

For Office Use Only:

| | | | |
|--------------------------|--------------------------|-----------------------------|--------------------|
| File Number | <u>ANPL2023080</u> | Application Fee | <u>\$1711.00</u> |
| Related File Number | <u>ANPL2022164</u> | Conservation Authority Fee | <u>N/A</u> |
| Pre-consultation Meeting | <u>-</u> | Well & Septic Info Provided | <u>Hanne Yager</u> |
| Application Submitted | <u>February 10, 2023</u> | Planner | <u>-</u> |
| Complete Application | <u>March.2.2023</u> | 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: 54306010600**A. Applicant Information****Name of Owner** Tim & Monica Scott

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 13 Pickerel Road

Town and Postal Code Port Rowan

Phone Number _____

Cell Number 519-428-6430 (Tim), 519-410-0191 (Monica)

Email tims.21@hotmail.com, monicared@icloud.com

Name of Applicant Same as Owner

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent Girard Engineering
Address 682 Peel Street
Town and Postal Code N4S 1L3
Phone Number 519-879-6875
Cell Number _____
Email info@girardengineering.ca

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:

Timothy and Monica Scott, First Ontario Credit Union, 107 Queensway East,
 Simcoe N3Y 4M5

B. Location, Legal Description and Property Information

- Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
 Lot 79 of Registered plan 429 (Long Point)

Municipal Civic Address: 13 Pickerel Road
 Present Official Plan Designation(s): Lot 79 Registered Plan 429 (Long Point)
 Present Zoning: RR - Resort Residential

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

☒ Yes ☐ No If yes, please specify:

Long Point Region Conservation Authority Land

- Present use of the subject lands:

Cottage with boathouse and shed for leisurely living.

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:

Existing cottage to be demolished, new cottage to be rebuilt. Install new septic to replace old one. Boat house and shed to remain. +

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.

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:

Ext. single storey cottage- demolished, rebuilt new 2 storey cottage: Ground floor area=132.45m, gross floor area =215.81m Lot coverage of cottage= 27.65% +

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:

Existing cottage older than 25 years, new boat house built this year, existing accessory older than 25 years rebuilt 1 year ago

9. Existing use of abutting properties:

Both RR zoning

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 ² or % | | |
| Lot frontage | 15 m | 17.069m |
| Lot depth | | 45.72m |
| Lot width | | |
| Lot area | | 780.37m ² |
| Lot coverage | 15% | 27.65% |
| Front yard | 6m | 10.39m |
| Rear yard | 9m | 19.52m |
| Left Interior side yard | 1.2 ea. side w/ attached garage | 1.21m |
| Right Interior side yard | 1.2 ea. side w/ attached garage | 1.2m |
| Exterior side yard (corner lot) | N/A | |

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

Increase the size of the lot coverage from 15% to 27.65% and increase the building height from 9.1m to 9.44m

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

This is the size of cottage that will suite their needs.

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

Frontage: 17.069m

Depth:

Width:

Lot Area: 780.37m²

Present Use: Cottage

Proposed Use: Cottage

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: N/A

Description of land intended to be retained in metric units:

Frontage: N/A

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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

Frontage: N/A

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: N/A

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:

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 250

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:

G. Other Information

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

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

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

H. Supporting Material to be submitted by Applicant

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

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

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

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

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

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

I. Transfers, Easements and Postponement of Interest

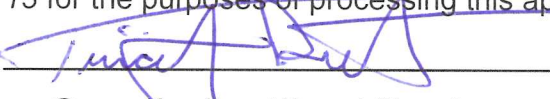
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

Permission to Enter Subject Lands

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

Freedom of Information

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



Owner/Applicant/Agent Signature



Date

J. Owner's Authorization

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

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

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

Owner

Date

Owner

Date

K. Declaration

I, TIM SCOTT of PORT ROYAL

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


Owner/Applicant/Agent Signature

In SIMCOE

This 10 day of FEB

A.D., 2023


A Commissioner, etc.

Susan Diana Wakeling, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires April 4, 2025.



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

DESIGNED BY:

girard
ENGINEERING

2478153 ONTARIO INC.

212 MAIN STREET WEST P.O. BOX 98
OTTERVILLE, ONTARIO N0J 1R0

TEL: 1-519-879-6875
FAX: 1-519-879-6536
EMAIL: INFO@GIRARDENGINEERING.CA

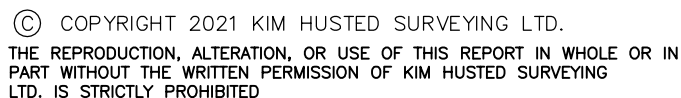
Diagram illustrating the relationship between storm direction flow, design grade, and proposed swale direction:

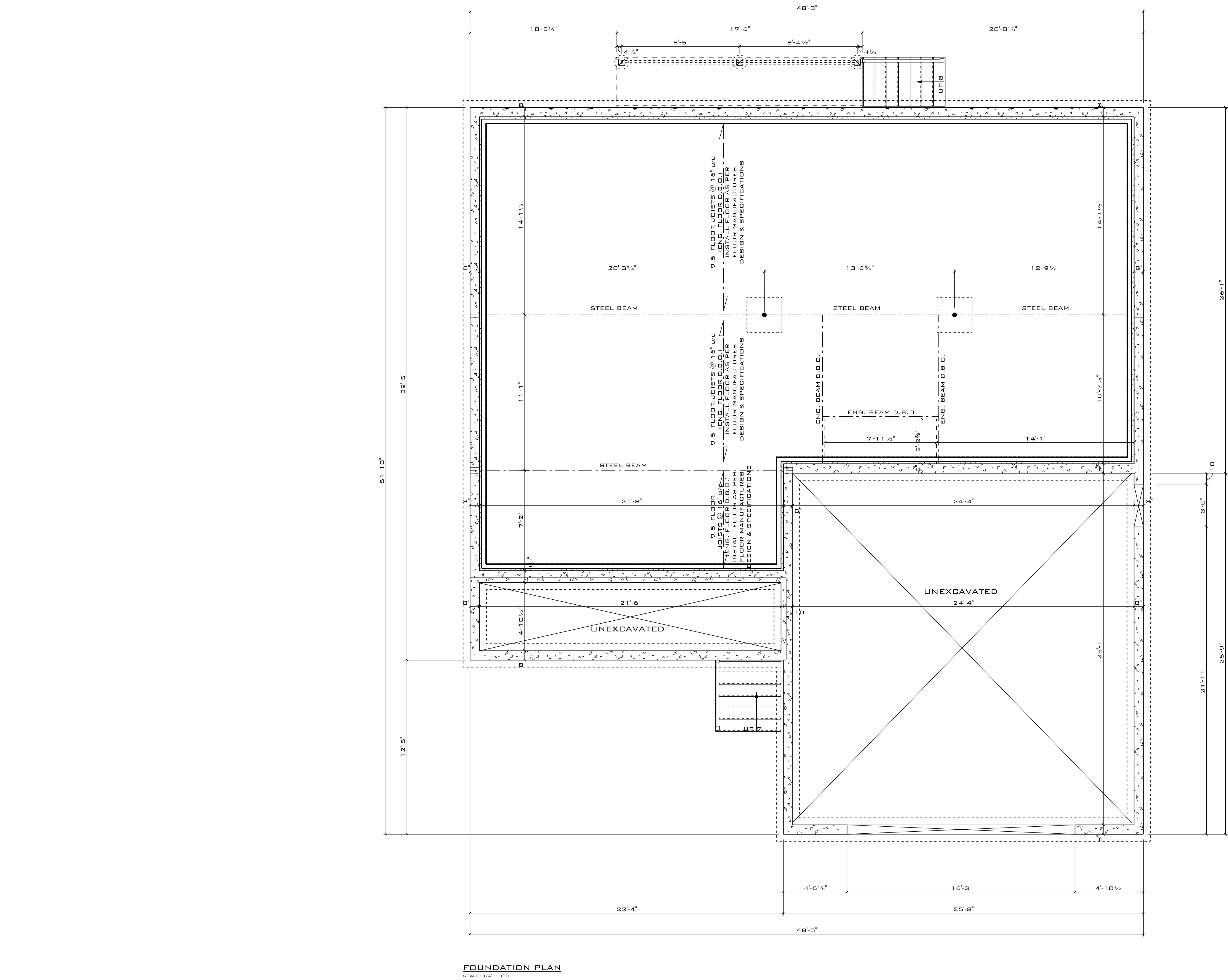
- MAJOR STORM DIRECTION FLOW (indicated by arrows pointing down-left)
- DESIGN GRADE @ BUILDING (indicated by a box containing 265.50)
- DESIGN GRADE IN SWALE (indicated by 267.85 +)
- PROPOSED SWALE DIRECTION (indicated by an arrow pointing down-left)
- AS CONSTRUCTED ELEVATIONS (indicated by a box containing 265.50)

TIM & MONICA SCOTT
13 PICKEREL ROAD
PORT ROWAN (LONG POINT), ONTARIO

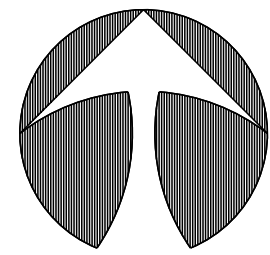
| | | |
|--------------|----------------------------|--|
| SCALE: | 1:250 | DRAWING NO: <div style="font-size: 48pt; text-align: center;">S-1</div> |
| DATE: | FEBRUARY 10, 2023 | |
| DRAWING BY: | D. FALLOWFIELD/T. STREATCH | |
| DESIGNED BY: | C.H. WEATHERALL | |
| CHECKED BY: | C.H. WEATHERALL | |
| PROJECT NO: | 22-276 | |

PROJECT: 21-17264TOPO REFERENCE: FF6 DISK No. 646





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



CONSTRUCTION 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 DISCREANCIES.

