

For Office Use Only:

File Number	<u>ANPL2023340</u>	Application Fee	<u>2743.00</u>
Related File Number	<u>ANPL2022029</u>	Conservation Authority Fee	<u>Yes</u>
Pre-consultation Meeting	<u>-</u>	Well & Septic Info Provided	<u>Yes</u>
Application Submitted	<u>Oct.31.2023</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u></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: 331049310019800000**A. Applicant Information****Name of Owner** Darlene & Dave Vandepoele

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 125 Ordnance Ave

Town and Postal Code Turkey Point, N0E 1W0

Phone Number

Cell Number 519-403-8116

Email poeles@kwic.com

Name of Applicant Girard Engineering

Address 682 Peel Street

Town and Postal Code Woodstock On, N4S 1L3

Phone Number 519-879-6875

Cell Number

Email info@girardengineering.ca

Name of Agent Same as Applicant
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:

Darlene and Dave Vandepoele with Royal bank, 121 Broadway Street,
Tillsonburg, ON N4G 3P7

B. Location, Legal Description and Property Information

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

Municipal Civic Address: 125 Ordnance Avenue

Present Official Plan Designation(s): Resort Area

Present Zoning: RR-Resort Residential

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

☒ Yes ☐ No If yes, please specify:

See Committee of Adjustment Decision ANPL2022029

3. Present use of the subject lands:

Cottage with Garage and boat House 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:

Ext. Cottage (ext. foundation to remain) 2 Storey addition to existing remaining cottage. New septic system. Boat House and Garage 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 4 Bedroom cottage c/w kitchen, (1) 4pc washroom, (2) 5pc washrooms

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 = 157m², gross floor area= 260.13m², Lot coverage of cottage =20.7% +

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:

Shared access (see attached)

8. If known, the length of time the existing uses have continued on the subject lands:
Existing cottage older than 25 years, boat house & garage to be built this year

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, m² or %

Lot frontage	14.823m	Same as Ex.
Lot depth	70.132m	Same as Ex.
Lot width	14.823m	Same as Ex.
Lot area	12.589m ²	Same as Ex.
Lot coverage	17.1% Residence & Deck & 14.5% Accessory Bldg	20.7% Residence & Deck
Front yard	3.79m to Deck/ 6.02m to Residence	3.52m (3.5m as allowed by MV. #ANPL2022029)
Rear yard	47.72m to Deck/ 53.05m to Residence	44.56m
Left Interior side yard	N/A	N/A
Right Interior side yard	1.23m	1.23m
Exterior side yard (corner lot)	1.13m	1.13 existing/proposed

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

Increase lot coverage from 15% to 20.7%. Reduce left side exterior side yard from 6m to 1.13m. Increase building height from 9.1m to 9.45m

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 the client needs.

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

Frontage: N/A
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: 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: Existing See Attached

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:
Best judgement/Local History

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 +/- 300m

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 0m

Floodplain

☐ On the subject lands or ☒ within 500 meters – distance 0m

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
-

Overland Flow

2. Existing or proposed access to subject lands

- ☒ Municipal road At front of property
☐ Unopened road
- ☐ Provincial highway
☐ Other (describe below)
- Name of road/street: _____
- Shared access Right of Way
at rear of property
-

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

August 14, 2023
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 David + Darlene Vandepoel am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Girard Engineering 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

AUG 14 2023
Date


Owner

Aug 14, 2023
Date

K. Declaration

I, ANDREW FAIRFIELD of OXFORD 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:

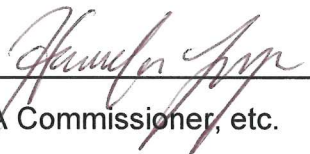
Hannelore Yager


Owner/Applicant/Agent Signature

In Norfolk County

This 30th day of October

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.

212 Main Street West, P.O. Box 98
Otterville, Ontario N0J 1R0
Bus: 519-879-6875

Email: info@girardengineering.ca



682 Peel Street
Woodstock, Ontario N4S 1L3
Bus: 519-879-6875

Email: info@girardengineering.ca

To Whom it May Concern,

I, Darlene VanDePoele (the owner), hereby authorize 2478153 Ontario Inc. o/a Girard Engineering to act as an official agent with regards to the Proposed New Cottage (the project) at 125 Ordnance Avenue, Turkey Point, ON N0E 1W0 (the project address). Girard Engineering is authorized to make applications, answer questions related to, and provide information pertaining to the project.

