

Committee of Adjustment Application to Planning Department

Complete Application

A complete development application consists of the following:

1. A properly completed and signed application form (signature must be original in planners file);
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the user fees By-Law.

The above information is required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Pre-Consultation

A pre-consultation meeting is not required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is strongly encouraged. The purpose of a pre-consultation meeting is to provide the applicant with an opportunity to present the proposed application, to discuss potential issues and to determine the required information and materials to be submitted with the application in order for it to be considered complete by staff. The applicant has the opportunity to make revisions to the application prior to submission, without the additional costs of recirculation fees. It may be appropriate to seek the assistance of independent professional help (for example a planning consultant or engineer) for complex applications.

Processing the Development Application

Once an application has been deemed complete by a planner, it will be circulated to public agencies and County departments for review and comments. Notice of the application is also provided to adjacent land owners. The comments received assist the planner with the review and recommendation/approval of your application. The time involved in processing an application varies depending upon its complexity and its acceptability to the other agencies.

An additional fee will be required if a review by the Long Point Region Conservation Authority or by the Grand River Conservation Authority is deemed necessary by planning staff and/or by the Authority. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. It should also be noted that in some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff will post a notification sign on your property in advance of the public meeting. Please keep this sign posted until you have received a notice in the mail indicating that no appeals were filed.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 or 519-875-4485 extension 1290 or planning@norfolkcounty.ca.

Please submit the completed application and fees to:

185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6

or

22 Albert Street, Langton, ON N0E 1G0

For Office Use Only:

File Number	<u>ANPL2023175</u>	Application Fee	<u>\$1711.00</u>
Related File Number	<u></u>	Conservation Authority Fee	<u></u>
Pre-consultation Meeting	<u></u>	Well & Septic Info Provided	<u></u>
Application Submitted	<u></u>	Planner	<u>A. Wallace</u>
Complete Application	<u>May 29, 2023</u>	Public Notice Sign	<u></u>

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: 49310005400**A. Applicant Information****Name of Owner** Warren Sheridan

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 365 Cedar DriveTown and Postal Code Vittoria, ON N0E 1W0Phone Number Cell Number 905-407-6119Email **Name of Applicant** Address Town and Postal Code Phone Number Cell Number Email

Name of Agent	<u>Meghan Taylor - KLS Engineering Ltd.</u>
Address	<u>1333 Hwy #3,</u>
Town and Postal Code	<u>Dunnville, ON N1A 2W7</u>
Phone Number	<u>905-774-4307</u>
Cell Number	<u>905-730-5859</u>
Email	<u>meghan@klsengineering.ca</u>

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:

Warren Sheridan

B. Location, Legal Description and Property Information

- Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
 CHR PLAN 546 LOT 39
 IRREG
 0.18AC 60.25FR D

Municipal Civic Address: 365 Cedar Drive, Vittoria, ON N0E 1W0

Present Official Plan Designation(s): _____

Present Zoning: RR - Residential Resort

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

☐ Yes
 ☒ No
 If yes, please specify:

- Present use of the subject lands:
 Residential

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:
Existing residence, covered deck and would like to build a boathouse.
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:
Proposed boathouse - Open Air Boat Storage
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:
Residence - 1984
9. Existing use of abutting properties:

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, m² or %

Lot frontage	19.5m	
Lot depth	40m	
Lot width		
Lot area		
Lot coverage		34%
Front yard		
Rear yard		
Left Interior side yard		
Right Interior side yard		
Exterior side yard (corner lot)		

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

Boathouse useable floor exceeds 55sqm, planning application required for relief of 12sqm.

Required relief of 19% lot coverage for cottage.

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

By-law:

Boathouse would be a useful addition to their property, but residence is existing

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

Frontage:	19.5
Depth:	40
Width:	19.5
Lot Area:	0.18AC
Present Use:	Residencial
Proposed Use:	Residencial

Proposed final lot size (if boundary adjustment): N/A



If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐Yes ☐No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☒Yes ☐No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐Yes ☐No If yes, year dwelling built _____

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

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐Yes ☒No ☐Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐Yes ☒No ☐Unknown

3. Provide the information you used to determine the answers to the above questions:

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

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

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

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

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☐ Municipal piped water

☐ Communal wells

☐ Individual wells

☒ Other (describe below)

Privately supplied - piped from a central source

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.

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.



5-17-2023

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 Warren Sheridan am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Meghan Taylor 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.



5-17-2023

Owner

Date

Owner

Date

I, Meghan Taylor of KLS Engineering Ltd.

Meghan Taylor

Title	Sheridan, Warren - C-of-A-Application - D29-22-433 - 1
File name	Sheridan, Warren ...29-22-433 - 1.pdf
Document ID	3f1f2610ede290efa6a6eb4e297ec2924a2e3c3b
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



SENT

05 / 17 / 2023

15:18:21 UTC

Sent for signature to Warren Sheridan
(warren.sheridan77@gmail.com) from dave@klsengineering.ca
IP: 99.236.109.168



VIEWED

05 / 17 / 2023

15:19:03 UTC

Viewed by Warren Sheridan (warren.sheridan77@gmail.com)
IP: 209.183.142.242



SIGNED

05 / 17 / 2023

15:19:27 UTC

Signed by Warren Sheridan (warren.sheridan77@gmail.com)
IP: 209.183.142.242



COMPLETED

05 / 17 / 2023

15:19:27 UTC

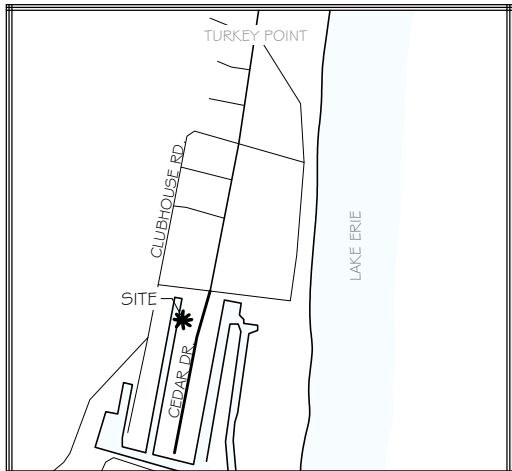
The document has been completed.



1333 HIGHWAY #3
DUNNVILLE, ONTARIO
N1A 2W7
phone: (905) 774-4307
fax: (905) 774-1168

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SITE PLAN REV.	6	MAR. 31/23	BB
REV'D AS PER OWNER	5	MAR. 21/23	BB
ISSUED FOR PERMIT	4	FEB. 9/23	BB
STEEL DETAIL REVIEW	3	JAN. 23/23	BB
REV'D AS PER MARKUP	2	NOV. 10/22	BB
ISSUED FOR REVIEW	1	OCT. 4/22	BB
PRINTS	NO.	DATE	BY
ISSUED/REVISIONS			

ANDREW DEVRIES

SHERIDAN BOAT HOUSE

365 CEDAR DRIVE,
VITTORIA, ON.,
NOE IWO

DRAWING

SITE PLAN

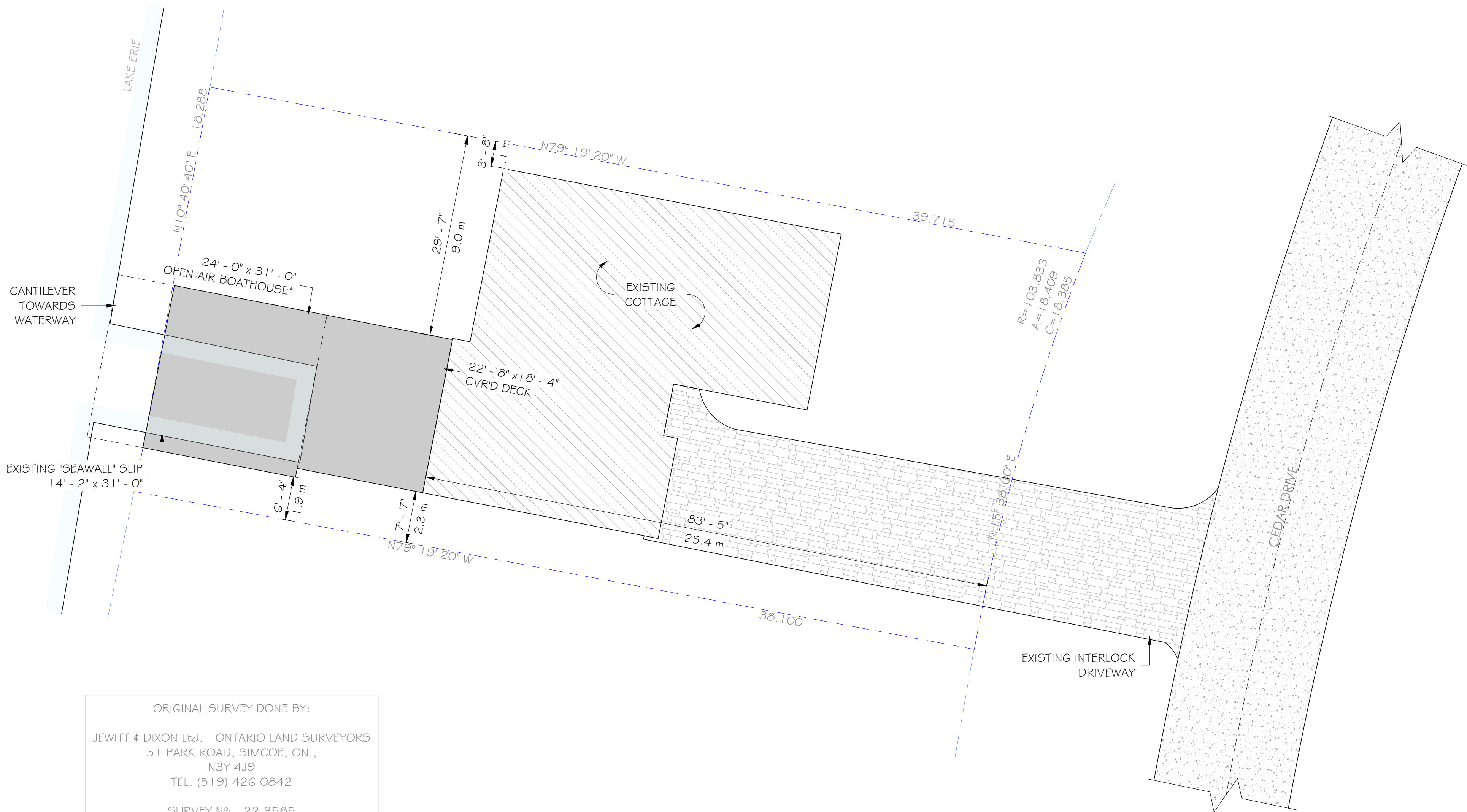
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As indicated

