

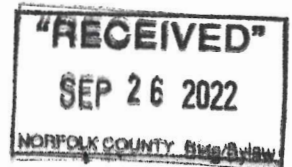
\$1599.00

**For Office Use Only:**

File Number	ANPL2023071	Application Fee	\$1711.00
Related File Number	-	Conservation Authority Fee	N/A
Pre-consultation Meeting	-	Well & Septic Info Provided	Yes
Application Submitted	Revis. Feb. 23, 2023	Planner	Hanne Yager
Complete Application	March 15, 2023	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:** 336010546 000000

**A. Applicant Information**

**Name of Owner** MARCELA MALKOVA

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** ~~1408 WINDHAM EAST QUARTER LINE~~

**Town and Postal Code** ~~WINDHAM CENTER, NOE 1Y0~~

**Phone Number** ~~416 624 11 62~~

**Cell Number** 416 624 11 62

**Email** Monarchyhomes@yahoo.com

SAME  
AS  
BELOW

**Name of Applicant** MARCELA MALKOVA

**Address** 215 LUTESVILLE RD

**Town and Postal Code** WATERFORD, ON NOE 1Y0

**Phone Number** 416 624 11 62

**Cell Number** 416 624 11 62

**Email** Monarchyhomes@yahoo.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:

LAKE SHORE MORTGAGE INVESTMENT

## B. Location, Legal Description and Property Information

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

PART LOT 10 CONCESSION 4 TOWNSEND PART 1, PLAN 37R7424  
SAVE EXCEPT PART 1, PLAN 37R8911, PART 1, PLAN 37R11318

Municipal Civic Address: 215 LUTESVILLE RD, WATERFORD

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

Present Zoning: \_\_\_\_\_

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

215 LUTESVILLE RD, WATERFORD

23.02.2023  
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APPLICATION

**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	200'				N/A
Lot depth	200'				N/A
Lot width	200'				N/A
Lot area	8%			8%	N/A
Lot coverage	1 Ac				N/A
Front yard	35.5m				N/A
Rear yard	37.27m				N/A
Height	30.5'		16'4'	30.5'	15'1"
Left Interior side yard	40m			40m	N/A
Right Interior side yard	9.78m			9.78m	N/A
Exterior side yard (corner lot)	N/A				
Parking Spaces (number)	1				
Aisle width					
Stall size	85 sq.m	75 sq.m		85 sq.m <sup>2</sup>	10m
Loading Spaces					
Other					

UFA



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 HOUSE AND ONE GARAGE  
BUILDING MINOR VARIANCE IS REGARDING THIS GARAGE  
HEIGHT.

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.

storage space and office

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:

GARAGE (explanation with drawing 1)

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:

N/A

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:



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

Frontage: 60.96 m

Depth: 128 m

Width: 120 m

Lot Area: 9 243 AC

Present Use: RESIDENTIAL

Proposed Use: RESIDENTIAL

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(**Surplus Farm Dwelling Severances Only**):

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):

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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:

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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:

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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:

N/A

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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:

N/A

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 NO

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance NO

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

☐ On the subject lands or ☐ within 500 meters – distance NO

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance NO

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance NO

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance NO

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance NO

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

☐ On the subject lands or ☐ within 500 meters – distance NO

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance NO

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance NO

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance NO

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance NO

## F. Servicing and Access

1. Indicate what services are available or proposed:

### Water Supply

- ☐ Municipal piped water  
☒ Individual wells

- ☐ Communal wells  
☐ Other (describe below)

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### Sewage Treatment

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

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### Storm Drainage

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

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2. Existing or proposed access to subject lands:

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

Name of road/street:

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## 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

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

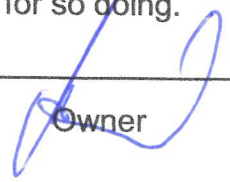
21.09.2022  
\_\_\_\_\_  
Date

## J. Owner's Authorization

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

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

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

  
\_\_\_\_\_  
Owner

21.09.2022  
\_\_\_\_\_  
Date

\*Note: If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

**K. Declaration**

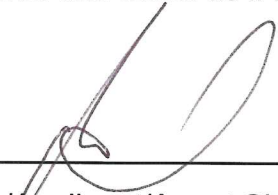
I, Hanne Yager of Norfolk County.

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:

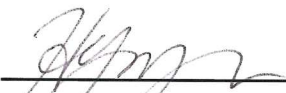
MARCELA MALKOVA

  
\_\_\_\_\_  
Owner/Applicant/Agent Signature

In Norfolk County.

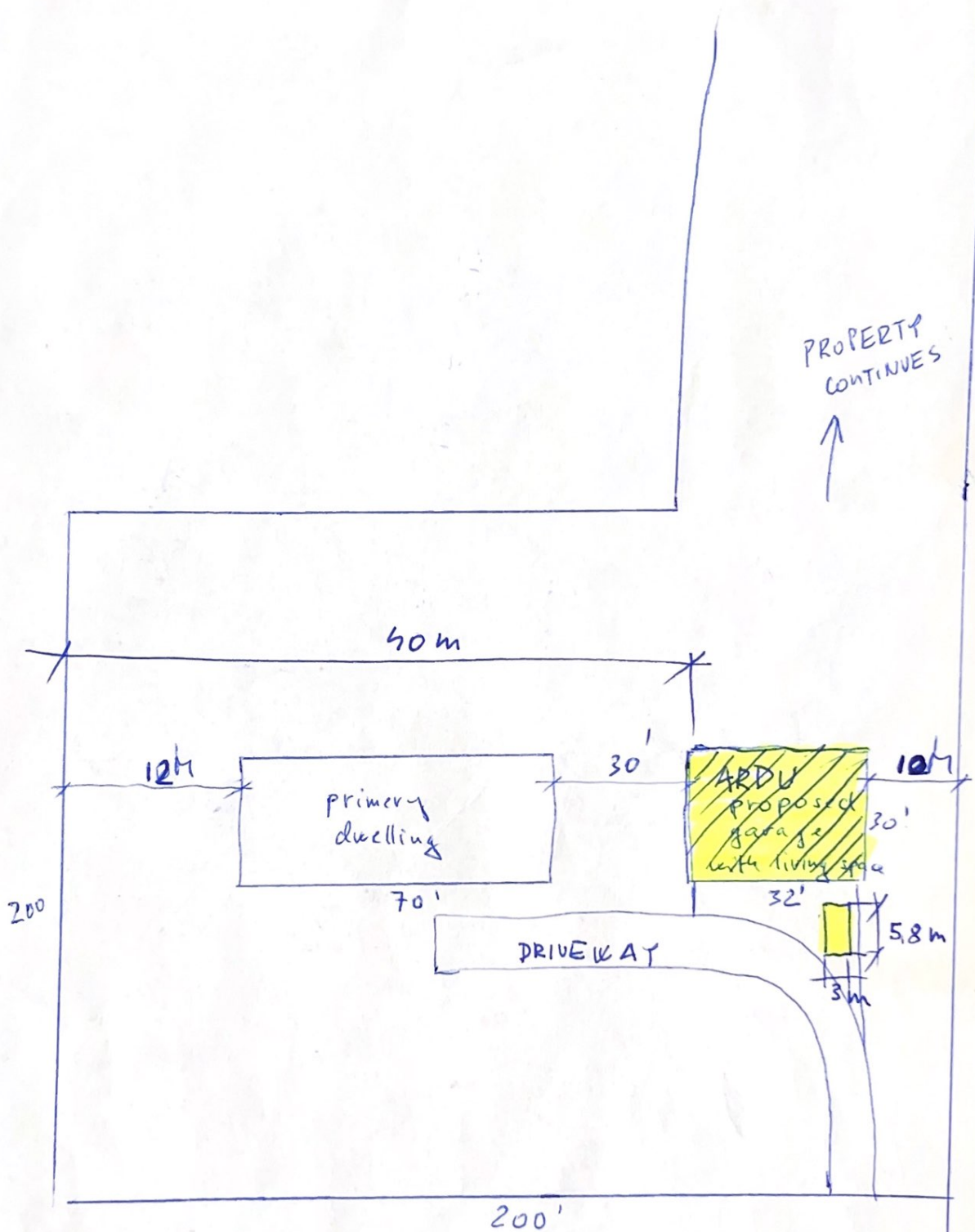
This 15<sup>th</sup> day of March

A.D., 2023

  
\_\_\_\_\_  
A Commissioner, etc.

Hannelore Tenley Yager, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires November 21, 2025.



