

For Office Use Only:

File Number ANPL2022183
Related File Number -
Pre-consultation Meeting -
Application Submitted JUNE 13, 2022
Complete Application June 28, 2022

Application Fee Call in with visa
Conservation Authority Fee 311.65 - confirmed
Well & Septic Info Provided N/A
Planner Hanne Yager
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: 3310493100359000000

A. Applicant Information

Name of Owner Rose Marie & David Fredrick Travale

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 89 St. Michael's St
Town and Postal Code Delhi, On. N4B 0A3
Phone Number 519-582-2778
Cell Number 519-718-1402
Email ontario@execulink.com

Name of Applicant Brad Deming
Address 285794 Airport Rd
Town and Postal Code Norwich On. N0J 1P0
Phone Number _____
Cell Number 519-608-2723
Email deming@execulink.com

Name of Agent Brad Deming
Address same as above
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 owner and 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 PLAN 190 Lot 141, IRREG

Municipal Civic Address: 5 Ferris St., Turkey Point

Present Official Plan Designation(s): ~~Lakeshore~~ RR

Present Zoning: cottage RR

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:

cottage

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:

An existing cottage to remain with the front deck floor only to be extended 6.71mx1.07m. *ADDED TO EXISTING*
A 20'x13' shed and a 8'x9' shed to be demolished *2.438 X 9.144 DECK*
A new 16'x32' shed to be built to replace the existing sheds

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 front deck floor only to be extended 6.71mx1.07m. Existing 2.44mx1.07m stairs to be relocated from center of deck to the east end

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:

new 16'x32' shed to be built, extend existing front deck, move existing stairs, see attached plans

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:

9. Existing use of abutting properties:

cottages

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:

COTTAGE WITH DECK

C. Purpose of Development Application

Note: Please complete all that apply. Failure to complete this section will result in an incomplete application.

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	15.73m				
Lot depth	38.31m				
Lot width	13.5m				
Lot area	495.16m ²				
COTTAGE Lot WITH coverage DECK	29.79%		15%	31.2%	16.2%
Front yard	1.53m		6m	1.48m	5.52m
Rear yard					
Height					
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

SHEO

C. Purpose of Development Application

Note: Please complete all that apply. Failure to complete this section will result in an incomplete application.

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	15.73m	15.73m	15.73m		
Lot depth	38.31m				
Lot width	13.5				
Lot area	495.16	495.16			
Lot coverage		10%		18.6%	8.6%
Front yard					
Rear yard		1.2m		0.65m 1.03m	0.55
Height		7m	7m	7.22m	.22m
Left Interior side yard					
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other VFA		100m ²		92.16m ²	

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

The new shed needs to be 5 meters from the septic system & IS CONSISTANT WITH NIEGHBOURHOOD

The extended deck is to allow a view of the lake which is blocked by a new build

AS SHED DOES NOT BLOCK NIEGHBOURS VIEW OF LAKE

3. **Consent/Severance/Boundary Adjustment:** 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: _____

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

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:

cottage

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:

resort area

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:

Bowen water supply / LAKEVIEW

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 30m

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

☐ Communal wells

☐ Individual wells

☒ Other (describe below)

Bowen/Lakeview water

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: _____

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.

THE NEW SHED WILL NOT HAVE ANY PARKING. PARKING
IS AT THE SIDE OF COTTAGE. SHED WILL NOT HAVE
ANY LIVING QUARTERS
THE COVERED ROOF OF EXISTING DECK WILL NOT BE EXTENDED

I Transfers, Easements and Postponement of Interest

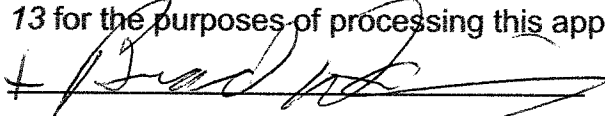
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

June 13/22
Date

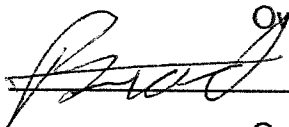
J, Owner's Authorization

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

I/We Rose & David Travale am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Brad Deming 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.

Please see attached


Owner

Date

Date

K. Declaration

I, Brad Deming of Norwich

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 Signature

In NORFOLK

This 13th day of JUNE 2022

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.



Long Point Region Conservation Authority

PERMIT No. LPRCA-122/22

**FOR DEVELOPMENT, INTERFERENCE WITH WETLANDS &
ALTERATIONS TO SHORELINES & WATERCOURSES**

(CONSERVATION AUTHORITIES ACT - ONTARIO REGULATION 178/06, UNDER O.REG.97/04)

4 Elm Street

Tillsonburg, ON

N4G 0C4

Phone (519) 842-4242

Fax (519) 842-7123

www.lprca.on.ca

Permission has been granted to:

Owner: Rose Marie and David Fredrick
Trevale

Telephone: 519-582-2778/519-718-1402

Address: 89 St. Michael's Street
Delhi, ON

Postal Code: N4B 0A3

Agent: Brad Deming

Telephone: 519-608-2723

Address: 285794 Airport Road
Norwich, ON

Postal Code: N0J 1P0

Location/Address of works: 5 Ferris Street, Turkey Point – 33 10 493 100 35900

Lot: 141 Con: 190 Municipality: Norfolk County

Description of Works: To construct an approximately 55m² non-habitable accessory structure and construct an approximately 1m² deck extension.