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

| NO: | REVISION: | BY: | DATE: |
|-----|-----------|-----|-------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

CONSTRUCTED BY:

DESIGNED BY:



girard
ENGINEERING

2478153 ONTARIO INC.

682 PEEL ST
WOODSTOCK ON N4S 1L3

212 MAIN ST. W.
PO. BOX 98
OTTERVILLE, ON N0J 1R0

TEL: 519-879-6875
FAX: 519-879-6536
EMAIL INFO@GIRARDENGINEERING.CA

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

DESIGNED FOR:

TIM & MONICA SCOTT

13 PICKEREL ROAD
PORT ROWAN, ON

PROPOSED COTTAGE

FOUNDATION PLAN

| | | |
|--------------------|---------------------------|-------|
| SCALE: | 1/4" = 1'-0" | PAGE: |
| DATE: | FRIDAY, FEBRUARY 10, 2023 | A-1 |
| DRAWING BY: | T.STREATCH | |
| DESIGNED BY: | T.STREATCH | |
| CHECKED BY: | M. VASANTHA | |
| PROJECT NO: 22-276 | | |



THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED

CONSTRUCTED BY:

DESIGNED BY:

682 PEEL ST
WOODSTOCK ON N4S 1L3

212 MAIN ST. W.
PO. BOX 98
OTTERVILLE, ON N0J 1R0

TEL: 519-879-6875
FAX: 519-879-6536
EMAIL INFO@GIRARDENGINEERING.CA

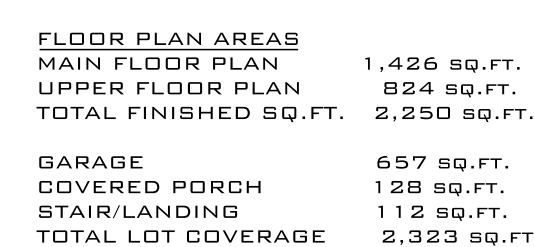
DESIGNED FOR:

13 PICKEREL ROAD
PORT ROWAN, ON

PROPOSED COTTAGE

FLOOR PLANS

A-2



MAIN FLOOR-07



T/O ROOF PEAK
MAX. BUILDING HEIGHT
+30'-11 3/8" (9.44m)
9.1M (29'-10 1/4")

T/O WOOD PLATE
+23'-3 7/8"

T/O SUBFLOOR
T/O WOOD PLATE
+15'-2 3/4"
+14'-2 1/8"

T/O SUBFLOOR
T/O FOUNDATION
+5'-1"
+4'-0 3/4"

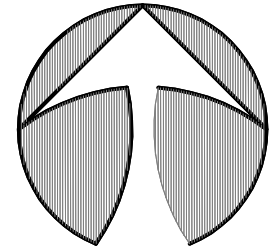
GRADE
+0'-0"

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

16'x8' OVERHEAD DOOR



REAR ELEVATION
SCALE: 1/4" = 1'-0"



CONSTRUCTION NORTH

BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADES, 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 PRELIMINARY REVIEW | TS | OCT 17, 2022 |
| 2 | ISSUED FOR PRELIMINARY REVIEW BASED ON CLIENT COMMENTS | TS | OCT 27, 2022 |
| 3 | ISSUED FOR PRELIMINARY REVIEW BASED ON CLIENT COMMENTS | TS | OCT 28, 2022 |
| 4 | ISSUED FOR PRELIMINARY REVIEW BASED ON CLIENT COMMENTS | TS | NOV 18, 2022 |
| 5 | ISSUED FOR PRELIMINARY REVIEW BASED ON CLIENT COMMENTS | TS | NOV 30, 2022 |
| 6 | ISSUED FOR PRELIMINARY REVIEW BASED ON CLIENT COMMENTS | TS | JAN 11, 2023 |
| 7 | ISSUED FOR PRELIMINARY REVIEW BASED ON CLIENT COMMENTS | TS | JAN 13, 2023 |
| 8 | ISSUED FOR PRELIMINARY REVIEW BASED ON CLIENT COMMENTS | TS | JAN 23, 2023 |
| 9 | ISSUED FOR PRELIMINARY REVIEW BASED ON CLIENT COMMENTS | TS | JAN 30, 2023 |
| 10 | ISSUED FOR PRELIMINARY REVIEW BASED ON CLIENT COMMENTS | TS | JAN 31, 2023 |
| 11 | ISSUED FOR MINOR VARIANCE | TS | FEB. 09, 2023 |

CONSTRUCTED BY:

DESIGNED BY:

girard
ENGINEERING
2478153 ONTARIO INC.