Norfolk County, Long Point Regional Conservation Authority, and/or any other governing agencies involved with this project are hereby authorized to release any permits, documents, or information regarding the project to Girard Engineering.

I understand that it will be the shared responsibility of the owner and the agent for ensuring that all work is carried out in accordance with the Permit, the Ontario Building Code / Act, and all applicable laws / by-laws and policies of Norfolk County and Long Point Regional Conservation Authority.

Owner (Print): Darlene Vandepoele

Owner (Sign): Darlene Vandepoele

Date: Oct 30/23

SITE PLAN
PREPARED FOR BUILDING PERMIT
AND LOT GRADING
FOR: DARLENE VANDEPOELE
MUNICIPAL #125 ORDNANCE AVENUE, TURKEY POINT

PROPERTY DESCRIPTION:
LOT 57 AND
PART OF BRISTOL STREET (PART 1, 37R-2590) (CLOSED)
REGISTERED PLAN 133 (TURKEY POINT)
PART OF LOT 11, TURKEY POINT MARSH IN FRONT
OF CONCESSION A, GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE
(PARTS 37, 38, 39 AND 40, 37R-1541)
NORFOLK COUNTY

SCALE - 1: 150

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

CAUTION

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

NOTES

- (1) - PROPERTY DIMENSIONS ARE AS SHOWN ON SURVEYOR'S REAL PROPERTY
REPORT COMPLETED BY KIM HUSTED SURVEYING LTD. PROJECT 19-15098
DATED SEPTEMBER 13, 2019.
- (2) - PROPOSED GARAGE AND ADDITIONS POSITIONED BY CALCULATIONS,
NOT BY ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN (75.75) AND ARE IN METERS
- (4) - SITE BENCHMARK SPIKE SET IN NORTH FACE OF HYDRO POLE
SOUTH EAST OF THE SUBJECT PROPERTY HAVING A GEODETIC
ELEVATION OF 175.71 meters
- ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM,
CGVD 1928 VERTICAL DATUM
- ADD 100.00m TO ELEVATIONS SHOWN HEREON TO OBTAIN GEODETIC DATUM
- (5) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (6) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (7) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION
OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING
CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING
PRIOR TO EXCAVATION.
- (8) - SEPTIC SYSTEM TO BE DESIGNED BY OTHERS
ELEVATIONS TO BE REVISED WHERE REQUIRED.
- (9) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO
VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION
- (10) - THIS SITE PLAN WAS COMPLETED FROM FIELD WORK COMPLETED ON
THE 8th DAY OF AUGUST, 2020

ADDITIONAL NOTES

- AREA OF SUBJECT PROPERTY = 1259.8 SQ. METERS
- DWELLING AREA (INCLUDING DECK) = 215.8 SQUARE METRES
- DWELLING COVERAGE = 17.1%
- GARAGE AREA = 104.4 SQUARE METRES
- GARAGE COVERAGE = 8.3%
- (47.55) DENOTES PROPOSED FINISHED GRADE
- P/L DENOTES PROPERTY LINE
- ✕ DENOTES LIGHT STANDARD

SITE STATISTICS & ZONING DATA TABLE:

EXISTING USE: COTTAGE WITH GARAGE AND BOAT HOUSE PROPOSED BUILDING USE: COTTAGE WITH GARAGE AND BOAT HOUSE EXISTING ZONE: RESORT RESIDENTIAL ZONE (RR)		
ZONE REGULATION	REQUIRED	PROVIDED
LOT AREA - MINIMUM	0.4 HECTARES	1,259.8m2
LOT FRONTAGE - MINIMUM-CORNER LOT	15M	14.823M
FRONT YARD DEPTH - MINIMUM	6M	3.52M (3.5M AS ALLOWED BY MINOR VARIANCE # ANPL2022029)
EXTERIOR SIDE YARD - MINIMUM	6M	1.13M EXISTING/PROPOSED
INTERIOR SIDE YARD - MINIMUM- W/ ATTACHED GARAGE	1.2M EACH SIDE	1.23M
REAR YARD DEPTH - MINIMUM	9M	44.56M
BUILDING HEIGHT - MAXIMUM	9.1M	9.45M
LOT COVERAGE - MAXIMUM	15% PLUS AN ADDITIONAL 10% MAXIMUM LOT COVERAGE FOR ALL ACCESSORY BUILDINGS AND STRUCTURES (INCLUDING BOAT HOUSES)	20.7% RESIDENCE & DECK PLUS AN ADDITIONAL 14.5% MAXIMUM LOT COVERAGE FOR ALL ACCESSORY BUILDINGS AND STRUCTURES (INCLUDING BOAT HOUSES) AS ALLOWED BY MINOR VARIANCE # ANPL2022029