Type of fill: n/a

This permit is valid on the above location only for the period of:

DATE: June 2, 2022 to June 2, 2024

This permit shall be subject to the following conditions:

The Applicant and owner, by acceptance of and in consideration of the issuance of this permit, agrees to the following conditions:

GENERAL CONDITIONS: (SEE REVERSE SIDE OF PERMIT)

SPECIFIC CONDITIONS:

1. Locations and dimensions of proposed works must be as indicated on the enclosed copy of the work permit application dated May 27, 2022 and the associated information.

Board Planning Project Management
283794 Airport Road
Norwich, Ont
N8B-1P9

To Whom it may concern

I, the owner hereby authorize Board Planning to act as official agent respecting the attached application for a permit under Part 8 of the Ontario Building Code. The Township and/or other agencies are hereby authorized to release any permits, documents or information respecting the subject property to said agent. I understand that it will be the shared responsibility of the property owner and the agent for ensuring that the work is carried out in accordance with the Permit, the Ontario Building Code and Act, Applicable Laws and the By-Laws and policies of the Township.

Owner's Signature:

John E. Linnell
January 23, 2023

DATE:

Subject: Fwd: Your receipt from LONG POINT REGION CONS

From: Paul DeMaere <pdemaere@hotmail.com>

Date: 2022-06-08, 10:58 a.m.

To: Brad Deming <deming@execulink.com>

Sent from my iPhone

Begin forwarded message:

From: "LONG POINT REGION CONS (via Clover)" <app@clover.com>

Date: June 8, 2022 at 10:55:58 AM EDT

To: pdemaere@hotmail.com

Subject: Your receipt from LONG POINT REGION CONS

Reply-To: LONG POINT REGION CONS <CJONES@lprca.on.ca>



LONG POINT REGION CONS

4 ELM STREET, TILLSONBURG, ON N4G 0C4

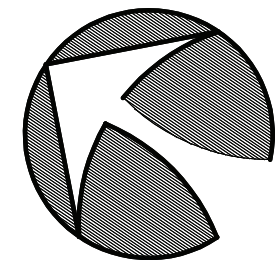
+1 519-842-4242

08-June-2022 • 10:54

\$311.65

full transaction receipt

View the [Clover Privacy Policy](#)



ACTUAL NORTH

BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUBTRADES, SHALL REVIEW ALL DRAWINGS AND VERIFY ALL DIMENSIONS. IT IS THE RESPONSIBILITY OF THE CLIENT AND THE CONTRACTOR TO REPORT ANY DISCREPANCIES TO THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.

THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.

NO.	REVISION:	BY:	DATE:
1	ISSUED FOR PERMIT & CONSTRUCTION	DF	MAY 24, 2022
2	REVISED AS PER COUNTY COMMENTS AND REISSUED FOR PERMIT & CONSTRUCTION	DF	JUNE 13, 2022
3	ADD PARKING SPACES AND REISSUED FOR PERMIT & CONSTRUCTION	DF	JUNE 27, 2022

CONTRACTOR:

BRAD DEMING
PROJECT MANAGEMENT
285794 AIRPORT ROAD
NORWICH, ONTARIO
TEL: 1-519-608-2723
EMAIL: DEMING@EXEDULINK.COM

DESIGNED BY:

girard
ENGINEERING
2478153 ONTARIO INC.
682 PEEL STREET
WOODSTOCK, ONTARIO N4S 1L3
TEL: 1-519-879-6875
EMAIL: INFO@GIRARDEENGINEERING.CA



NOTE: THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT VALID UNLESS SEALED IN RED INK. THESE DRAWINGS ARE NOT TO BE REPRODUCED UNLESS AUTHORIZED BY THE ENGINEER.

DESIGNED FOR:

TREVALE RESIDENCE
5 FERRIS STREET
TURKEY POINT, ONTARIO

**PROPOSED STORAGE
BUILDING & DECK RENO**

SITE & GRADING PLAN

SCALE:	1:150	DRAWING NO:	100
DATE:	MAY 2022	DRAWING BY:	D. FALLOWFIELD
DESIGNED BY:	C.H. WEATHERALL	CHECKED BY:	C.H. WEATHERALL
PROJECT NO:	22-114		

SITE PLAN

PREPARED FOR BUILDING PERMIT
AND LOT GRADING
FOR: PROMINENT HOMES

LOT 141
REGISTERED PLAN 190
TOWNSHIP OF CHARLOTTEVILLE
COUNTY OF NORFOLK

KIM HUSTED SURVEYING

CAUTION

- THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- THE PROPOSED BUILDING AND IT'S LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION. THIS SKETCH SHOULD NOT BE RELIED UPON AS CERTIFICATION THAT THE DWELLING WAS ACTUALLY CONSTRUCTED AS SHOWN.
- ELEVATION OF EXISTING GROUND WATER TABLE AND SOIL CONDITIONS NOT DETERMINED

METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

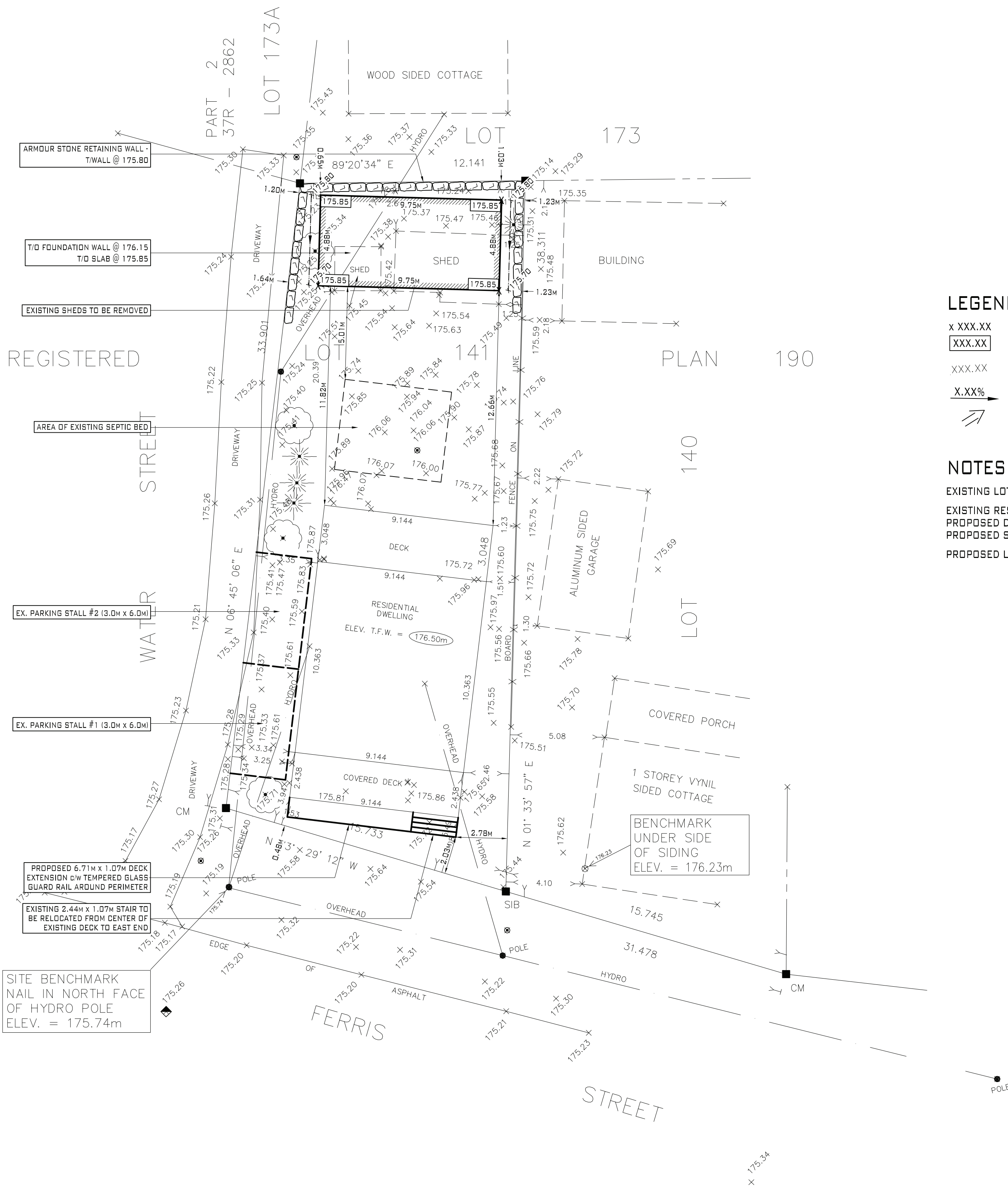
NOTES

- PROPERTY DIMENSIONS ARE AS SHOWN ON PLAN OF SURVEY COMPLETED BY KIM HUSTED SURVEYING LTD. PROJECT 08-8373. DATED JULY 15, 2008
- PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- PROPOSED FINAL GRADES ARE SHOWN (175.75) AND ARE IN METERS
- T.F.W. DENOTES TOP OF FOUNDATION WALL
- U.S.F. DENOTES UNDERSIDE OF FOOTING
- SITE BENCHMARK SPIKE SET IN NORTH FACE OF HYDRO POLE AT SOUTHWEST CORNER OF THE SUBJECT PROPERTY HAVING AN GEODETIC ELEVATION OF 175.74 meters
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION.
- SEPTIC SYSTEM TO BE DESIGNED BY OTHERS ELEVATIONS TO BE REVISED WHERE REQUIRED.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION
- EXISTING GROUND ELEVATIONS MEASURED NOVEMBER 10, 2017 ARE SHOWN AND ARE IN METERS

© COPYRIGHT 2017 KIM HUSTED SURVEYING LTD.
THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF KIM HUSTED SURVEYING LTD. IS STRICTLY PROHIBITED

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG, ONTARIO. N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 17-13488SP REFERENCE: FILE DISK No.

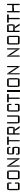


LEGEND:

- X XXX.XX DESIGN ELEVATION
- XXX.XX DESIGN ELEVATION AT BUILDING FACE
- XXX.XX DENOTES EXISTING ELEVATIONS AS PER KIM HUSTED SURVEYING LTD.
- X.XX% DENOTES OVERLAND FLOW DIRECTION & GRADIENT
- Denotes SHEET OVERLAND FLOW DIRECTION

NOTES:

- EXISTING LOT AREA 495.16M²
- EXISTING RESIDENCE & DECK AREA 147.53M²
- PROPOSED DECK EXTENSION AREA 7.18M²
- PROPOSED STORAGE BUILDING AREA 47.58M²
- PROPOSED LOT COVERAGE 40.85%



THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.

