

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	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: 3310493110137000000

A. Applicant Information

Name of Owner MARY BETH BOYER MICHAEL JAMES BOOTH

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 44 ROSEWOOD DRIVE

Town and Postal Code NOE 1T0

Phone Number _____

Cell Number 519-616-0234 / 519-983-3430

Email mbooth@grassmere.com

Name of Applicant MICHAEL BOOTH

Address 103 BEECH BLVD.

Town and Postal Code N4G 5S1

Phone Number 519

Cell Number 519-983-3430

Email mbooth@grassmere.com

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

SAME AS ABOVE

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):

LOT 12 CON A CHARLOTTETVILLE

Municipal Civic Address:

44 RIDGEWOOD DRIVE

Present Official Plan Designation(s):

Present Zoning:

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

CORPORATE

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

EXISTING COTTAGE IS BEING DEMOLISHED TO EXISTING FOUNDATION, FOUNDATION HEIGHT INCREASED TO MOST LPCA NEW ELEV. THEN BUILDING BACK 4th SECOND STORY, SEE SITE PLAN ATTACHED

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.

KITCHEN EXTENSION 2nd SECOND FLOOR

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:

SEE ABOVE

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:

UNKNOWN PROPOSED IN 1997 AS COTTAGE

9. Existing use of abutting properties:

COTTAGES

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	22.860 m				
Lot depth	45.753				
Lot width	22.860				
Lot area	1045.1				
Lot coverage	139.9 + DECKS	15% INCLUDING DECK		21.34%	
Front yard	6.031				
Rear yard					
Height	8.38	9.1 m			
Left Interior side yard	1.946				
Right Interior side yard	5.662				
Exterior side yard (corner lot)					
Parking Spaces (number)	N/A				
Aisle width	N/A				
Stall size	N/A				
Loading Spaces	N/A				
Other	N/A				

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

THE EXISTING ADDITIONS & DECKS ARE LEGAL
BUT NONE CONFORMING TO THE 15% LOT
COVERAGE BY DWELLING

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: N/A

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:

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:

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. 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 100

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)

LAKEVIEW WATER

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:

44 RIDGEWOOD DRIVE

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?

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

June 17, 2024

Date

J. Owner's Authorization

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

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

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

Owner

Date

Owner

Date

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

K. Declaration

I, MIKE BOOTH of TILLSONBURG, ONTARIO

solemnly declare that:

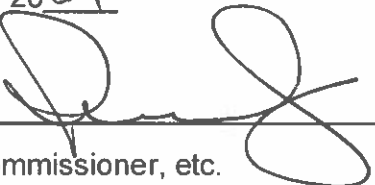
all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

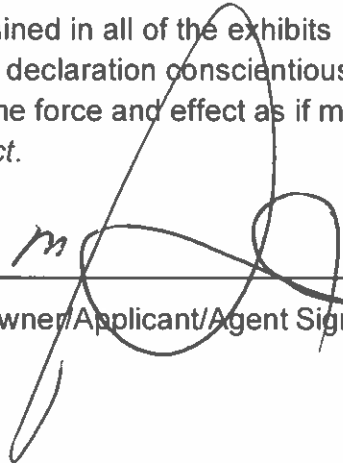
Declared before me at:

In Town of Tillsonburg

This 17th day of June

A.D., 2024


A Commissioner, etc.


Owner/Applicant/Agent Signature

Patricia Mae Marsh, A Commissioner,
etc., Province of Ontario,
for Grassmere Construction Ltd.
Expires September 20, 2025

NOTES

(1) - BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF RIDGEWOOD DRIVE AS SHOWN ON REGISTERED PLAN No. 374 HAVING A BEARING OF N 13° 54' 00" E

SURVEYOR'S REAL PROPERTY REPORT
(PART 1) PLAN OF SURVEY

**LOT 2 AND PART OF LOT 3
REGISTERED PLAN No. 374 (TURKEY POINT)
GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE
NORFOLK COUNTY**

SCALE 1:200

METRIC

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

KIM HUSTED SURVEYING LTD.

(PART 2)

REPORT SUMMARY (TO BE READ IN CONJUNCTION WITH PLAN OF SURVEY)
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: NONE REGISTERED ON TITLE
COMPLIANCE WITH MUNICIPAL OFFICIAL PLANS AND
ZONING BY-LAWS: NOT CERTIFIED BY THIS REPORT
ADDITIONAL REMARKS: PROPERTY DESCRIPTION: LOT 2 AND PART OF LOT 3
REGISTERED PLAN No. 374, TURKEY POINT, GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE
NORFOLK COUNTY
AREA OF LOT 2 AND PART OF LOT 3 = 1045.1 SQ. METERS
AREA OF LOT 2 AND PART OF LOT 3 COVERED BY DWELLING = 139.9 SQ. METERS
COVERAGE = 13.4 %
AREA OF LOT 2 AND PART OF LOT 3 COVERED BY SHEDS = 33.3 SQ. METERS
COVERAGE = 3.2 %

THIS SURVEYOR'S REAL PROPERTY REPORT HAS BEEN PREPARED FOR
MIKE BOOTH
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHERS

THIS REPORT CAN BE UPDATED BY KIM HUSTED SURVEYING LTD.
HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL
REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE
OF CERTIFICATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

(1) - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM


(2) - THIS SURVEY WAS COMPLETED ON THE 31st DAY OF MARCH, 2020

APRIL 24, 2020

DATE _____

KIM S. HUSTED
ONTARIO LAND SURVEYOR

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND	
□	DENOTES	SURVEY MONUMENT SET	
SIB	DENOTES	STANDARD IRON BAR	
IB	DENOTES	IRON BAR	
RIB	DENOTES	ROUND IRON BAR	
(WIT)	DENOTES	WITNESS	
(697)	DENOTES	G.B. MacAULAY, O.L.S.	
(700)	DENOTES	JEWITT AND DIXON LTD.	
(P1)	DENOTES	REGISTERED PLAN No. 374	
(P2)	DENOTES	DEPOSITED PLAN 37R-2894	
(P3)	DENOTES	DEPOSITED PLAN 37R-2953	
(P4)	DENOTES	DEPOSITED PLAN 37R-10444	
(P5)	DENOTES	PLAN OF SURVEY BY JEWITT AND DIXON LTD. DATED: JUNE 8, 1979, NOTES: C 37-5	
(P6)	DENOTES	PLAN OF SURVEY BY JEWITT AND DIXON LTD. DATED: JUNE 11, 1979, NOTES: C 37-4 & 6	
(P7)	DENOTES	PLAN OF SURVEY BY JEWITT AND DIXON LTD. DATED: OCTOBER 14, 1964	
(M)	DENOTES	MEASURED	
(S)	DENOTES	SET	
P.I.N.	DENOTES	PROPERTY IDENTIFIER NUMBER	

© COPYRIGHT 2020 KIM HUSTED SURVEYING LTD.

THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF KIM HUSTED SURVEYING LTD. IS STRICTLY PROHIBITED

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG, ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 20-15653

REFERENCE: FF6

DISK No.
646

LOT	
LOT	5
LOT	4

LOT

T 2
2894

PART 1
37R - 2953

RED

PLAN

LOT

10

AVENUE

PARKWOOD

"THIS IS NOT
AN ORIGINAL COPY
UNLESS
EMBOSSSED WITH
SEAL"

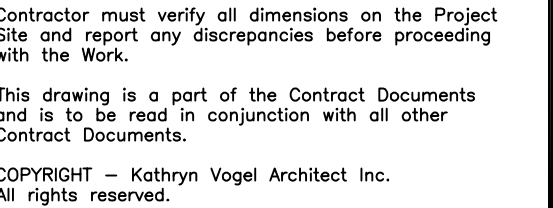
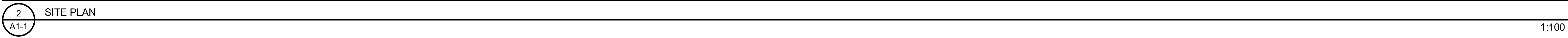
**ASSOCIATION OF ONTARIO
LAND SURVEYORS**
PLAN SUBMISSION FORM

2125877



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR

In accordance with Regulation 1026, Section 2



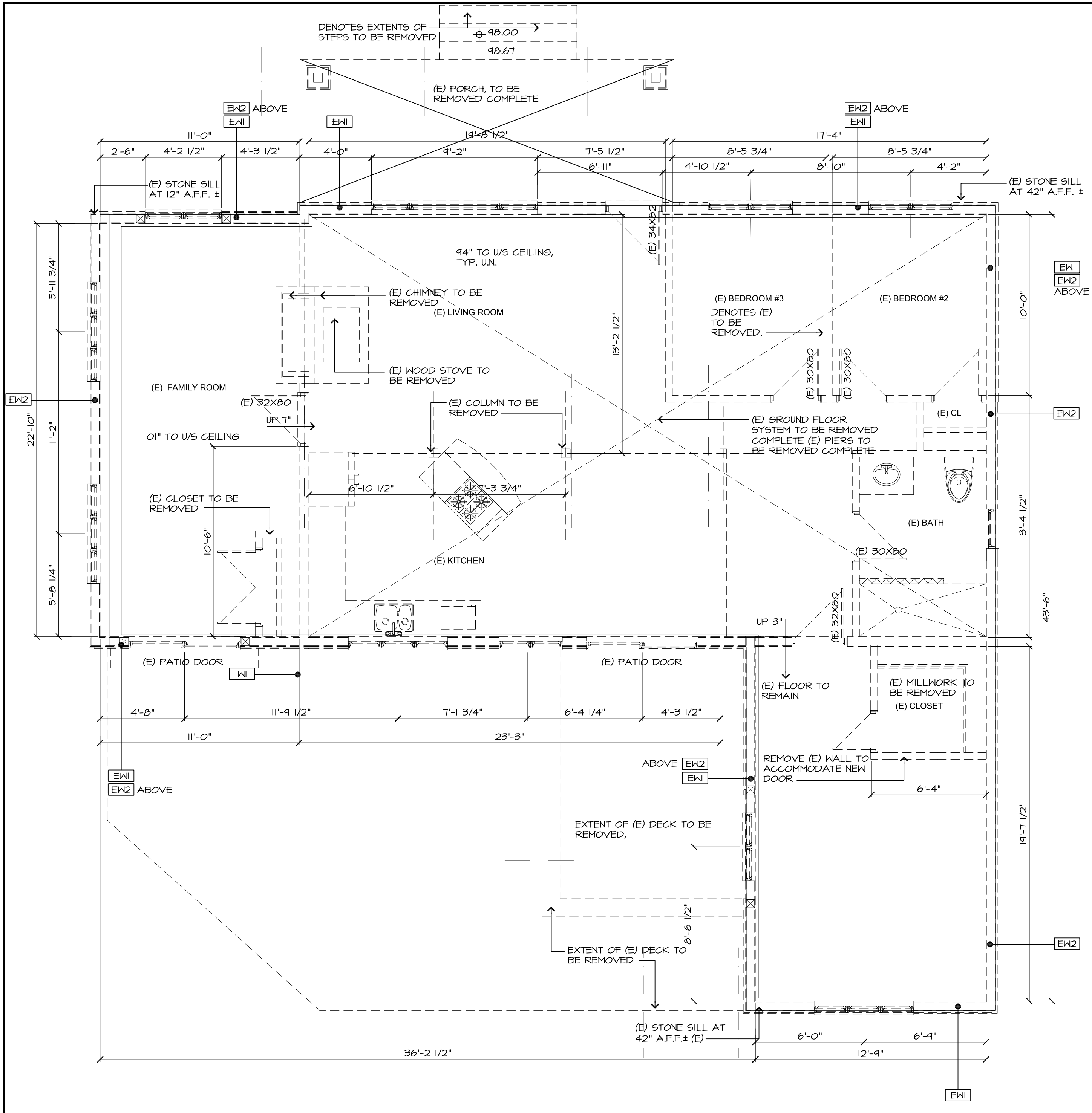
Issue	Record

KATHRYN VOGEL ARCHITECT INC.
 181 JAMES STREET N.,
 SUITE 201
 HAMILTON, ONTARIO
 L8R 2K9
KATHRYN VOGEL
 DIP. ARCH, OAA, DIP. ARCH. TECH., MRAIC
[K.VOGEL@KVARCHITECT.COM](mailto:k.vogel@kvarchitect.com)