D29-22-433

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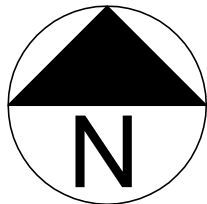
DRAWN BY
B. BENNETT
DATE
MAR. 21, 2023
SHEET
1 OF 1

DRAWING NUMBER
C-1



ORIGINAL SURVEY DONE BY:
JEWITT & DIXON Ltd. - ONTARIO LAND SURVEYORS
51 PARK ROAD, SIMCOE, ON.,
N3Y 4J9
TEL. (519) 426-0842
SURVEY No. - 22-3585

365 CEDAR DRIVE - VITTORIA, ON.		
LOT AREA	0.17 ACRES / 707.12 m ²	
ZONING	RR - RESIDENTIAL RESORT	
ROLL NUMBER	4931-000-5400	
ZONE PROVISIONS	REQUIRMENTS	PROPOSED
MIN. SIDE YARD	1.2 m	1.9 m
MIN. FRONT YARD	6.0 m	25.4 m
MIN. REAR YARD	0.0 m	0.0 m
MAX. BUILDING HEIGHT	5.0 m	4.6 m
CV'RD DECK	38.5 m ²	(415.3 ft ²)
BOATHOUSE	50.8 m ²	(546.8 ft ²)
BLDG FOOTPRINT (TOTAL)	89.3 m ²	(961.2 ft ²)
IDENTIFIED USING NORFOLK COUNTY GIS MAPPING & ZONING BY-LAW No. 1-Z-2014		



AS PER 5.8.2 ZONE PROVISIONS (RR)

AS PER 3.2.2 GENERAL PROVISIONS

ROOF CANTILEVERS APROX. 7' - 10"

3.2.2. GENERAL PROVISIONS:
ALLOWABLE LOT COVERAGE BY ACCESSORY STRUCTURE = 10%
PROPOSED COVERAGE BY ACCESSORY STRUCTURE = 12.6%

ANDREW DEVRIES

SHERIDAN BOAT HOUSE

365 CEDAR DRIVE,
VITTORIA, ON.,
NOE IWO



SHEET LIST	
SHEET NUMBER	SHEET NAME
1	TITLE
2	ELEVATIONS
3	FOUNDATION
4	FLOOR PLAN
5	SECTIONS
6	SECTIONS CONT'D. & DETAILS
C-1	SITE PLAN

REQUIRED INSPECTIONS BY KLS ENGINEERING	
<input checked="" type="checkbox"/>	HELICAL TORQUE REPORT (BY OTHERS)
<input checked="" type="checkbox"/>	STEEL SHOP DWGS TO BE REVIEWED BY ENGINEER
<input checked="" type="checkbox"/>	FRAMING / FINAL INSPECTION
TO BOOK INSPECTIONS, CALL (905) 774-4307	
PLEASE ENSURE 48 HOURS MINIMUM IN ADVANCE FOR AN INSPECTION REQUEST, <u>COUNTY/REGION</u> INSPECTIONS STILL REQUIRED.	



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ANDREW DEVRIES

SHERIDAN BOAT HOUSE

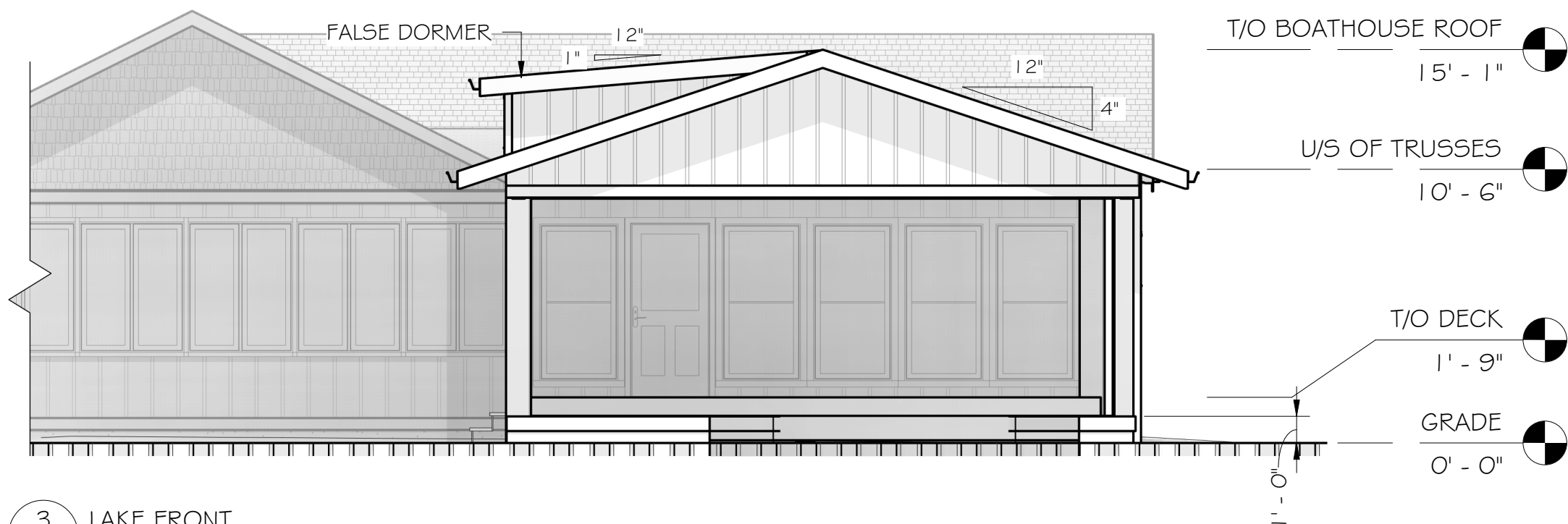
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TITLE

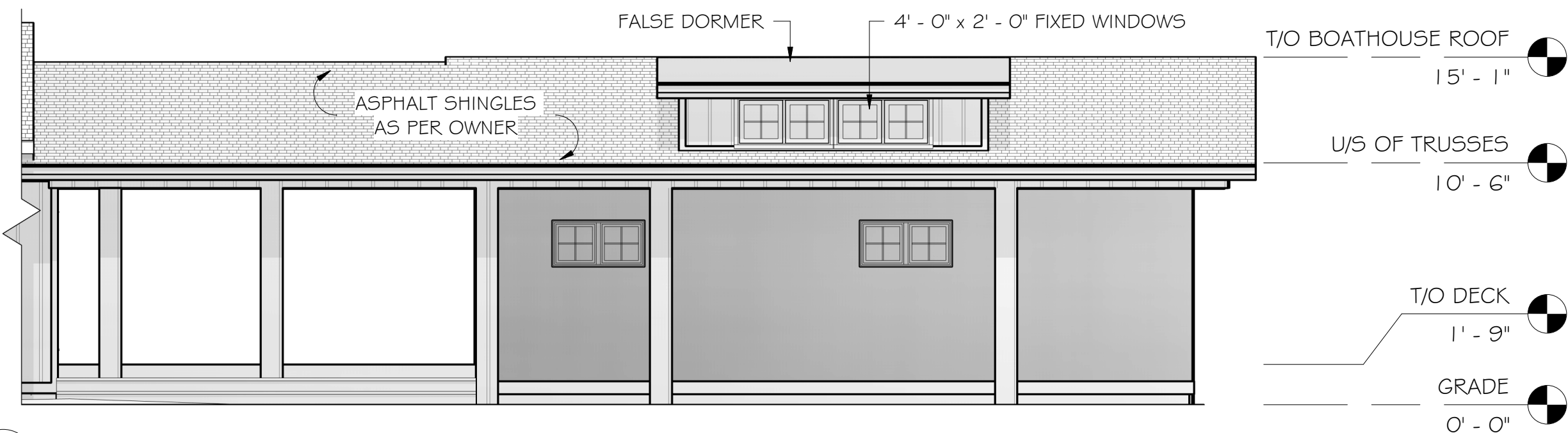
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REVISED: ANDREW - SHERIDAN BOATHOUSE - D29-22-433-1.dwg

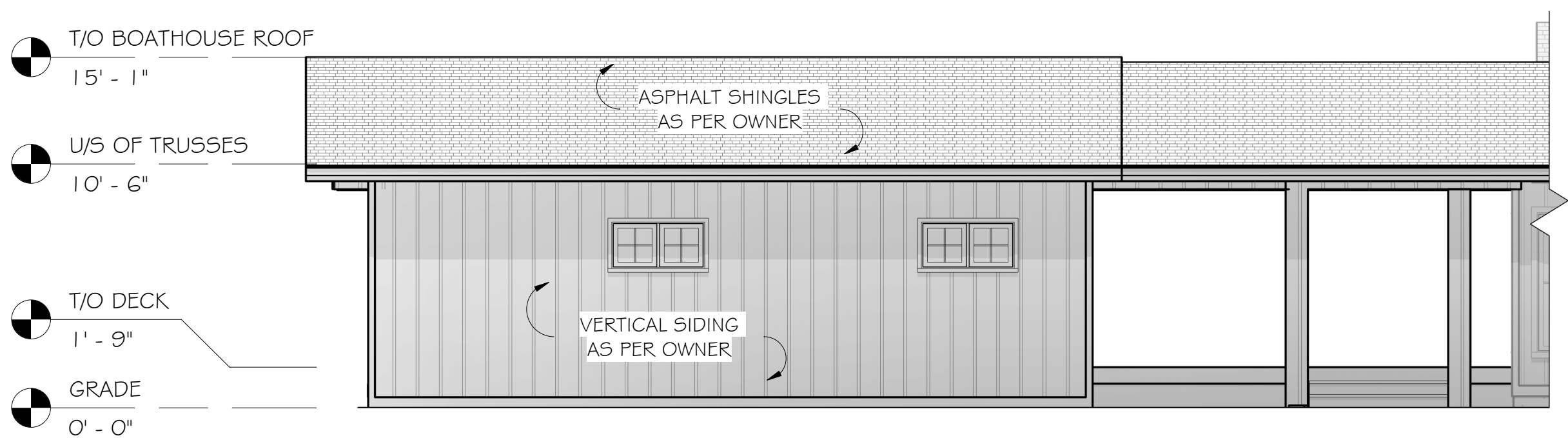
DRAWN BY B. BENNETT	DRAWING NUMBER S-1
DATE SEPT. 28, 2022	
SHEET 1 OF 6	



3 LAKE FRONT
2 3/16" = 1'-0"



4 SIDE
2 3/16" = 1'-0"



1 SIDE
2 3/16" = 1'-0"

GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR
- ANY ERRORS / OMISSIONS TO BE REPORTED TO ENGINEER PRIOR TO CONSTRUCTION
- ALL WORK TO CONFORM TO O.B.C. 2012
- FIRE STOP IN CONCEALED ATTIC SPACE NOT TO EXCEED 98'-0" O.C.
- NOTIFY ENGINEER 48 HRS. IN ADVANCE FOR INSPECTION OF FOOTING EXCAVATION AND FRAMING.
- REMOVE ALL TOP-SOIL AND ORGANIC MATERIAL.
- ALL FOOTINGS TO BE ON UNDISTURBED SOIL AND MIN. OF 4'-0" BELOW LINE OF FINISHED GRADE
- SOIL BRG. CAPACITY TO SUSTAIN A MIN. 3000 P.S.F.