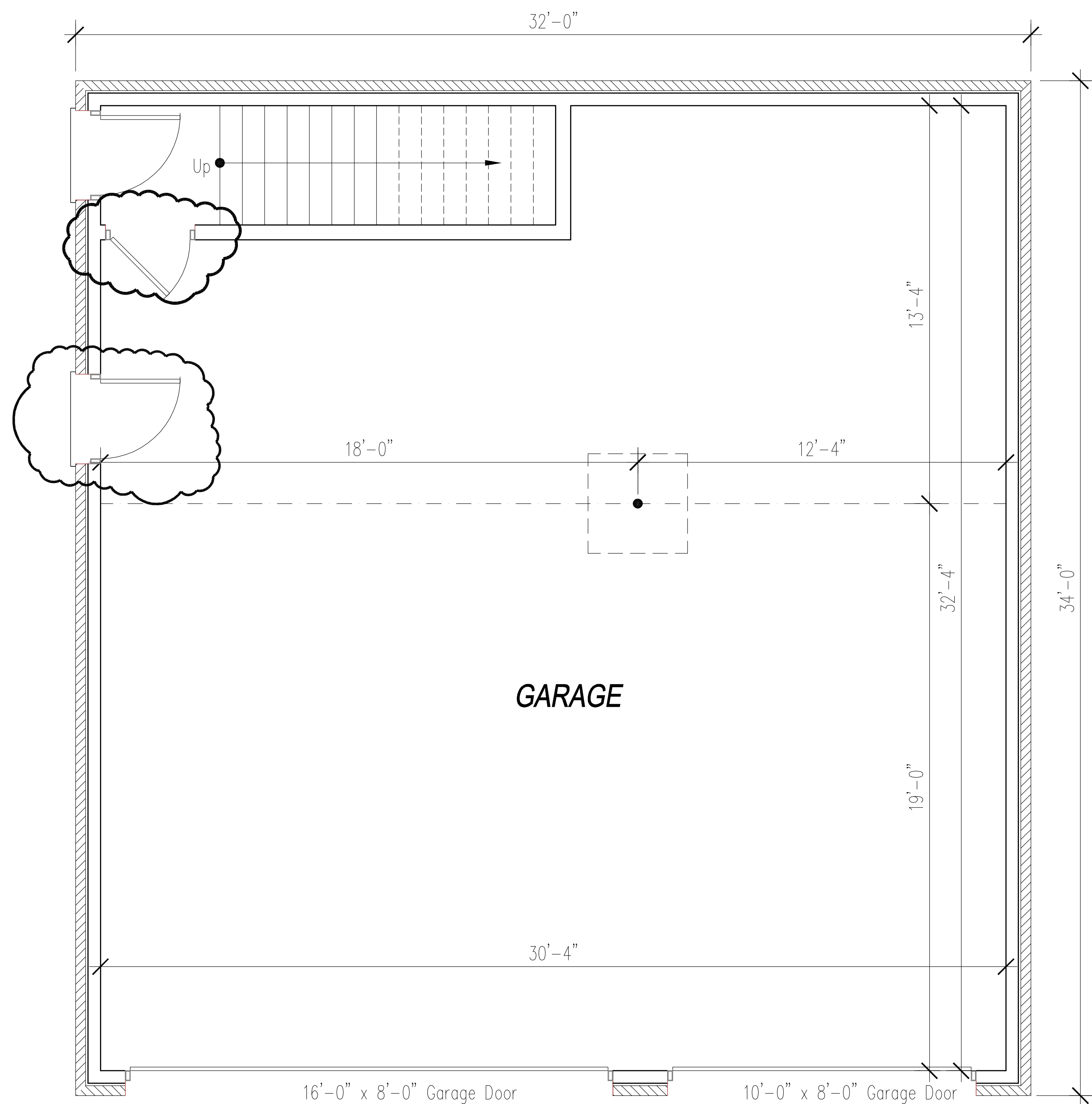


23.02 2023  
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APPLICATION

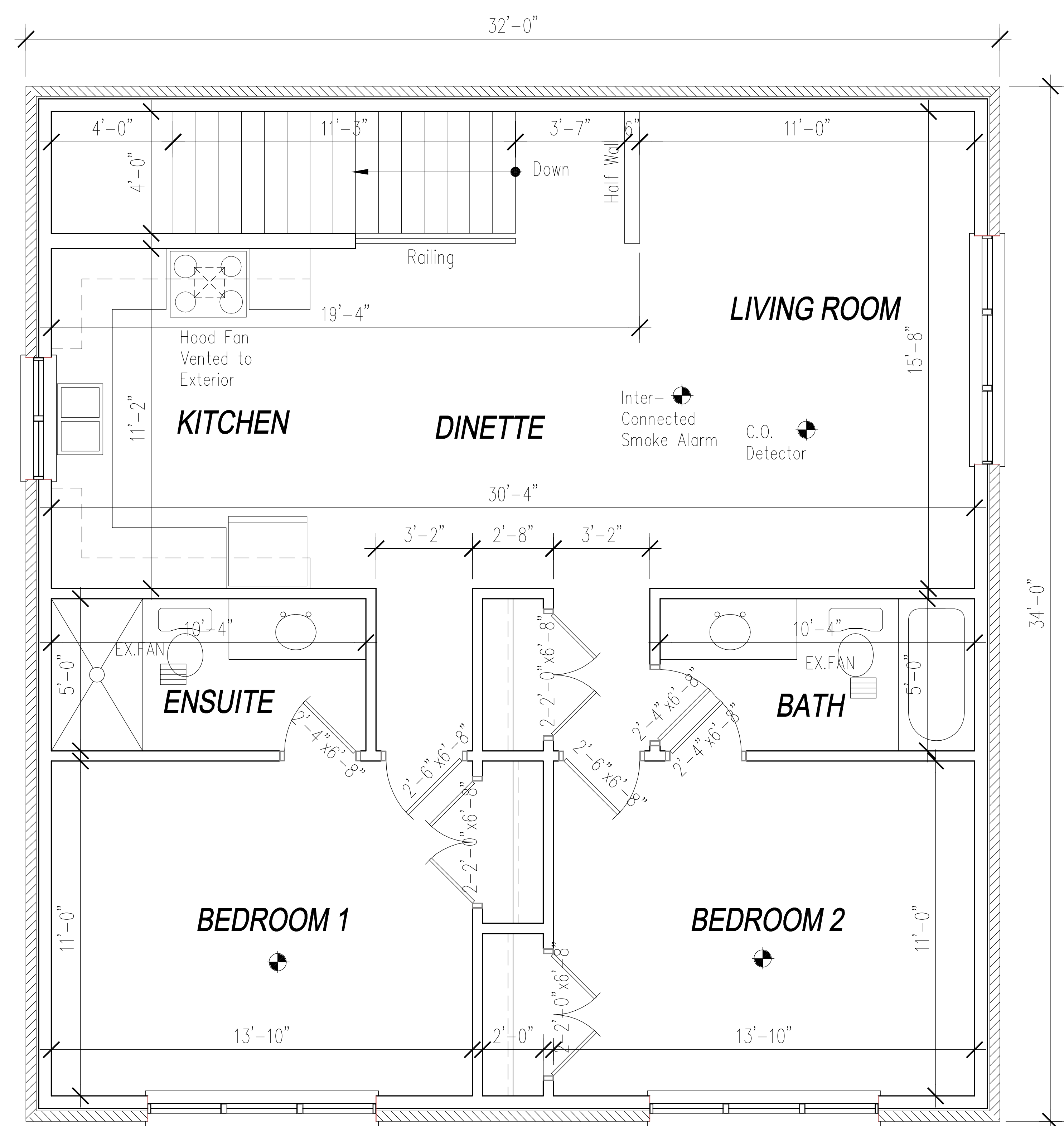