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 REVIEWS	TS	OCT 2, 2023
2	ISSUED FOR PRELIMINARY REVIEWS	TS	OCT 11, 2023
3	ISSUED FOR MINOR VARIANCE APPLICATION	TS	OCT 16, 2023

ORIGINAL SURVEY BY:
**KIM HUSTED
SURVEYING LTD.**
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG
ONTARIO, N4G 3J8
PHONE: 519-842-3639
FAX: 519-842-3639
PROJECT: 19-15098SP
REFERENCE: FILE

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

ENGINEERS STAMP
DESIGNED BY:
girard
ENGINEERING
2478153 ONTARIO INC.
682 PEEL STREET 212 MAIN STREET WEST
WOODSTOCK ON P.O. Box 98
N4S 1L3 OTTERTVILLE, ONTARIO
TEL: 1-519-879-6875 NOJ 1RO
FAX: 1-519-879-6536
EMAIL: INFO@GIRARDENGINEERING.CA

DESIGNED FOR:
**DARLENE & DAVE
VANDEPOELE**
125 ORDNANCE AVE
VICTORIA, ONTARIO, NOE 1W0
TEL: 1-226-567-2775

PROPOSED COTTAGE	
SITE PLAN	
SCALE: 1:150	DRAWING NO: 100
DATE: OCTOBER, 2023	
DRAWING BY: T. STREATCH	
DESIGNED BY: M. VASANTHA	
CHECKED BY: M. VASANTHA	
PROJECT NO: 22-14-SITE	



THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED

CONSTRUCTED BY

TEL: 519-879-6875
FAX: 519-879-6536
EMAIL: info@girardengineering.ca

DESIGNED FOR:

PROPOSED COTTAGE

FOUNDATION PLAN

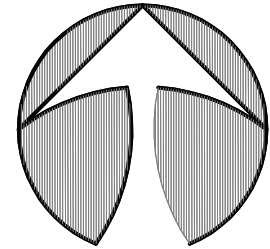
PAGE:

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THE TOP OF THE FOUNDATION TO BE AT OR ABOVE
THE GEODETIC ELEVATION OF 176.8m (CGVD28) AS PER LAKE ERIE
100YR FLOOD ELEVATION, AS SPECIFIED BY
THE LONG POINT REGION CONSERVATION AUTHORITY.
ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM,
(CGVD28 OR CGVD2013 VERTICAL DATUM

THE TOP OF THE FOUNDATION TO BE AT OR ABOVE
THE GEODETIC ELEVATION OF 176.8m (CVGD28) AS PER LAKE ERIE
100yr FLOOD ELEVATION, AS SPECIFIED BY
THE LONG POINT REGION CONSERVATION AUTHORITY.
ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM,
(CVGD28 OR CGVD2013 VERTICAL DATUM



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	JAN 20, 2023
2	ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS OPTION 1	TS	JAN 24, 2023
3	ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS	TS	FEB 13, 2023
4	ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS OPTIONS	TS	MAR 3, 2023
4	ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS	TS	MAY 11, 2023
5	ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS & SITE PLAN OPTIONS	TS	JUNE 14, 2023
6	ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS & SITE PLAN	TS	JULY 19, 2023
7	ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS & SITE PLAN FOR MINOR VARIANCE	TS	JULY 25, 2023
8	ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS, SITE PLAN & MINOR VARIANCE APPLICATION	TS	AUG 14, 2023
9	RE-ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS, SITE PLAN FOR MINOR VARIANCE APPLICATION	TS	SEPT 14, 2023
10	RE-ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS, SITE PLAN FOR MINOR VARIANCE APPLICATION	TS	OCT 2, 2023
11	RE-ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS, SITE PLAN FOR MINOR VARIANCE APPLICATION	TS	OCT 11, 2023

CONSTRUCTED BY:

DESIGNED BY:

girard
ENGINEERING
2478153 ONTARIO INC.