CONCRETE NOTES:

- ULTIMATE COMPRESSIVE STRENGTH @ 28 DAYS
- 32 MPA FOR SLAB ON GRADE
- 25 MPA FOR WALLS AND FOOTINGS
- SLUMP 3" +/- 1"
- MAX WATER CEMENT RATIO .45 (USE WATER REDUCING AGENT TO IMPROVE WORKABILITY NO WATER TO BE ADDED ON SITE) USE VIBRATORY EQUIPMENT TO ACHIEVE UNIFORM DENSITY
- AIR ENTRAINMENT 5% - 8%
- REINFORCING STEEL TO HAVE MIN. YIELD STRENGTH OF 400 MPA WITH MIN. 3" COVER
- MINIMUM SPLICE LENGTH (10M - 18") (15M - 24")

LUMBER NOTES:

- ALL LUMBER TO BE GRADE #2 OR BETTER
- LUMBER EXPOSED TO MOISTURE TO BE PRESSURE TREATED
- ALL FASTENERS IN CONTACT WITH PRESSURE TREATED MATERIAL TO BE COMPATIBLE WITH PRESSURE TREATED CHEMICALS
- ALL STEEL SIDING IN CONTACT WITH PRESSURE TREATED WOOD TO BE ISOLATED WITH A LAYER OF ICE & WATER SHIELD OR EQUAL.
- SUBMIT ENGINEERED TRUSS DRAWINGS
- TRUSS BRACING AND STRAPPING AS SPECIFIED BY ENGINEERED TRUSS DRAWING
- TRUSS TIE DOWN TO SUSTAIN UPLIFT SHOWN ON TRUSS DESIGN AND TO BE CONTINUOUS ON FOUNDATION WALL
- ALL LINTELS TO BE 2 - 2" x 10" UNLESS OTHERWISE SPECIFIED

STRUCTURAL STEEL NOTES:

- STRUCTURAL STEEL TO BE INSPECTED BY THE ENGINEER PRIOR TO COVERING.
- CONNECTION BOLTS TO BE HIGH STRENGTH ASTM A325
- WELDING TO CONFORM TO CSA W59.
- STRUCTURAL STEEL TO CONFORM TO G40.21 350W.
- REINFORCING STEEL TO HAVE YIELD STRENGTH OF 400 MPA. CSA G30.18
- MINIMUM SPLICE LENGTH (10M - 18") (15M - 24")

SPECIFIED ROOF TOP CHORD LOADS: VITTORIA

- SNOW LOAD = 1.5 kPa (31.3 psf)
- RAIN LOAD = 0.4 kPa (8.4 psf)
- HOURLY WIND PRESSURE (1/50) = 0.47 kPa
- DEAD LOAD = 0.20 kPa (4.2 psf)



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DRAWING

ELEVATIONS

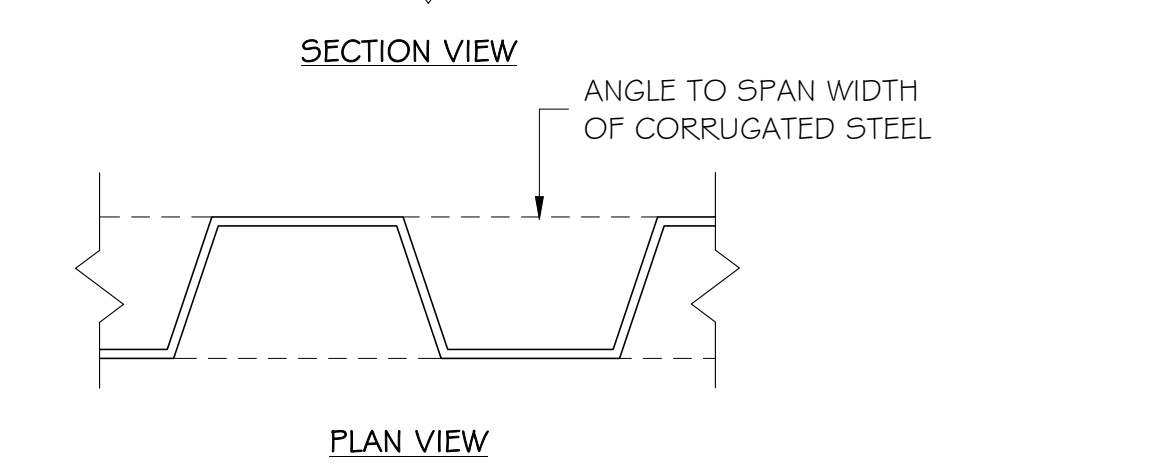
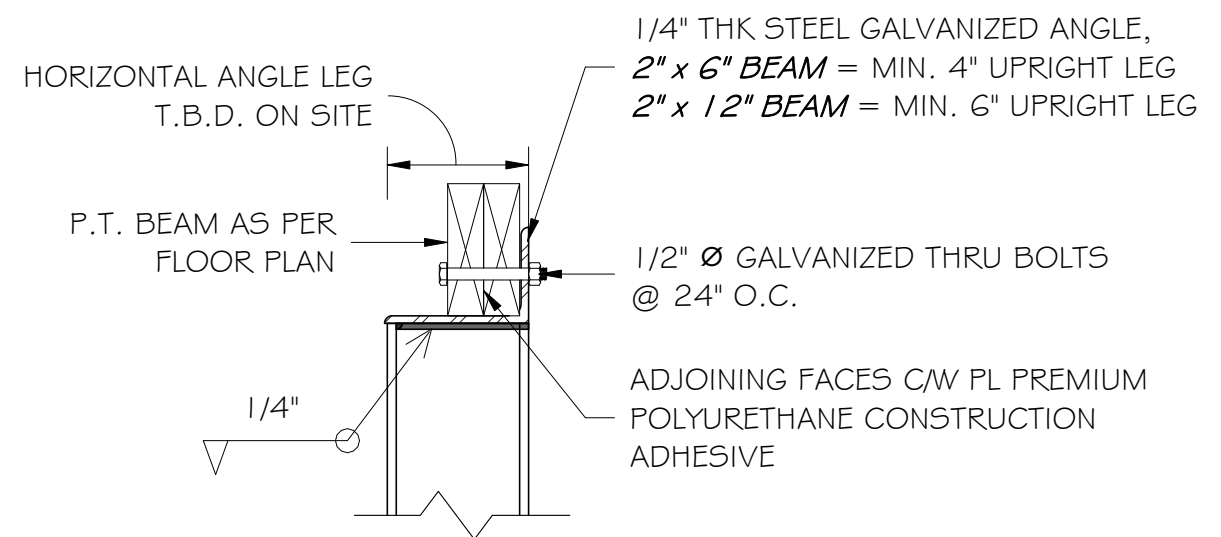
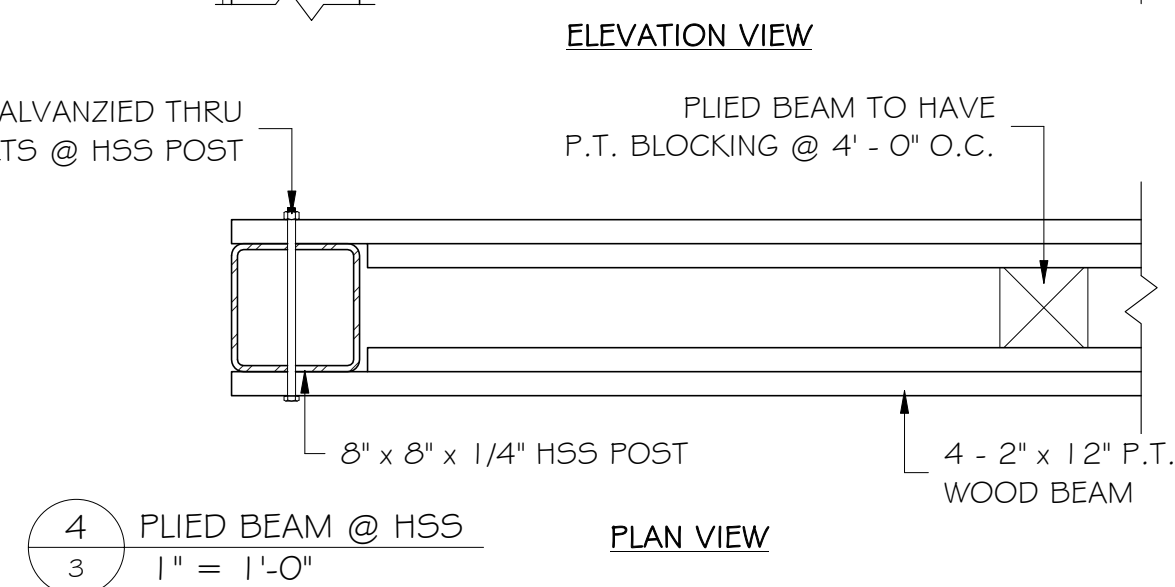
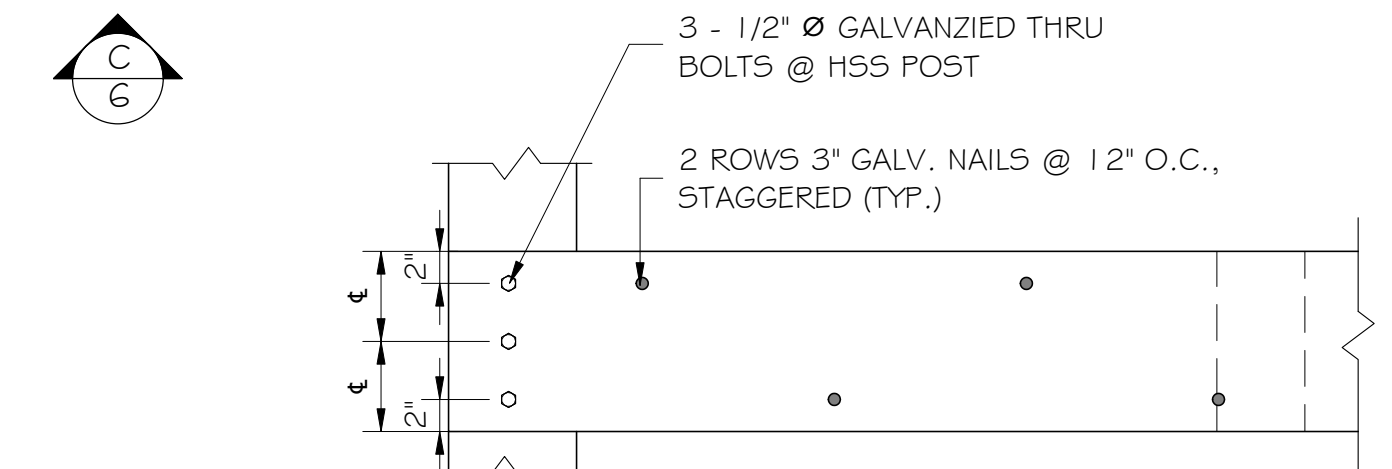
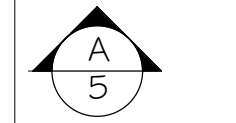
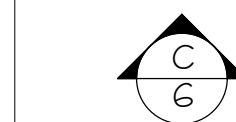
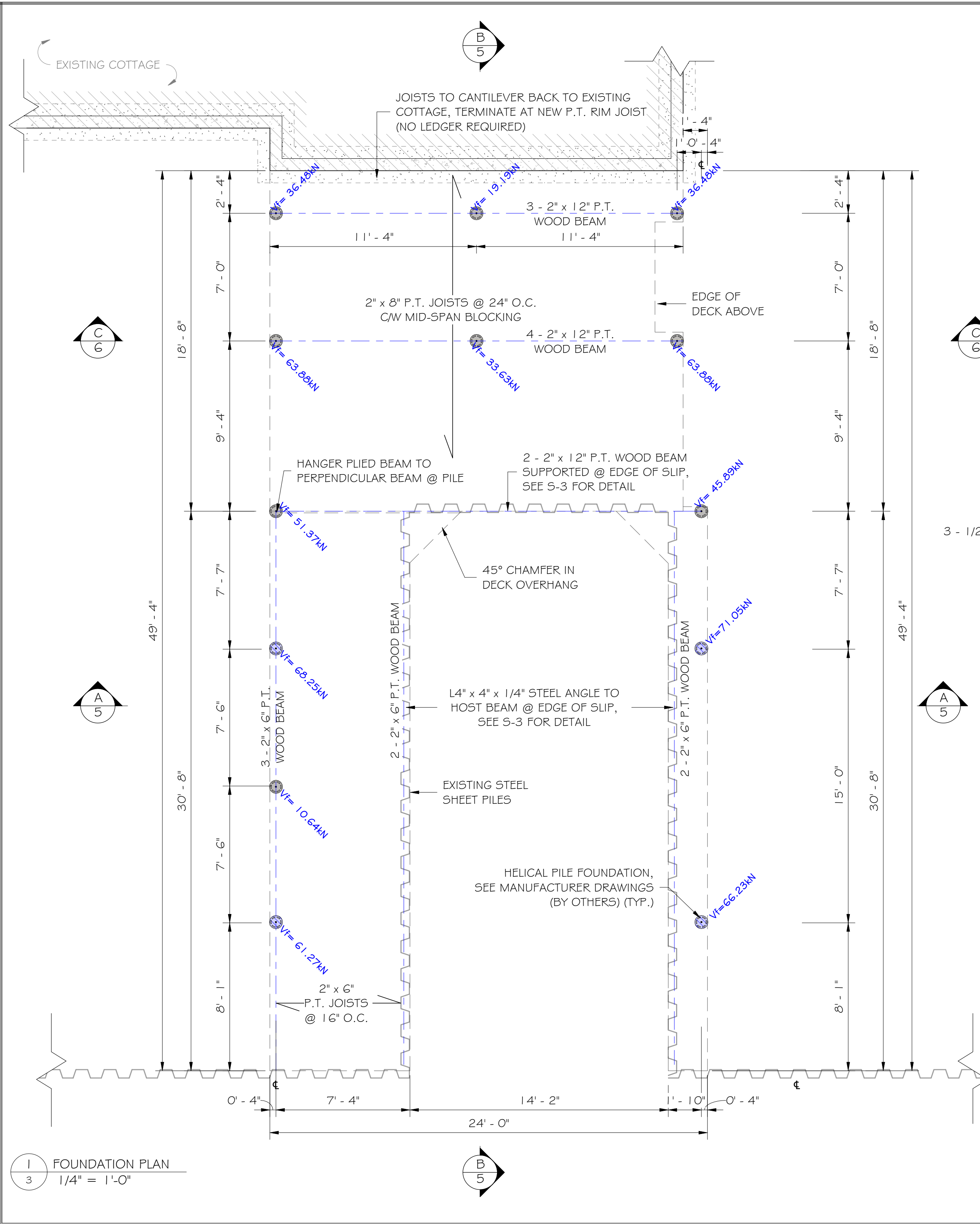
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As indicated

