

**For Office Use Only:**

File Number ANPL2023108  
Related File Number SPPL2023109  
Pre-consultation Meeting N/A  
Application Submitted March 9, 2023  
Complete Application March 24, 2023

Application Fee \$1711.00  
Conservation Authority Fee N/A  
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:** 331040201003960000039

**A. Applicant Information**

**Name of Owner**

Lori Rodgers

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**

39 Serviceberry Lane

**Town and Postal Code**

Simcoe, N3Y 4Z6

**Phone Number**

519-427-9090

**Cell Number**

**Email**

~~spiderwebelectronics@gmail.com~~ lorir93@gmail.com

**Name of Applicant**

Lori Rodgers

**Address**

39 Serviceberry Lane

**Town and Postal Code**

Simcoe, N3Y 4Z6

**Phone Number**

519-427-9090

**Cell Number**

**Email**

~~spiderwebelectronics@gmail.com~~ lorir93@gmail.com

**Name of Agent** Bill Klyn Carpentry Inc (Mark)  
**Address** 2 Palmer Street East  
**Town and Postal Code** Norwich NOJ 1P0  
**Phone Number** 519-424-2816  
**Cell Number** 519-532-4494  
**Email** mark@bklcarpentry.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 owner and agent noted above.

☐ Owner ☒ Agent ☐ Applicant

Names and addresses of any holder of any mortgages, charges or other encumbrances on the subject lands:

N/A

## 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 NLCP40 Level 1 Unit 8

Municipal Civic Address: 39 Serviceberry Lane

Present Official Plan Designation(s): Urban Residential OP Amend #22

Present Zoning: R4 under site plan control

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

☒ Yes ☐ No If yes, please specify:

Provision 14.828

3. Present use of the subject lands:

Residential Townhouses

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 farmhouse 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.

New Sunroom being added will be outdoor screened in space

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:

Proposed Sunspace Sunroom - see attached drawings

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:

3 years approx.

9. Existing use of abutting properties:

Residential Farmland to the south

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. **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	8.376m			8.376m	
Lot depth	29.974m			29.974m	
Lot width	8.376m			8.376m	
Lot area	251.05 m <sup>2</sup>			251.05m <sup>2</sup>	
Lot coverage	141.83m <sup>2</sup>			157.43m <sup>2</sup>	
Front yard	5.1m			5.1m	
Rear yard	7.54m	6.0m		3.88m	2.12m
Height	3.96	11.m		3.96	0m
Left Interior side yard		1.2		1.02m	0.2m
Right Interior side yard		1.2m		3.12	—
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					



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

Rear yard is too small to allow anything to be built while staying in compliance

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: \_\_\_\_\_

Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_

**5. Surplus Farm Dwelling Severances Only:** 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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

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 \_\_\_\_\_  
Date of Land Purchase: \_\_\_\_\_

**Note: If additional space is needed please attach a separate sheet.**

**D. All Applications: 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:

Former Farmland  
\_\_\_\_\_  
\_\_\_\_\_

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. All Applications: 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:

Proposed being installed above existing concrete pad.

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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:

Proposed will not have an effect on water flow

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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. All Applications: 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. All Applications: Servicing and Access**

1. Indicate what services are available or proposed:

Water Supply

- ☒ Municipal piped water ☐ Communal wells  
☐ Individual wells ☐ Other (describe below)

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Sewage Treatment

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

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Storm Drainage

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

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2. Existing or proposed access to subject lands:

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

Name of road/street:

Serviceberry Lane

**G. All Applications: 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.

## **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:

- ☐ 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

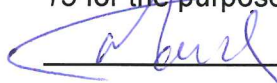
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

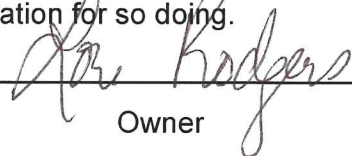
Sept. 23, 2022  
\_\_\_\_\_  
Date

### 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 Lori Rodgers am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Bill Klyn Carpentry (Mark) 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

Sept. 23/22  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date



**K. Declaration**

I, Mark Klyn of Tilburg  
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:

Town of Simcoe


  
\_\_\_\_\_

Owner/Applicant/Agent Signature

In Norfolk County

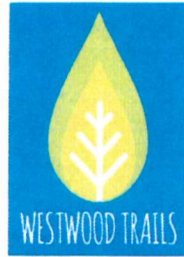
This 8<sup>th</sup> day of March

A.D., 2023

  
\_\_\_\_\_

A Commissioner, etc.

Joelle Denine DeCoutere, a  
Commissioner, etc., Province of Ontario.  
for the Corporation of Norfolk County.  
Expires September 2, 2024.



**Norfolk Vacant Land Condominium Corporation #40  
Simcoe, Ontario**

October 25, 2022

Lori Rodgers  
39 Serviceberry Lane  
Simcoe, Ontario, N3Y 0E7

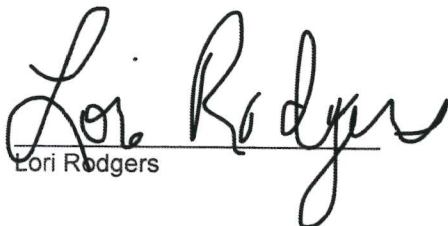
**Reference: Agreement for Sunroom**

Request to install a Sunspace Model 200 Sunroom was received by Yvonne Martin on October 24, 2022.