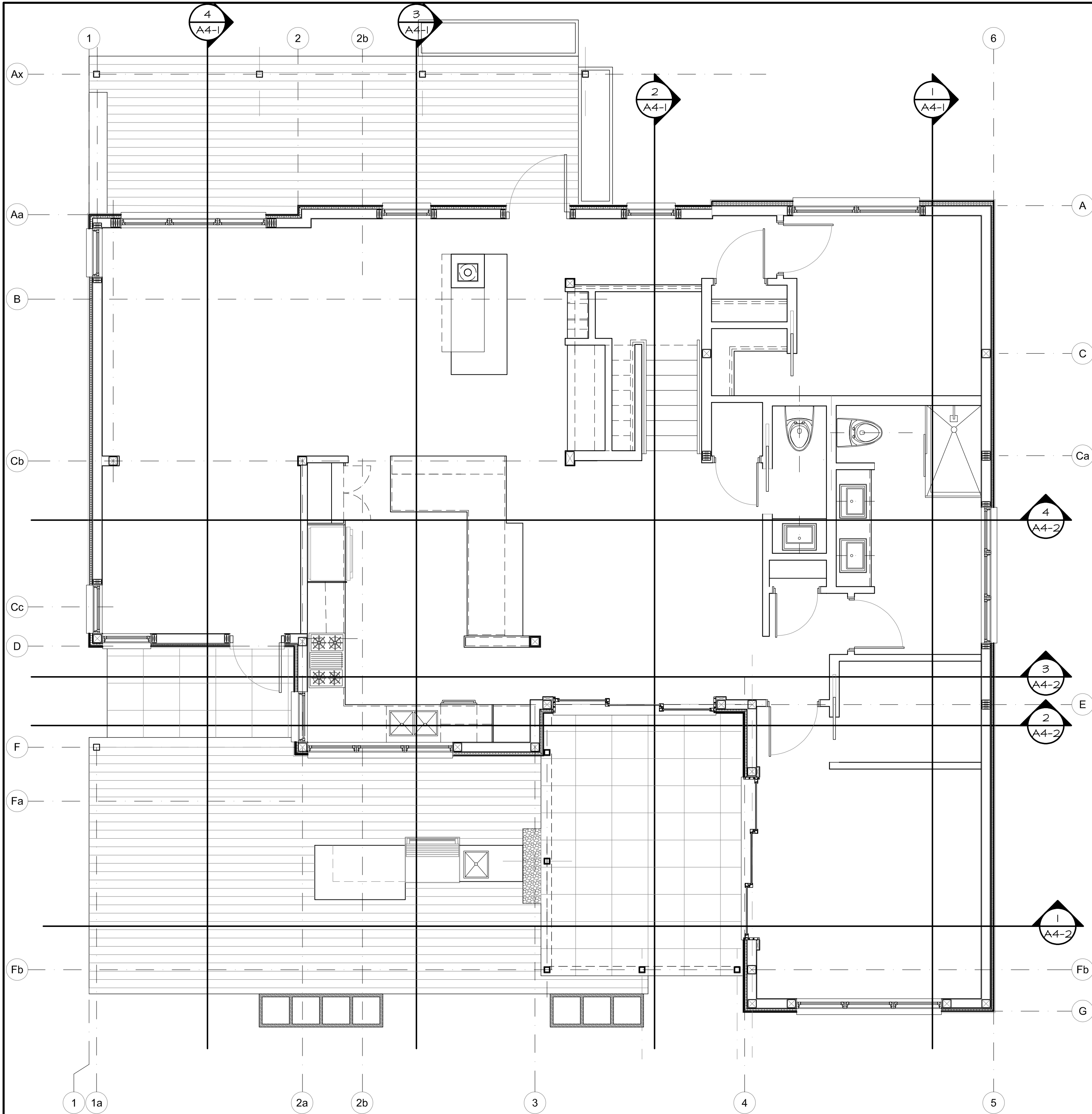
44 RIDGEWOOD DRIVE
TURKEY POINT

SITE KEY PLAN

Project No.: 2023-693	Drawing No.: A1-1	Rev.: 3
--------------------------	----------------------	------------



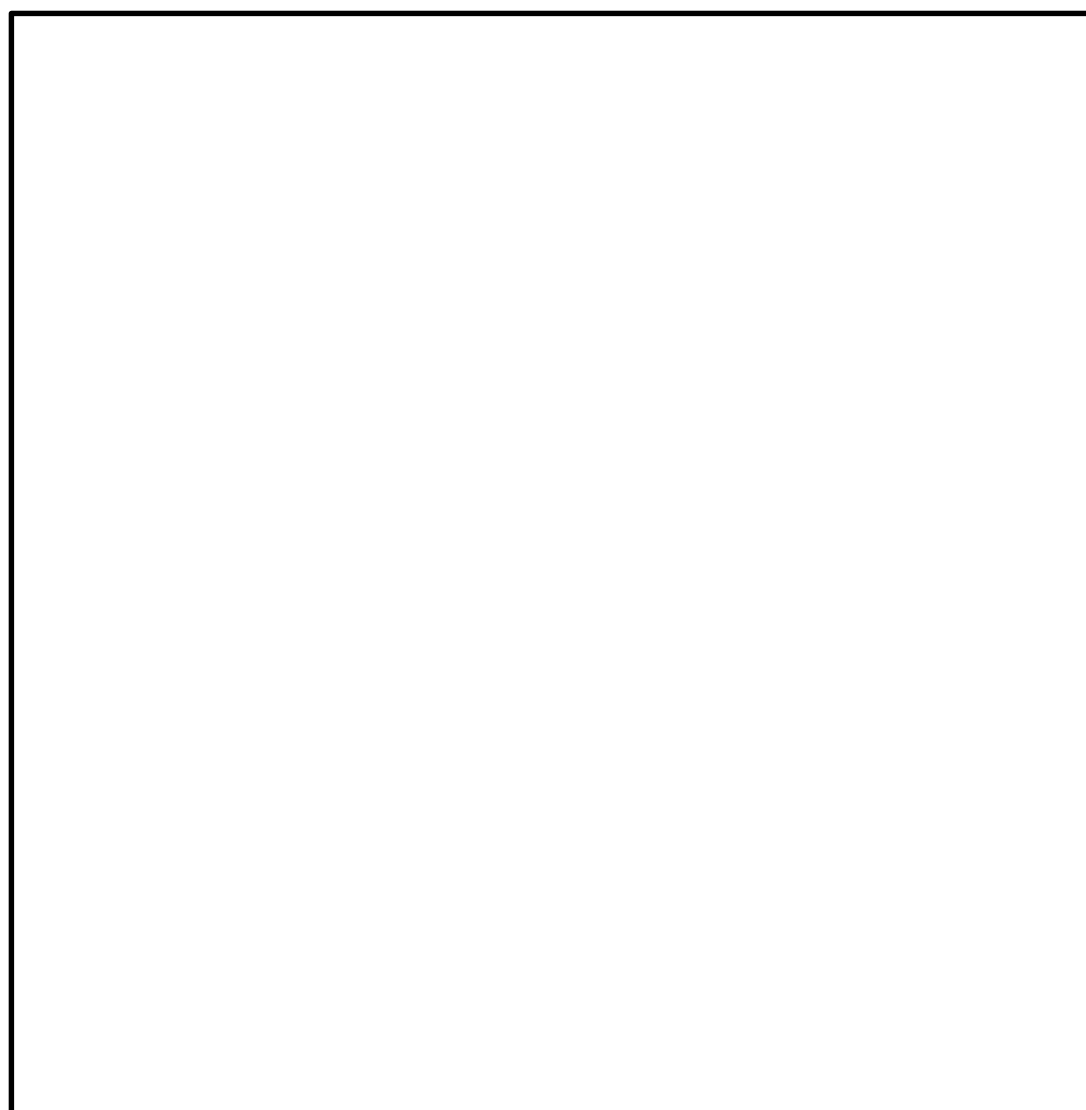
1 EXISTING CONDITION/DEMOLITION FLOOR PLAN
A2-1 1/4"=1'-0"



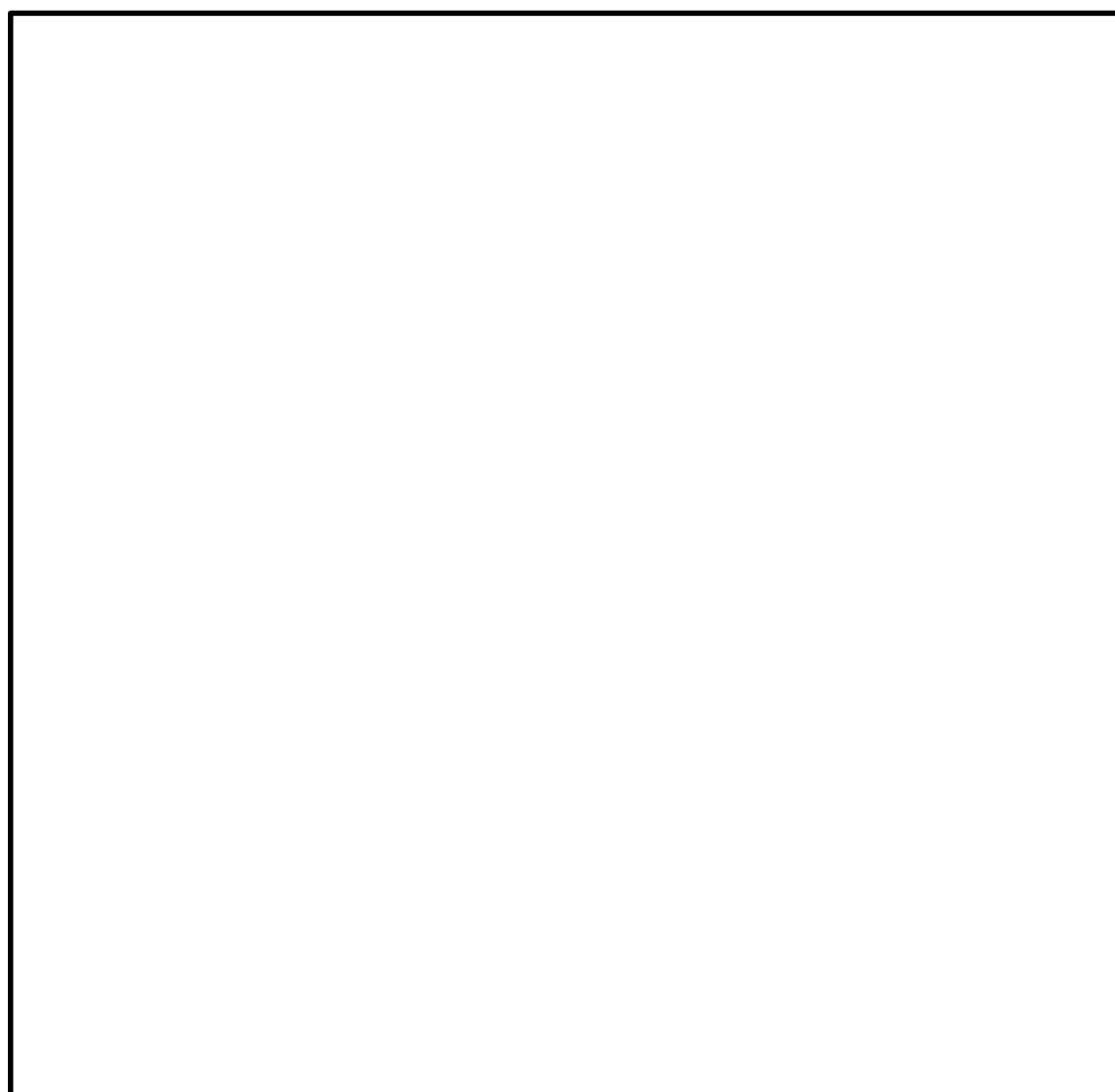
2 SECTION REFERENCE PLAN
A2-1 1/4"=1'-0"