D29-22-433

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REVISED, MODIFIED - SHERIDAN BOATHOUSE - D29-22-433-14

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B. BENNETT
DATE
SEPT. 28, 2022
SHEET
2 OF 6

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KLS ENGINEERING

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DUNNVILLE, ONTARIO
N1A 2W7
phone: (905) 774-4307

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● - DECK SUPPORT PILE
● - BOATLIFT SUPPORT PILE
Vf = kN - ESTIMATED SHEAR LOAD

SITE PLAN REV.	6	MAR. 31/23	BB
REV'D AS PER OWNER	5	MAR. 21/23	BB
ISSUED FOR PERMIT	4	FEB. 9/23	BB
STEEL DETAIL REVIEW	3	JAN. 23/23	BB
REV'D AS PER MARKUP	2	NOV. 10/22	BB
ISSUED FOR REVIEW	1	OCT. 4/22	BB
PRINTS	NO.	DATE	BY
ISSUED/REVISIONS			

ANDREW DEVRIES

SHERIDAN BOAT HOUSE

365 CEDAR DRIVE,
VITTORIA, ON.,
NOE IWO

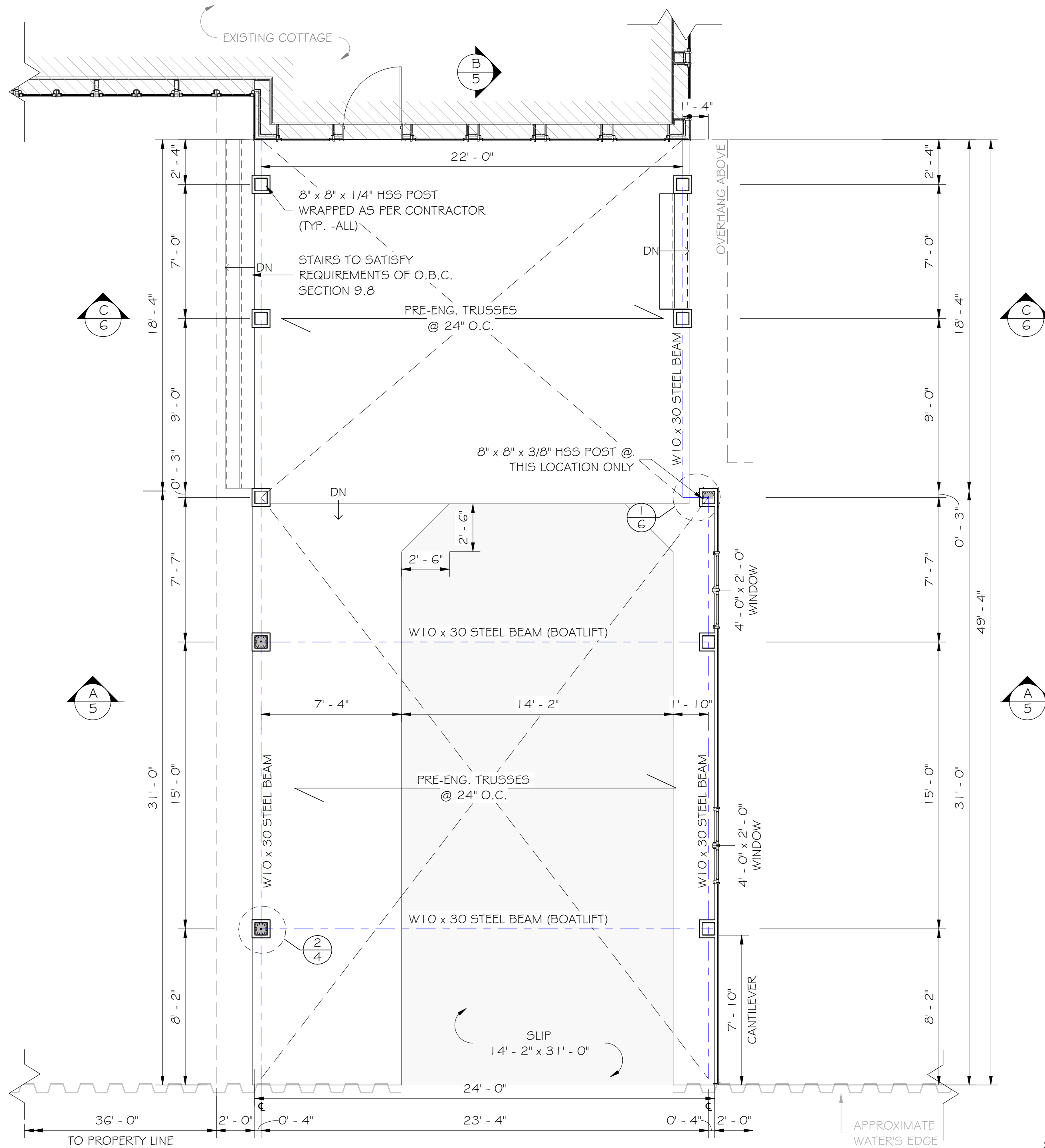
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FOUNDATION