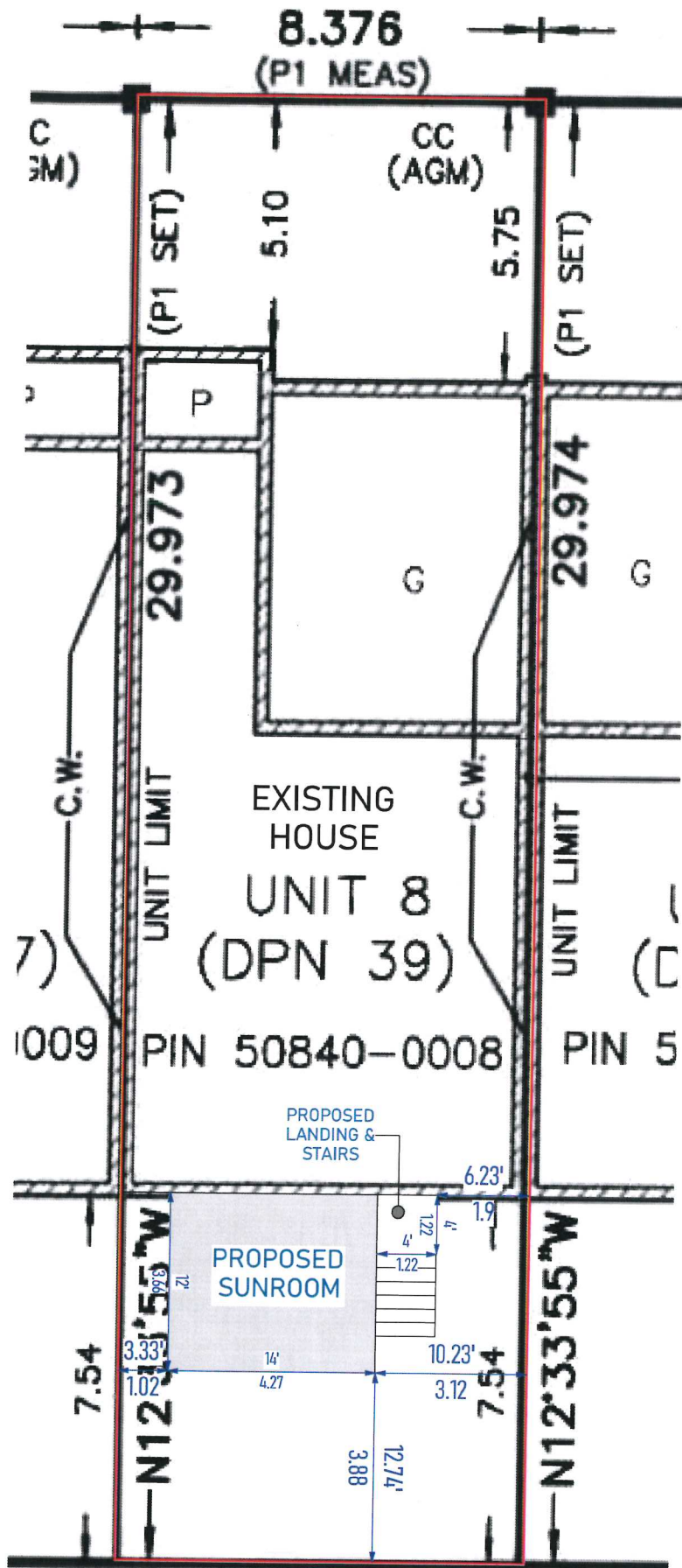
The prepared drawings and specifications were received from Bill Klyn Carpentry as attachments.

The Board of Directors gives approval with the following terms:

1. The installation of the sunroom design by Bill Klyn Carpentry will be the Sunspace Model 200 Sunroom with a floor specification of 12' x 14' 4 and an acrylic roof system with a 13' x 16' 6" roof projection along with all other specifications as presented.
2. The colour of the trim is to be black
3. The building permit and any minor variance if required must be completed and a copy of the permit(s) are to be submitted to the property manager for the Corporation records prior to installation.
4. All changes to the deck to accommodate the sunroom will be at the cost of the owner.
5. All installation costs will be the responsibility of the owners
6. All maintenance costs (current & future) will be the responsibility of the units' owners
7. Any damage incurred during the installation will be repaired at the owners' costs
8. This change will be documented in the Corporation records for unit the unit as an upgrade to the unit. This change will not be included in the Corporations' insurance.

  
Lori Rodgers

  
Yvonne Martin



SITE PLAN DATA		
LOT AREA	EXISTING	2,702.32ft <sup>2</sup>
LOT COVERAGE	EXISTING	1526.6 ft <sup>2</sup>
	PROPOSED	168 ft <sup>2</sup>
	TOTAL	1694.6 ft <sup>2</sup>
GFA/LOT AREA RATIO		62.7%

SCALE: 1"=100'



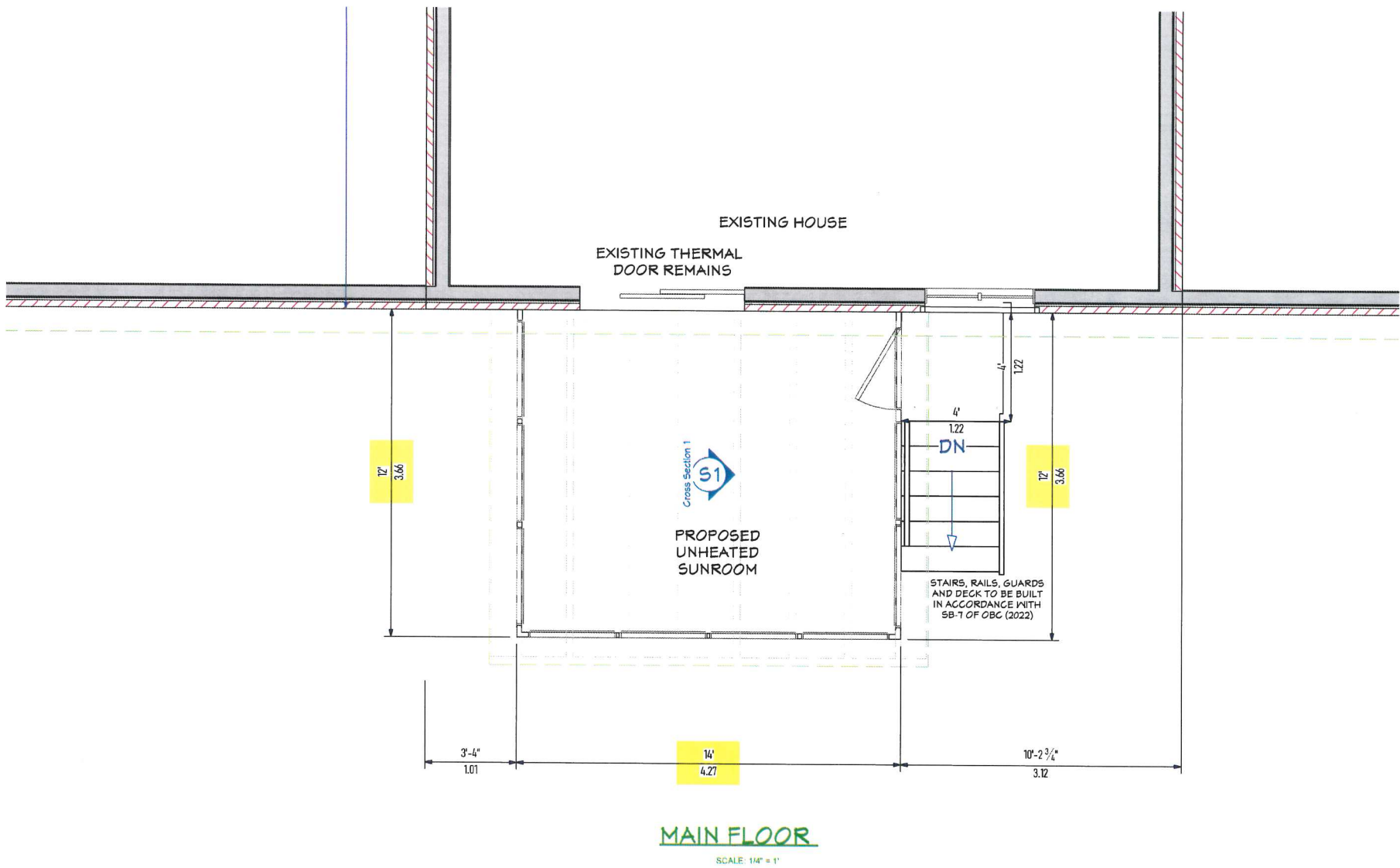
CONTRACTOR:  
Sunspace by Bill Klyn Carpentry  
2 Palmer St E, Norwich  
ON N0J 1P0 (519)-424-2816