CONSTRUCTO 8.1

girard
ENGINEERING
2478153 ONTARIO INC.
212 MAIN STREET WEST P.O. BOX 98
OTTAWA, ONTARIO N0J 1R0
TEL: 1-519-879-6875
FAX: 1-519-879-4536
EMAIL: INFO@GIRARDENGINEERING.CA



DESIGNED FOR

TREVALE RESIDENCE
5 FERRIS STREET
TURKEY POINT, ONTARIO

**PROPOSED STORAGE
BUILDING**

NOTES & ELEVATIONS

SCALE:	AS NOTED	<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> DRAWING NO: S-1 </div>
DATE:	MARCH 2023	
DRAWN BY:	D. FALLOFIELD	
DESIGNED BY:	M. VASANTHA	
CHECKED BY:	M. VASANTHA	
PROJECT NO:	22-114	

15

- GROUND SNOW LOAD 1.30 kPa (27.15 psf), S_E (0.8) 1.04 kPa (21.72 psf), S_R 0.40 kPa (8.35 psf)

- ALL CONSTRUCTION TO CONFORM TO ONTARIO BUILDING CODE (O.B.C.) 2012 PART 9.

CONSTRUCTION NOTES:

- EXCAVATION SHALL EXTEND TO UNDISTURBED SOIL.
- ALL ENGINEERED FILL TO BE DESIGNED AND APPROVED BY A CERTIFIED SOIL.

- ALL ORNAMENTAL WORK, APPLICATION AND DISPOSAL OF TO COMPLY WITH

- VERTICAL RISE FOR STEPPED FOOTINGS TO BE 24" MAXIMUM IN CLAY CONDITIONS &

- COLUMNS TO COMPLY WITH O.B.C. 2012 9.17.
- ALL COLUMNS TO BE CENTRED ON FOOTINGS AND FASTENED TO SUPPORTED MEMBER.

- TOP PLATES SUPPORTING WOOD BEAMS ARE TO BE FULL WIDTH OF BEAM.

- ALL BRICK TO BEAR ON CONCRETE OR STEEL. BRICK TIES TO BE CORROSION RESISTANT, MIN.

- WEEP HOLES TO BE AT 3' ON CENTER MAXIMUM.

AND CONSTRUCTION WITHIN THE SCOPE OF D.B.C. PART 9 - SECTION 12.3.

• WOOD FRAMING SPANS AND SIZES TO CONFORM TO TABLES A-1 • A-16, INCLUDING ALL APPLICABLE NOTES

- ALL SIGNING TO COMPLY WITH O.B.C. 2012 9.27.

AS PER O.B.C. 2012 9-23.

1999

THAN 25 MPa.

100 99 98 97 96 95 94 93 92 91 90 89 88 87 86 85 84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

- ROOF SPACES TO COMPLY WITH O.B.C. 2012 9.19.



CONSTRUCTION NORTH

NOTE: THE CLIENT HAS THE OBLIGATION TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT & CONSTRUCTION	2023
2	REVISIONS TO PERMIT & CONSTRUCTION	2023
3	REVISIONS TO PERMIT & CONSTRUCTION	2023
4	REVISIONS TO PERMIT & CONSTRUCTION	2023
5	REVISIONS TO PERMIT & CONSTRUCTION	2023
6	REVISIONS TO PERMIT & CONSTRUCTION	2023
7	REVISIONS TO PERMIT & CONSTRUCTION	2023
8	REVISIONS TO PERMIT & CONSTRUCTION	2023
9	REVISIONS TO PERMIT & CONSTRUCTION	2023
10	REVISIONS TO PERMIT & CONSTRUCTION	2023

BRAD DEMING
PROJECT MANAGER
2857RA AIRPORT ROAD
NORWICH, ONTARIO
TEL: 1-519-408-2723
EMAIL: DEMING@CONSTRUCTIONNORTH.COM

girard
ENGINEERING
212 MAIN STREET, SUITE 100
GUELPH, ONTARIO, N0L 1B9
TEL: 1-519-879-6875
FAX: 1-519-879-6536
EMAIL: INFO@GIRARDENGINEERING.COM



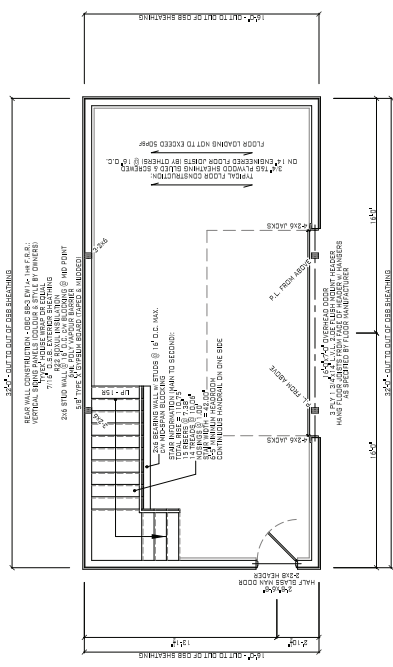
TREVALE RESIDENCE
5 FERRIS STREET
TURKEY POINT, ONTARIO