WALL TYPES:			
EW1	(E) STONE SLICE	W1	NORTHWOOD NFP 40 FLUTED PANEL, CLIP BY NORTHWOOD AT 24" O.C. ** HYDROGAP SA AIR BARRIER
	1/2" SHEATHING		1 1/2" (RT5) DOW RIGID SM INSULATION SHIPLAP
	2X6 WOOD STUDS AT 16" O.C.		2X2 BLOCKING @16" O.C.
	1/2" GYPSUM BOARD		3/4" ARCHITECTURAL PLYWOOD
EW2	(E) BOARD & BATON SIDING		2X6 WOOD STUDS AT 16" O.C.
	1/2" SHEATHING		5.5" (R18) BATT INSULATION
	2X6 WOOD STUDS AT 16" O.C.		6 MIL POLY V.B.
	1/2" GYPSUM BOARD		1/2" GYPSUM BOARD
PI	1 1/2" (RT5) DOW RIGID SM INSULATION SHIPLAP	W2	DEKKO CONCRETE PANEL (REFER TO ELEV. FOR SIZING)
	SA AIR BARRIER		ADHESIVE AS REQUIRED BY MANUFACTURER
	1/2" GLASSCLAD		3/4" PLYWOOD SHEATHING
	2X6 WOOD STUDS AT 16" O.C.		SA SELF-ADHERED HYDROGAP SA AIR BARRIER
P2	5.5" (R18) BATT INSULATION	W3	THIN BRICK 1 XL URBAN BLEND POLYMER MODIFIED MOTAR (ANSI A 118.4) CLIP BY NORTHWOOD AT 24" O.C. **
	6 MIL POLY V.B.		3/4" PLYWOOD SHEATHING
	1/2" GYPSUM BOARD		HYDROGAP SA AIR BARRIER
	1/2" GYPSUM BOARD		1 1/2" (RT5) DOW RIGID SM INSULATION SHIPLAP
P3	1/2" G.B. EXPOSED FACES	W4	NORTHWOOD NFP 40 FLUTED PANEL, CLIP BY NORTHWOOD AT 24" O.C. **
	2X4 WOOD STUDS AT 16" O.C.		HYDROGAP SA AIR BARRIER
	SOUND ATTENUATION INSULATION		3/4" (RT5) DOW RIGID SM INSULATION SHIPLAP
	1/2" G.B. EXPOSED FACES		2X2 BLOCKING @16" O.C.
P4	2X6 WOOD STUDS AT 16" O.C.	W5	ARCHITECTURAL PLYWOOD
	SOUND ATTENUATION INSULATION		2X6 WOOD STUDS AT 16" O.C.
	1/2" G.B. EXPOSED FACES		5.5" (R18) BATT INSULATION
	2X6 WOOD STUDS AT 16" O.C.		6 MIL POLY V.B.

3 WALL TYPES
A2-1



4 SPARE
A2-1



5 SPARE
A2-1

5/8/2024
N.S. BALAN
110051980
K. Balan
STRUCTURAL DESIGN

ONTARIO ASSOCIATION
OF ARCHITECTS
KATHRYN VOGEL
ARCHITECT INC.
LICENCE
5861
APRIL 30, 2024

Contractor must verify all dimensions on the Project Site and report any discrepancies before proceeding with the Work.

This drawing is a part of the Contract Documents and is to be read in conjunction with all other Contract Documents.

COPYRIGHT - Kathryn Vogel Architect Inc.
All rights reserved.

Revision Record		
No.	Description	Date
4	REVISE T.O.W. HEIGHT	04.30.24
3	RE-ISSUED FOR PERMIT	04.04.24
2	SUPERSTRUCTURE REVISED	03.13.24
1	ISSUED FOR PERMIT	01.10.24
No.	Description	Date

Issue Record		
4	REVISE T.O.W. HEIGHT	04.30.24
3	RE-ISSUED FOR PERMIT	04.04.24
2	SUPERSTRUCTURE REVISED	03.13.24
1	ISSUED FOR PERMIT	01.10.24
No.	Description	Date

Issue Record		
4	REVISE T.O.W. HEIGHT	04.30.24
3	RE-ISSUED FOR PERMIT	04.04.24
2	SUPERSTRUCTURE REVISED	03.13.24
1	ISSUED FOR PERMIT	01.10.24
No.	Description	Date

T: 905-521-1333

KATHRYN VOGEL ARCHITECT INC.
181 JAMES STREET N.
SUITE 201
HAMILTON, ONTARIO
L8R 2K9
K.VOGEL@KVOGELARCHITECT.COM

BOOTH/BOYER
COTTAGE

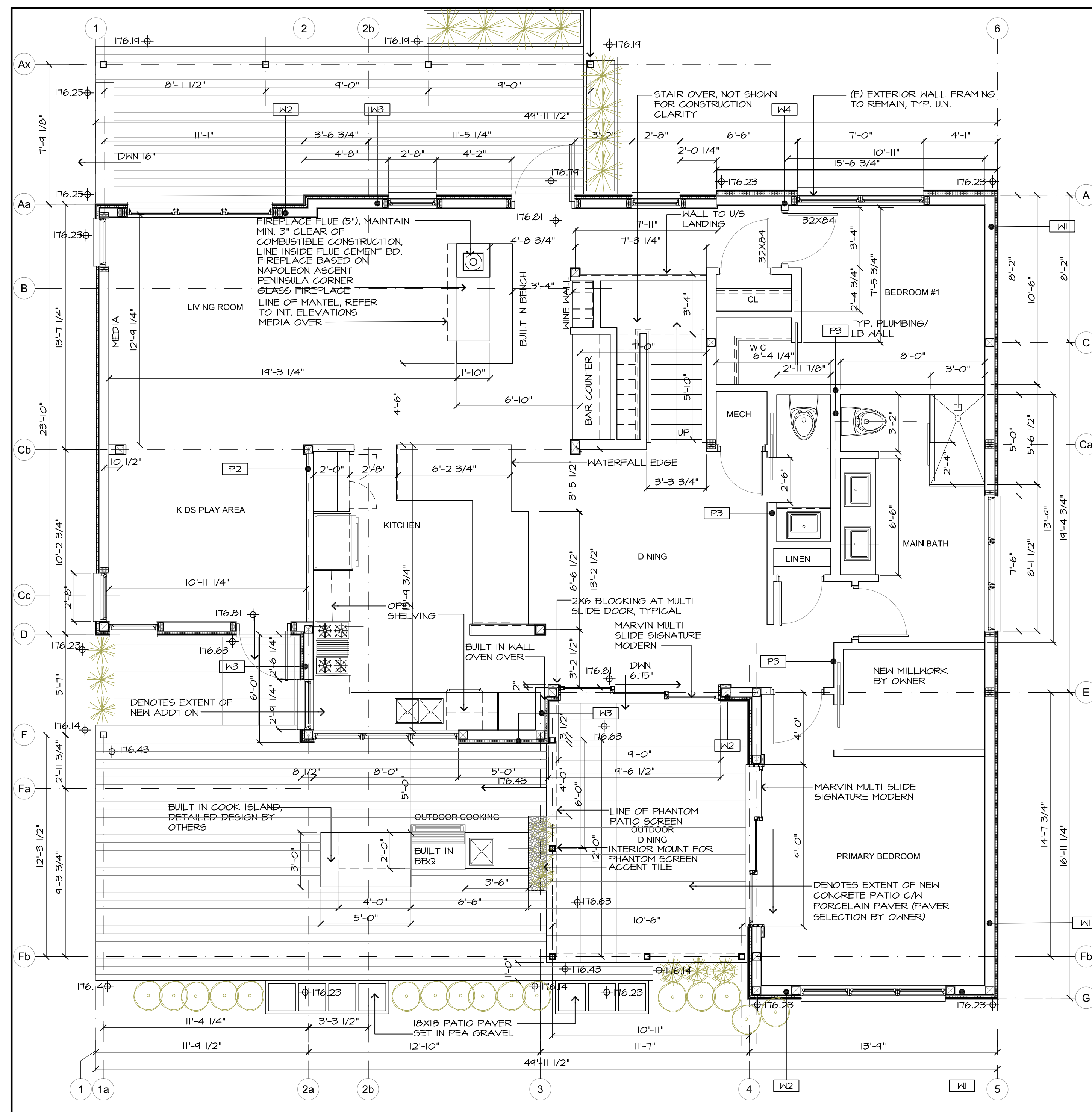
PROPOSED
RENOVATION

44 RIDGEWOOD DRIVE
TURKEY POINT

Drawn By: KV
Chkd By: KV
Scale: 1/4"=1'-0"