682 PEEL STREET
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:

**DARLENE & DAVE
VANDEPOELE**
125 ORDANACE AVE
VITTORIA, ONTARIO

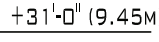
PROPOSED COTTAGE

ELEVATIONS

SCALE: 1/4" = 1'-0"	DRAWING NO:
DATE: OCTOBER 2023	
DRAWING BY: T. STREATCH	
DESIGNED BY: T. STREATCH	
CHECKED BY: D. FALLOWFIELD	
PROJECT NO: 22-214	

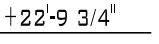
A-6

MAX. BUILDING HEIGHT
(MAX. 29'-10" (9.1M))



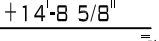
+31'-0" (9.45M)

T/O WOOD PLATE



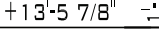
+22'-9 3/4"

T/O SUBFLOOR



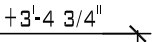
+14'-8 5/8"

T/O WOOD PLATE



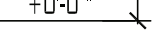
+13'-5 7/8"

PROPOSED T/O FOUNDATION
176.836M (CGVD28)



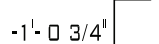
+3'-4 3/4"

PROPOSED GRADE
175.8M (CGVD28)



+0'-0"

PROPOSED U/S FOOTINGS
TO MATCH EXISTING
175.48M (CGVD28)

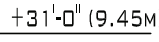


-1'-0 3/4"

FRONT ELEVATION

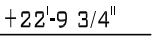
SCALE: 1/4" = 1'-0"

MAX. BUILDING HEIGHT
(MAX. 29'-10" (9.1M))



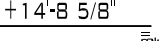
+31'-0" (9.45M)

T/O WOOD PLATE



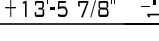
+22'-9 3/4"

T/O SUBFLOOR



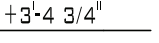
+14'-8 5/8"

T/O WOOD PLATE



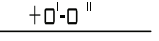
+13'-5 7/8"

PROPOSED T/O FOUNDATION
176.836M (CGVD28)



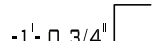
+3'-4 3/4"

PROPOSED GRADE
175.8M (CGVD28)



+0'-0"

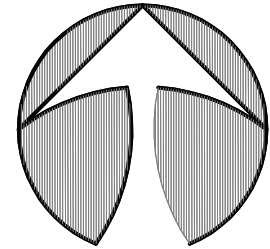
PROPOSED U/S FOOTINGS
TO MATCH EXISTING
175.48M (CGVD28)



-1'-0 3/4"

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	JAN 20, 2023
2	ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS OPTION 1	TS	JAN 24, 2023
3	ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS	TS	FEB 13, 2023
4	ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS OPTIONS	TS	MAR 3, 2023
4	ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS	TS	MAY 11, 2023
5	ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS & SITE PLAN OPTIONS	TS	JUNE 14, 2023
6	ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS & SITE PLAN	TS	JULY 19, 2023
7	ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS & SITE PLAN FOR MINOR VARIANCE	TS	JULY 25, 2023
8	ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS, SITE PLAN & MINOR VARIANCE APPLICATION	TS	AUG 14, 2023
9	RE-ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS, SITE PLAN FOR MINOR VARIANCE APPLICATION	TS	SEPT 14, 2023
10	RE-ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS, SITE PLAN FOR MINOR VARIANCE APPLICATION	TS	OCT 2, 2023
11	RE-ISSUED FOR PRELIMINARY REVIEW-FLOOR PLANE/ELEVATIONS, SITE PLAN FOR MINOR VARIANCE APPLICATION	TS	OCT 11, 2023

CONSTRUCTED BY:

DESIGNED BY:

girard
ENGINEERING
2478153 ONTARIO INC.

682 PEEL STREET
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
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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:

**DARLENE & DAVE
VANDEPOELE**
125 ORDANACE AVE
VITTORIA, ONTARIO

PROPOSED COTTAGE

ELEVATIONS

SCALE:	1/4" = 1'-0"	DRAWING NO:	A-7
DATE:	OCTOBER 2023		
DRAWING BY:	T. STREATCH		
DESIGNED BY:	T. STREATCH		
CHECKED BY:	D. FALLOWFIELD		
PROJECT NO:	22-214		

MAX. BUILDING HEIGHT
(MAX. 29'-10" (9.1M))

T/O WOOD PLATE

T/O SUBFLOOR

T/O WOOD PLATE

PROPOSED T/O FOUNDATION
176.836M (CGVD28)

