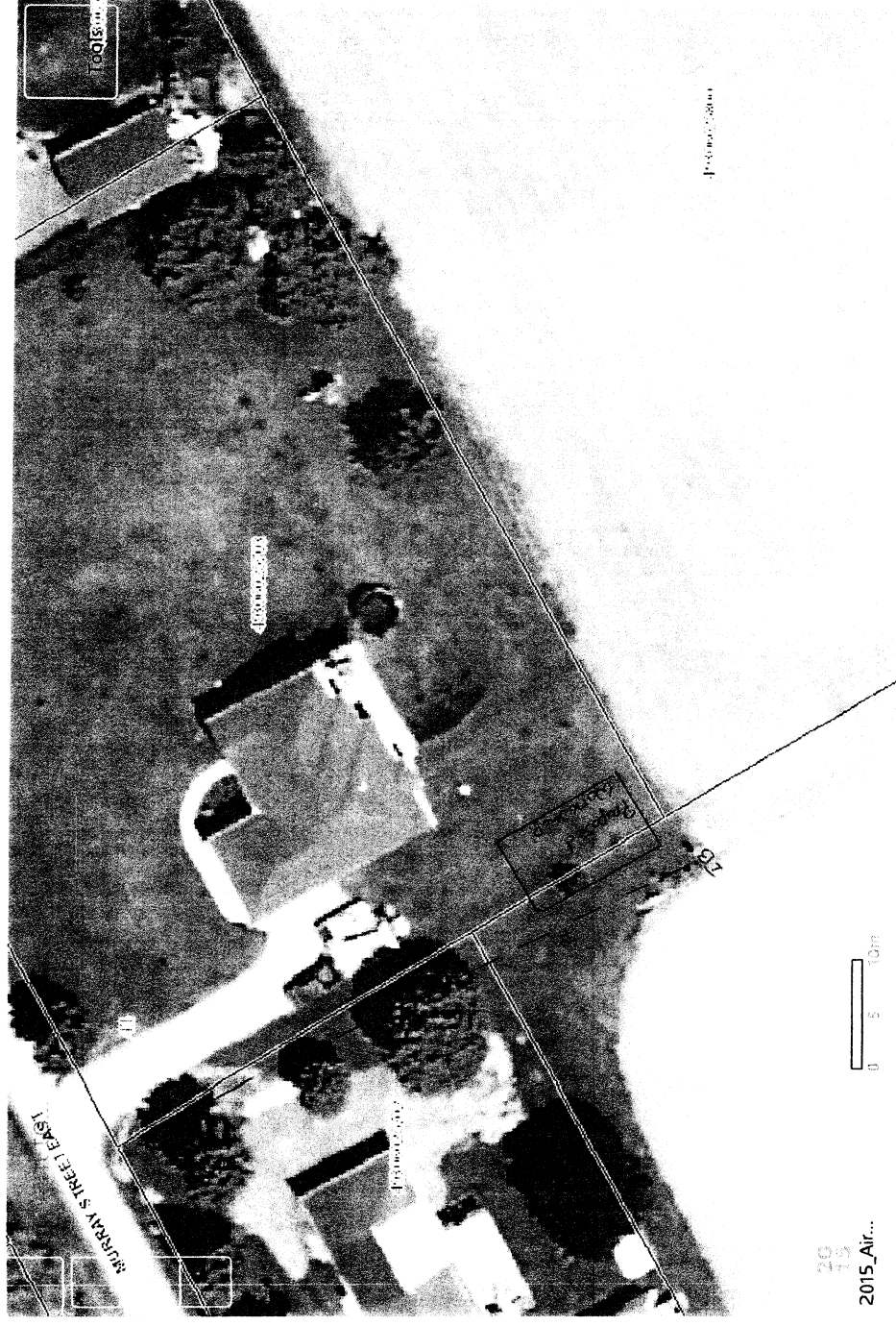
Sign out



Loading Land\_Records\_Internal map data...

Search...