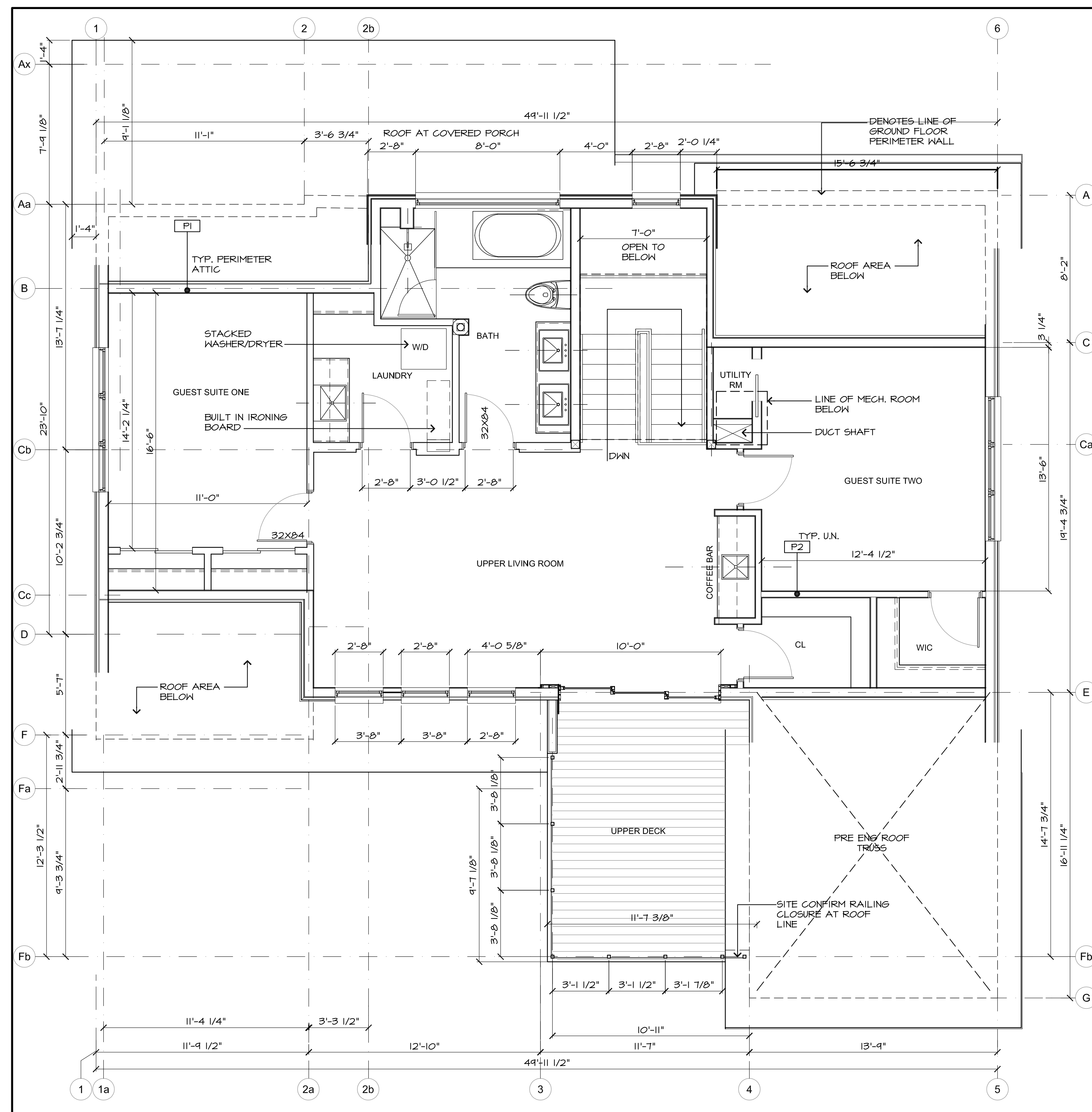
EXISTING CONDITIONS
SECTION REFERENCE
PLANS

Project No.: 2023-693
Drawing No.: A2-1
Rev.: 4



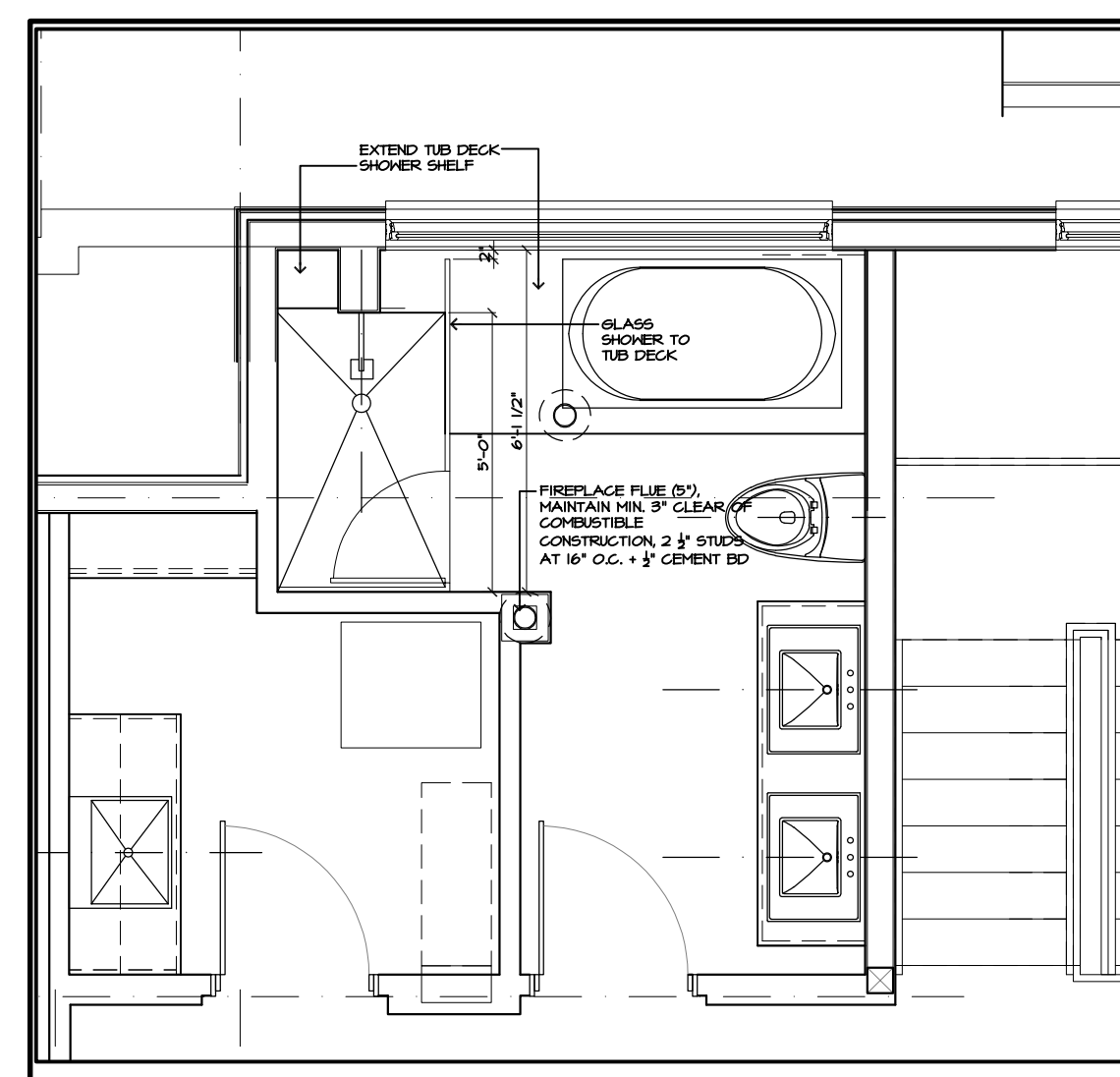
1 PROPOSED GROUND FLOOR PLAN
A2-2

1/4"=1'-0"



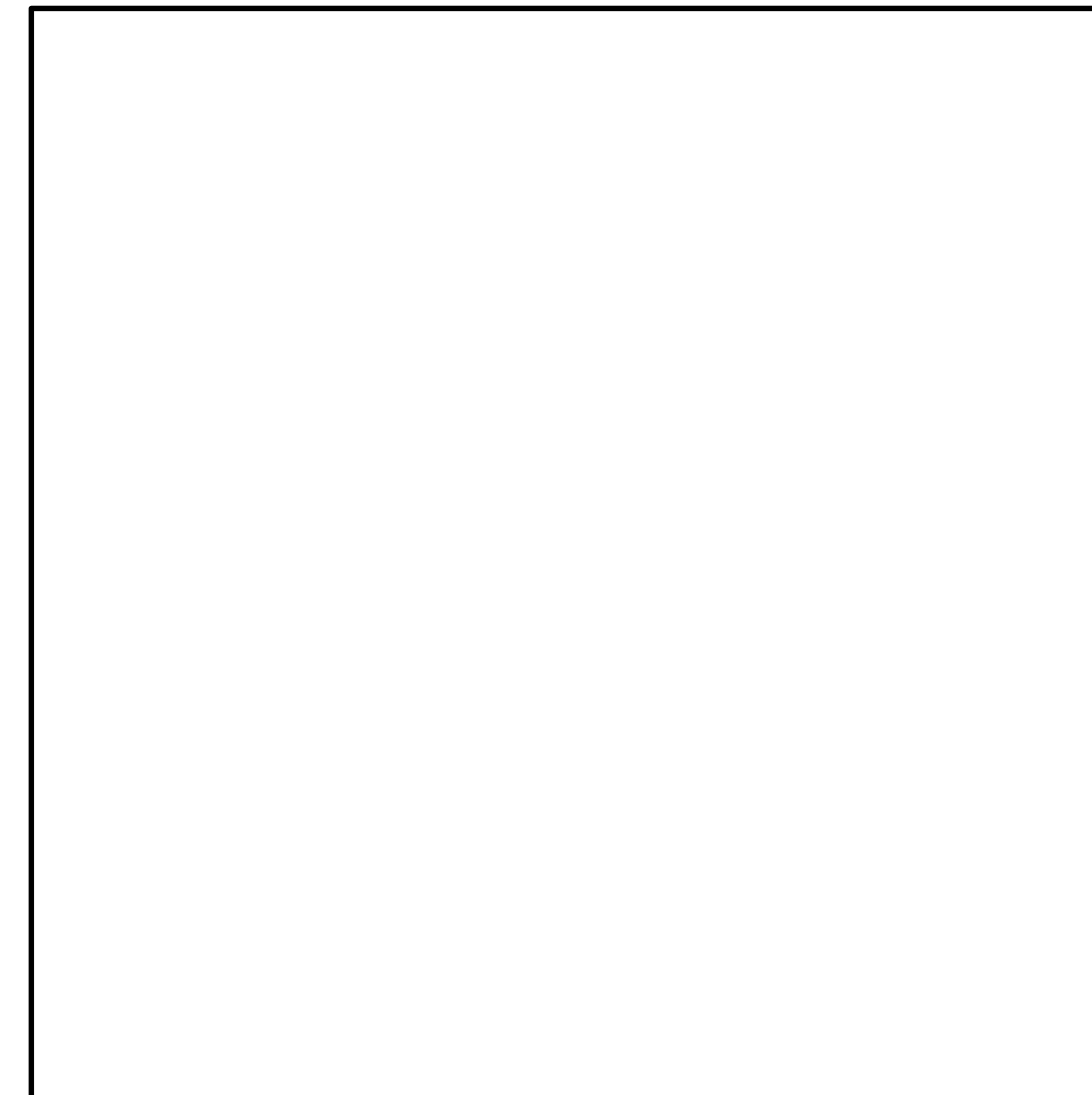
2 PROPOSED SECOND FLOOR PLAN
A2-2

1/4"=1'-0"