OWNER:  
Rodgers Residence  
39 Serviceberry Ln.  
Simcoe, ON N3Y 4Z6

1

I CERTIFY THAT I, SHAWN SAWATZKY, HAVE  
REVIEWED AND TAKE RESPONSIBILITY FOR  
THIS DESIGN AND I HAVE MET THE  
REQUIREMENTS AND QUALIFICATIONS AS  
SET OUT IN THE ONTARIO BUILDING CODE.  
BCIN: 28441

DRAWN BY:  
SMS



DRAW  
N BY:  
SNS

I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE. BCIN: 28441

**2**

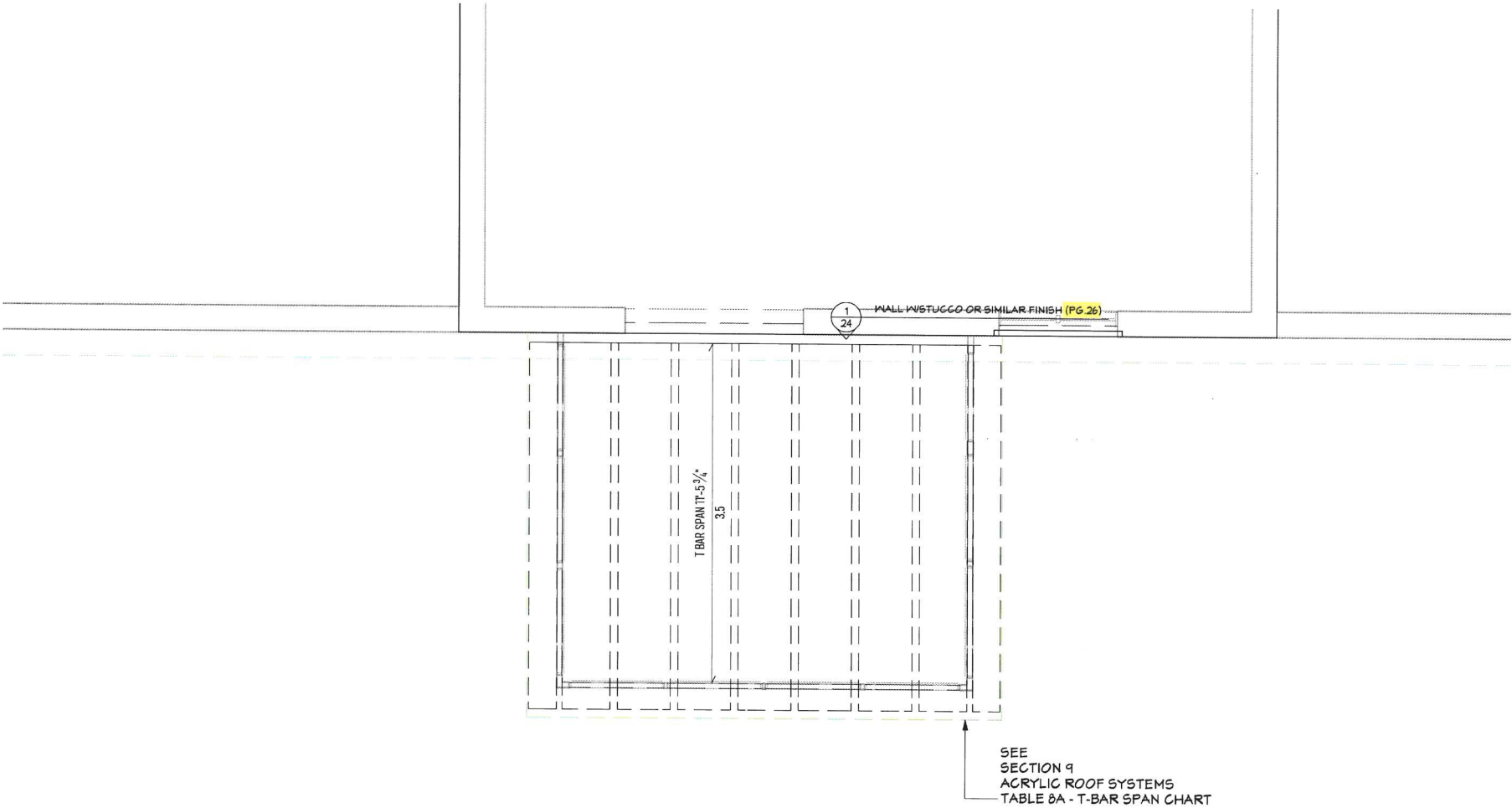
OWNER:  
Redwood Landscape  
39 Sawickiberry Ln  
Simcoe, ON N3Y 4Z6

CONTRACTOR:  
Sunspace by Bill Klyn, Carpentry  
2 Palmer St. E. Norwich  
ON N0J 1P0 (519) 424-2816









# ROOF PLAN

SCALE: 1/4" = 1'