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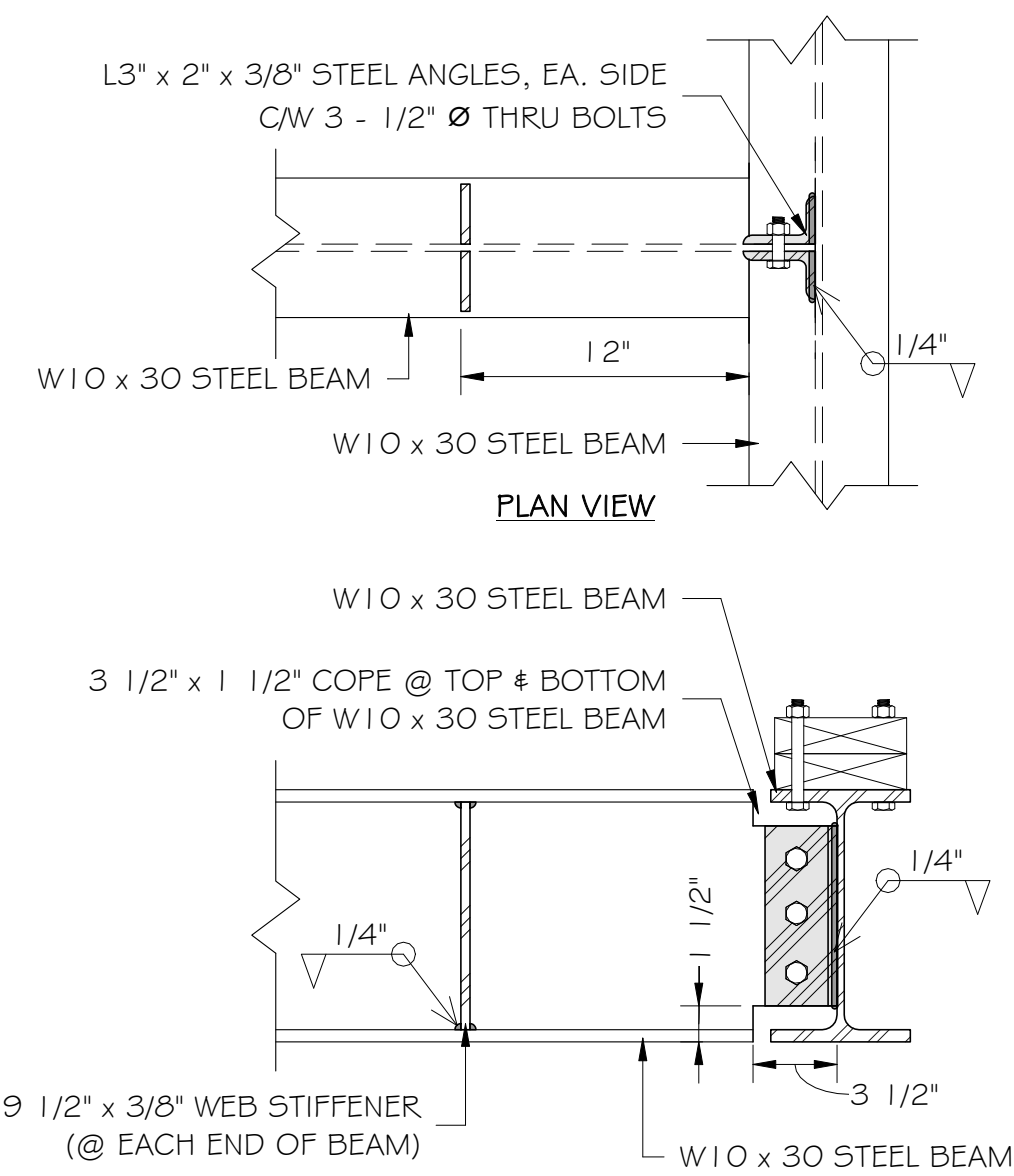
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DATE: SEPT. 28, 2022		
SHEET: 3 OF 6		

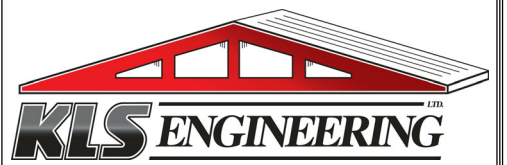


1
4 FLOOR PLAN
1/4" = 1'-0"

2
4 COPED BEAM CONNECTION
1 1/2" = 1'-0"



SECTION VIEW



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**** TYPICAL HELICAL PILE TO **
HSS POST CONNECTION TO BE
MADE BY 1/4" WELD @ BASE
OF POST TO PLATE OF PILE**

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FLOOR PLAN

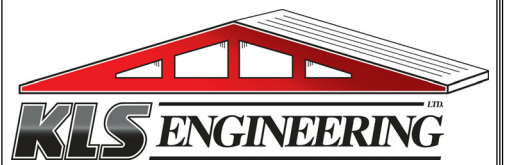
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SECTIONS

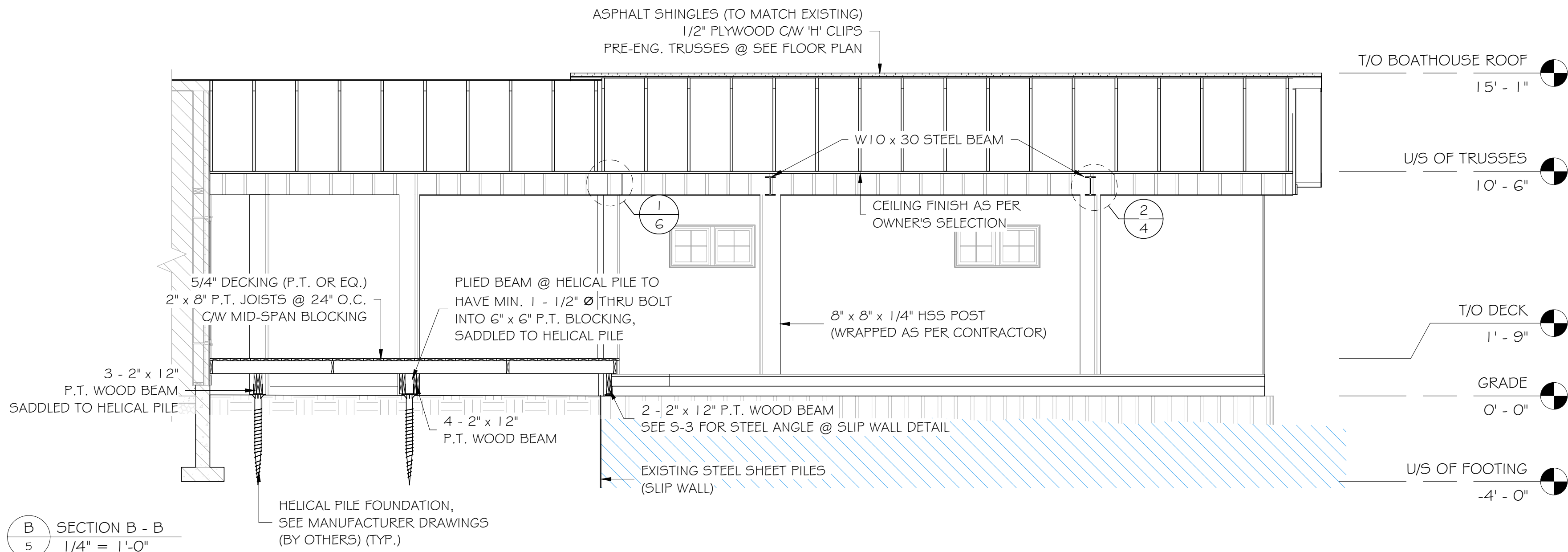
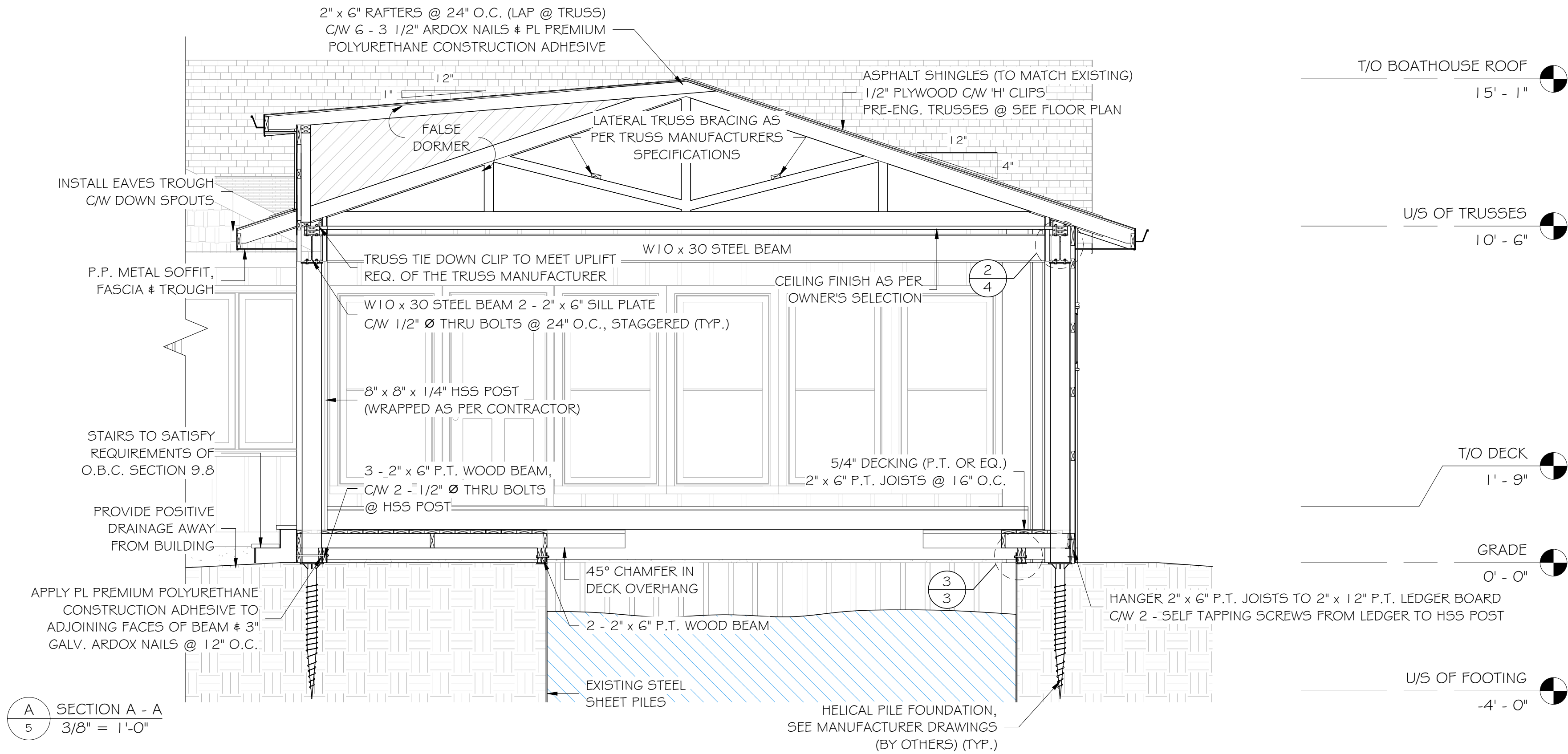
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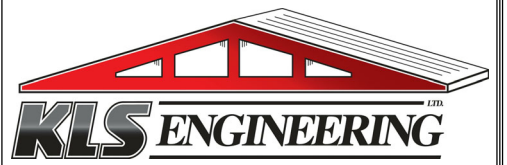
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REV'D AS PER MARKUP	2	NOV. 10/22	BB
ISSUED FOR REVIEW	1	OCT. 4/22	BB
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VICTORIA, ON.,
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DRAWING