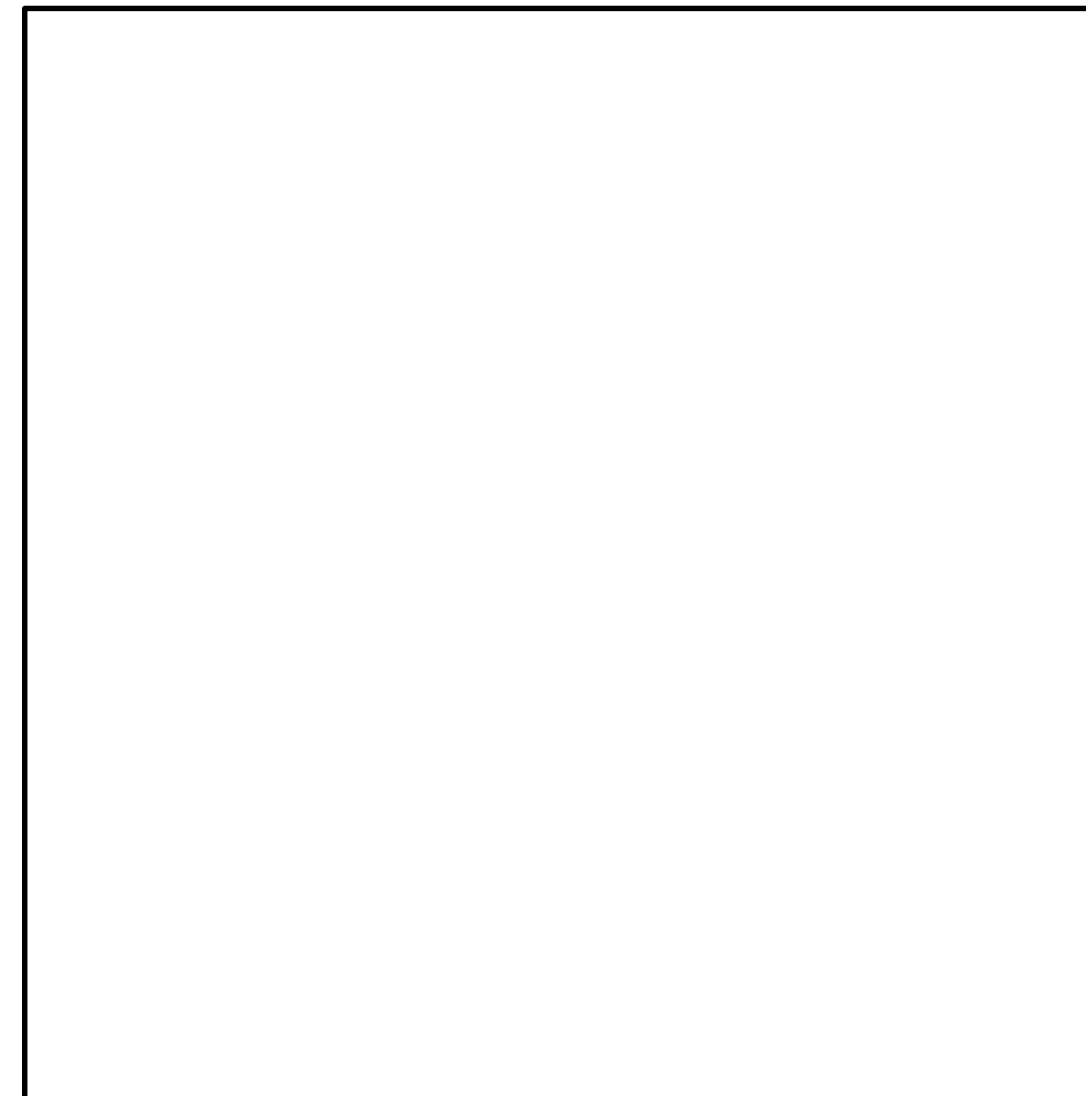


3 ENLARGED PLAN AT UPPER BATH
A2-2

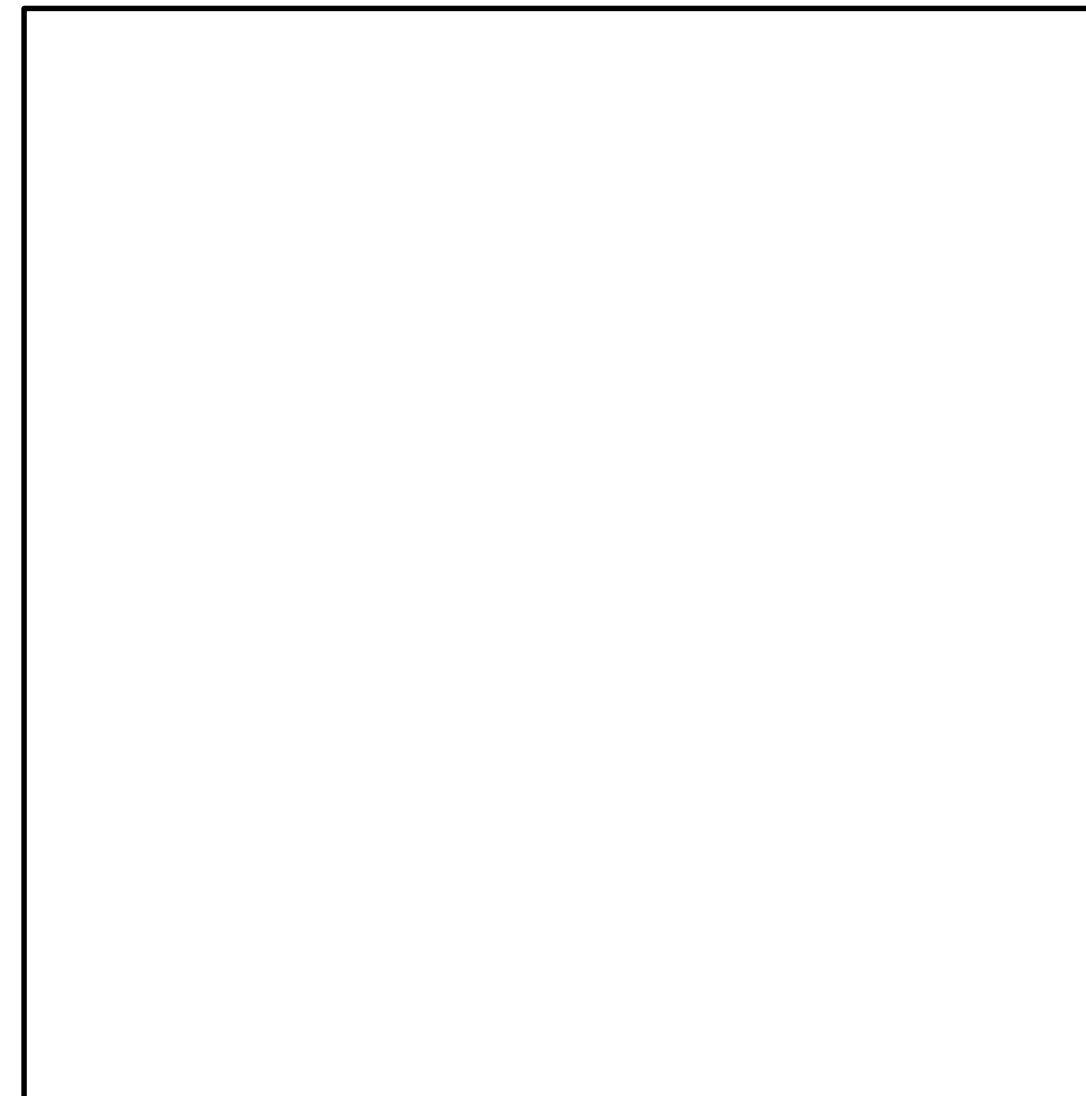
1/2"=1'-0"



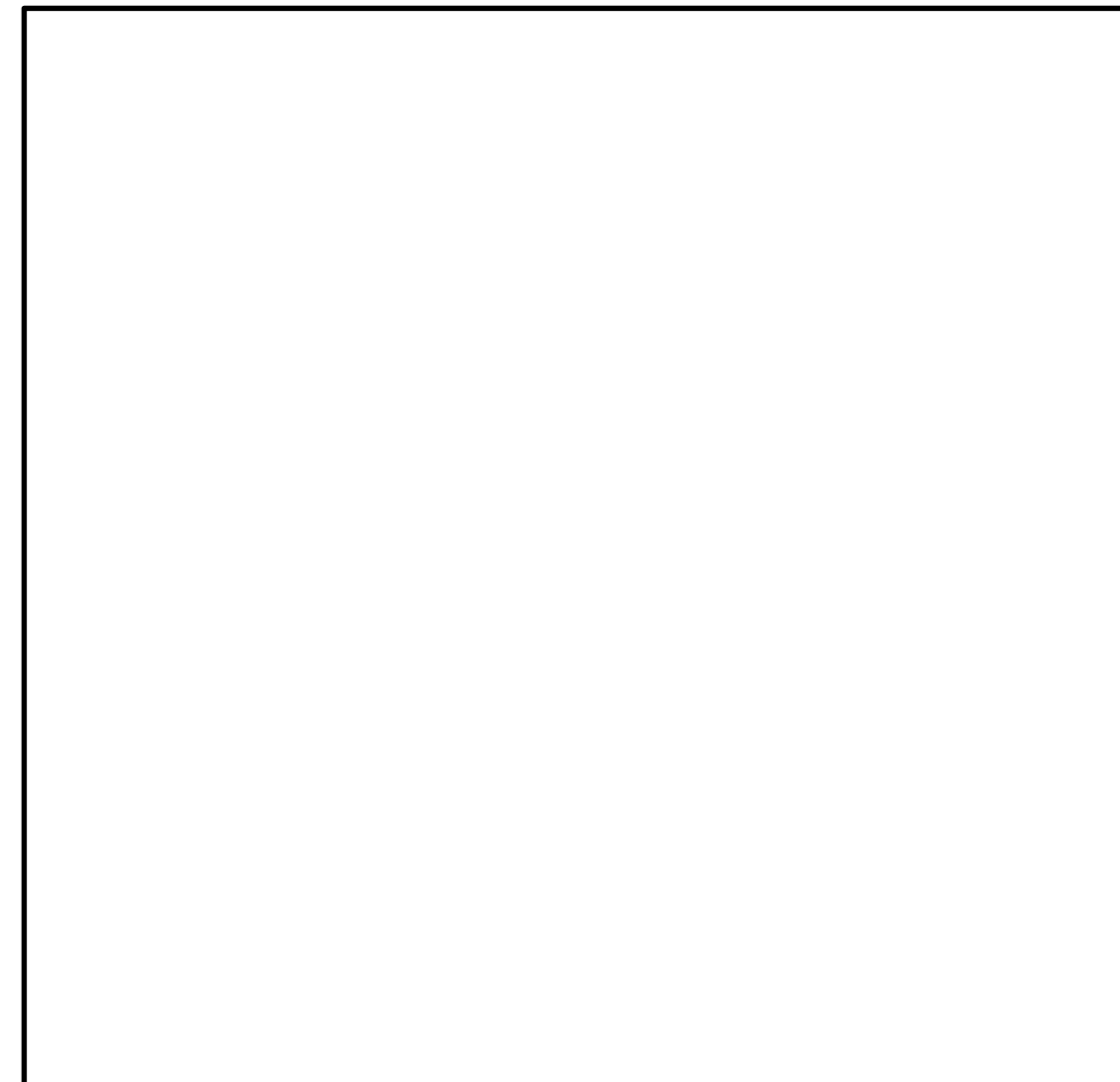
4 SPARE
A2-2







5 SPARE
A2-2

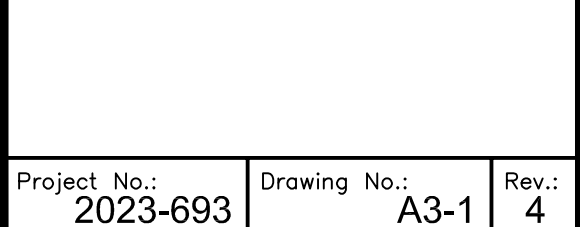
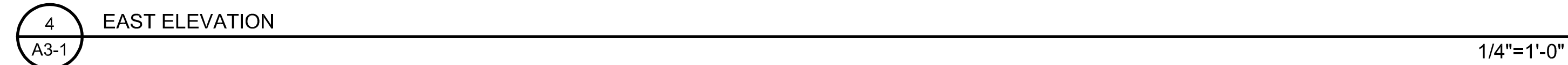
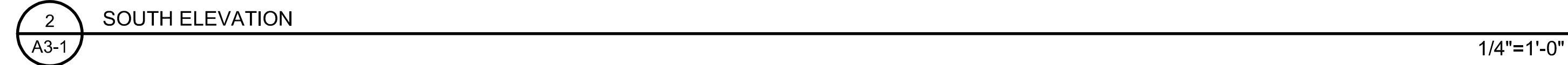
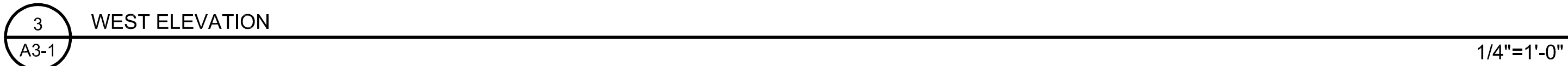
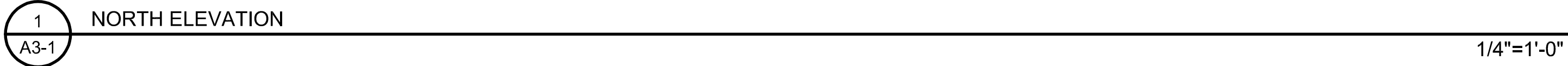