**CONTRACTOR:**  
Sunspace, Inc. Bill Klyn, Carpentry  
2 Palmer St. E. Norwich  
ON N0J 1P0 (519) 424-2816

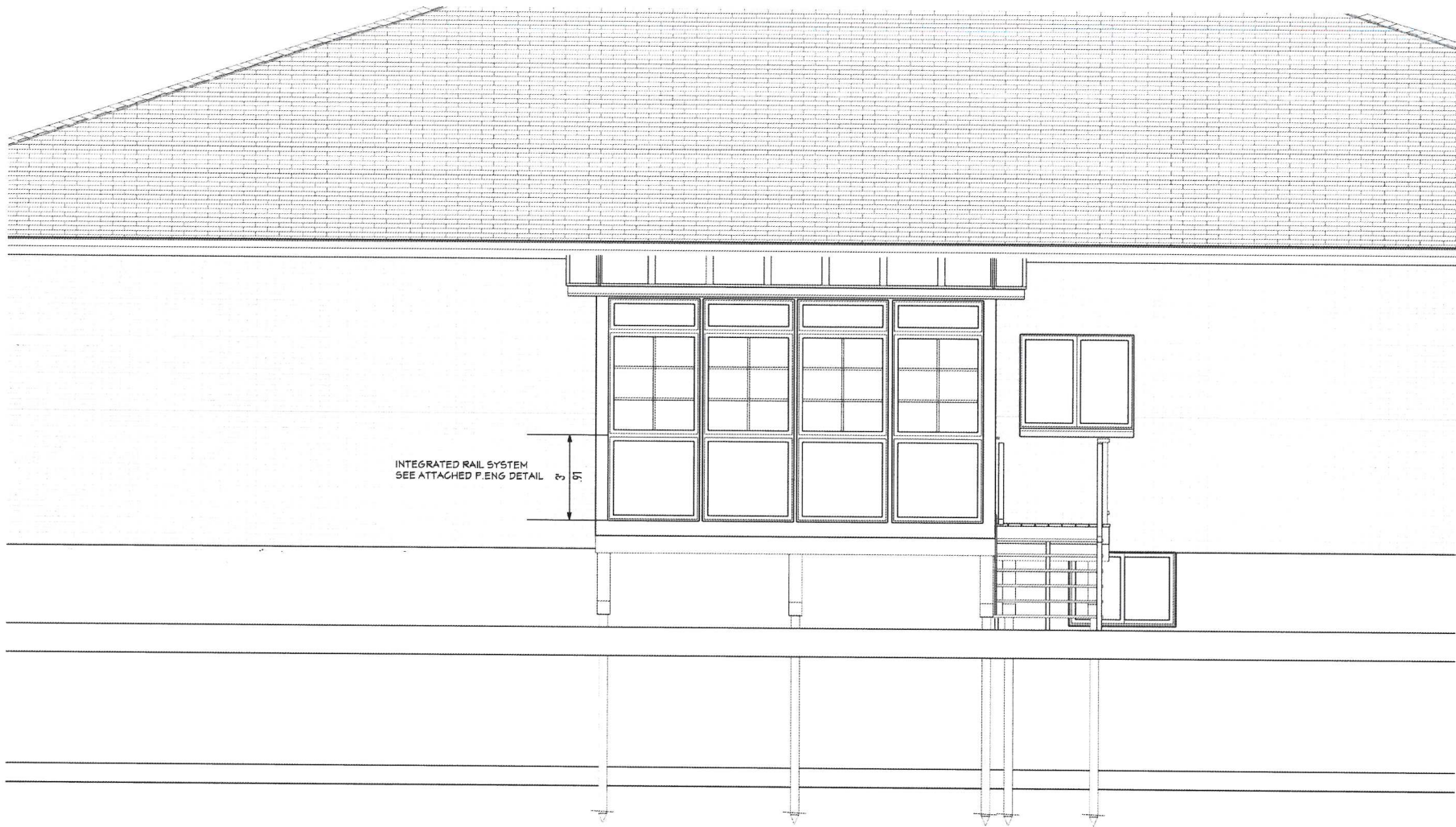
**OWNER:**  
Redwood Residence  
38 Serviceberry Ln.  
Simcoe, ON N3Y 4Z6

4

I CERTIFY THAT I, SHAWN SAWATZKY, HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT IN ACCORDANCE WITH THE REQUIREMENTS AND QUALIFICATIONS AS SET OUT IN THE ONTARIO BUILDING CODE.

**DRAWN BY:**  
SWS

BCIN: 28441



## REAR ELEVATION

SCALE: 1/4" = 1'



CONTRACTOR:  
SunSpace Carpentry  
2 Palmer St. E. Norwich  
ON N0J 1P0 (519) 424-2816

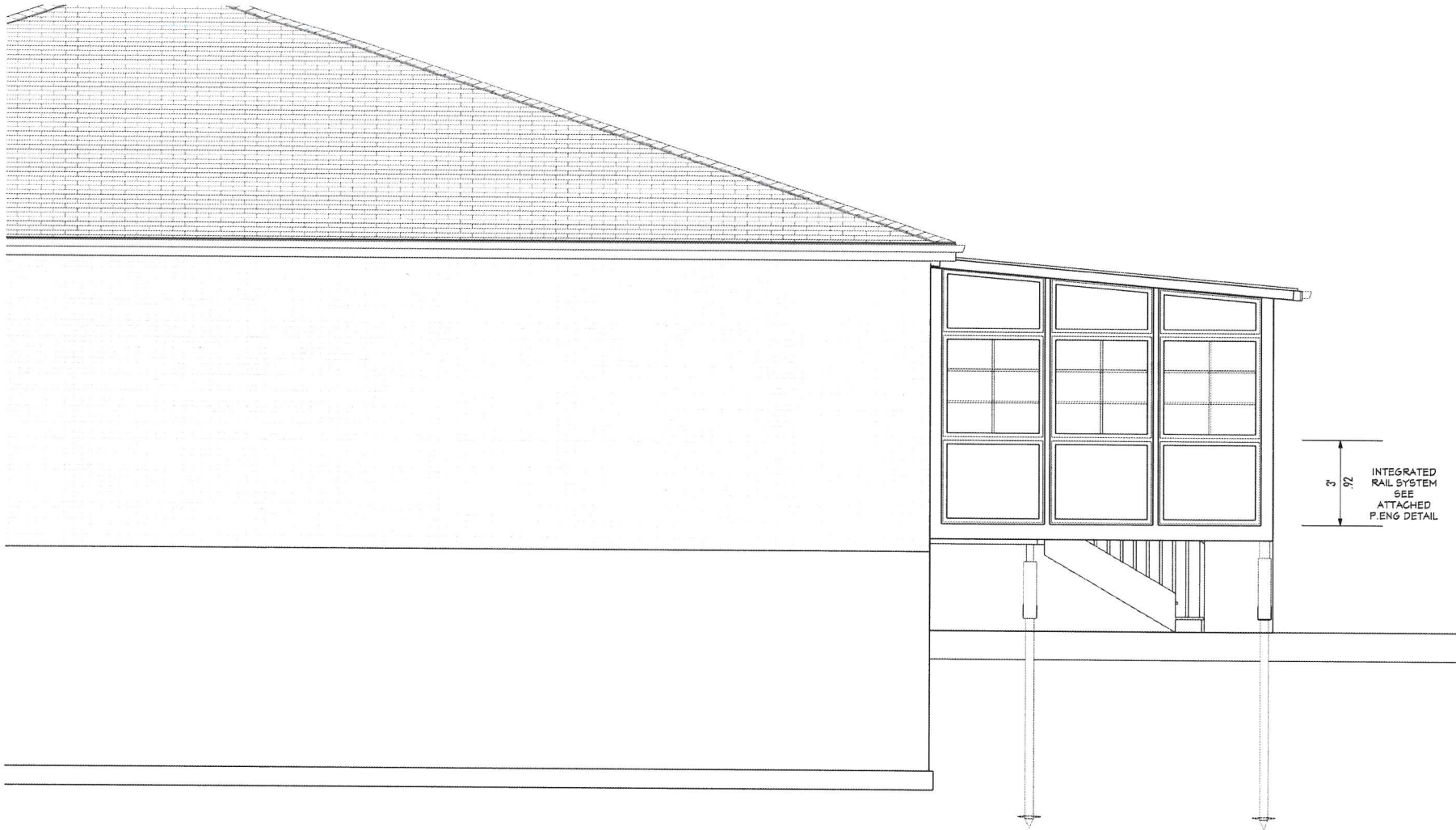
OWNER:  
Rodgers Residence  
39 St. Simcoe  
Simcoe, ON N3Y 4Z6