SECTIONS CONT'D. &
DETAILS

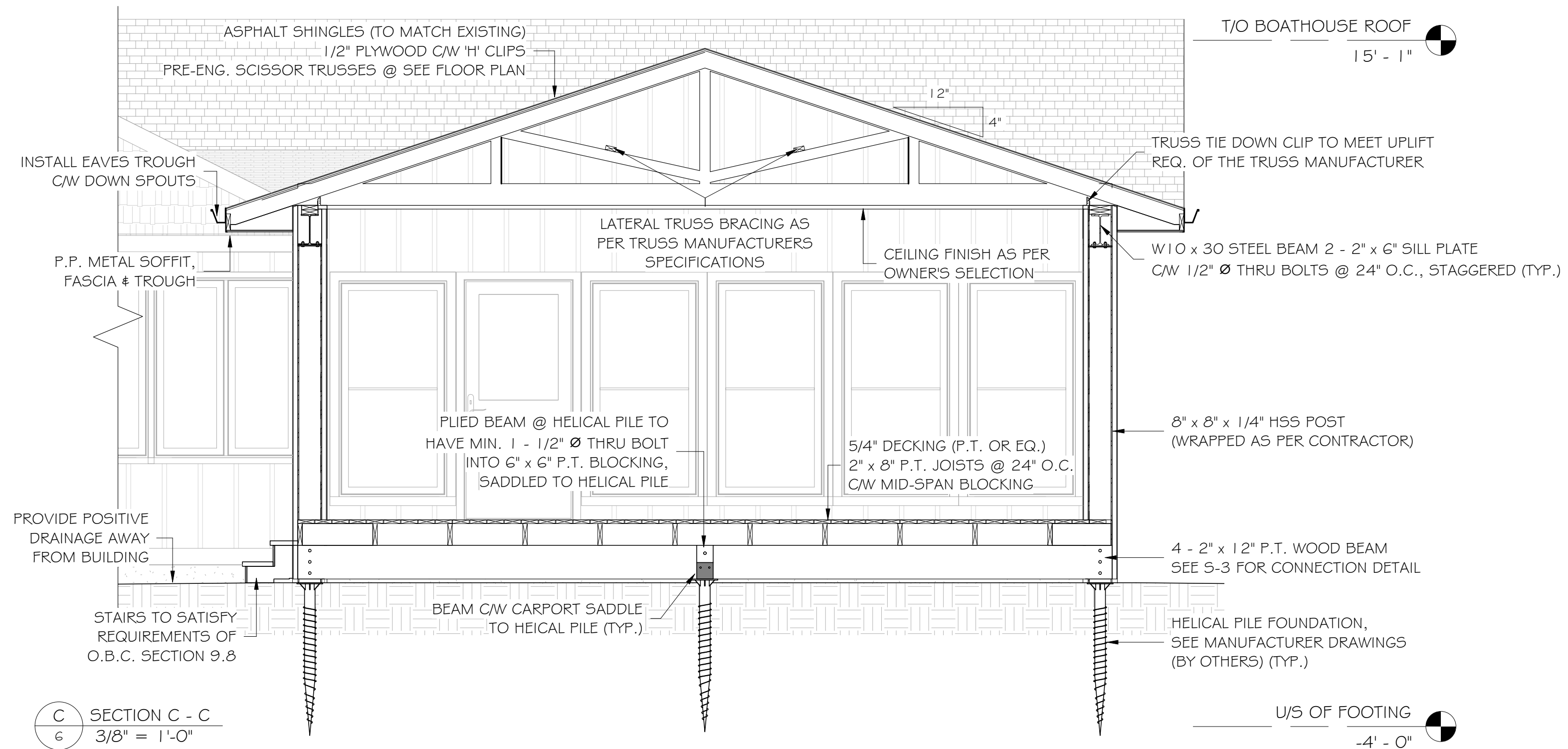
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REVISED, WORKED - SHERIDAN BOATHOUSE - D29-22-433-14

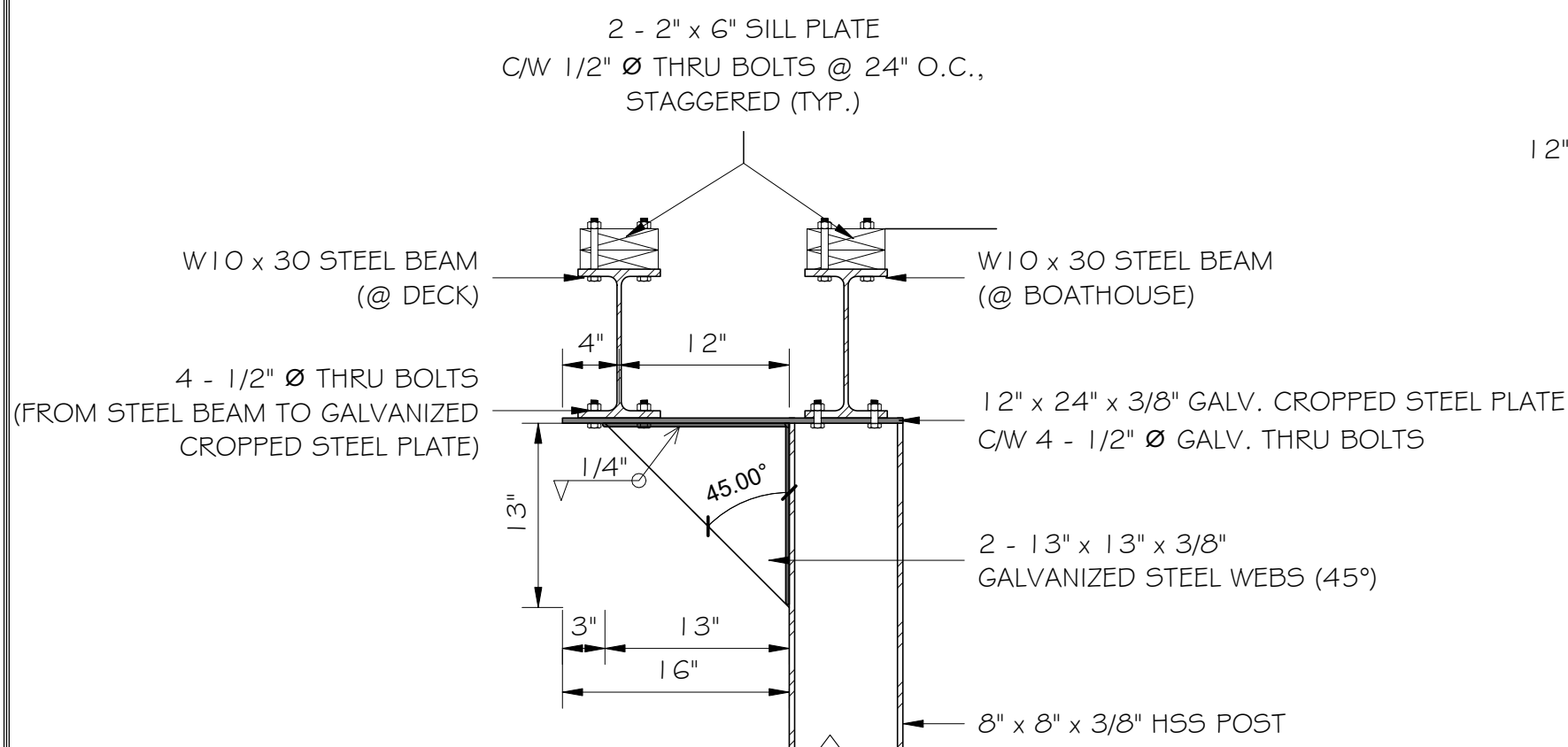
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SHEET
6 OF 6