Sign out







## Zoning Deficiency

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

### PROPERTY INFORMATION

Address: 44 Murray Street East

Legal Description:

Roll Number: 49306025703

Application #:

Information Origins:

### Hamlet Residential Zone (RH)

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a) <i>building height</i>	6.00	7.01	1.01	m
b) <i>minimum front yard</i>	6.00	40.00	N/A	m
c) <i>minimum exterior side yard</i>	6.00	-	N/A	m
d) <i>minimum interior side yard</i>	1.20	1.50	N/A	m
e) <i>minimum rear yard</i>	1.20	1.50	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	3.83	N/A	%
ii) <i>usable floor area</i>	100.00	167.29	67.29	m.sq

Comments

Relief required to permit 7.01 m high and 167.29 square meter usable floor area for accessory structure in the hamlet residential zone. Overhang not counted towards usable floor area as open on all sides. Plot plan drawn by owner based on existing survey stakes not GIS mapping.



## 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: 44 Murray Street East

Legal Description:

Roll Number: 49306025703

Application #:

Information Origins:

### Hamlet Residential Zone (RH)

Parking	REQUIRED	PROPOSED	DEFICIENCY	UNITS
4.1 number of parking spaces			N/A	
Comments	No change to parking for existing single family dwelling.			

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

12-Jul-21

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

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:

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N/A

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Detached two story workshop, 1800 ft<sup>2</sup> usable floor space, 30 ft wide, 40 ft deep, 23 ft high

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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:  
Nine (9) Years

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

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Note: Please complete all that apply.

**1. Site Information**

**Existing**

**Proposed**

Please indicate unit of measurement, for example: m, m<sup>2</sup> or %

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Lot coverage		
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Exterior side yard (corner lot)		

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

Requesting relief on maximum height to 23 ft, shop size is 1800 ft<sup>2</sup> which includes 1/2 second story and relief rear yard to 1.5 m

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

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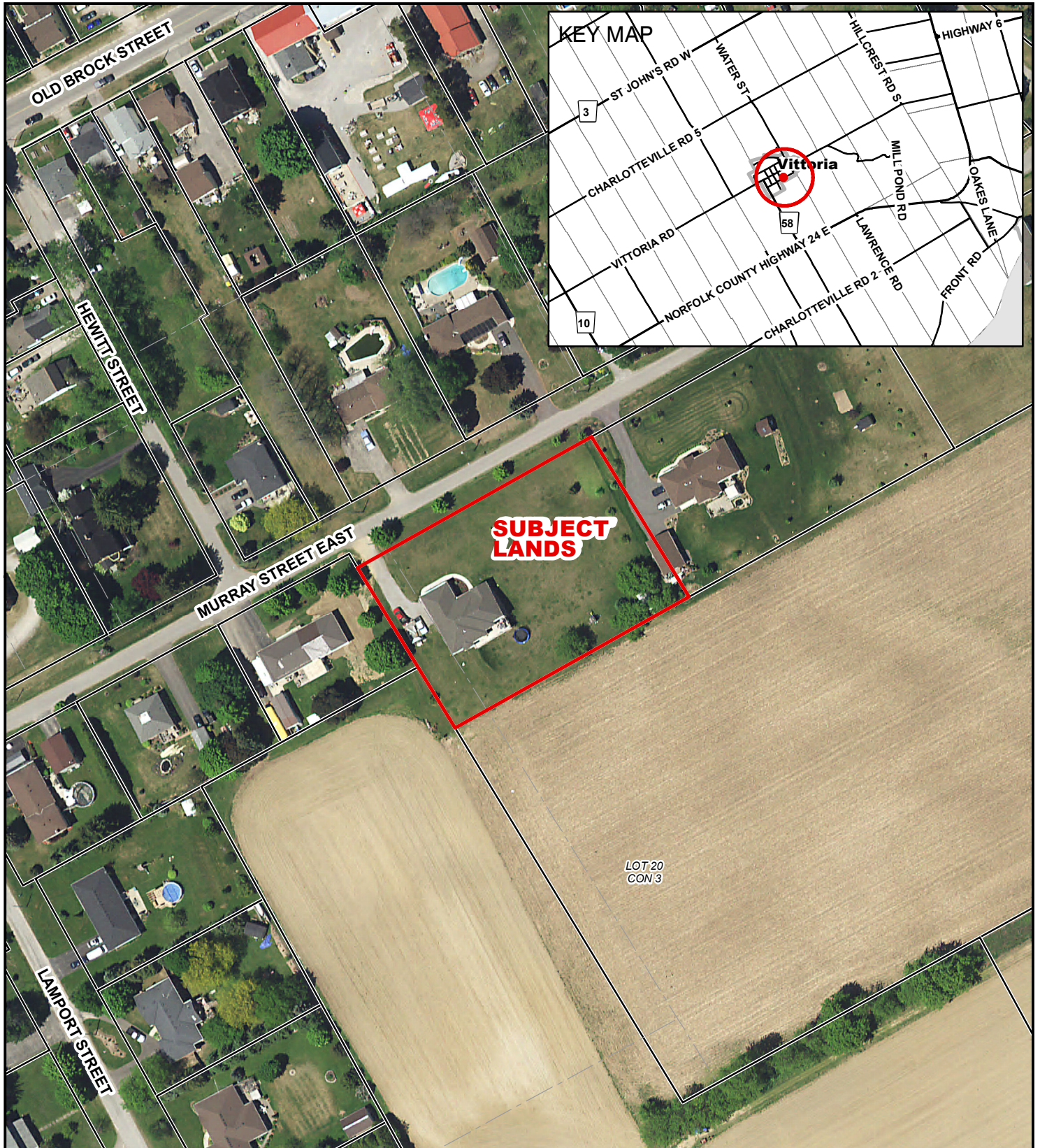
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Frontage: \_\_\_\_\_  
Depth: \_\_\_\_\_  
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Lot Area: \_\_\_\_\_  
Present Use: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_