PROPOSED GRADE
175.8M (CGVD28)

PROPOSED U/S FOOTINGS
TO MATCH EXISTING
175.48M (CGVD28)

LEFT ELEVATION

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

MAX. BUILDING HEIGHT
(MAX. 29'-10" (9.1M))

T/O WOOD PLATE

T/O SUBFLOOR

T/O WOOD PLATE

PROPOSED T/O FOUNDATION
176.836M (CGVD28)

PROPOSED GRADE
175.8M (CGVD28)

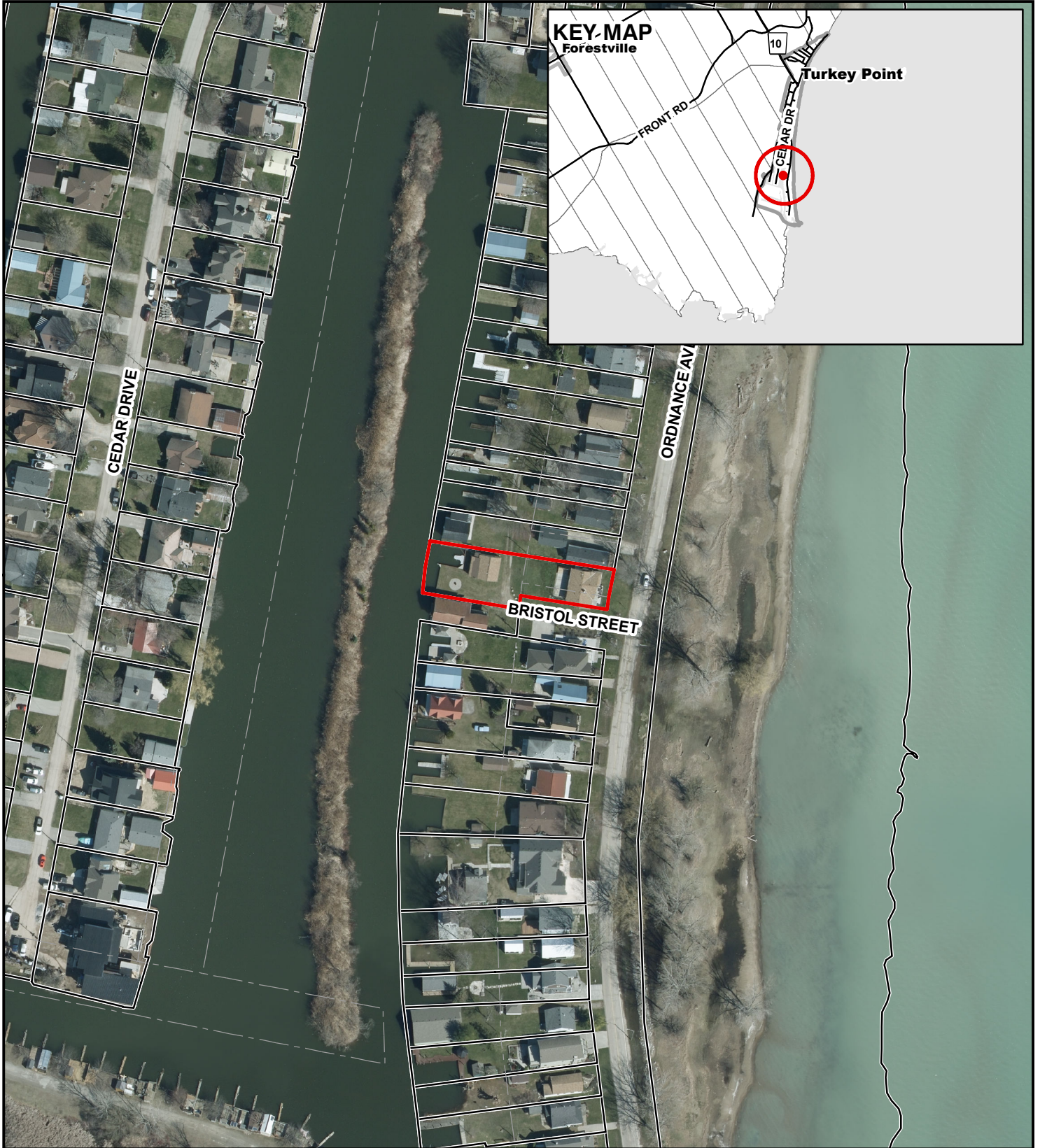
PROPOSED U/S FOOTINGS
TO MATCH EXISTING
175.48M (CGVD28)