**Main Floor Plan**  
9'-0" Main Floor Ceiling Height

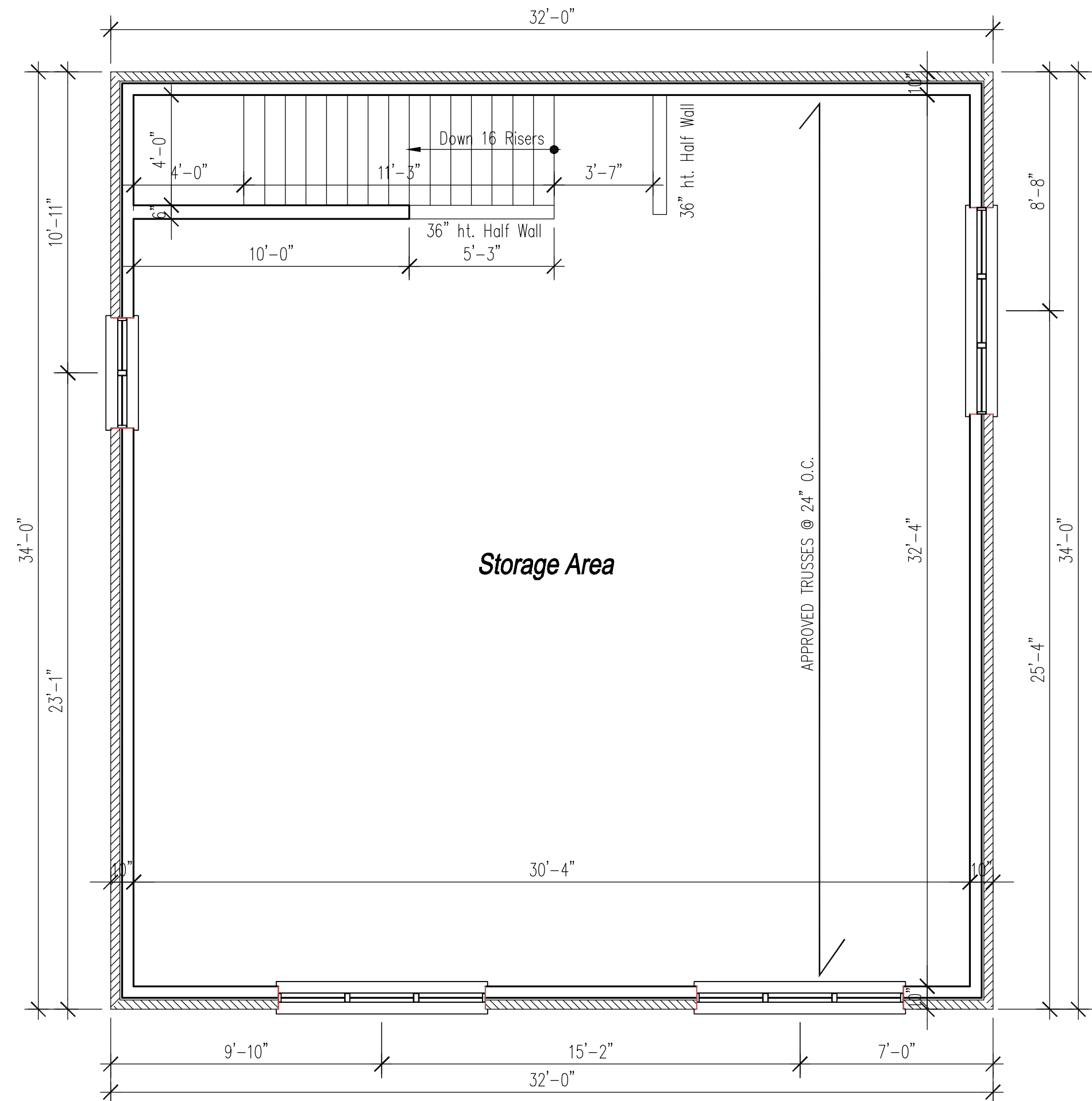
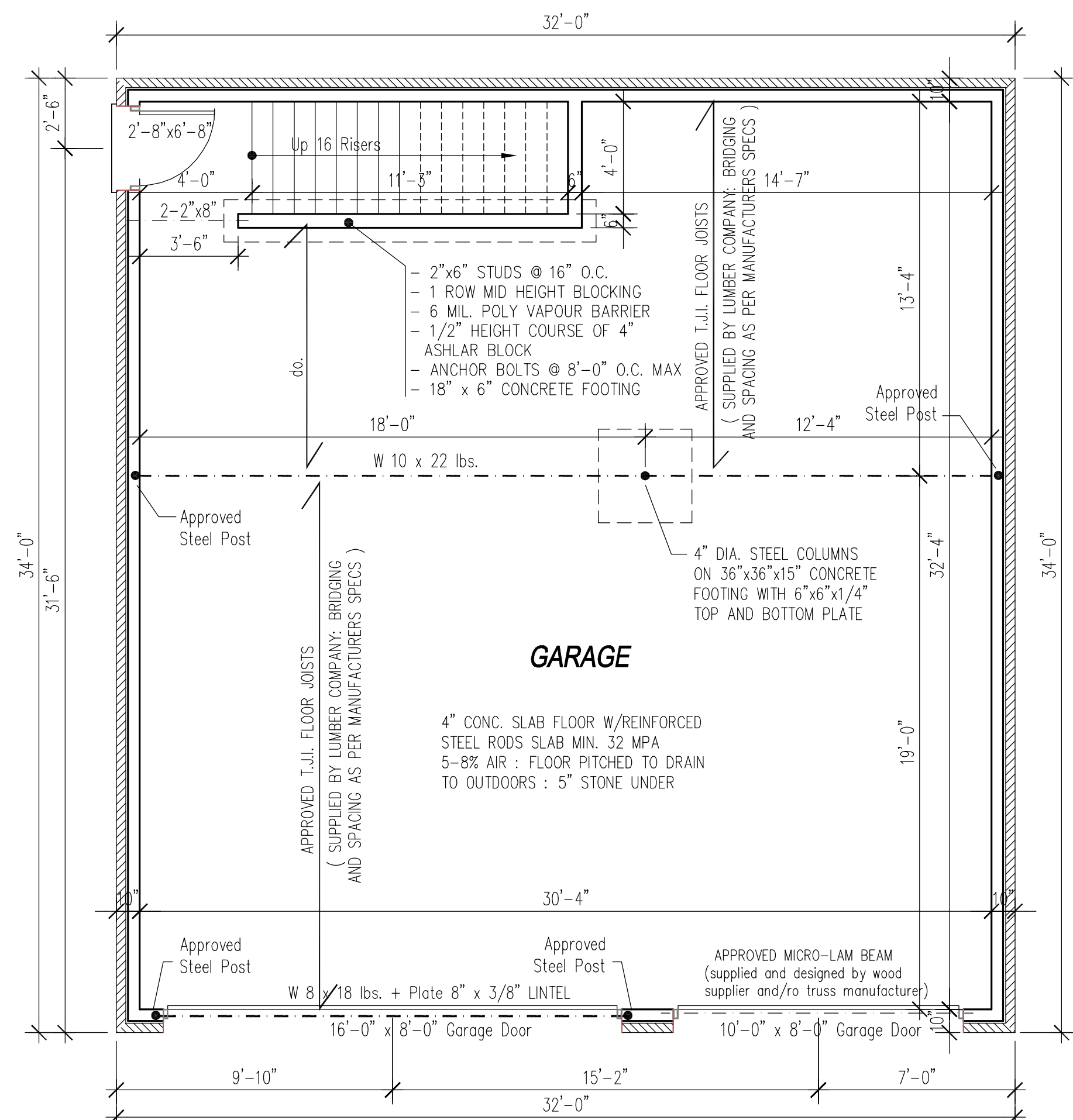
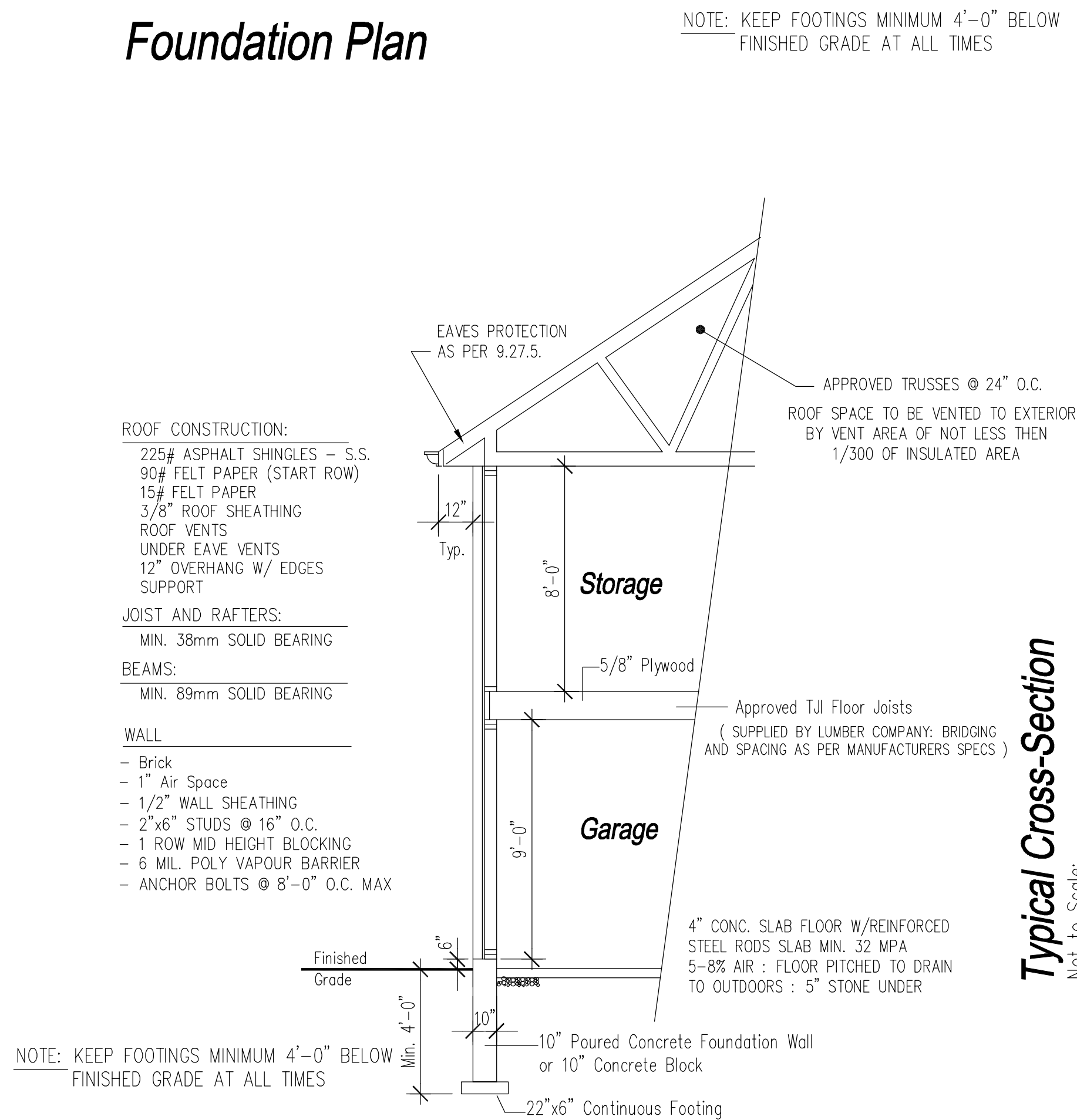
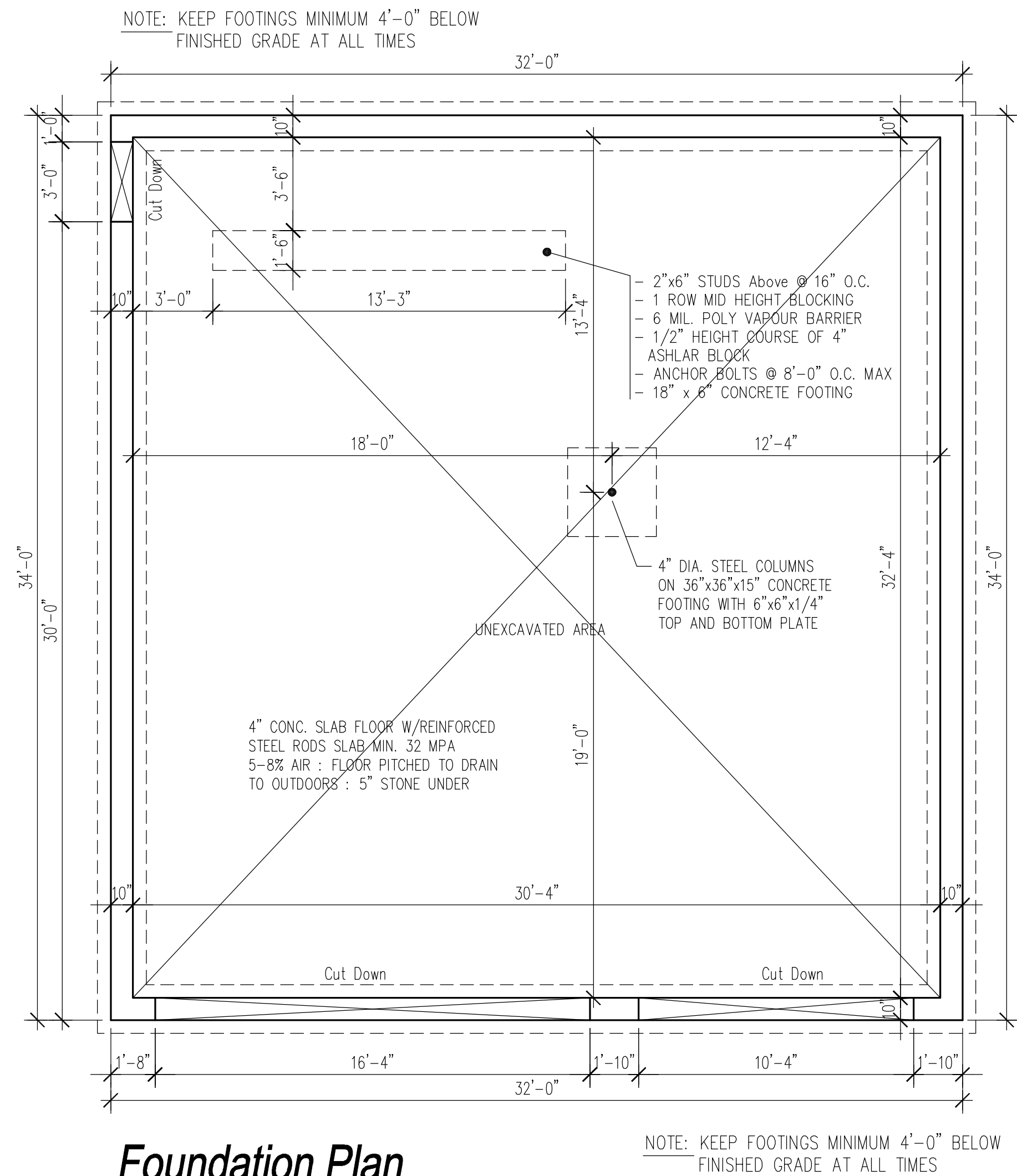