682 PEEL SREET
WOODSTOCK ON, N4S 1L3

212 MAIN STREET WEST
P.O. BOX 98
OTTERVILLE, ONTARIO N0J 1R0

TEL: 1-519-879-6875
FAX: 1-519-879-6536
EMAIL: INFO@GIRARDENGINEERING.CA

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

DESIGNED FOR:

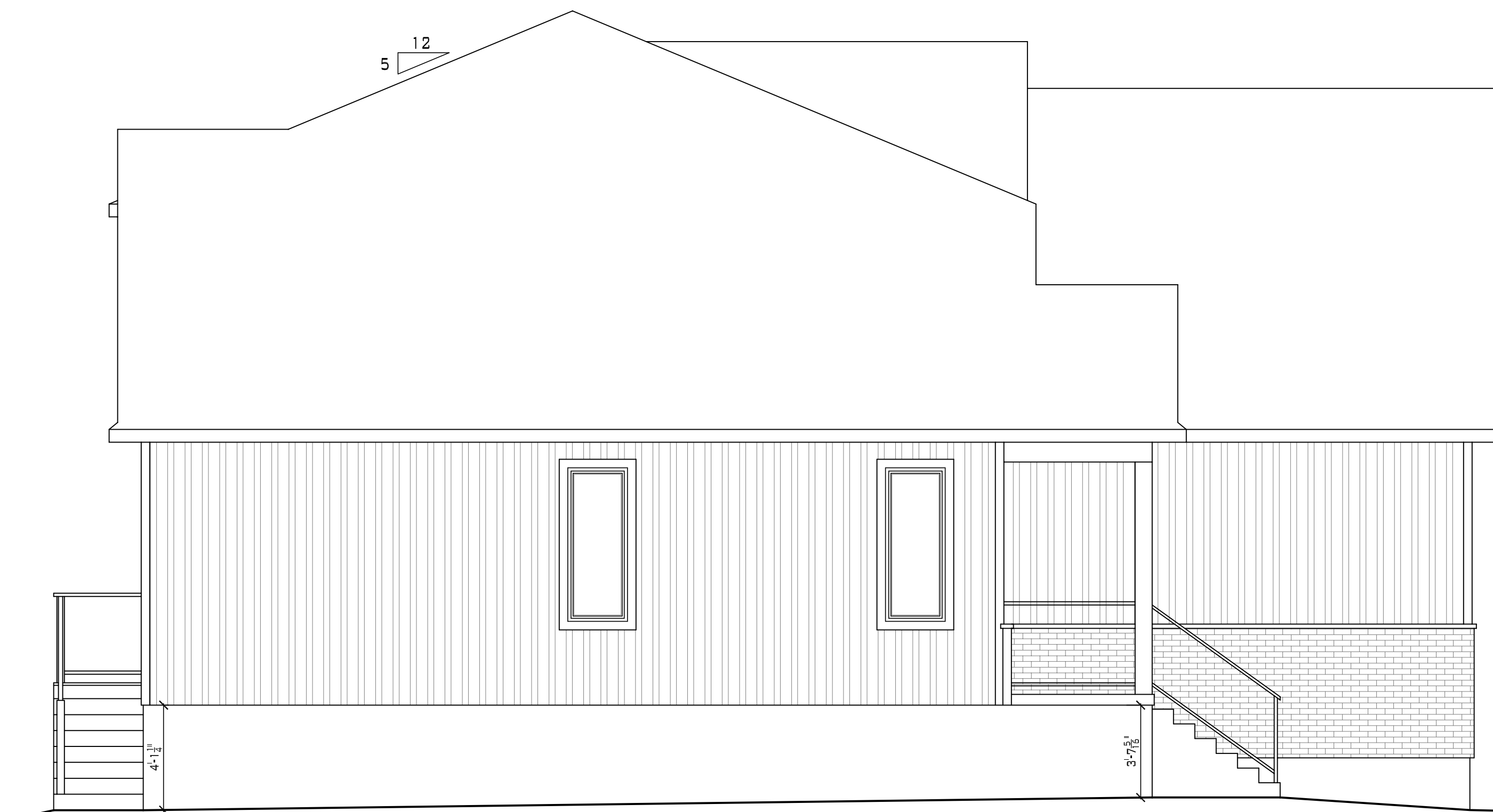
TIM & MONICA SCOTT
13 PICKEREL ROAD
PORT ROWAN, ONTARIO