PROPOSED STORAGE
BUILDING

NOTES & ELEVATIONS

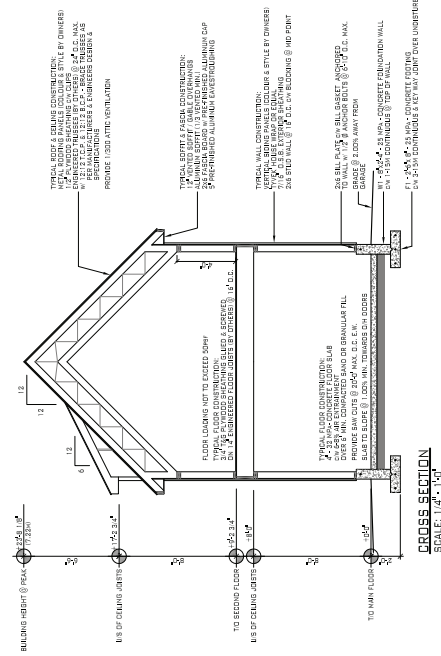
DATE	REVISION	BY	DATE
2023	1	BRAD DEMING	2023
2023	2	BRAD DEMING	2023
2023	3	BRAD DEMING	2023
2023	4	BRAD DEMING	2023
2023	5	BRAD DEMING	2023
2023	6	BRAD DEMING	2023
2023	7	BRAD DEMING	2023
2023	8	BRAD DEMING	2023
2023	9	BRAD DEMING	2023
2023	10	BRAD DEMING	2023

S-2



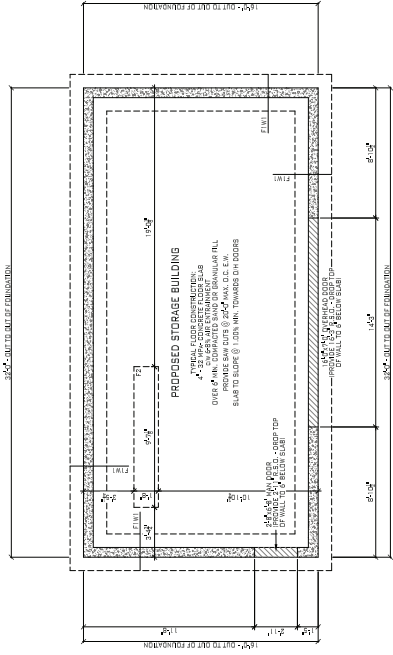
MAIN FLOOR FRAMING AND BRACING PLAN
SCALE: 1/4" = 1'-0"

THIS DOCUMENT IS THE PROPERTY OF CONSTRUCTION NORTH. IT IS TO BE USED FOR THE PROJECT AND NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF CONSTRUCTION NORTH.



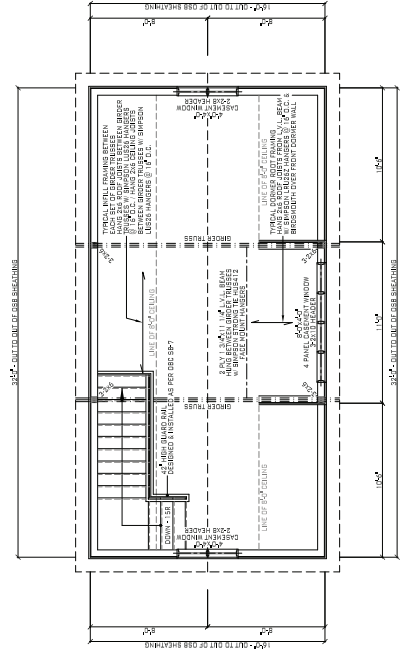
CROSS SECTION
SCALE: 1/4" = 1'-0"

THIS DOCUMENT IS THE PROPERTY OF CONSTRUCTION NORTH. IT IS TO BE USED FOR THE PROJECT AND NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF CONSTRUCTION NORTH.



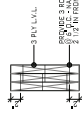
FOOTINGS AND FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

THIS DOCUMENT IS THE PROPERTY OF CONSTRUCTION NORTH. IT IS TO BE USED FOR THE PROJECT AND NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF CONSTRUCTION NORTH.

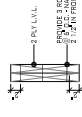


SECOND FLOOR FRAMING AND BRACING PLAN
SCALE: 1/4" = 1'-0"

THIS DOCUMENT IS THE PROPERTY OF CONSTRUCTION NORTH. IT IS TO BE USED FOR THE PROJECT AND NOT TO BE REPRODUCED OR COPIED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF CONSTRUCTION NORTH.