RIGHT ELEVATION


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

CONTEXT MAP

Geographic Township of CHARLOTTEVILLE

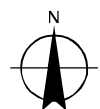


Legend

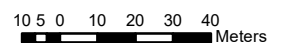
 Subject Lands

2020 Air Photo

11/20/2023



10 5 0 10 20 30 40 Meters



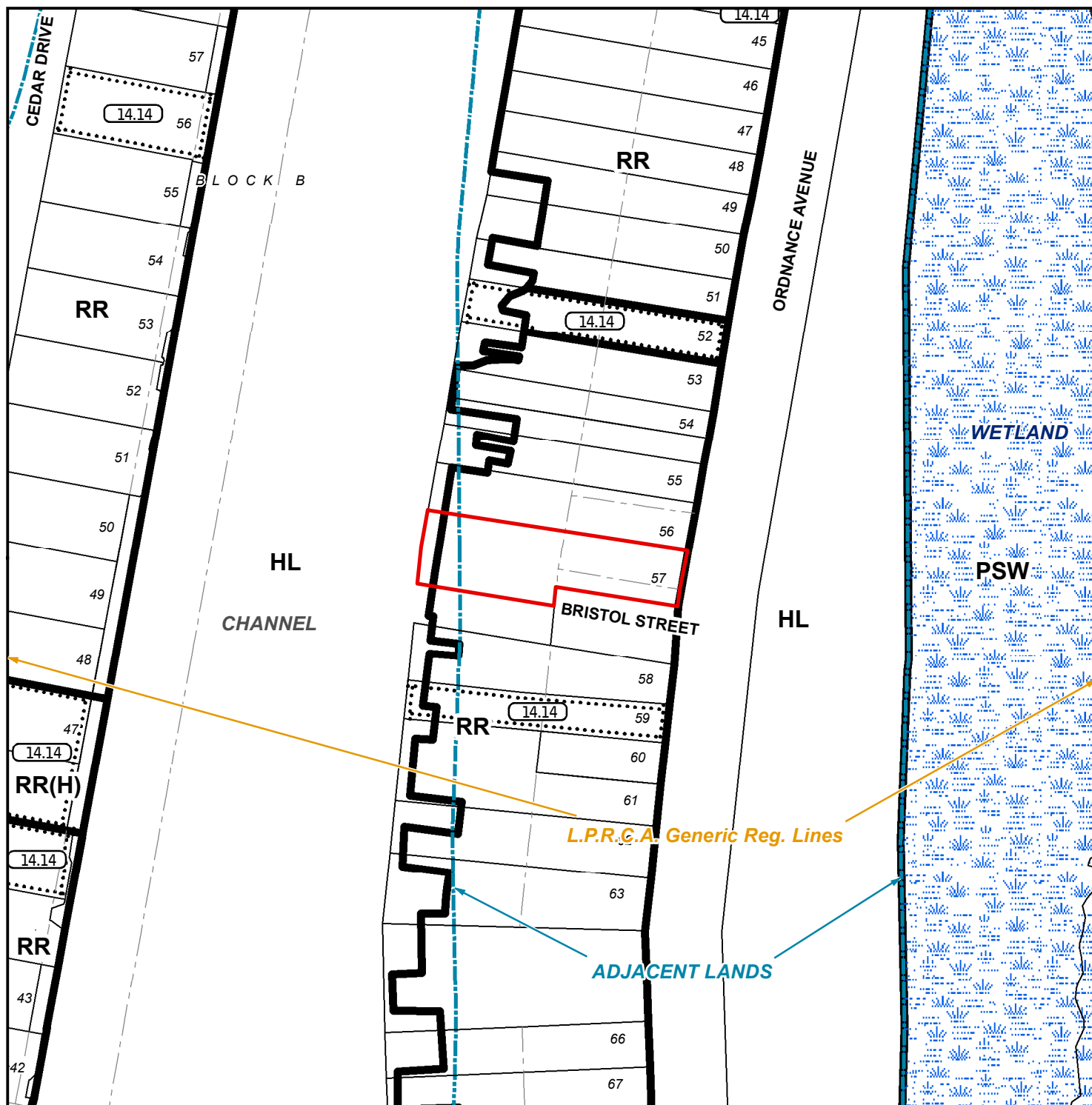
A scale bar with markings for 10, 5, 0, 10, 20, 30, and 40 meters.