Proposed final lot size (if boundary adjustment): \_\_\_\_\_





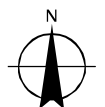


**Legend**

 Subject Lands

2015 Air Photo

2021-07-15



10 5 0 10 20 30 40 Meters

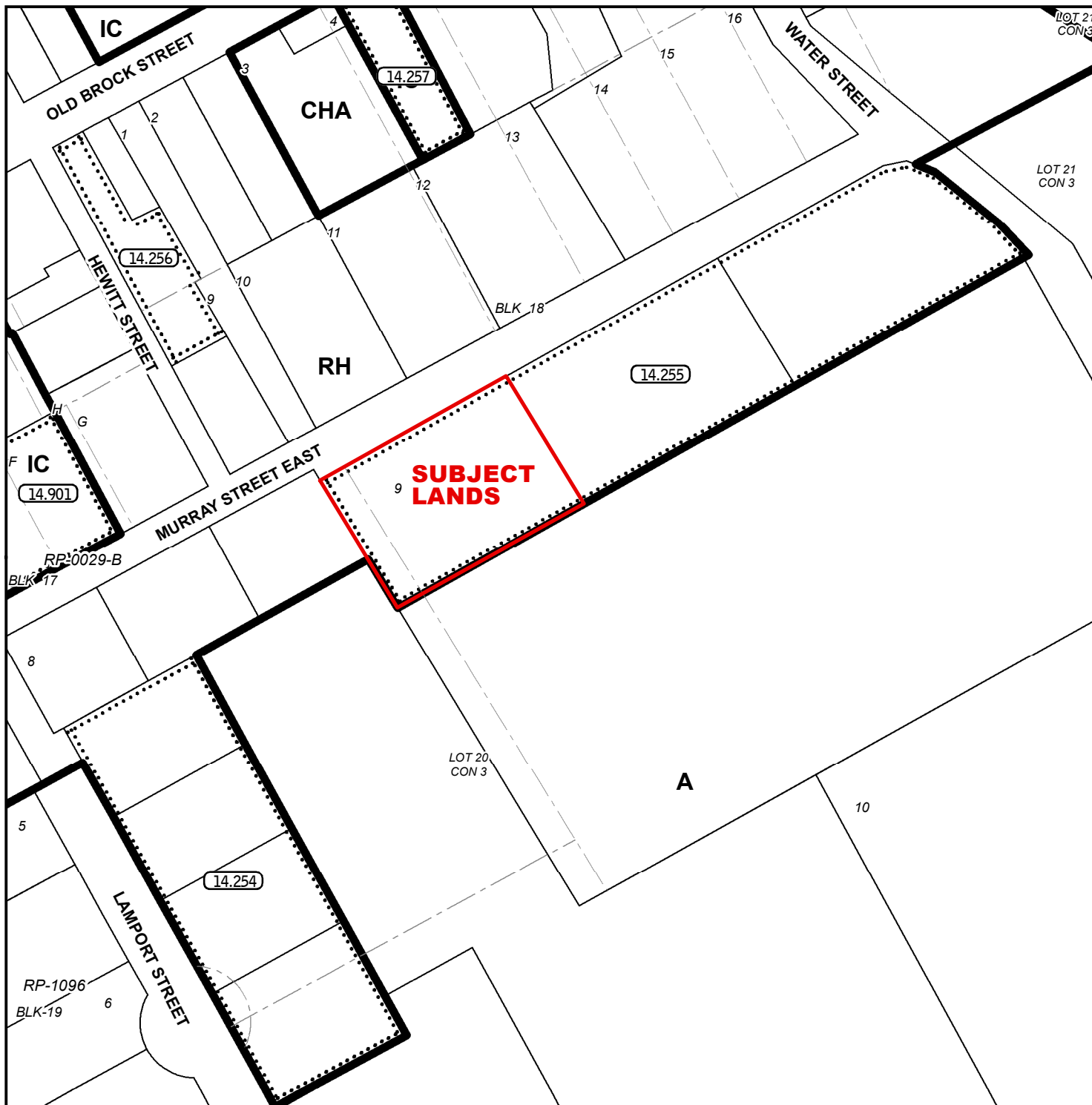


# MAP B

## ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

ANPL2021222



2021-07-15

### LEGEND

Subject Lands

### ZONING BY-LAW 1-Z-2014

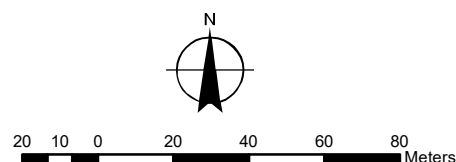
(H) - Holding

A - Agricultural Zone

CHA - Hamlet Commercial Zone

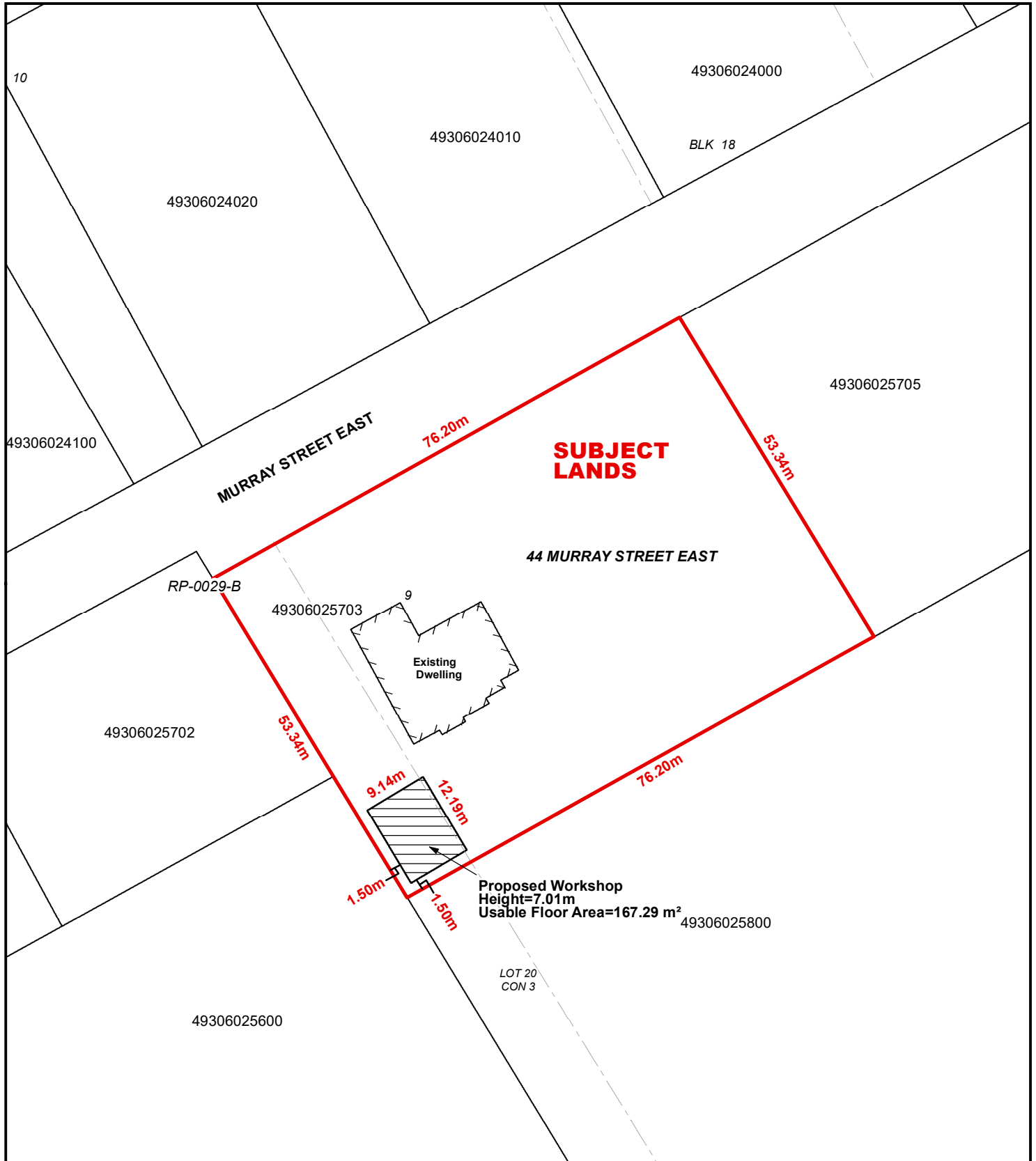
IC - Community Institutional Zone

RH - Hamlet Residential Zone