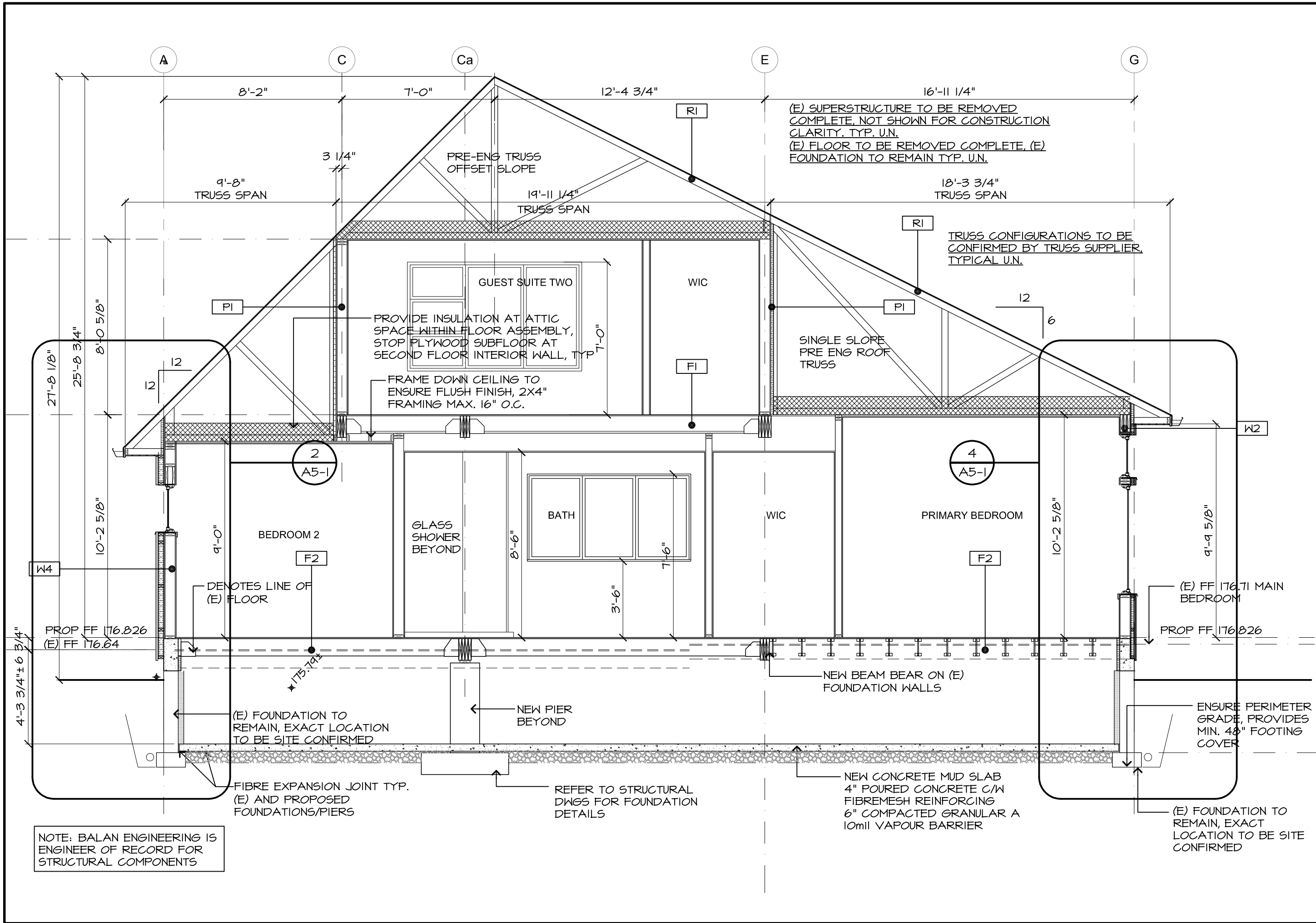
6 SPARE
A2-2



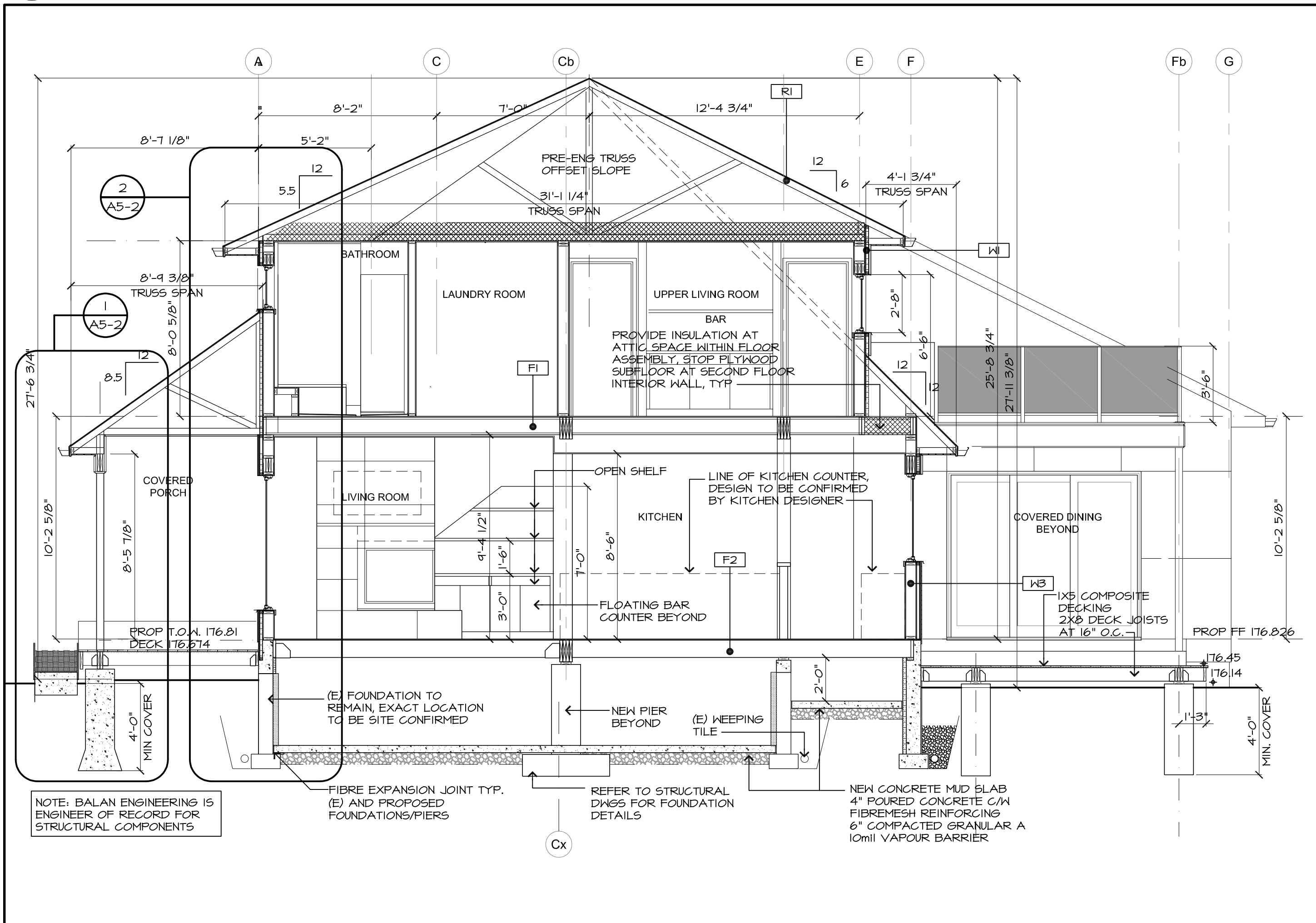
7 SPARE
A2-2

<div style="display: flex; justify-content: space-between;"><div style="width: 45%; text-align: center;"><p>5602024 N.S. BALAN 100503960 N. Balan PROFESSIONAL ENGINEER PROVINCE OF ONTARIO</p></div><div style="width: 45%; text-align: center;"><p>ONTARIO ASSOCIATION OF ARCHITECTS KATHRYN VOGEL LICENSE 14789 APRIL 30, 2024</p></div></div> <p>Contractor must verify all dimensions on the Project Site and report any discrepancies before proceeding with the Work.</p> <p>This drawing is a part of the Contract Documents and is to be read in conjunction with all other Contract Documents.</p> <p>COPYRIGHT – Kathryn Vogel Architect Inc. All rights reserved.</p>		
Revision Record		
No.	Description	Date
4	REVISED T.O.W. HEIGHT	04.30.24
3	RE–ISSUED FOR PERMIT	04.04.24
2	SUPERSTRUCTURE REVISED	03.13.24
1	ISSUED FOR PERMIT	01.10.24
No.	Description	Date
Issue Record		
T: 905-821-1333		
<div style="display: flex; justify-content: space-around; align-items: center;"><div style="text-align: left;"><p>KATHRYN VOGEL ARCHITECT INC., 181 JAMES STREET N., SUITE 201 HAMILTON, ONTARIO L8R 2K9</p><p>KATHRYN VOGEL DIR. ARCH. &IA, DIP. ARCH. TECH., MRAC</p></div><div style="text-align: right;"><p><small>K.VOGEL@KVARCHITECT.COM</small></p></div></div>		
<h2>BOOTH/BOYER COTTAGE</h2> <h1>PROPOSED RENOVATION</h1> <p>44 RIDGEWOOD DRIVE TURKEY POINT</p>		
Drawn By: KV		
Chkd By: KV		
Scale: 1/4"=1'–0"		
<h2>PROPOSED FLOOR PLANS</h2>		
<div>Project No.: 2023-693</div> <div>Drawing No.: A2-2</div> <div>Rev.: 4</div>		