MAP B

ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

ANPL2023340



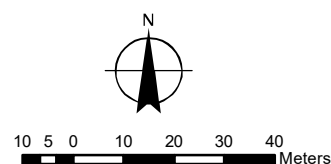
LEGEND

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

ZONING BY-LAW 1-Z-2014

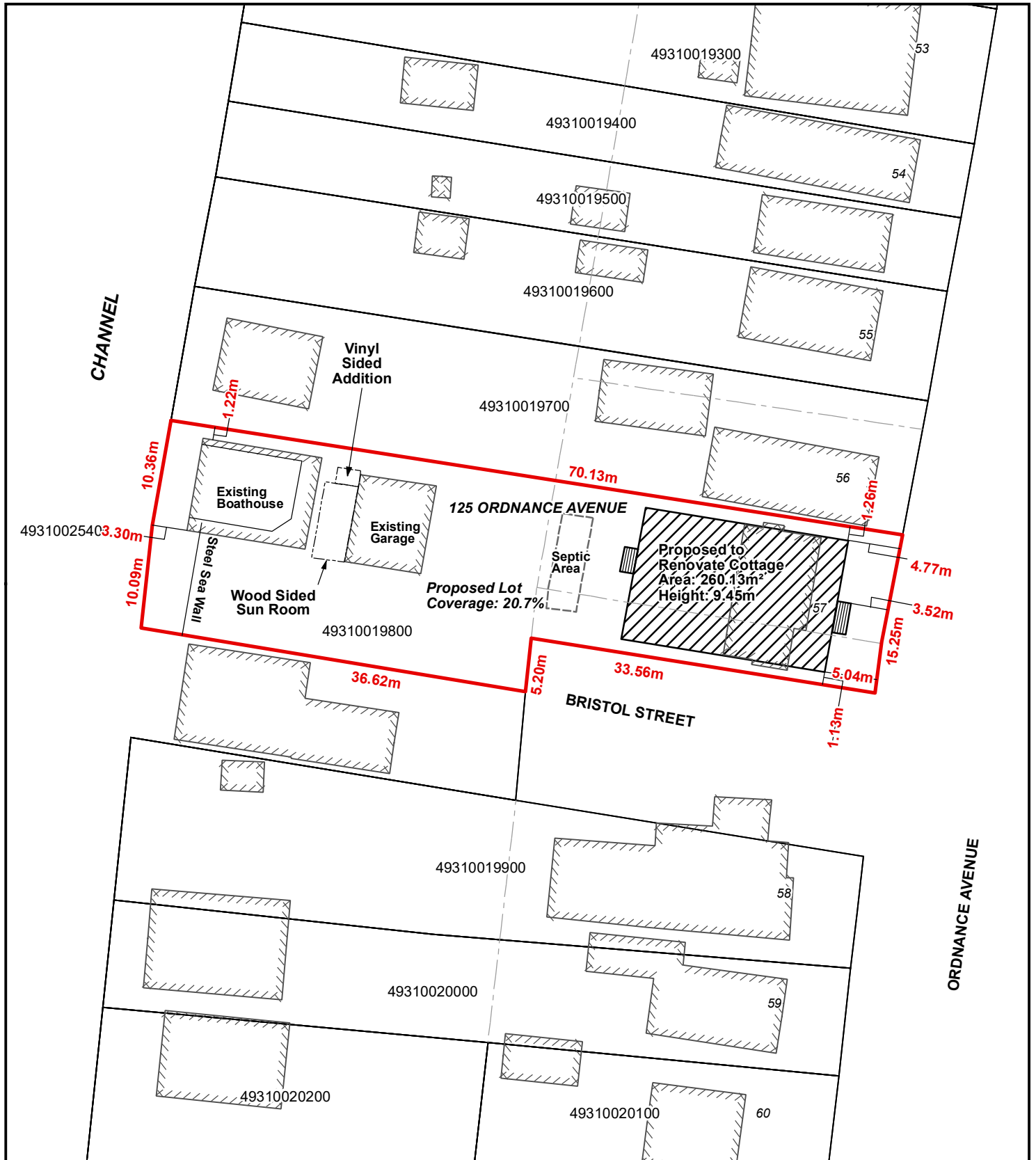
- (H) - Holding
- HL - Hazard Land Zone
- PSW - Provincially Significant Wetland Zone
- RR - Resort Residential Zone