**Second Floor Plan**  
8'-0" Second Floor Ceiling Height

1088 sq.ft.





All T/J floor joists, parallel beams and trusses are to be supplied and designed by wood supplier and/or truss manufacturer	Provide Built-up wood stud post equal to stud depth and width of beam, at both ends of steel/wood beams unless noted otherwise	Provide guards (3B-7 type guards for housing and small buildings) at porch where distance from grade to top of porch is 2'-0" or greater.	Where patio/terrace door threshold is greater than 2'-0" above finished grade, provide SB-7 guard or provide blocking to prevent door from opening more than 4".	For walk-out and partial walk-out lots, step concrete foundation as required for proposed garage ensuring a maximum of 4'-0" of laterally unsupported wall	Door and Sill as per 9.10.3.15. Self-closing door shall be tight fitting & weather-stripped to provide an effective barrier against the passage of gas & exhaust fumes(when grade permits)
Provide double joist framing under all parallel walls above and around stairs	All interior stud walls to be 2"x4" unless noted otherwise. All concrete foundations to be 8" unless noted otherwise.		Window sizes shown are approximate. Exact rough openings to be determined by window manufacturer's specifications	Built-Up posts to be min. 5 1/2"x 5 1/2" and at least as wide as the supported member O.B.C. 9.17.4.1	Provide double joists and L 3 1/2"x3 1/2"x1/4" above all basement exterior windows unless noted otherwise
All slabs as per 9.8.3, handrails as per 9.8.7, and guards as per 9.8.8 (O.B.C. )	Window walls as per 9.7.1.4, and 9.14.6.3 (O.B.C. ) typical where required.	Roof Space to be vented to exterior by vent area of not less than 1/300 of insulated ceiling area	Doors and Windows must be resistant to forced entry.		
Construction between garage & dwelling units to be gasproof O.B.C. 9.10.3.16	Provide minimum 2 rows of bridging where ceramic tile above. O.B.C. 9.30.6.4	No openings through guards greater than 4" O.B.C. 9.8.6.5		All Footings to be minimum 4'-0" below finished grade at all times.	Provide lighting of all entrances as per 9.34.2.1 of O.B.C.



Max. Span STEEL I/NTEL SCHEDULE:			Masonry Veneer AS PER O.B.C.	
Vert. Leg.	Horiz. Leg.	Thickness	3 1/2" Brick	4" Stone
3 1/2"	3 1/2"	1/4"	8'-1"	7'-9"
4"	3 1/2"	1/4"	8'-9"	8'-2"
4 7/8"	3 1/2"	5/16"	10'-10"	10'-1"
4 7/8"	3 1/2"	3/8"	11'-5"	10'-8"
4 7/8"	3 1/2"	1/2"	11'-9"	10'-11"
5 7/8"	3 1/2"	3/8"	12'-7"	11'-8"
5 7/8"	3 1/2"	1/2"	13'-5"	12'-5"
5 7/8"	4"	1/2"	13'-6"	12'-7"
7 1/8"	4"	3/8"	14'-1"	13'-1"
7 1/8"	4"	1/2"	15'-1"	14'-0"

Max. Span WOOD LINTEL SCHEDULE								AS PER O.B.C.	
LINTEL SIZE	ROOF AND CEILING ONLY(0.6m)		ROOF AND CEILING ONLY(1.4m)		ROOF, CEILING & 1 STOREY		ROOF, CEILING & 2 STOREYS		
	EXT. WALLS (#1.5 KPa Snow Load)	INTERIOR BRG. WALLS	EXT. WALLS (#1.5 KPa Snow Load)	INTERIOR BRG. WALLS	EXT. WALLS (#1.5 KPa Snow Load)	INTERIOR BRG. WALLS	EXT. WALLS (#1.5 KPa Snow Load)	INTERIOR BRG. WALLS	
2 - 2" x 4"	7' - 3"	6' - 1"	5' - 7"	3' - 0"	3' - 1"	2' - 5"	2' - 10"	2' - 1"	
2 - 2" x 6"	11' - 5"	9' - 8"	5' - 5"	4' - 0"	4' - 6"	3' - 4"	4' - 11"	2' - 10"	
2 - 2" x 8"	15' - 1"	12' - 8"	6' - 7"	5' - 4"	5' - 5"	3' - 11"	5' - 0"	3' - 5"	
2 - 2" x 10"	18' - 10"	16' - 3"	8' - 1"	6' - 7"	6' - 8"	4' - 7"	6' - 1"	4' - 2"	
2 - 2" x 12"	21' - 10"	19' - 3"	9' - 4"	7' - 7"	7' - 9"	5' - 5"	6' - 11"	4' - 9"	

 <p><b>PRESTIGE DESIGNS</b></p> <p>Tel: (905) 304-8340 Fax: (905) 304-8360</p>	Dwn by: <b>ROB MARINIC</b> Scale: <b>1/4" = 1'-0"</b> Date: <b>June 2020</b> Proj. No.: <b>Mar04X</b> Area: <b>N/A</b>	Title: <b>Garage/Storage</b> Description: <b>Flor Plans and Typical Section</b>	<p><b>REGISTRATION INFORMATION</b></p> <p>The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p> <p>Name: <b>ROB MARINIC</b> B.O.N: <b>24456</b>          Firm: <b>PRESTIGE DESIGNS</b> B.O.N: <b>29621</b></p> <p>Signature: </p>	Project: <b>Lutesville Road</b> <b>Norfolk County</b>	<b>A2</b> of <b>2</b>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------	-----------------------

Where patio/terrace door threshold is greater than 2'-0" above finished grade, provide SB-7 guard or provide blocking to prevent door from opening more than 4".