# CONCEPTUAL PLAN

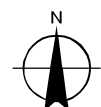
Geographic Township of CHARLOTTEVILLE



## Legend

- Subject Lands
- Lands Owned

2021-07-15



6 3 0 6 12 18 24 Meters

## Geographic Township of CHARLOTTEVILLE

The site plan illustrates the layout of 44 Murray Street East, which is divided into two lots. The northern lot, measuring 76.20m by 53.34m, is designated as 'SUBJECT LANDS'. The southern lot, measuring 76.20m by 53.34m, contains an 'Existing Dwelling' and a 'Proposed Workshop'. The workshop is a rectangular structure with a height of 7.01m and a usable floor area of 167.29 m². It is situated on a 9.14m by 12.19m plot, with 1.50m setbacks on the remaining three sides. The plan also shows surrounding properties with their respective lot numbers and street names: Murray Street East, BLK 18, and LOT 20 CON 3.

10

49306024000

49306024010

BLK 18

49306024020

49306024100

49306025705

MURRAY STREET EAST

76.20m

53.34m

**SUBJECT LANDS**

44 MURRAY STREET EAST

RP-0029-B

49306025703

9

Existing Dwelling

49306025702

53.34m

9.14m

12.19m

1.50m

1.50m

Proposed Workshop  
Height=7.01m  
Usable Floor Area=167.29 m<sup>2</sup>

49306025800

49306025600

LOT 20  
CON 3

- Subject Lands
- Lands Owned