5

I CERTIFY THAT I SHAWN SAWATZKY, HAVE  
REVIEWED AND TAKE RESPONSIBILITY FOR  
THESE DRAWINGS AND HAVE THE NECESSARY  
REQUIREMENTS AND QUALIFICATIONS AS  
SET OUT IN THE ONTARIO BUILDING CODE

DRAW  
N BY:  
SMS

BCIN: 28441



LEFT ELEVATION

SCALE: 1/4" = 1'

3' .92'  
INTEGRATED  
RAIL SYSTEM  
SEE  
ATTACHED  
P.ENG DETAIL



CONTRACTOR:  
Sunspace by Bill Kyn Carpentry  
2 Palmer St E, Norwich  
ON N0J 1P0 (519) 424-2816

OWNER:  
Redevelopment  
39 Serviceberry Ln.  
Simcoe, ON N3Y 4Z6

6

I CERTIFY THAT I, SHAWN SAWATZKY, HAVE  
REVIEWED THIS DRAWING FOR  
COMPLIANCE WITH THE  
REQUIREMENTS AND QUALIFICATIONS AS  
SET OUT IN THE ONTARIO BUILDING CODE.  
BCIN: 28441

DRAW  
N BY:  
SMS





INTEGRATED RAIL SYSTEM  
SEE ATTACHED P.ENG DETAIL

2' 0"

# RIGHT ELEVATION

SCALE: 1/4" = 1'



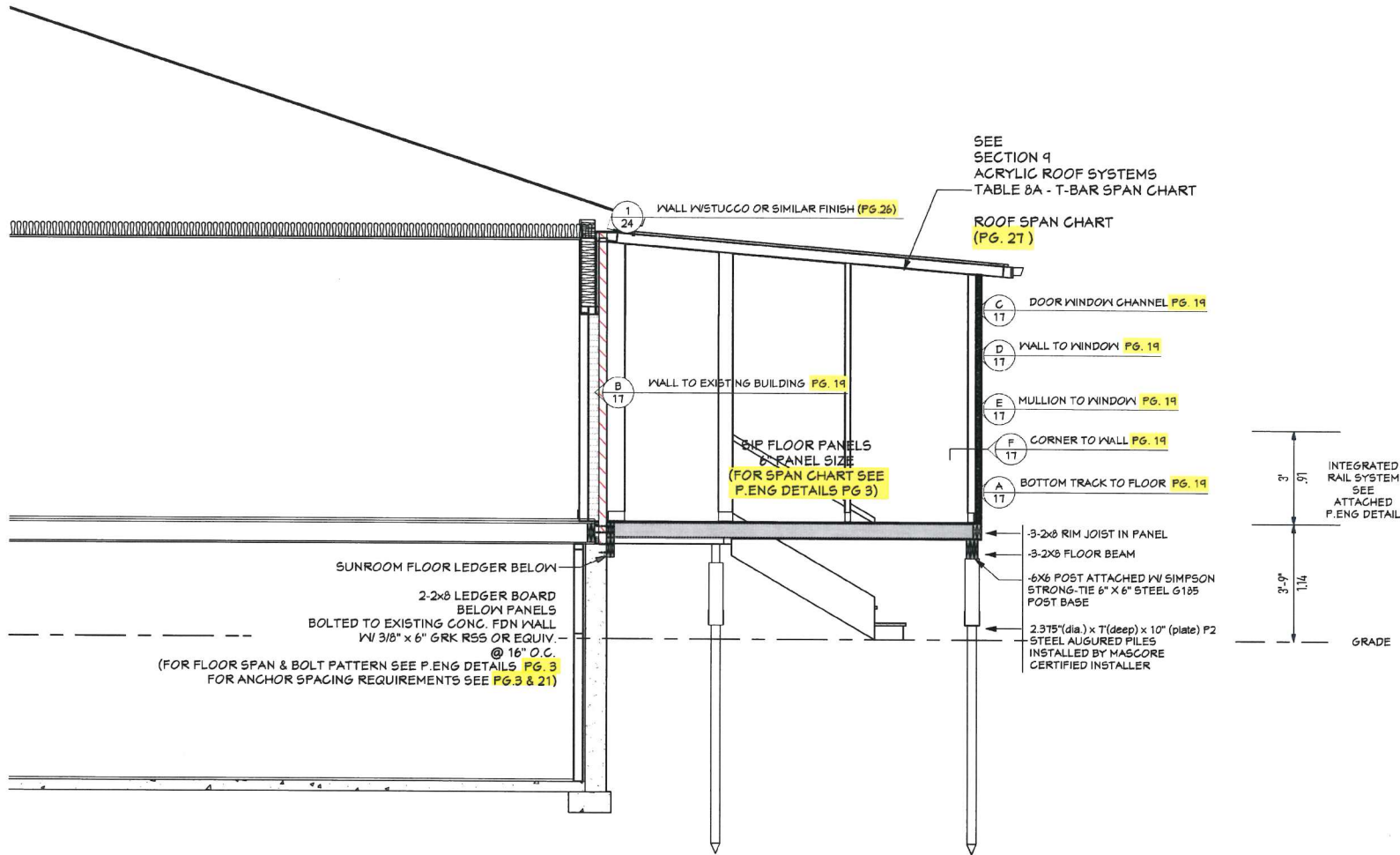
CONTRACTOR:  
SunSpace by JMB Associates  
2 Palmer St. E. Norwich  
ON N0J 1P0 (519) 424-2816