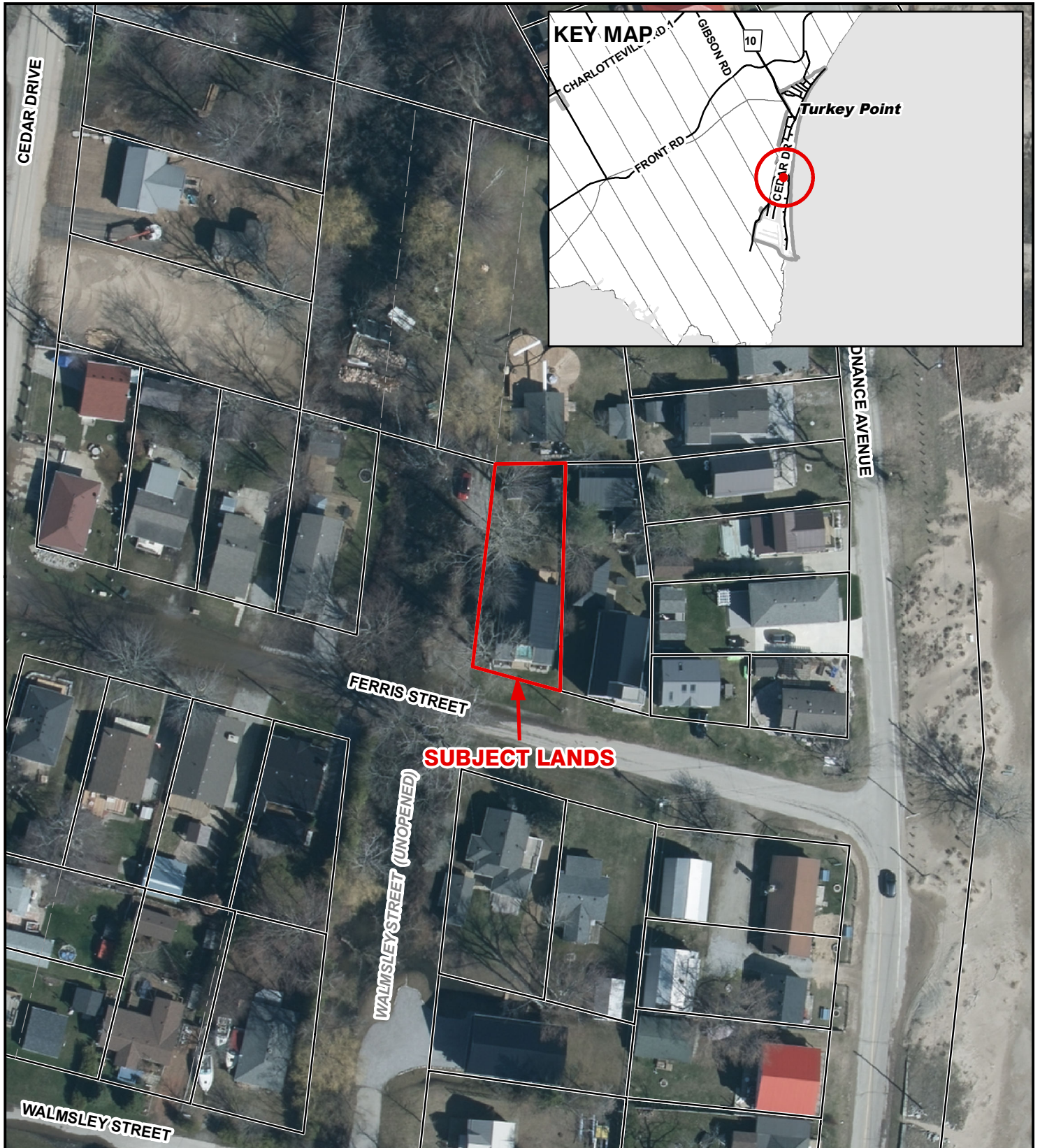
NAILING PATTERN FOR 3 PLY LVL
SCALE: 1/4" = 1'-0"




NAILING PATTERN FOR 2 PLY LVL
SCALE: 1/4" = 1'-0"