Provide guards (SB-7 type guards for housing and small buildings) at porch where distance from grade to top of porch is 2'-0" or greater.

Provide Built-up wood stud post equal to stud depth and width of beam, at both ends of steel/wood beams unless noted otherwise.

All floor joists, parallel beams and trusses are to be supplied and designed by wood supplier and/or truss manufacturer

For walk-out and partial walk-out lots, step concrete foundation as required for proposed grades ensuring a maximum of 4'-0" of laterally unsupported wall

Door and Sill as per 9.10.13.15. Self-closing door shall be tight fitting & weather-stripped to provide an effective barrier against the passage of gas & exhaust fumes, where grade permits

Window sizes shown are approximate. Exact rough openings to be determined by window manufacturer's specifications

Roof Space to be vented to exterior by vent area of not less than 1/300 of insulated ceiling area

Provide double joist framing under all parallel walls above and around stairs

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Window sizes shown are approximate. Exact rough openings to be determined by window manufacturer's specifications

Roof Space to be vented to exterior by vent area of not less than 1/300 of insulated ceiling area

All stairs as per 9.8.3, handrails as per 9.8.7, and guards as per 9.8.8 (O.B.C. )

Construction between garage & dwelling units to be gasproof O.B.C. 9.10.9.16

Where patio/terrace door threshold is greater than 2'-0" above finished grade, provide SB-7 guard or provide blocking to prevent door from opening more than 4".

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All floor joists, parallel beams and trusses are to be supplied and designed by wood supplier and/or truss manufacturer

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All floor joists, parallel beams and trusses are to be supplied and designed by wood supplier and/or truss manufacturer