DRAWING NUMBER
S-6



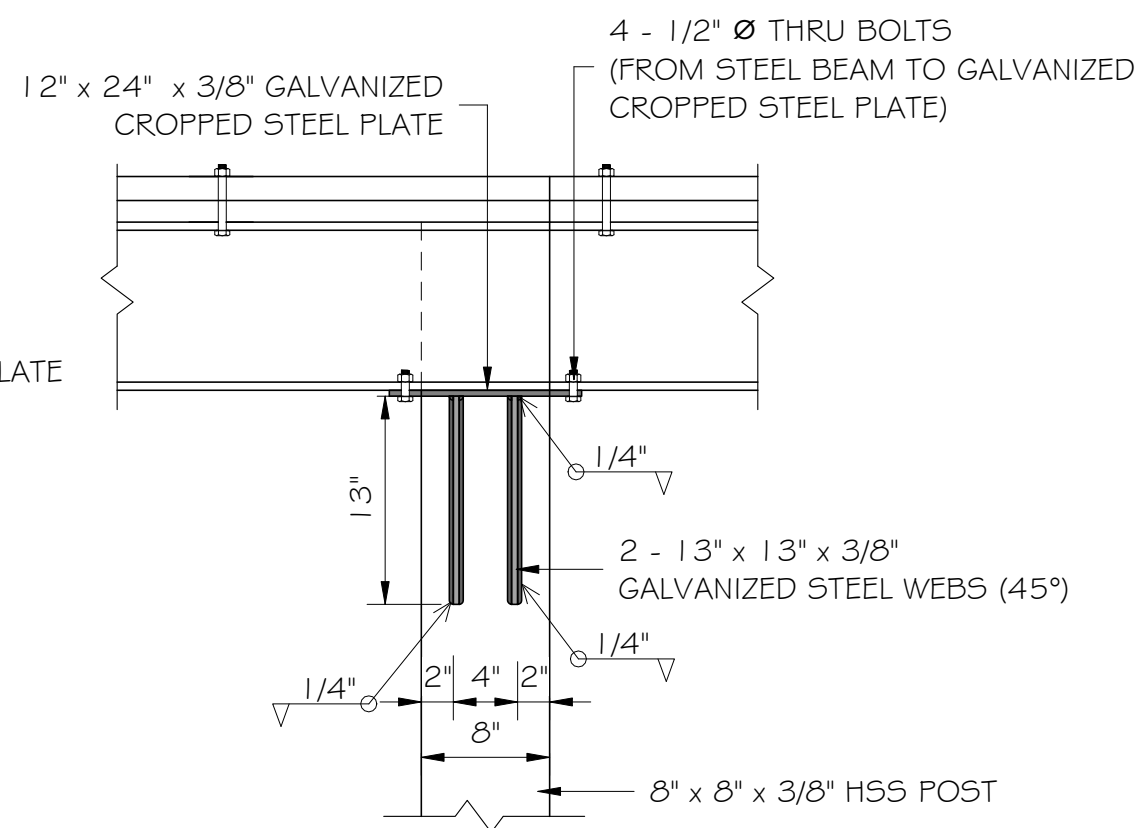
C
6 SECTION C - C
3/8" = 1'-0"

U/S OF FOOTING
-4' - 0"

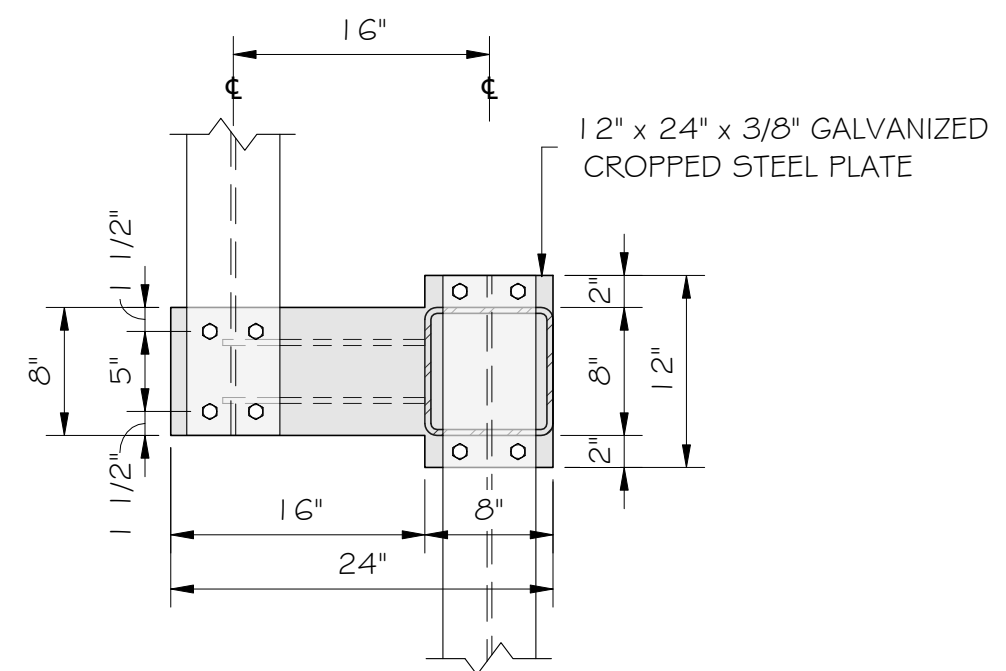


1
6 BEAM SHELF @ POST
1" = 1'-0"