OWNER:  
Redfern Residence  
39 So. Beaver Creek Rd.  
Simcoe, ON N3Y 4Z6

7

I CERTIFY THAT I, SHAWN SAWATZKY, HAVE  
REVIEWED AND TAKE RESPONSIBILITY FOR  
THE DESIGN AND CONSTRUCTION OF THIS  
PROJECT IN ACCORDANCE WITH THE  
REQUIREMENTS AND QUALIFICATIONS AS  
SET OUT IN THE ONTARIO BUILDING CODE.  
BCIN: 28441

DRAWN BY:  
SMS



## CROSSSECTION S1

SCALE: 1/4" = 1'

DRAW  
N BY:  
SMS

I CERTIFY THAT I, SHAWN SAWATZKY, HAVE  
REVIEWED AND TAKE RESPONSIBILITY FOR  
THE DESIGN AND CONSTRUCTION OF THE  
PROJECT AS SHOWN ON THE DRAWINGS  
REQUIREMENTS AND QUALIFICATIONS AS  
SET OUT IN THE ONTARIO BUILDING CODE  
BCIN: 28441

8

OWNER:  
Redgers Residence  
39 St. Lawrence  
Simcoe, ON N3Y 4Z6

CONTRACTOR:  
Sunspace by Bill & Co. Carpentry  
2 Palmer St. E. Norwich  
ON N0J 1P0 (519) 424-2816



## SUNSPACE SPECIFICATION SHEET

Customer: Sunspace by Bill Klyn Carpentry  
Tag Name: Rodgers

Order Date: Mar 6, 2023

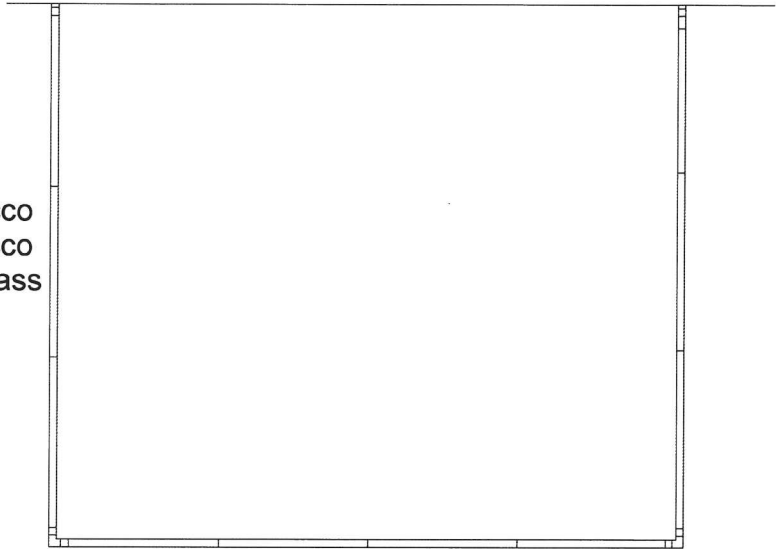
Page 1 of 2

### Room Specifications

12' 0" Projection x 14' 4" Width

Room Style: Studio  
Wall Type: Model 200  
Backwall Height: 108"  
Frontwall Height: 96"  
Framing Colour: Black  
Ext. Panel Skin: Black Aluminum Stucco  
Int. Panel Skin: Black Aluminum Stucco  
Kneewall: 35-3/4" Tempered Glass  
Grey Tint  
Transom Style: Smoke Grey Vinyl  
Cut Pitch: Yes

### Room Layout

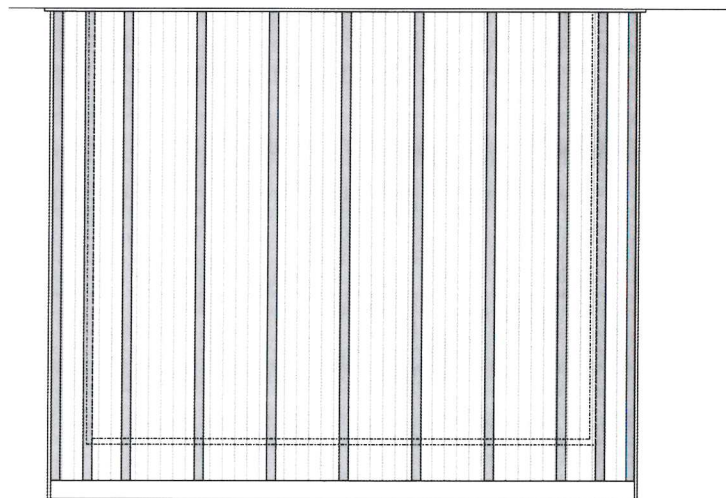


### Floor Specifications

12' 0" Projection x 14' 4" Width

Thickness: 6-1/2"  
Ledger: 3"  
Sides: 1-1/2"  
Front: 1-1/2"  
Joint: 0-3/4"  
Floor Has Metal Vapour Barrier

### Roof Layout



### Roof Specifications

13' Projection x 16' 6" Width  
Roof Type: Acrylic Roof System  
Roof Pitch: 1 / 12 (4.76°)  
Panel Color: Heat Stop Blue  
Gutter Color: Black  
Downspout Kits: 1  
Downspout Color: Black

### Windows and Doors

Window Type: Vertical 4 Track  
Window Color: Black  
Vinyl Tint: Smoke Grey  
Screen Type: Better Vue Insect Screen  
Right Wall: V4T Entry Door  
36" x 79-1/8", RHH, Outswing, 7"  
Kneewall, Smoke Grey, Silver Satin  
Hardware, Smoke Grey Vinyl Trapezoid  
Transom