PROPOSED COTTAGE

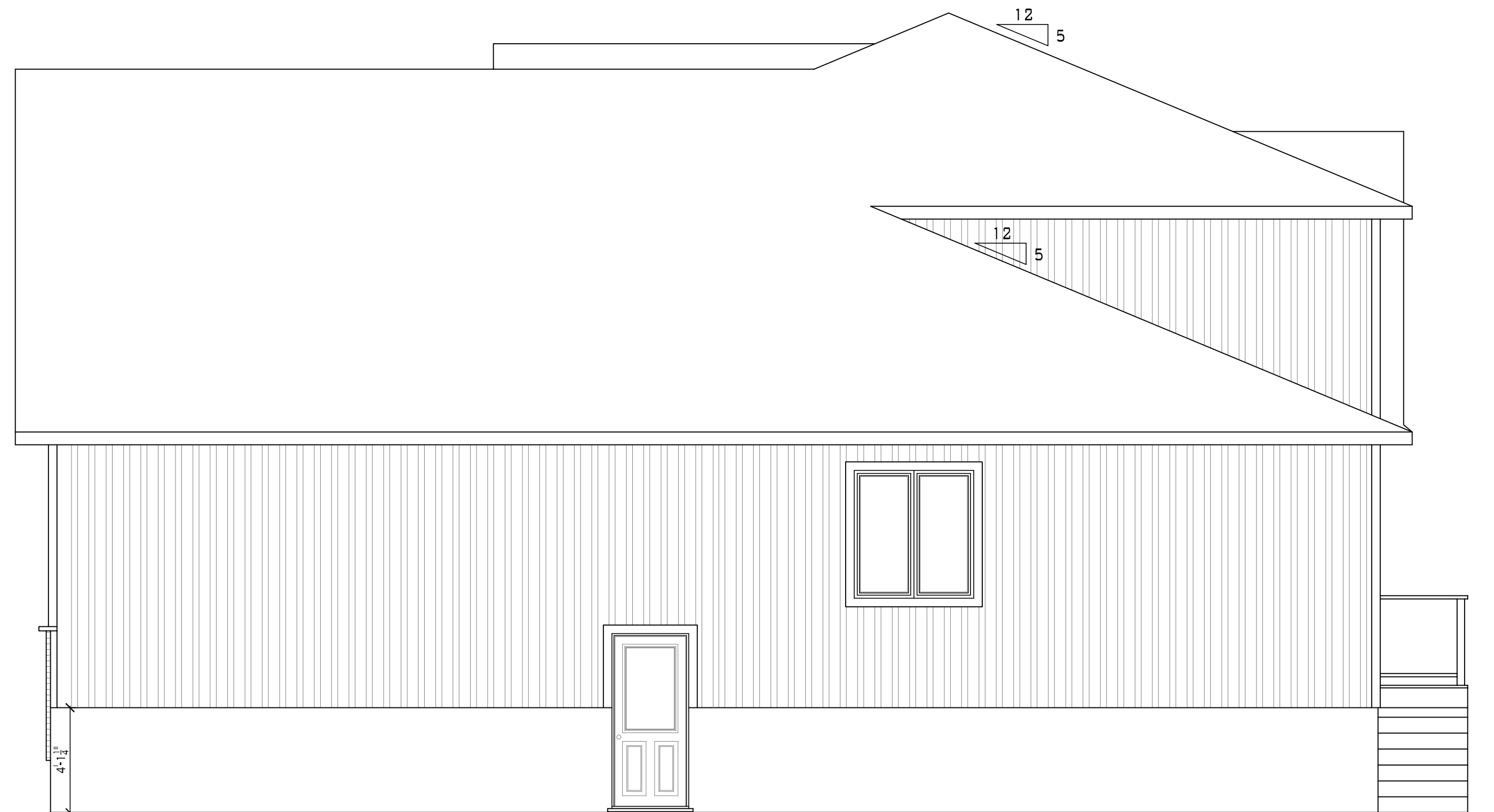
ELEVATIONS

| | | |
|--------------|----------------|-------------|
| SCALE: | 1/4" = 1'-0" | DRAWING NO: |
| DATE: | FEBRUARY 2023 | |
| DRAWING BY: | T. STREATCH | |
| DESIGNED BY: | T. STREATCH | |
| CHECKED BY: | D. FALLOWFIELD | |
| PROJECT NO: | 22-276 | |

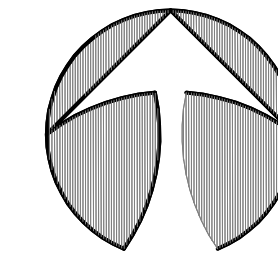
A-7



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



CONSTRUCTION NORTH

BOTH THE CLIENT AND THE CONTRACTOR, INCLUDING ALL SUB-TRADES, 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 PRELIMINARY REVIEW | TS | OCT 17, 2022 |
| 2 | ISSUED FOR PRELIMINARY REVIEW BASED ON CLIENT COMMENTS | TS | OCT 27, 2022 |
| 3 | ISSUED FOR PRELIMINARY REVIEW BASED ON CLIENT COMMENTS | TS | OCT 28, 2022 |
| 4 | ISSUED FOR PRELIMINARY REVIEW BASED ON CLIENT COMMENTS | TS | NOV 18, 2022 |
| 5 | ISSUED FOR PRELIMINARY REVIEW BASED ON CLIENT COMMENTS | TS | NOV 30, 2022 |
| 6 | ISSUED FOR PRELIMINARY REVIEW BASED ON CLIENT COMMENTS | TS | JAN 11, 2023 |
| 7 | ISSUED FOR PRELIMINARY REVIEW BASED ON CLIENT COMMENTS | TS | JAN 13, 2023 |
| 8 | ISSUED FOR PRELIMINARY REVIEW BASED ON CLIENT COMMENTS | TS | JAN 23, 2023 |
| 9 | ISSUED FOR PRELIMINARY REVIEW BASED ON CLIENT COMMENTS | TS | JAN 30, 2023 |
| 10 | ISSUED FOR PRELIMINARY REVIEW BASED ON CLIENT COMMENTS | TS | JAN 31, 2023 |
| 11 | ISSUED FOR MINOR VARIANCE | TS | FEB. 09, 2023 |