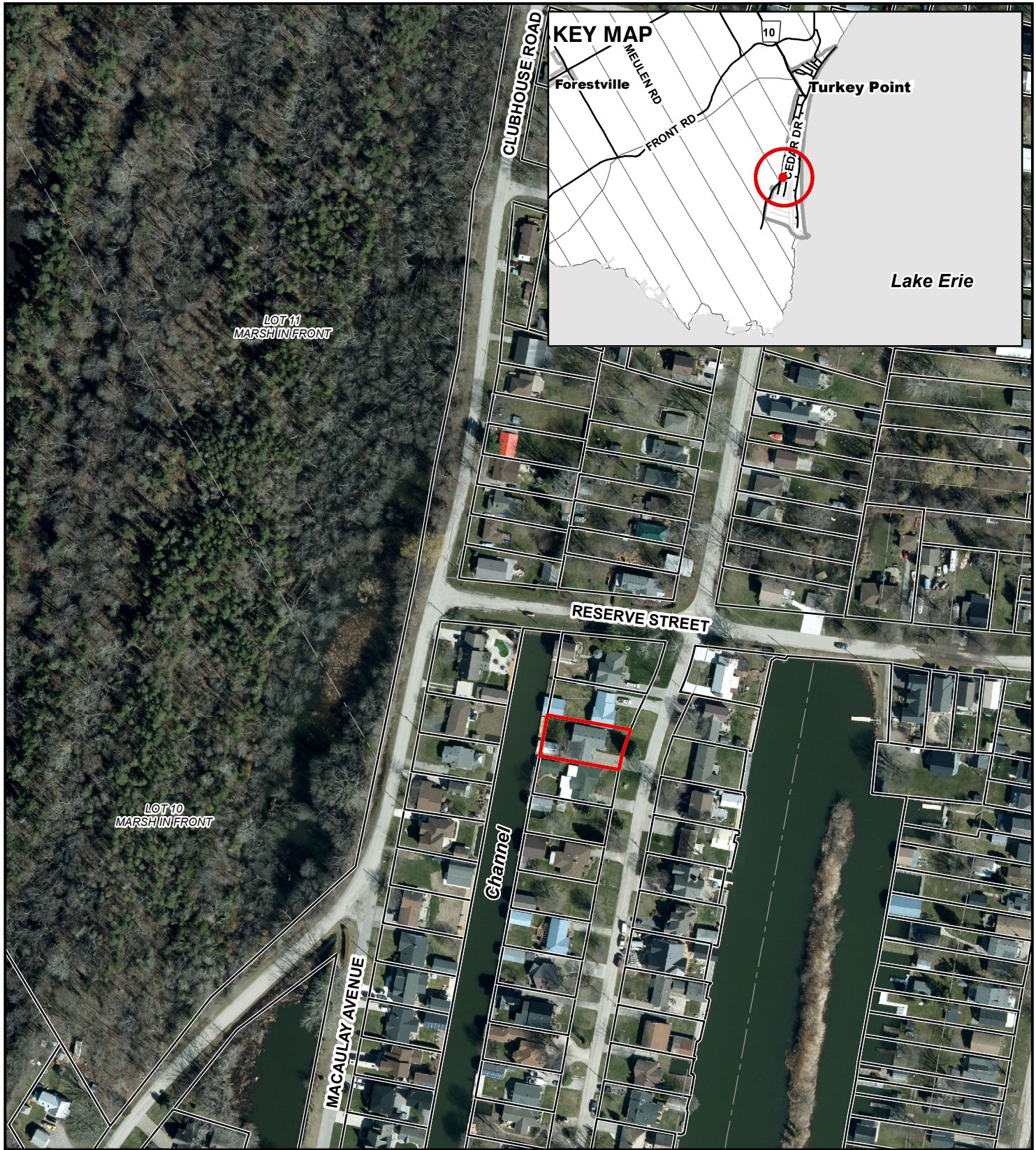
SECTION VIEW




ELEVATION VIEW



PLAN VIEW

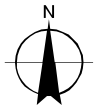


Legend

 Subject Lands

2020 Air Photo

6/14/2023



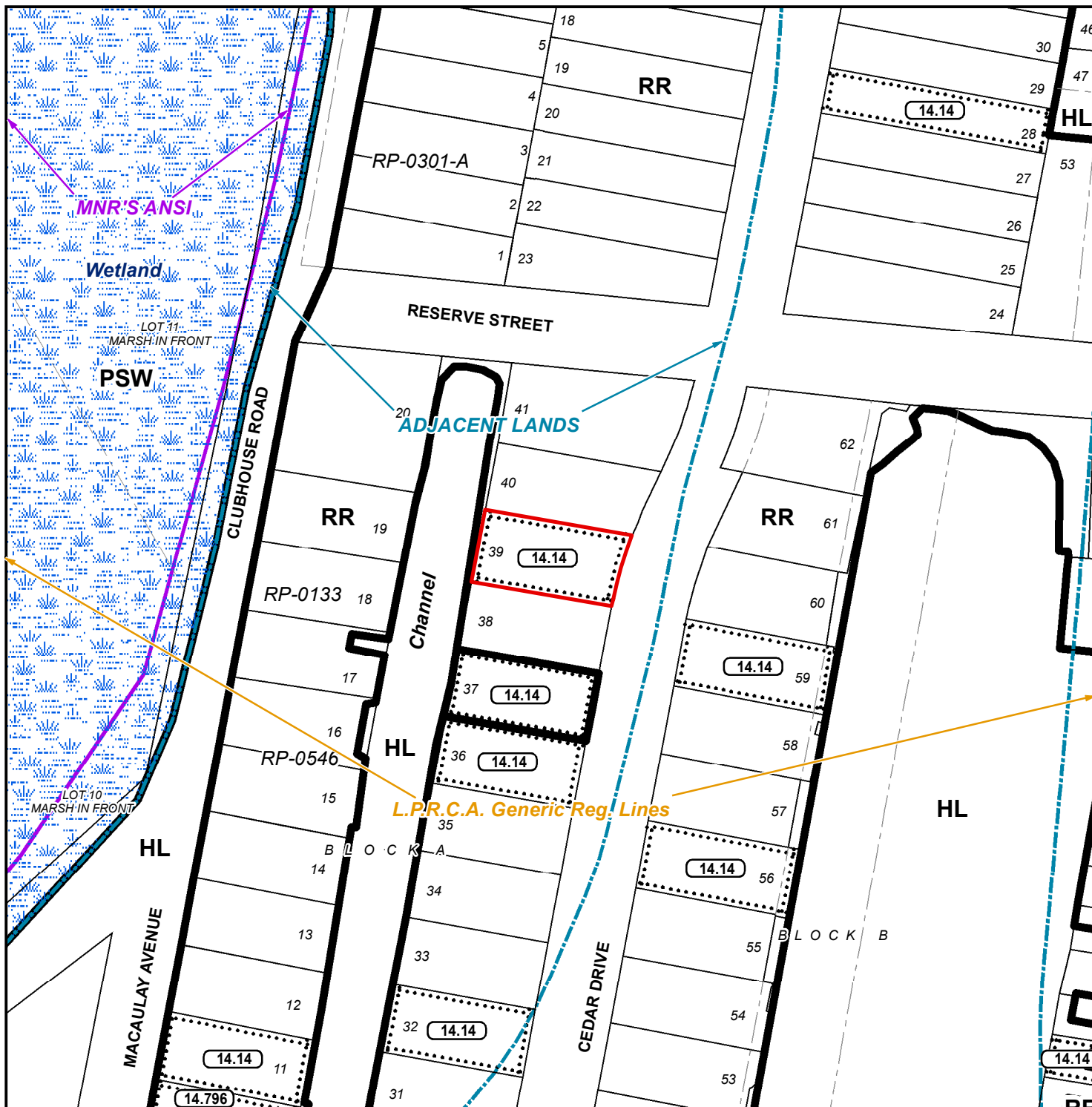
20 10 0 20 40 60 80 Meters

MAP B

ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

ANPL2023175



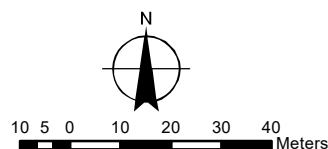
LEGEND

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

ZONING BY-LAW 1-Z-2014

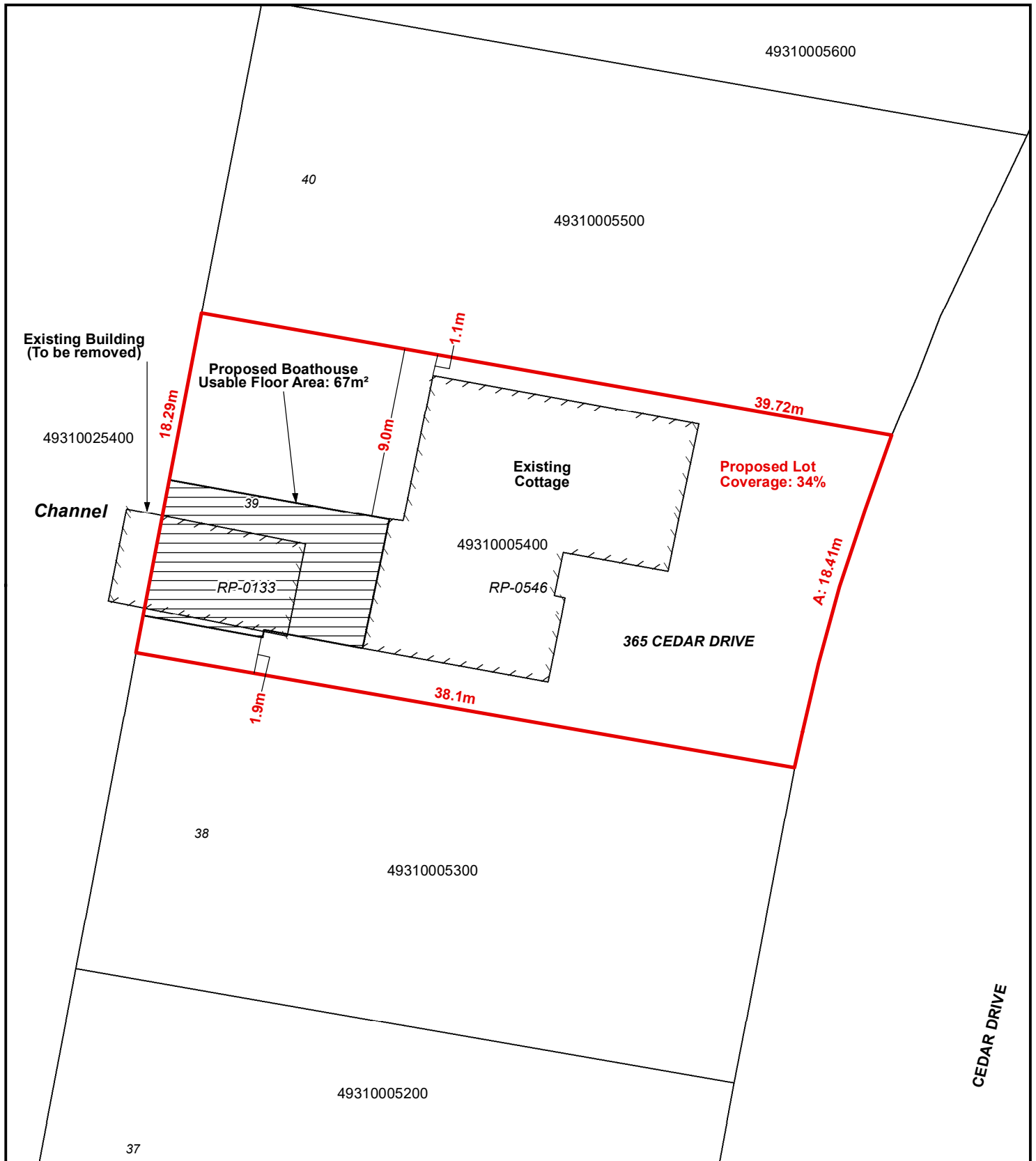
- (H) - Holding
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- RR - Resort Residential Zone

6/14/2023



CONCEPTUAL PLAN

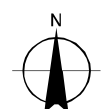
Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

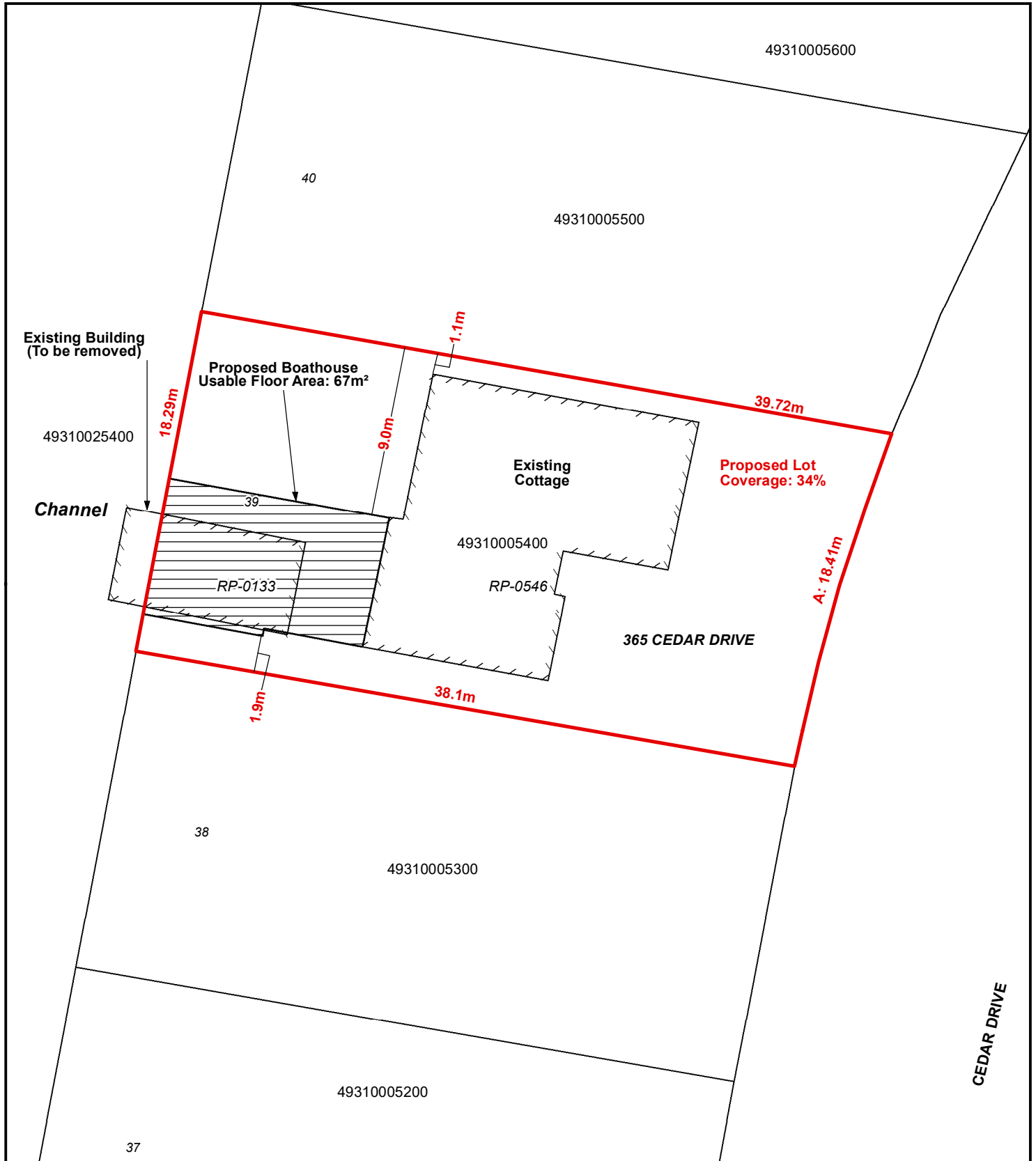
6/14/2023



2.5 1.25 0 2.5 5 7.5 10 Meters

CONCEPTUAL PLAN

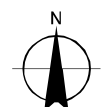
Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

6/14/2023



2.5 1.25 0 2.5 5 7.5 10 Meters