MAP A
CONTEXT MAP
Geographic Township of CHARLOTTEVILLE

ANPL2022183

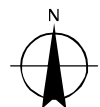


Legend

 Subject Lands

2020 Air Photo

6/29/2022



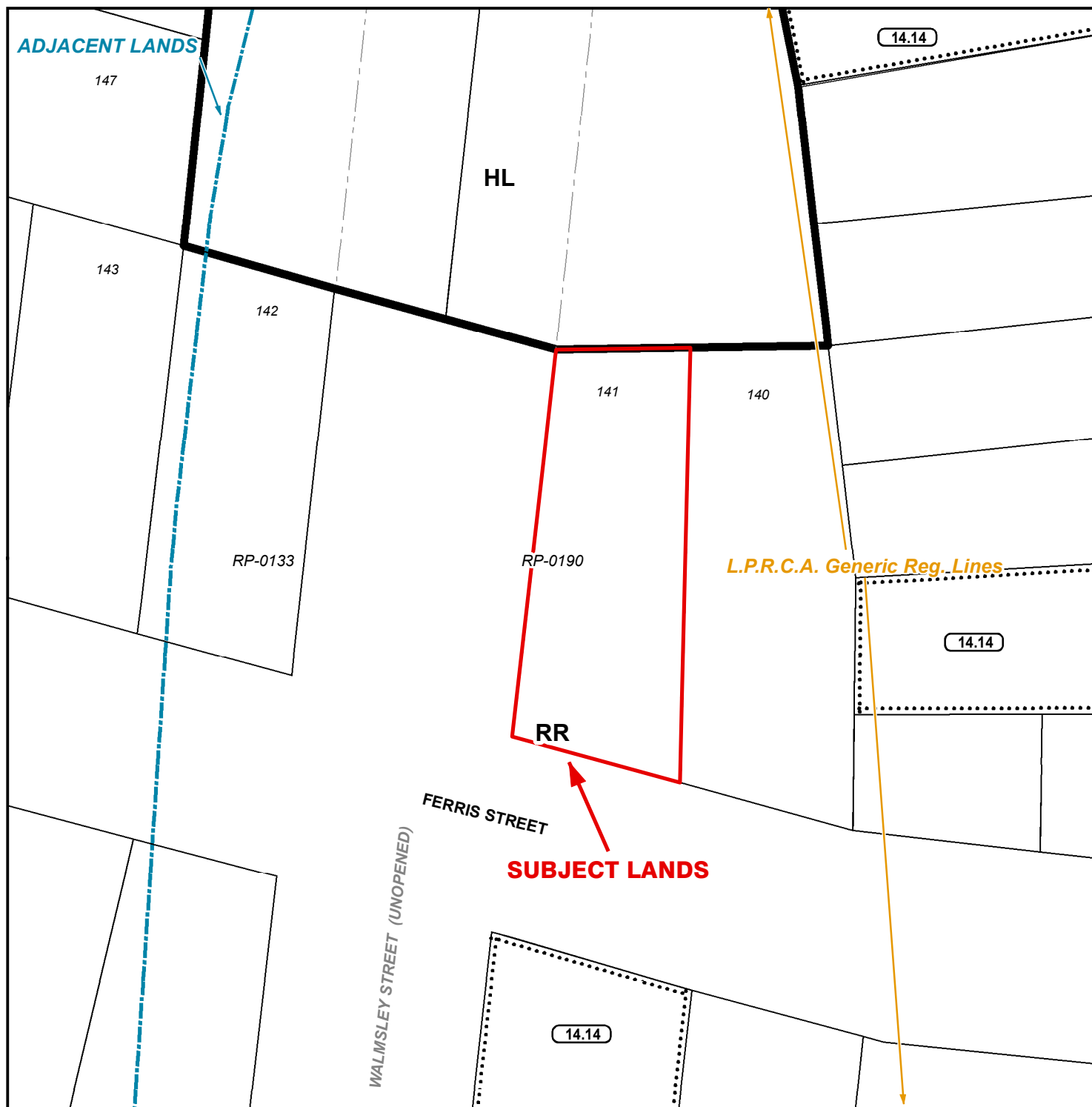
7 3.5 0 7 14 21 28 Meters

MAP B

ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

ANPL2022183



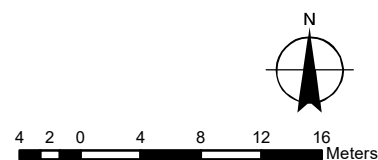
LEGEND

- Subject Lands
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