CONSTRUCTED BY:

DESIGNED BY:

girard
ENGINEERING
2478153 ONTARIO INC.

682 PEEL SREET 212 MAIN STREET WEST
WOODSTOCK ON, N4S 1L3 P.O. Box 98
OTTERVILLE, ONTARIO N0J 1R0

TEL: 1-519-879-6875
FAX: 1-519-879-6536
EMAIL: INFO@GIRARDENGINEERING.CA

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

DESIGNED FOR:

TIM & MONICA SCOTT
13 PICKEREL ROAD
PORT ROWAN, ONTARIO

PROPOSED COTTAGE

ELEVATIONS


| | |
|----------------------------|-------------|
| SCALE: 1/4" = 1'-0" | DRAWING NO: |
| DATE: FEBRUARY 2023 | A-8 |
| DRAWING BY: T. STREATCH | |
| DESIGNED BY: T. STREATCH | |
| CHECKED BY: D. FALLOWFIELD | |
| PROJECT NO: 22-276 | |

CONTEXT MAP

Geographic Township of SOUTH WALSINGHAM

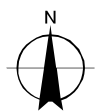


Legend

 Subject Lands

2020 Air Photo

3/9/2023



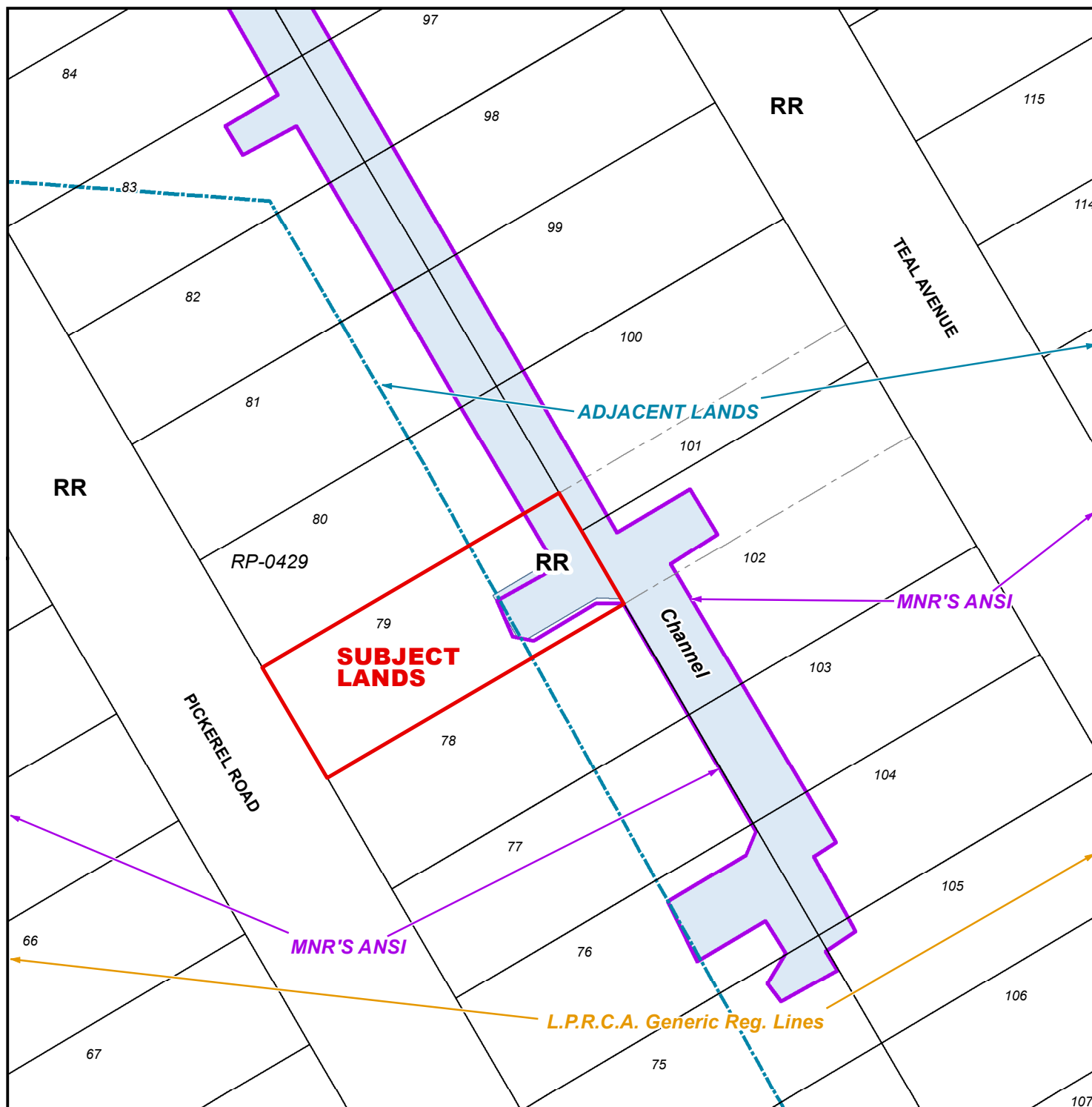
10 5 0 10 20 30 40 Meters

MAP B

ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM

ANPL2023080



LEGEND

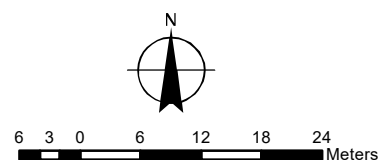
- Subject Lands
- Adjacent Lands
- MNR ANSI
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

3/9/2023

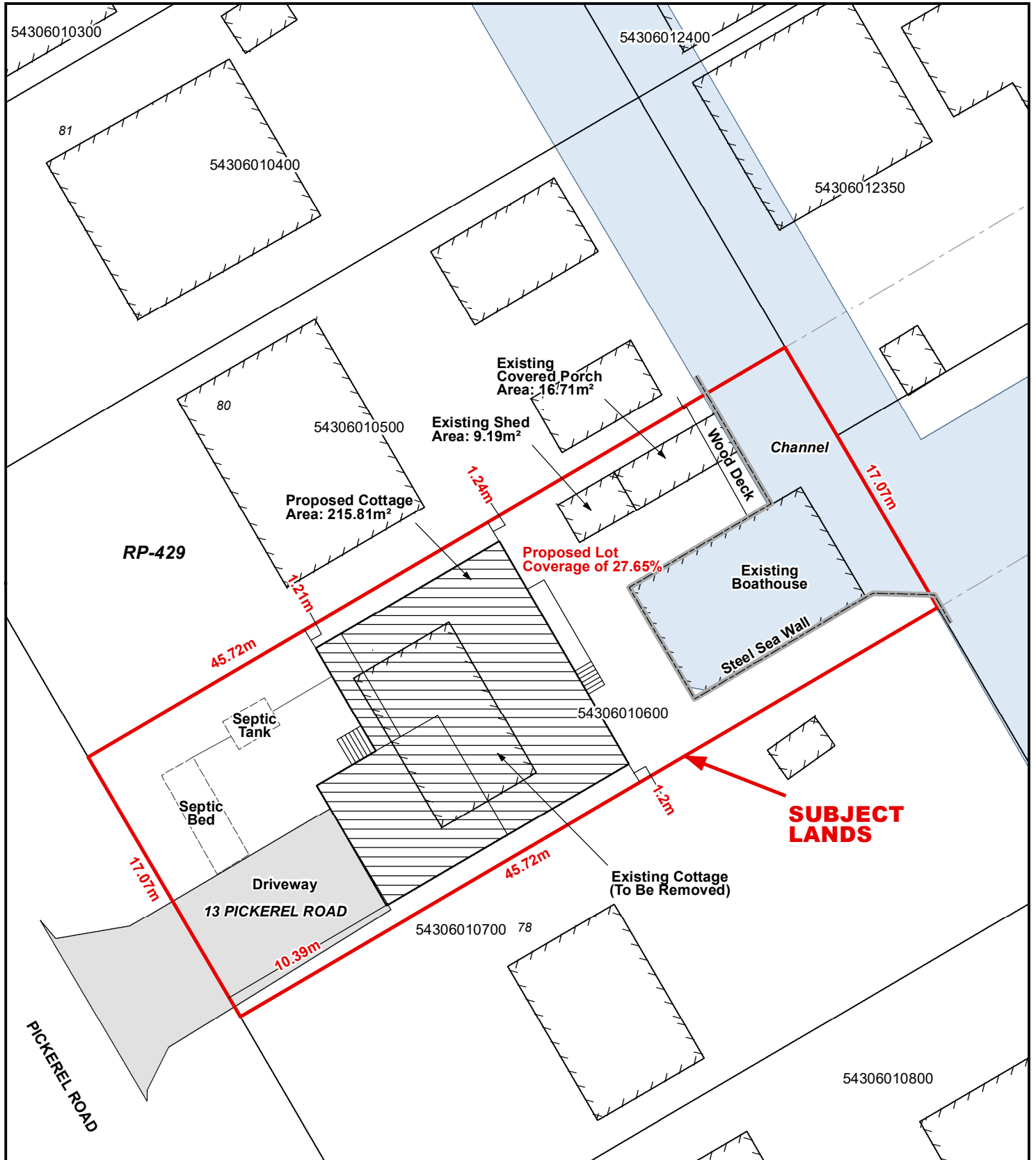
(H) - Holding

RR - Resort Residential Zone



CONCEPTUAL PLAN

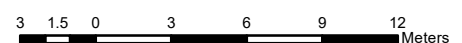
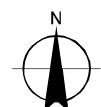
Geographic Township of SOUTH WALSINGHAM