11/20/2023



CONCEPTUAL PLAN

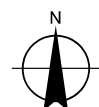
Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

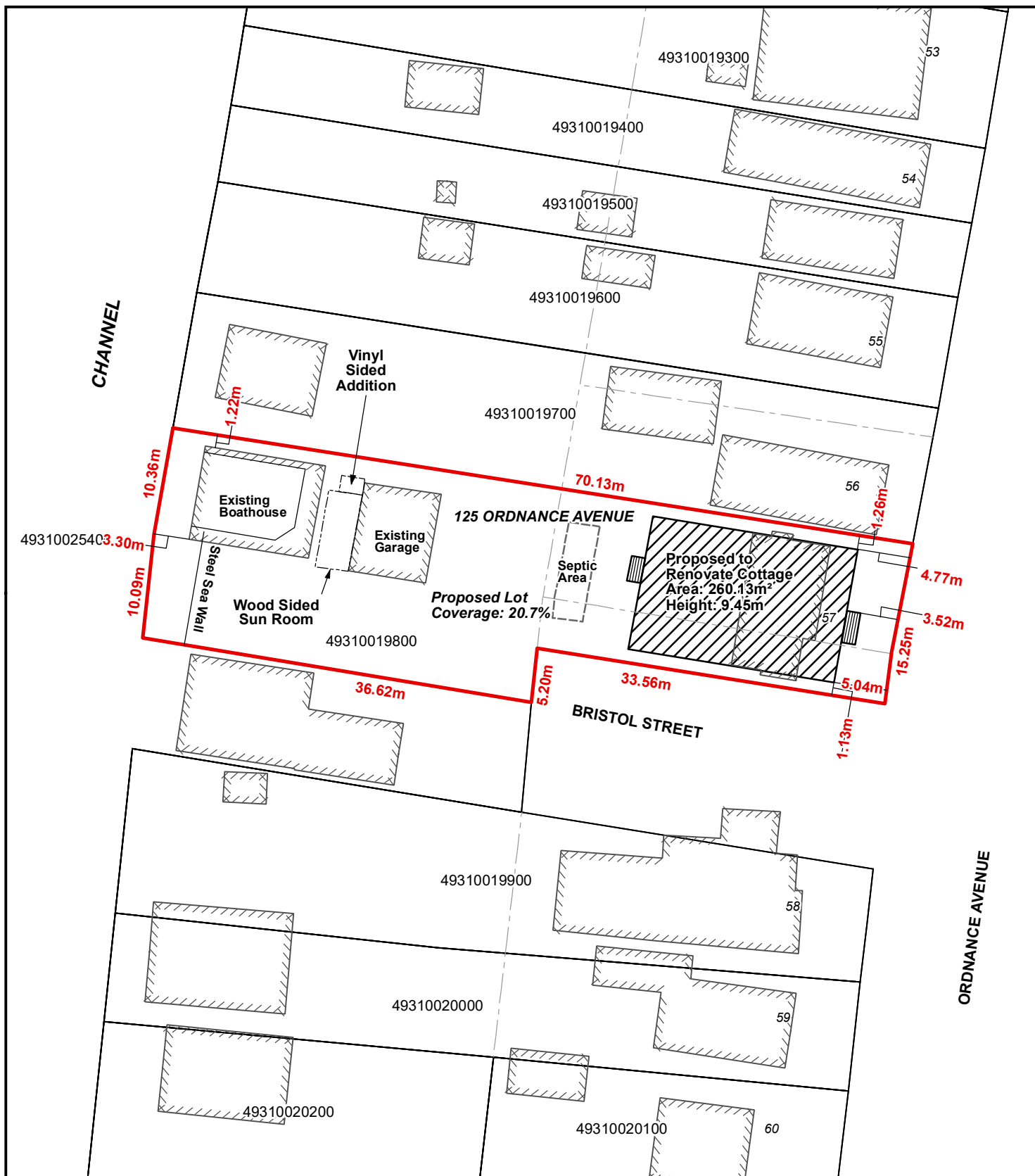
11/20/2023



4 2 0 4 8 12 16 Meters

CONCEPTUAL PLAN

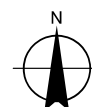
Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

11/20/2023



4 2 0 4 8 12 16 Meters