This Room is to be installed on a House

### Special Instructions

1) Add 1 EA Indirect Lights

## SUNSPACE SPECIFICATION SHEET

**Customer:** Sunspace by Bill Klyn Carpentry  
**Tag Name:** Rodgers

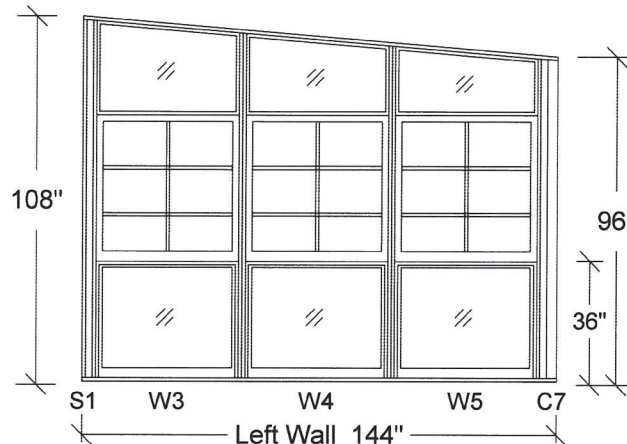
**Order Date:** Mar 6, 2023

**Page 2 of 2**

### Wall Specifications

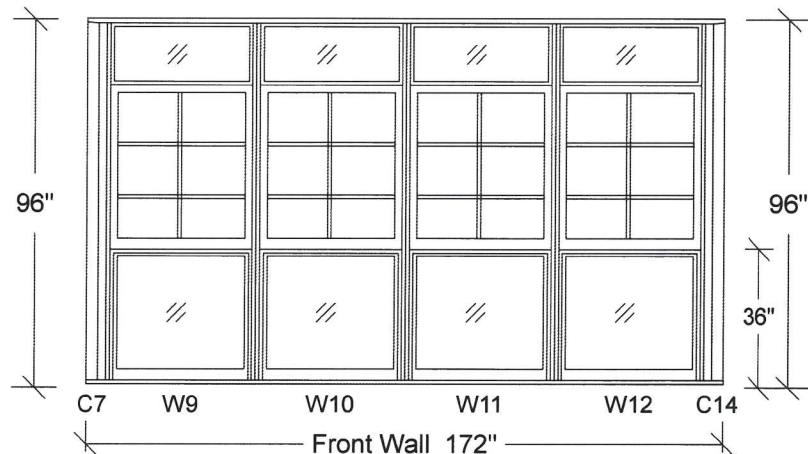
#### Left Wall

- S1 Starter
- F2 2-1/8" Solid Wall
- W3 43-1/4" x 43" Vertical 4 Track  
3 Vents  
Smoke Grey Vinyl Trapezoid
- W4 43-1/4" x 43" Vertical 4 Track  
3 Vents  
Smoke Grey Vinyl Trapezoid
- W5 43-1/4" x 43" Vertical 4 Track  
3 Vents  
Smoke Grey Vinyl Trapezoid
- F6 2" Solid Wall
- C7 90° Corner



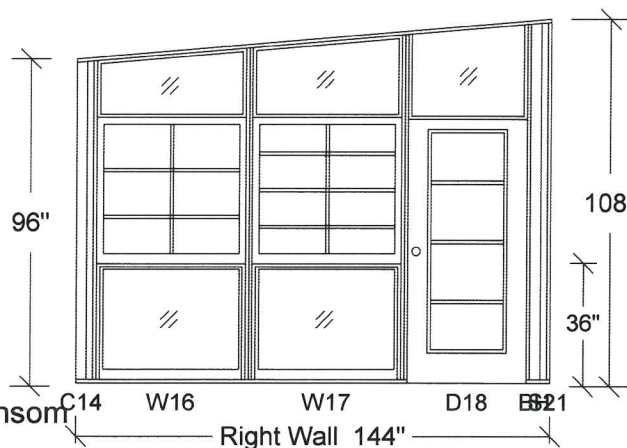
#### Front Wall

- C7 90° Corner
- F8 2-1/8" Solid Wall
- W9 38-3/8" x 43" Vertical 4 Track  
3 Vents  
Smoke Grey Vinyl Transom
- W10 38-3/8" x 43" Vertical 4 Track  
3 Vents  
Smoke Grey Vinyl Transom
- W11 38-3/8" x 43" Vertical 4 Track  
3 Vents  
Smoke Grey Vinyl Transom
- W12 38-3/8" x 43" Vertical 4 Track  
3 Vents  
Smoke Grey Vinyl Transom
- F13 2-1/8" Solid Wall
- C14 90° Corner



#### Right Wall

- C14 90° Corner
- F15 2" Solid Wall
- W16 45-1/4" x 43" Vertical 4 Track  
3 Vents  
Smoke Grey Vinyl Trapezoid
- W17 45-1/4" x 43" Vertical 4 Track  
Smoke Grey Vinyl Trapezoid
- D18 Vinyl 4 Track Entry Door  
Smoke Grey Vinyl Trapezoid Transom
- BH19 Box Header
- F20 2" Solid Wall
- S21 Starter