Legend

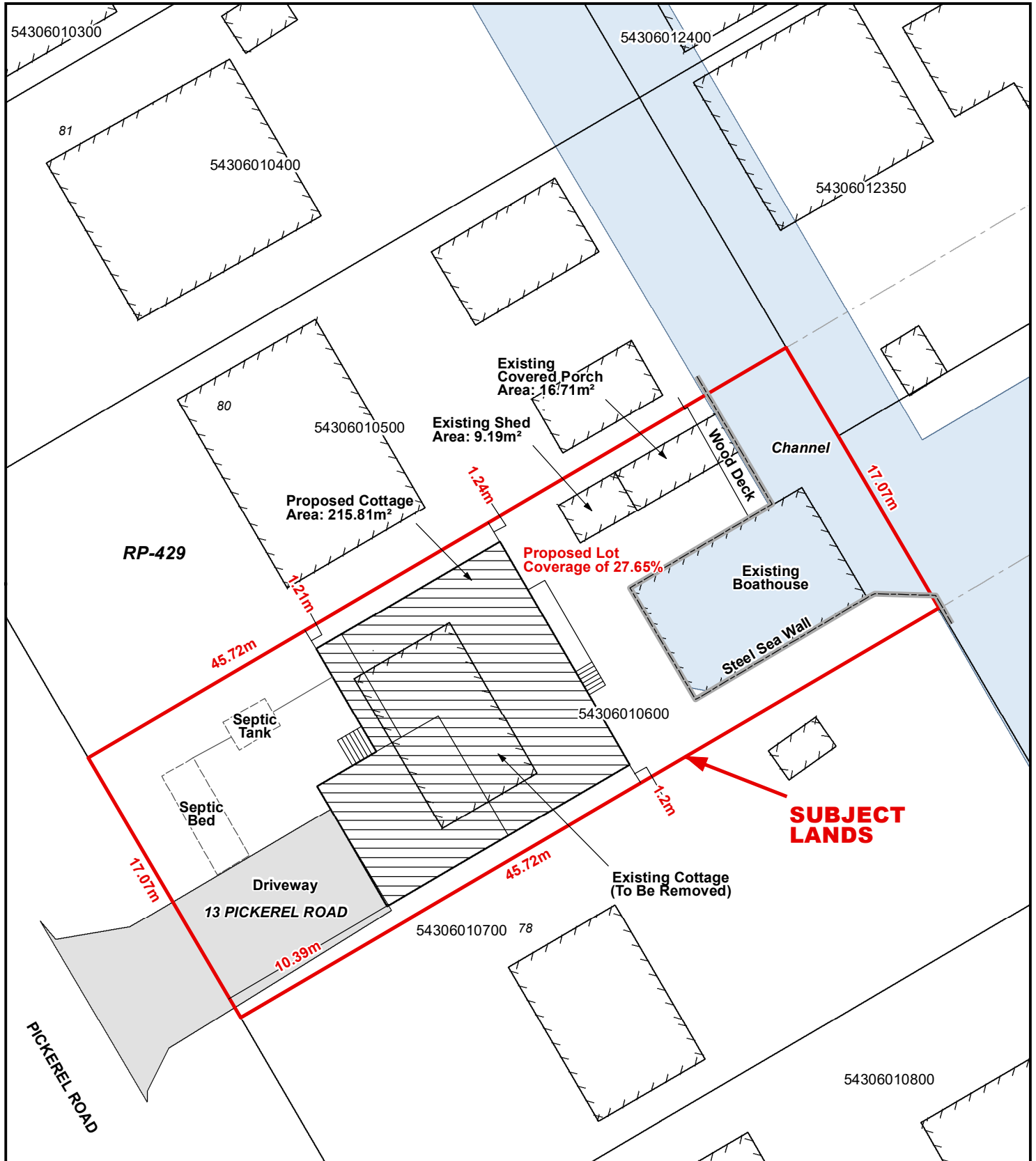
Subject Lands

3/9/2023



CONCEPTUAL PLAN

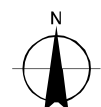
Geographic Township of SOUTH WALSINGHAM



Legend

Subject Lands

3/9/2023



3 1.5 0 3 6 9 12 Meters