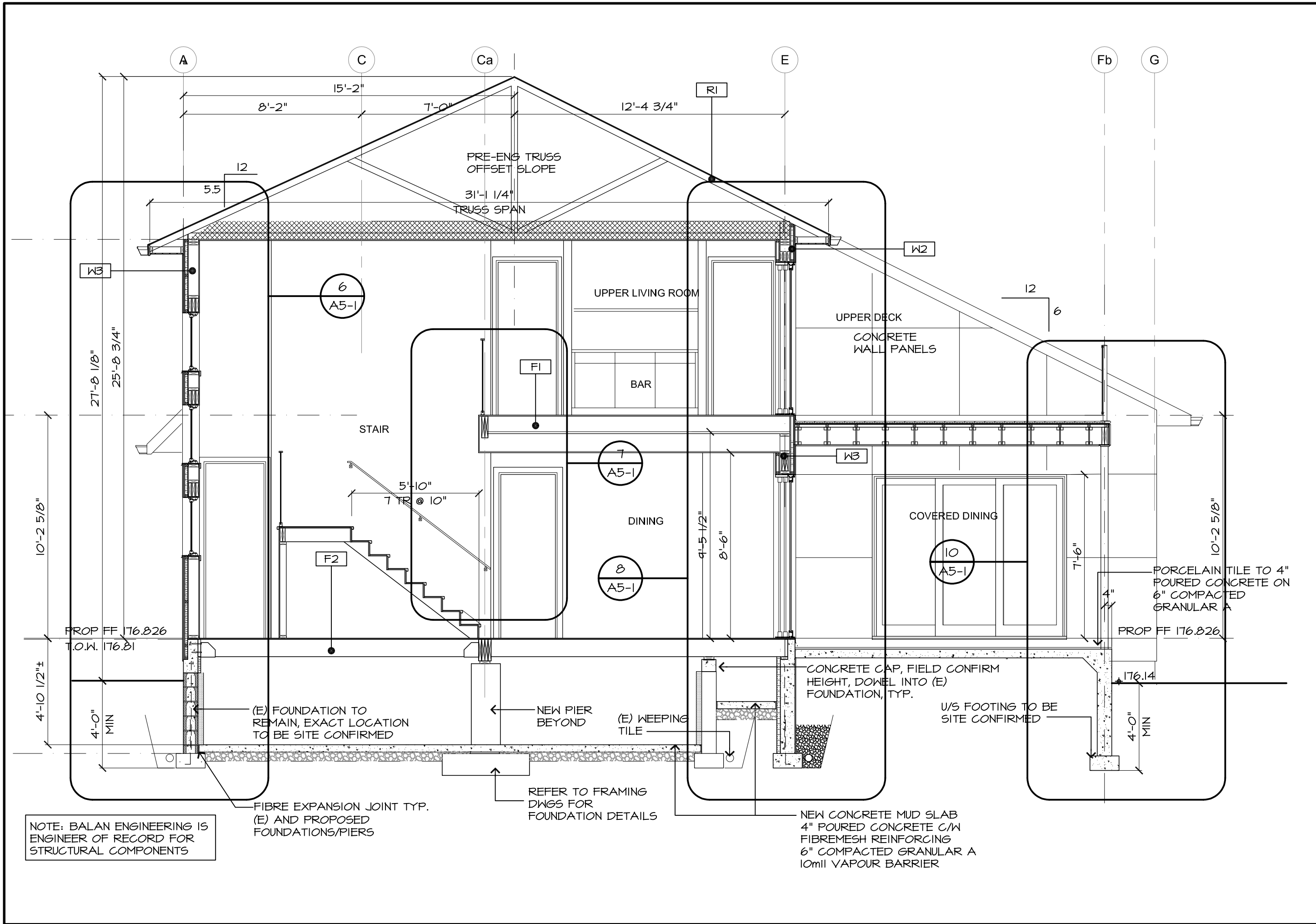




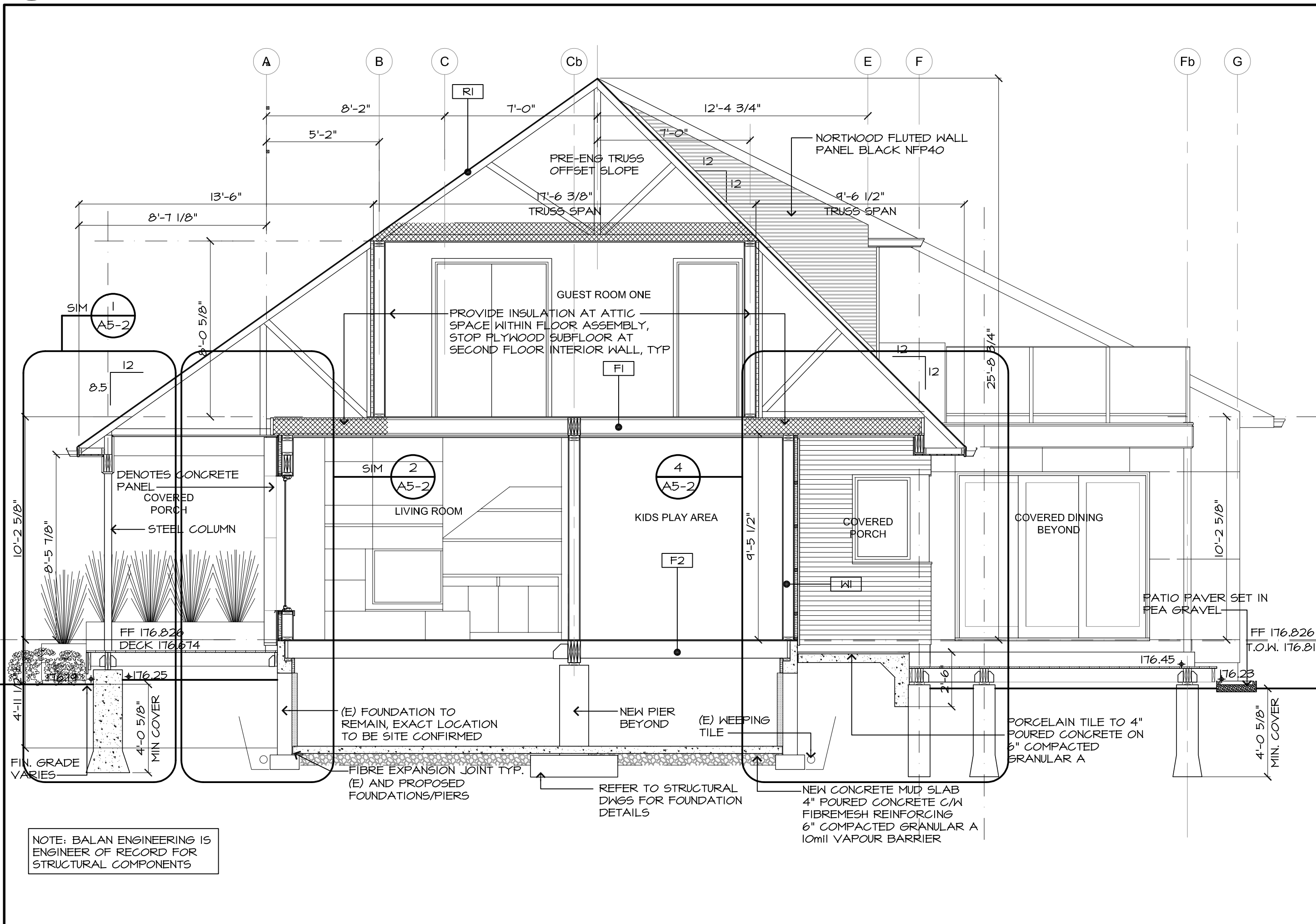
1 SECTION LOOKING EAST AT GUEST SUITE ONE/PRIMARY BEDROOM
A4-1 1/4"=1'-0"



3 SECTION LOOKING EAST THRU COVERED PORCH/UPPER LIVING/KITCHEN
A4-1 1/4"=1'-0"



2 SECTION LOOKING EAST THRU COVERED DINING/UPPER DECK/UPPER LIVING ROOM
A4-1 1/4"=1'-0"



4 SECTION LOOKING EAST COVERED PORCH/ LIVING/ GUEST ROOM TWO
A4-1 1/4"=1'-0"



Contractor must verify all dimensions on the Project Site and report any discrepancies before proceeding with the Work.
This drawing is a part of the Contract Documents and is to be read in conjunction with all other Contract Documents.
Copyright - Kathryn Vogel Architect Inc.
All rights reserved.

Revision Record

No.	Description	Date
4	REVISED T.O.W. HEIGHT	04.30.24
3	RE-ISSUED FOR PERMIT	04.04.24
2	SUPERSTRUCTURE REVISED	03.13.24
1	ISSUED FOR PERMIT	01.10.24

Issue Record

No.	Description	Date

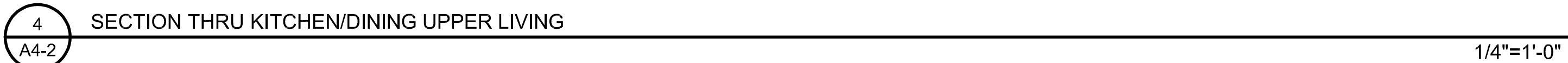
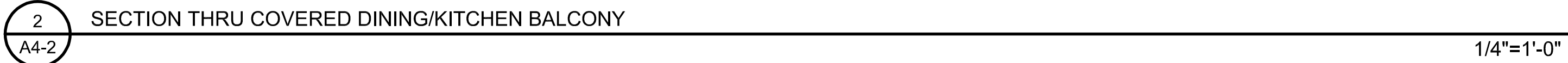
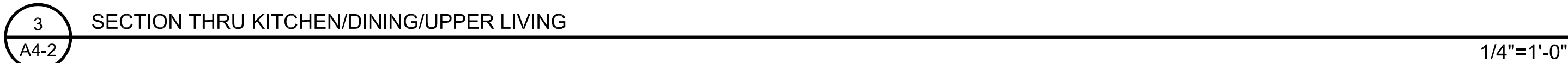
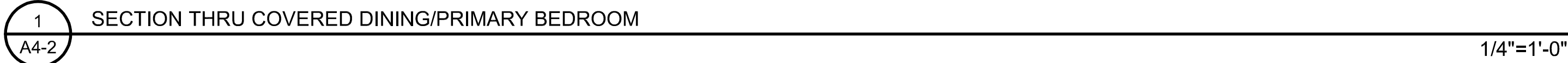
T: 905-521-1333
KATHRYN VOGEL ARCHITECT INC.
1-1469 SANDHILL DRIVE
ANCASTER, ONTARIO
L9G 0H7
KATHRYN VOGEL
DIP. ARCH. C.A.A. DIP. ARCH. TECH. M.R.A.C.
K.VOGEL@KVARCHITECT.COM

BOOTH/BOYER
COTTAGE
PROPOSED
RENOVATION

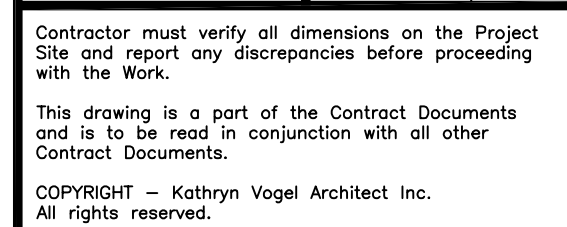
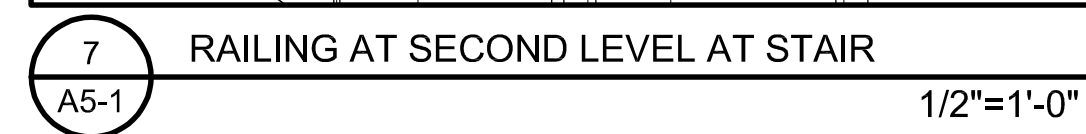
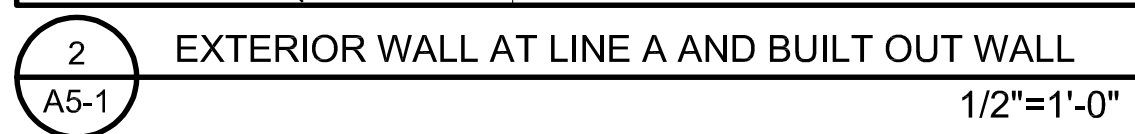
44 RIDGEWOOD DRIVE
TURKEY POINT
Drawn By: KV
Chkd By: KV
Scale: 1/4"=1'-0"