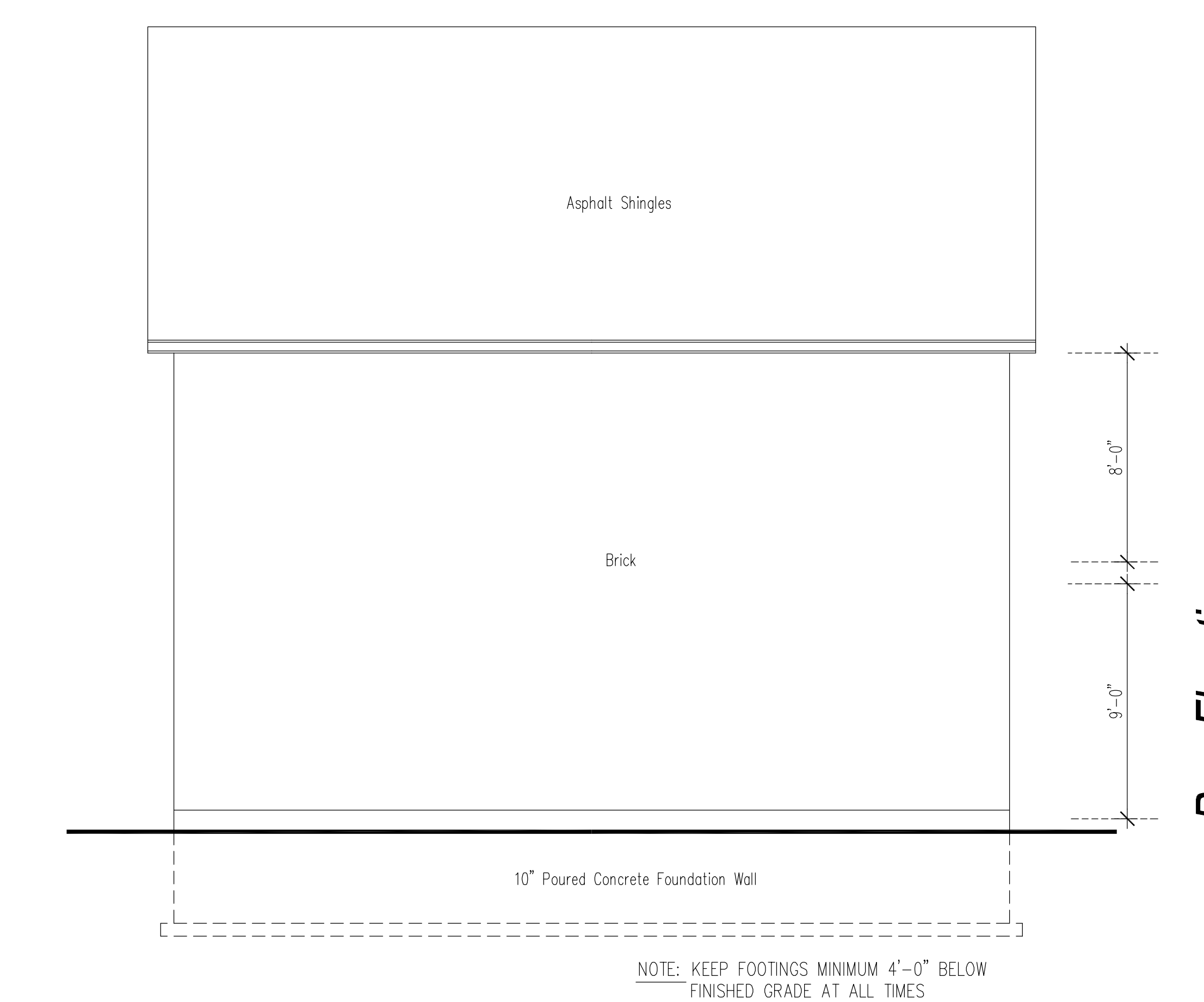
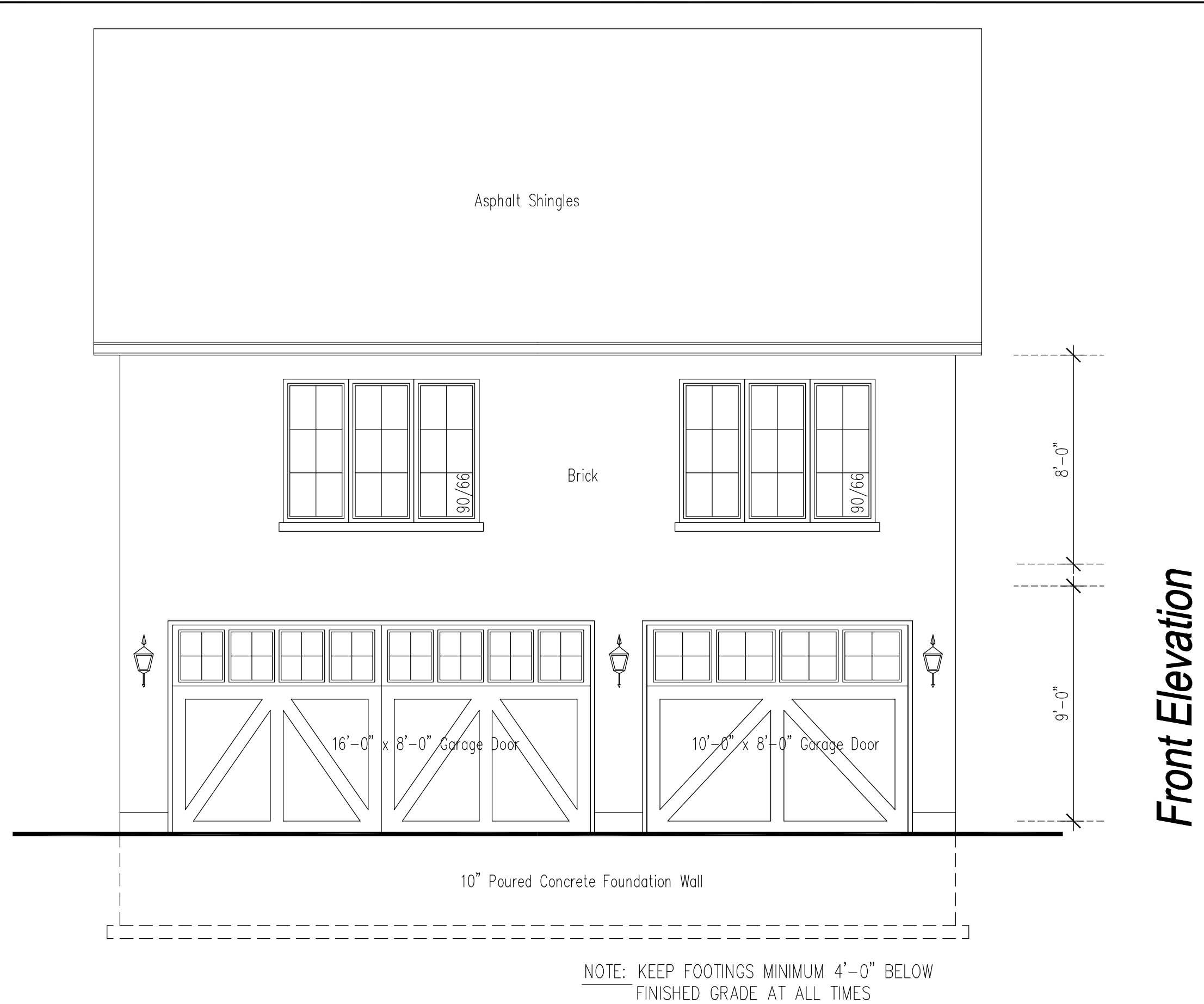
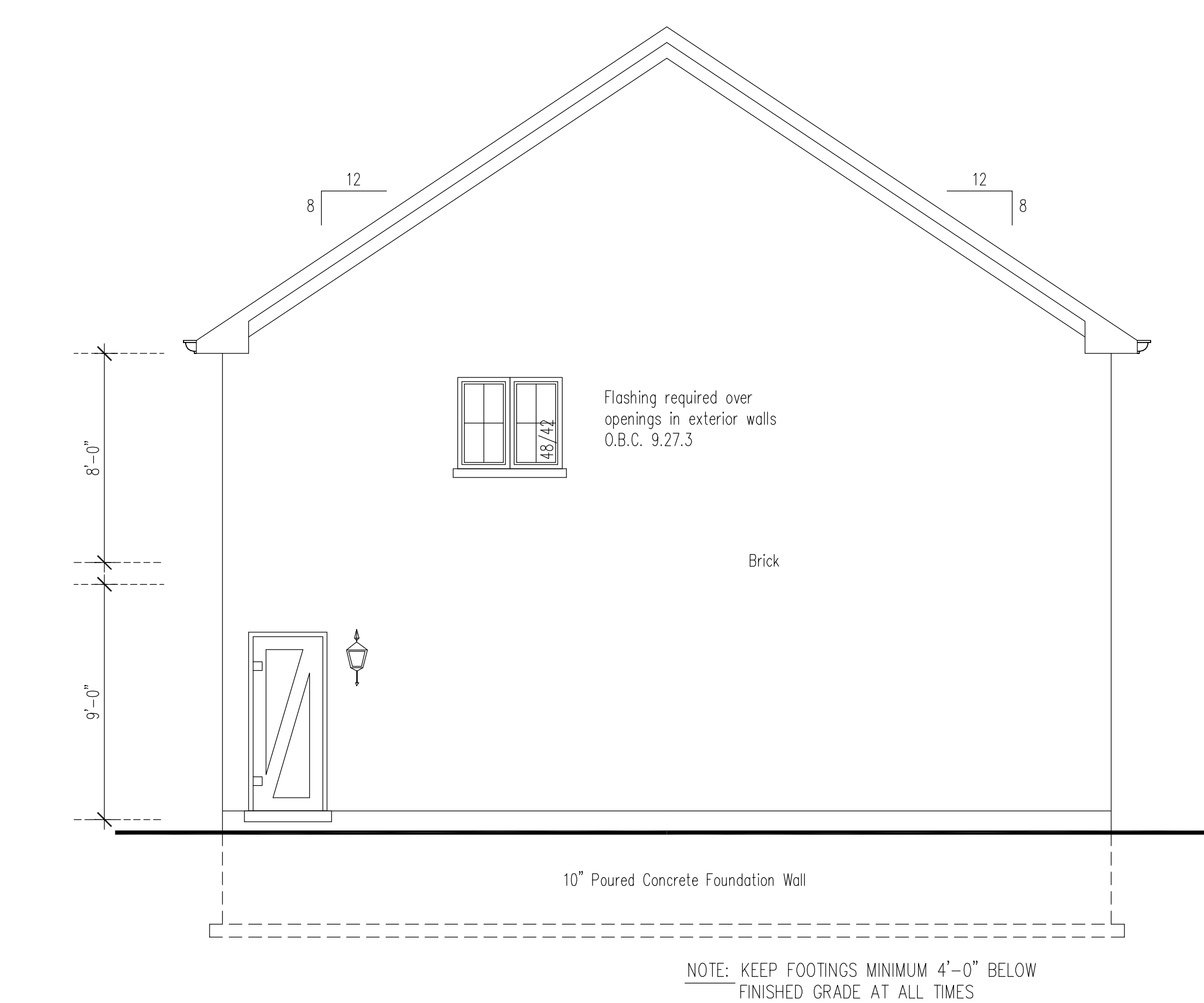
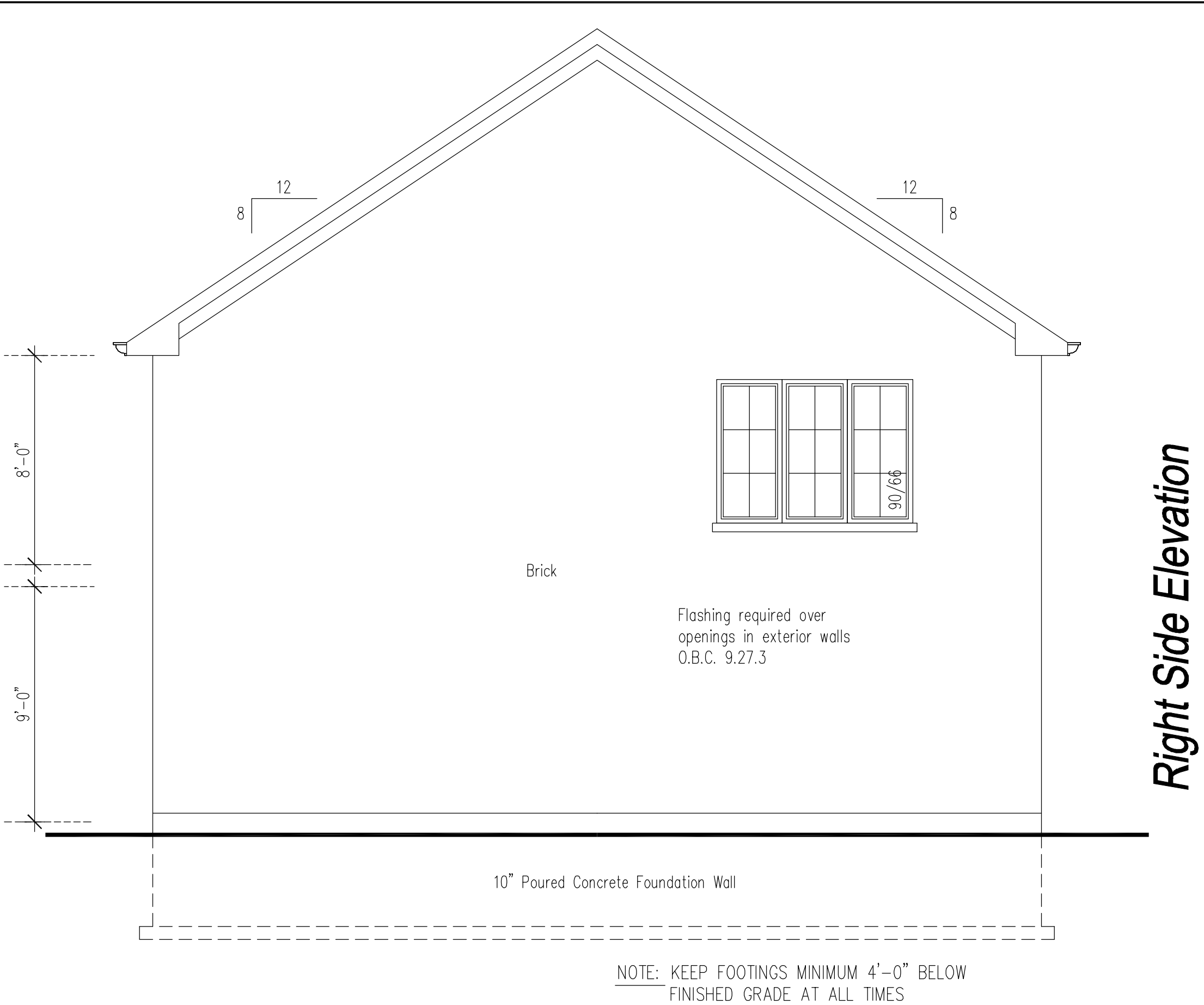
Door and Sill as per 9.10.13.15. Self-closing door shall be tight fitting & weather-stripped to provide an effective barrier against the passage of gas & exhaust fumes, where grade permits

Window sizes shown are approximate. Exact rough openings to be determined by window manufacturer's specifications

Roof Space to be vented to exterior by vent area of not less than 1/300 of insulated ceiling area

All stairs as per 9.8.3, handrails as per 9.8.7, and guards as per 9.8.8 (O.B.C. )

Construction between garage & dwelling units to be gasproof O.B.C. 9.10.9.16



Max. Span STEEL LINTEL SCHEDULE:				Masonry Veneer AS PER O.B.C.			
Vert. Leg.	Horiz. Leg	Thickness	3 1/2" Brick	4" Stone			
3 1/2"	3 1/2"	1/4"	8'-1"	7'-9"			
4"	3 1/2"	1/4"	8'-9"	8'-2"			
4 7/8"	3 1/2"	5/16"	10'-10"	10'-1"			
4 7/8"	3 1/2"	3/8"	11'-5"	10'-8"			
4 7/8"	3 1/2"	1/2"	11'-9"	10'-11"			
5 7/8"	3 1/2"	3/8"	12'-7"	11'-8"			
5 7/8"	3 1/2"	1/2"	13'-5"	12'-5"			
5 7/8"	4"	1/2"	13'-6"	12'-7"			
7 1/8"	4"	3/8"	14'-1"	13'-1"			
7 1/8"	4"	1/2"	15'-1"	14'-0"			