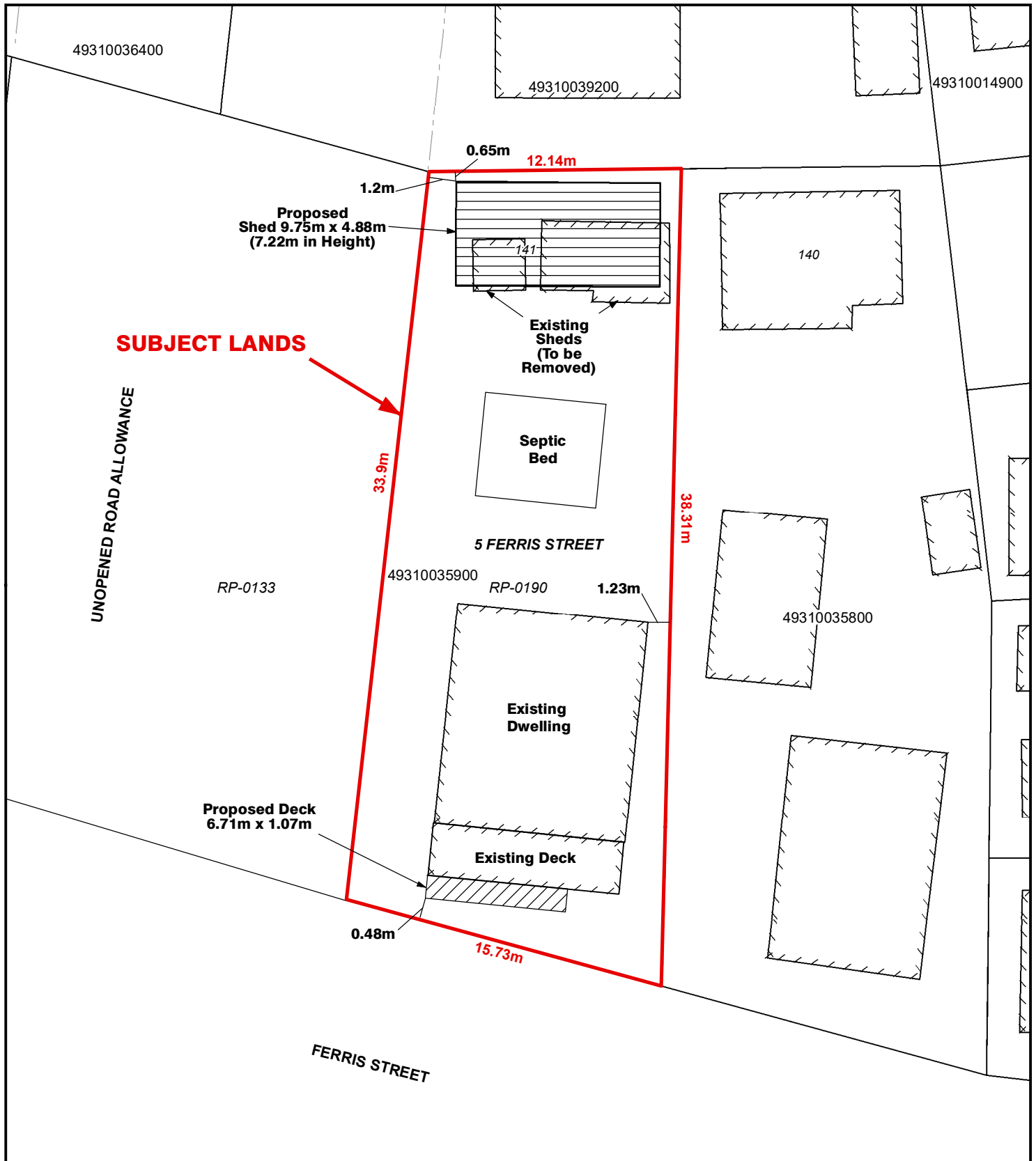
6/29/2022

(H) - Holding
 HL - Hazard Land Zone
 RR - Resort Residential Zone



CONCEPTUAL PLAN

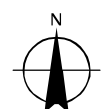
Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

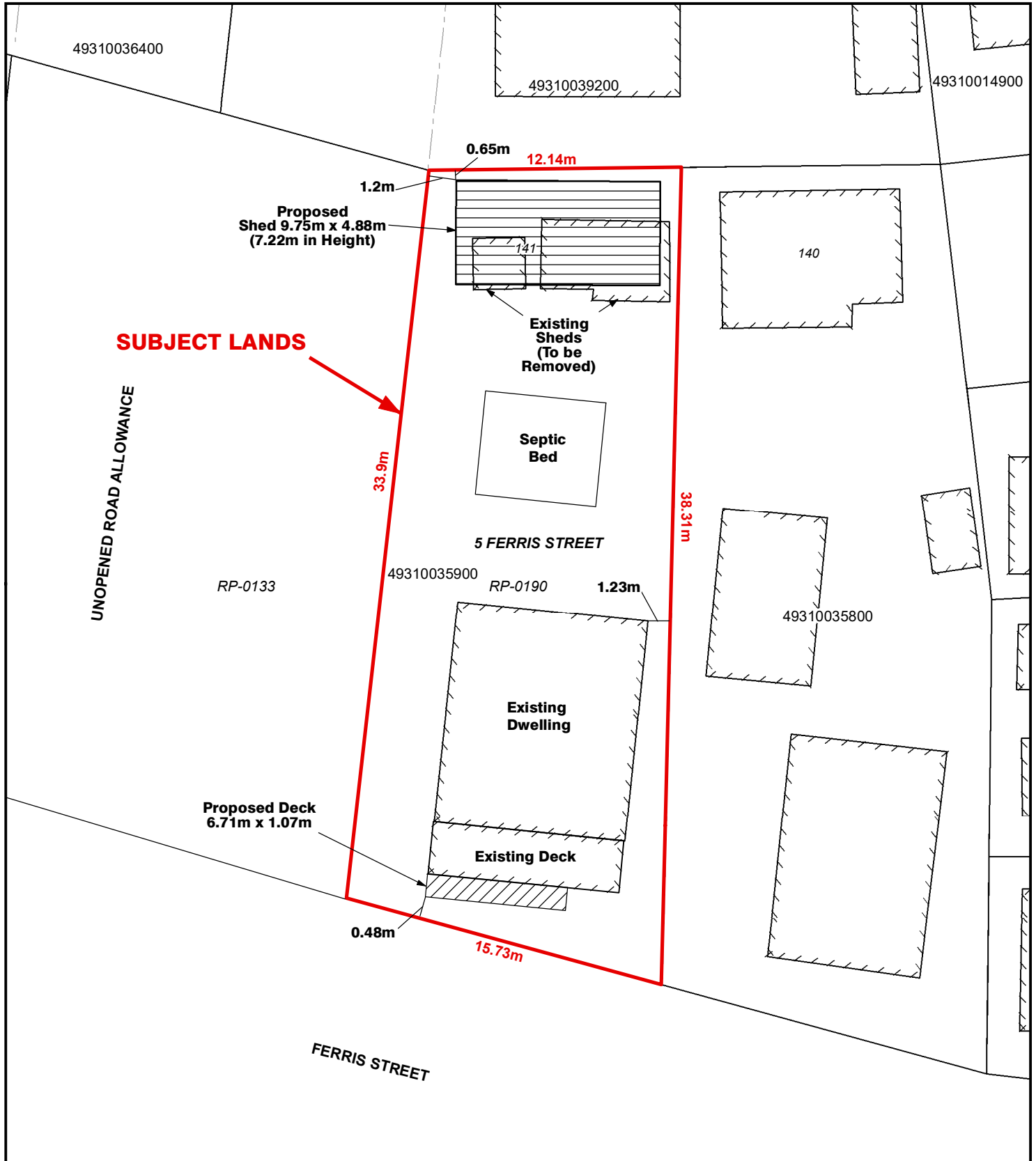
6/29/2022



2 1 0 2 4 6 8 Meters

CONCEPTUAL PLAN

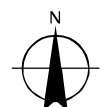
Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

6/29/2022



2 1 0 2 4 6 8 Meters