CONTEXT MAP

Geographic Township of WOODHOUSE

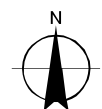


Legend

Subject Lands

2020 Air Photo

3/29/2023



10 5 0 10 20 30 40  
Meters



# MAP B

## ZONING BY-LAW MAP

Geographic Township of WOODHOUSE

ANPL2023108



### LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

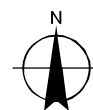
3/29/2023

(H) - Holding

A - Agricultural Zone

R1-B - Residential R1-B Zone

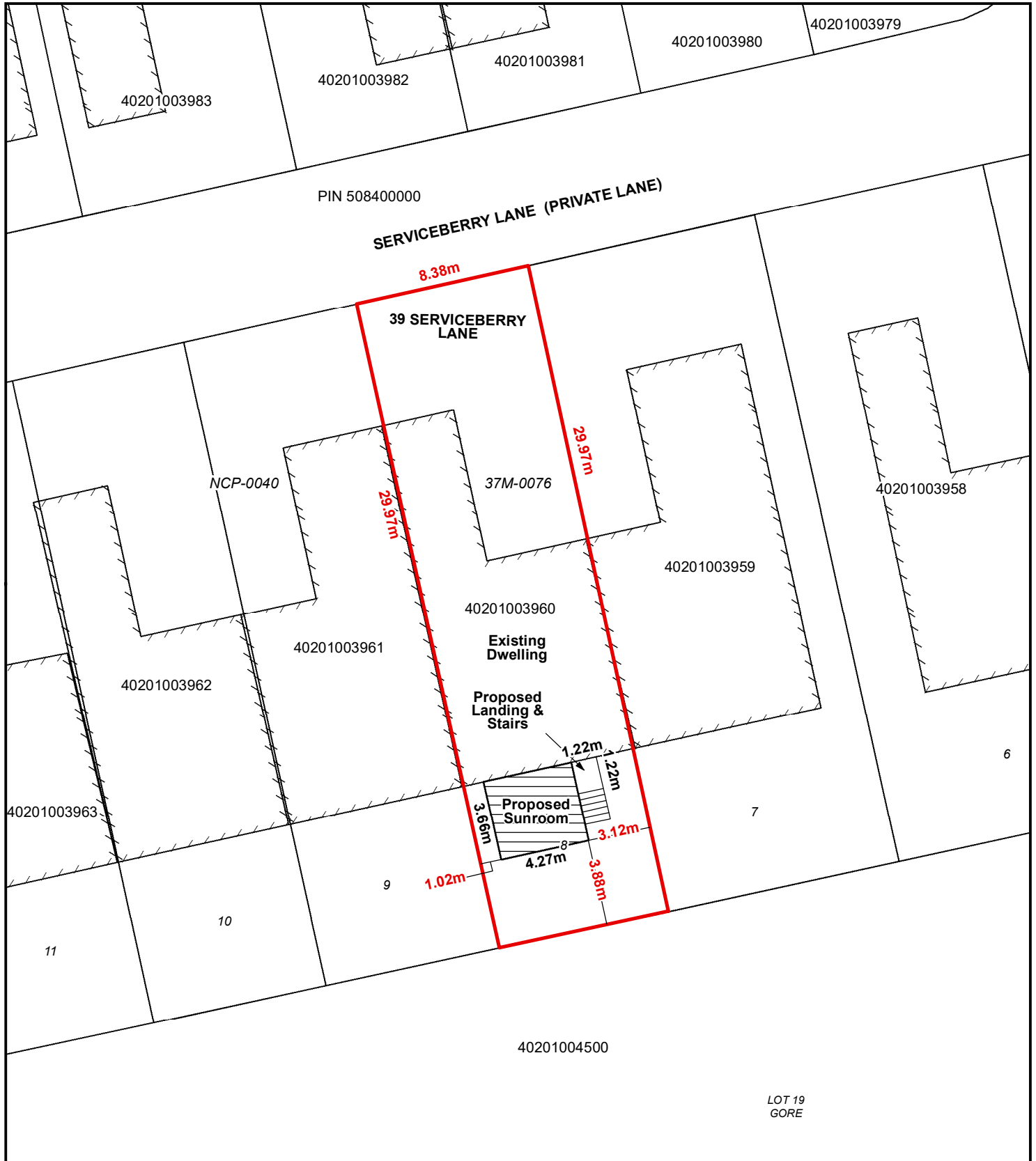
R4 - Residential R4 Zone



8 4 0 8 16 24 32 Meters

# CONCEPTUAL PLAN

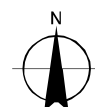
Geographic Township of WOODHOUSE



## Legend

Subject Lands

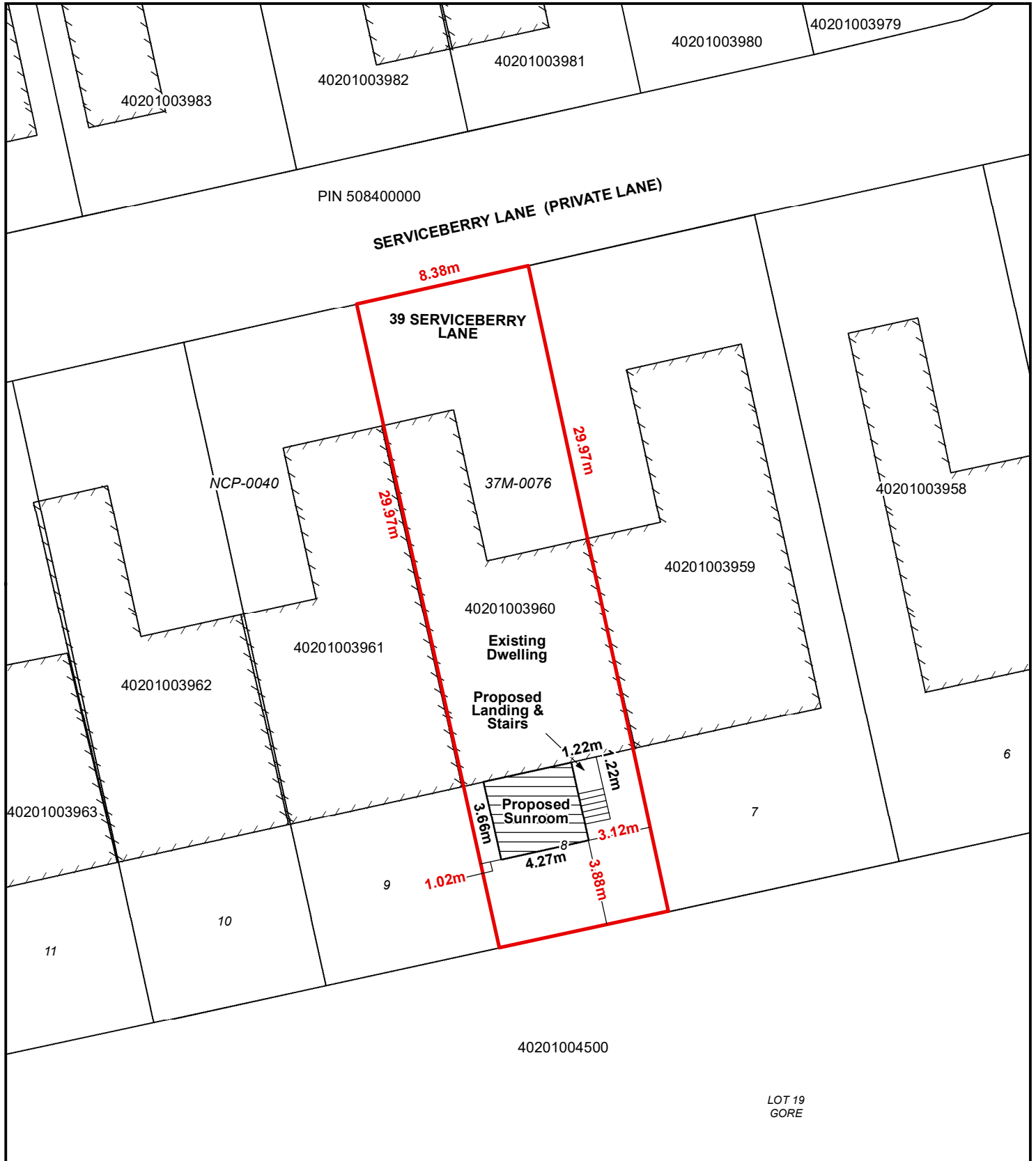
3/29/2023



2 1 0 2 4 6 8 Meters

## CONCEPTUAL PLAN

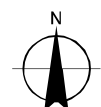
Geographic Township of WOODHOUSE



### Legend

Subject Lands

3/29/2023



2 1 0 2 4 6 8 Meters