Max. Span WOOD LINTEL SCHEDULE								AS PER O.B.C.	
LINTEL SIZE	ROOF and CEILING ONLY (0.6m)		ROOF and CEILING ONLY (4.9m)		ROOF, CEILING & 1 STOREY		ROOF, CEILING & 2 STOREYS		
	EXT. WALLS (@1.5 kPa Snow Load)	INTERIOR BRG. WALLS	EXT. WALLS (@1.5 kPa Snow Load)	INTERIOR BRG. WALLS	EXT. WALLS (@1.5 kPa Snow Load)	INTERIOR BRG. WALLS	EXT. WALLS (@1.5 kPa Snow Load)	INTERIOR BRG. WALLS	
2 - 2" x 4"	7' - 3"	6' - 1"	3' - 7"	3' - 0"	3' - 1"	2' - 5"	2' - 10"	2' - 1"	
2 - 2" x 6"	11' - 5"	9' - 8"	5' - 5"	4' - 5"	4' - 6"	3' - 4"	4' - 1"	2' - 10"	
2 - 2" x 8"	15' - 1"	12' - 8"	6' - 7"	5' - 4"	5' - 5"	3' - 11"	5' - 0"	3' - 5"	
2 - 2" x 10"	18' - 10"	16' - 3"	8' - 1"	6' - 7"	6' - 8"	4' - 7"	6' - 1"	4' - 2"	
2 - 2" x 12"	21' - 10"	19' - 3"	9' - 4"	7' - 7"	7' - 9"	5' - 5"	6' - 11"	4' - 9"	

STEP-FOOTING

MAX. HEIGHT OF STEP FOOTING = 2'-0"

MIN. LENGTH OF STEP FOOTING = 2'-0"

2'-0" MAX. @ FIRM SOIL

1'-4" MAX. @ SAND/GRAVEL

2'-0" MIN.

45°

**PRESTIGE DESIGNS**

Tel:(905) 304-8340

Fax:(905) 304-8360

Dwn by: **ROB MARINIC**

Scale: **1/4" = 1'-0"**

Date: **June 2020**

Proj. No.: **Mar04X**

Area: **N/A**

Title: **Garage /Storage**

Description: **Elevations**

**REGISTRATION INFORMATION**

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Name: **ROB MARINIC** BON: **24456**

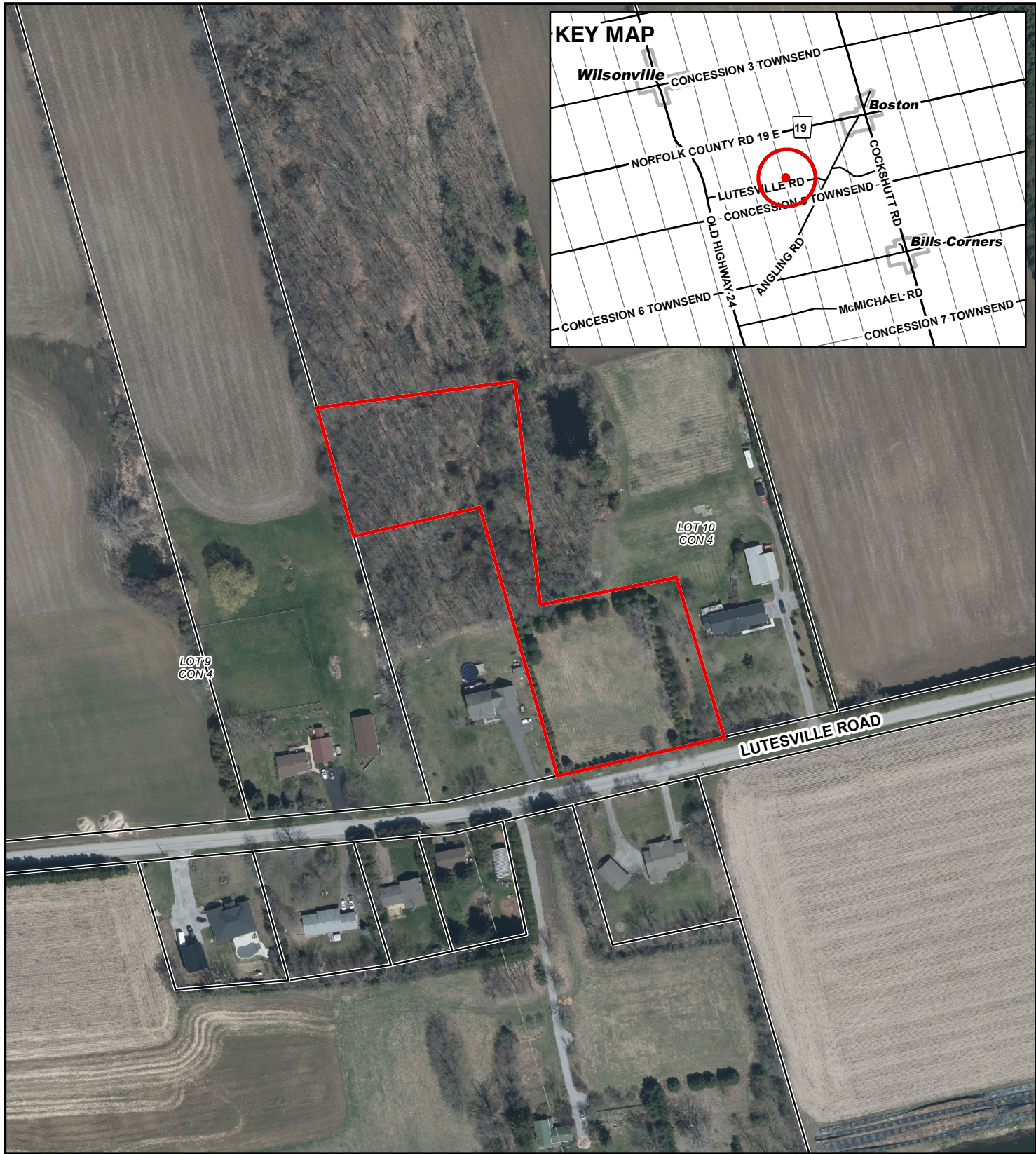
Firm: **PRESTIGE DESIGNS** BON: **29621**

Signature:


Project: **Lutesville Road**  
**Norfolk County**

**A1** of **2**



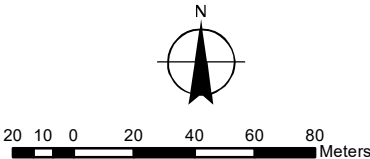


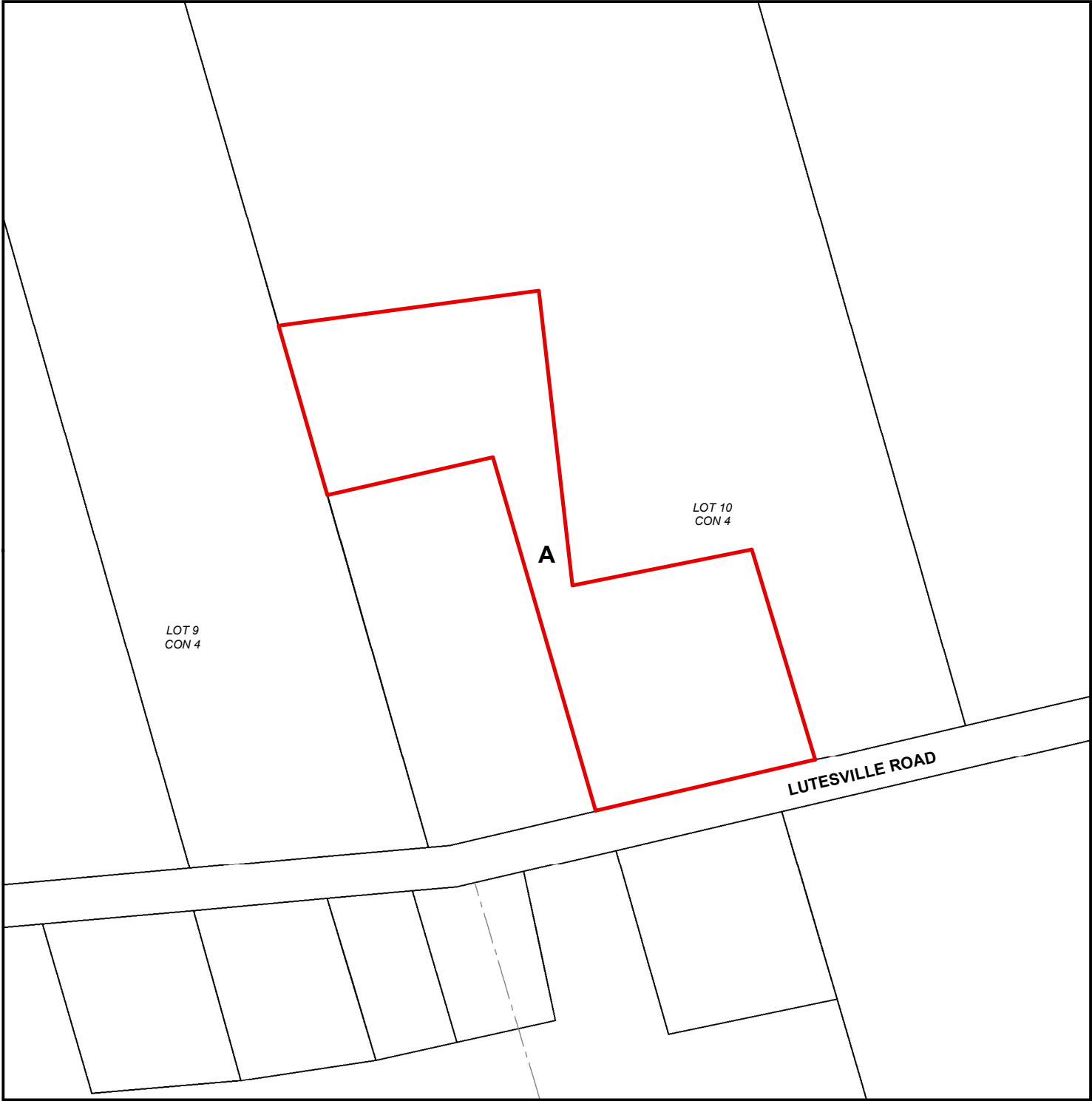
**Legend**

 Subject Lands

2020 Air Photo

3/17/2023



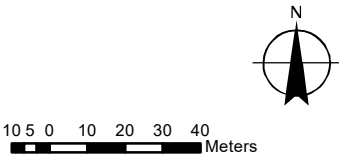


**LEGEND**

 Subject Lands

**ZONING BY-LAW 1-Z-2014**  
(H) - Holding  
A - Agricultural Zone

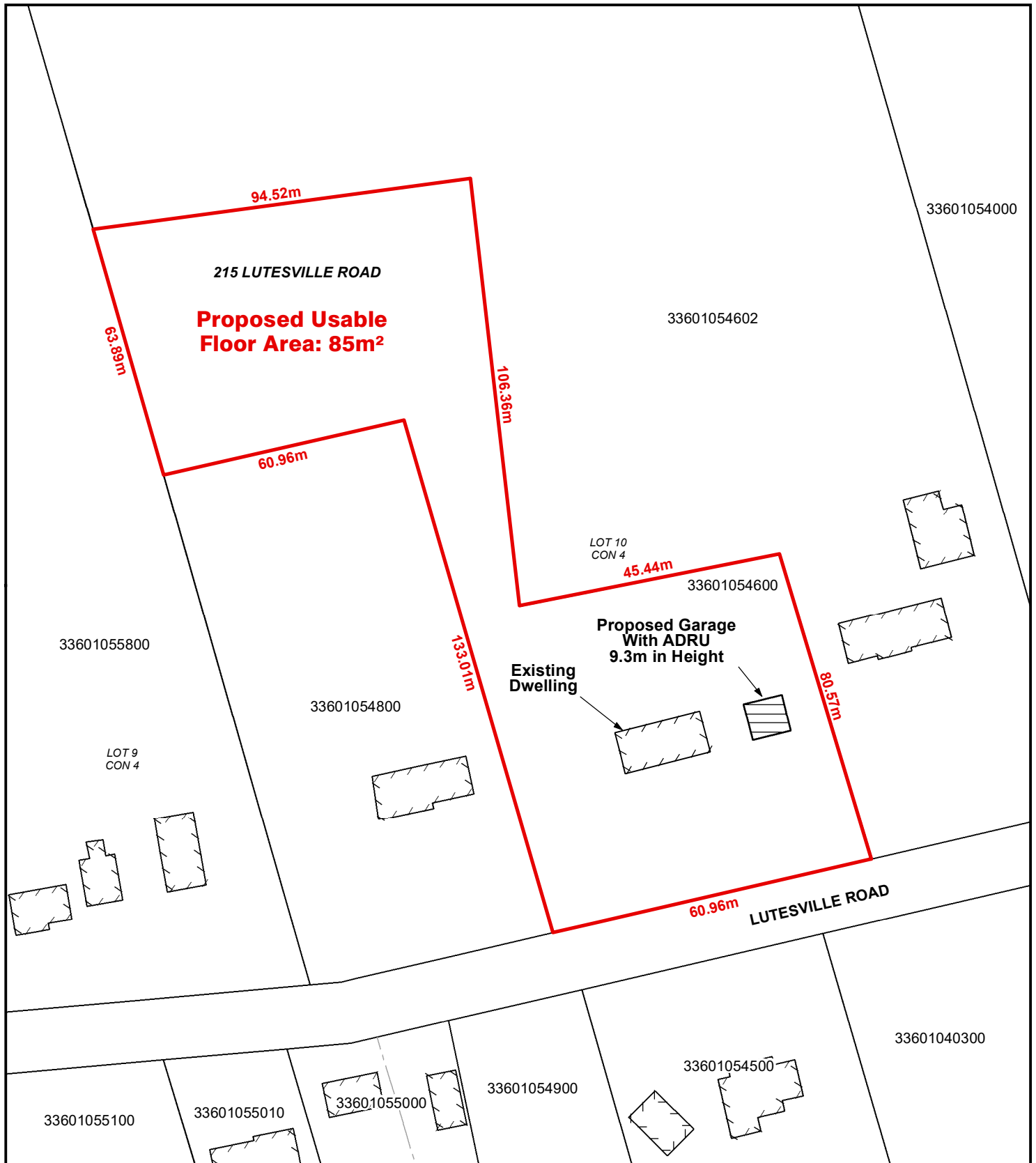
3/17/2023





**CONCEPTUAL PLAN**

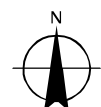
Geographic Township of TOWNSEND



**Legend**

Subject Lands

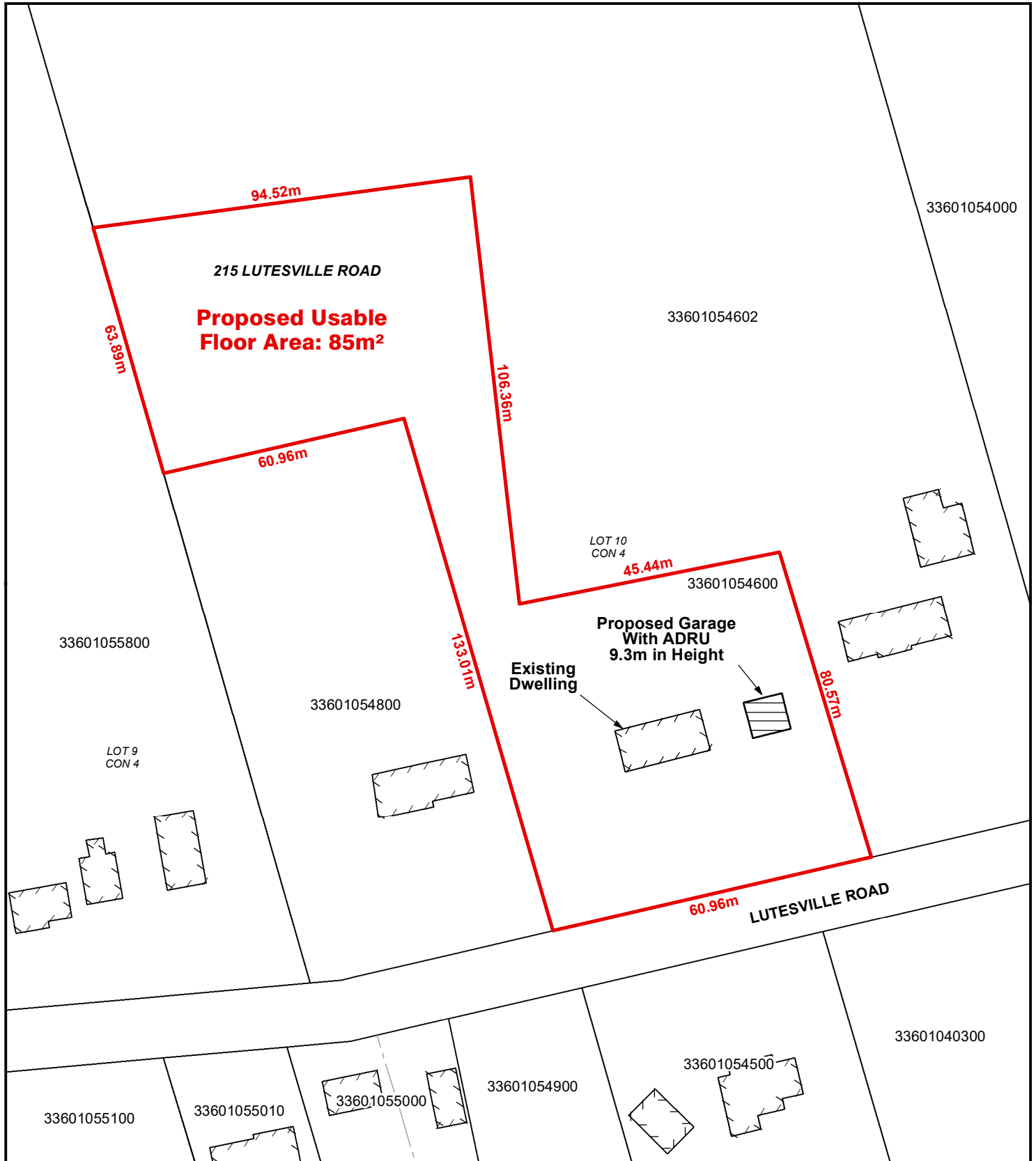
3/17/2023



10 5 0 10 20 30 40 Meters

## CONCEPTUAL PLAN

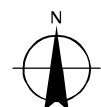
Geographic Township of TOWNSEND



## Legend

Subject Lands

3/17/2023



10 5 0 10 20 30 40 Meters