BUILDING
SECTIONS

Project No.: 2023-693
Drawing No.: A4-1
Rev.: 4



Project No.: 2023-693	Drawing No.: A4-2	Rev.: 4



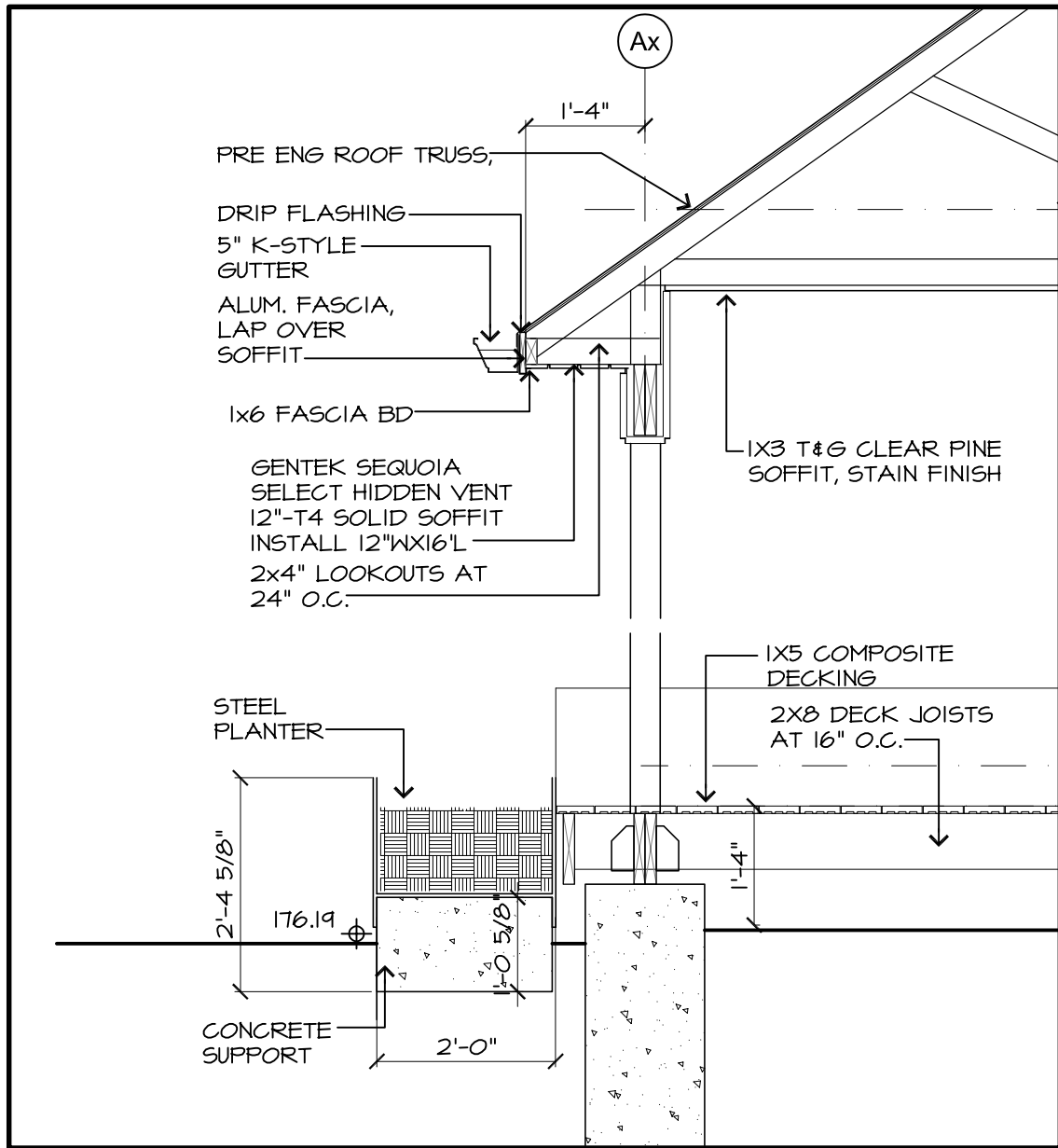
Issue Record

NOTE: BALAN ENGINEERING IS ENGINEER OF RECORD FOR STRUCTURAL COMPONENTS

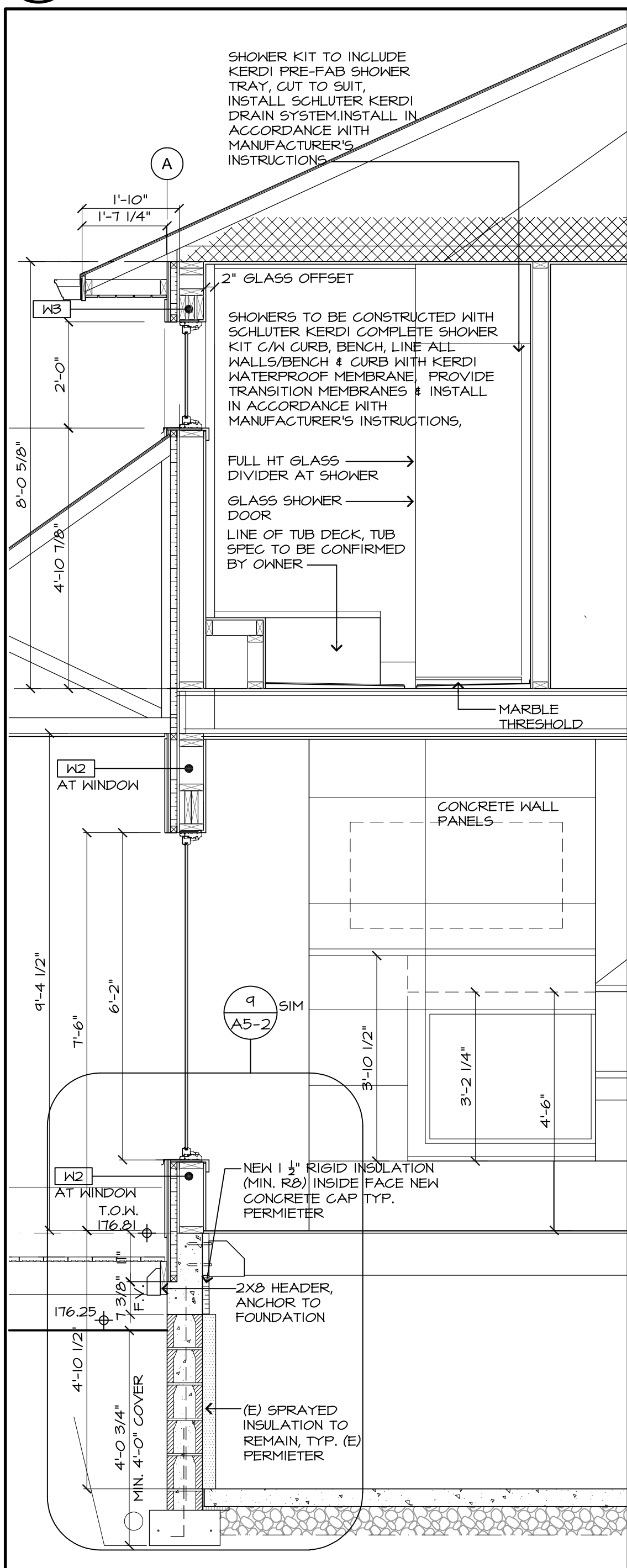
44 RIDGEWOOD DRIVE
TURKEY POINT

WALL SECTIONS

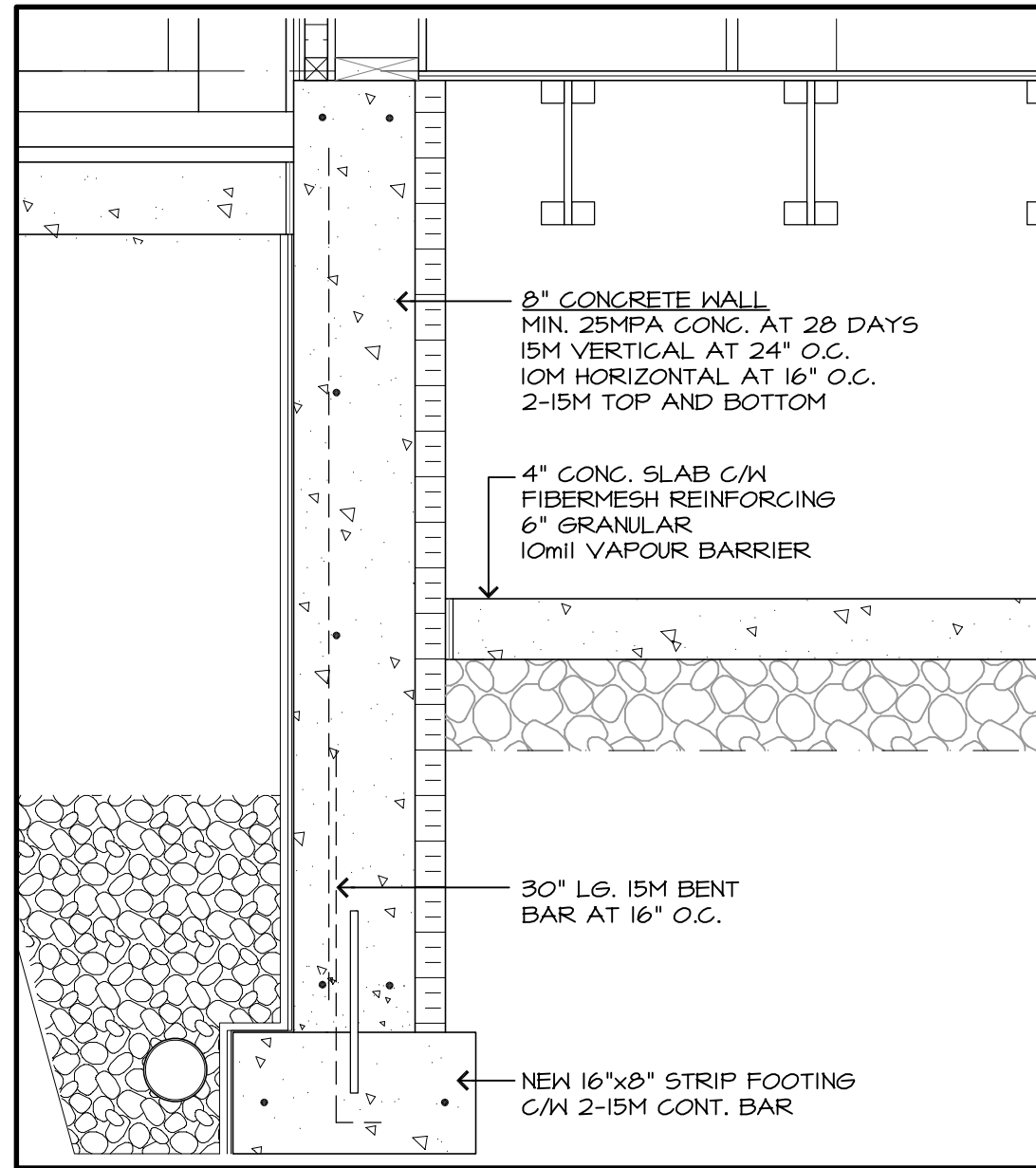
Project No.: 2023-693	Drawing No.: A5-1	Rev. 4
--------------------------	----------------------	-----------



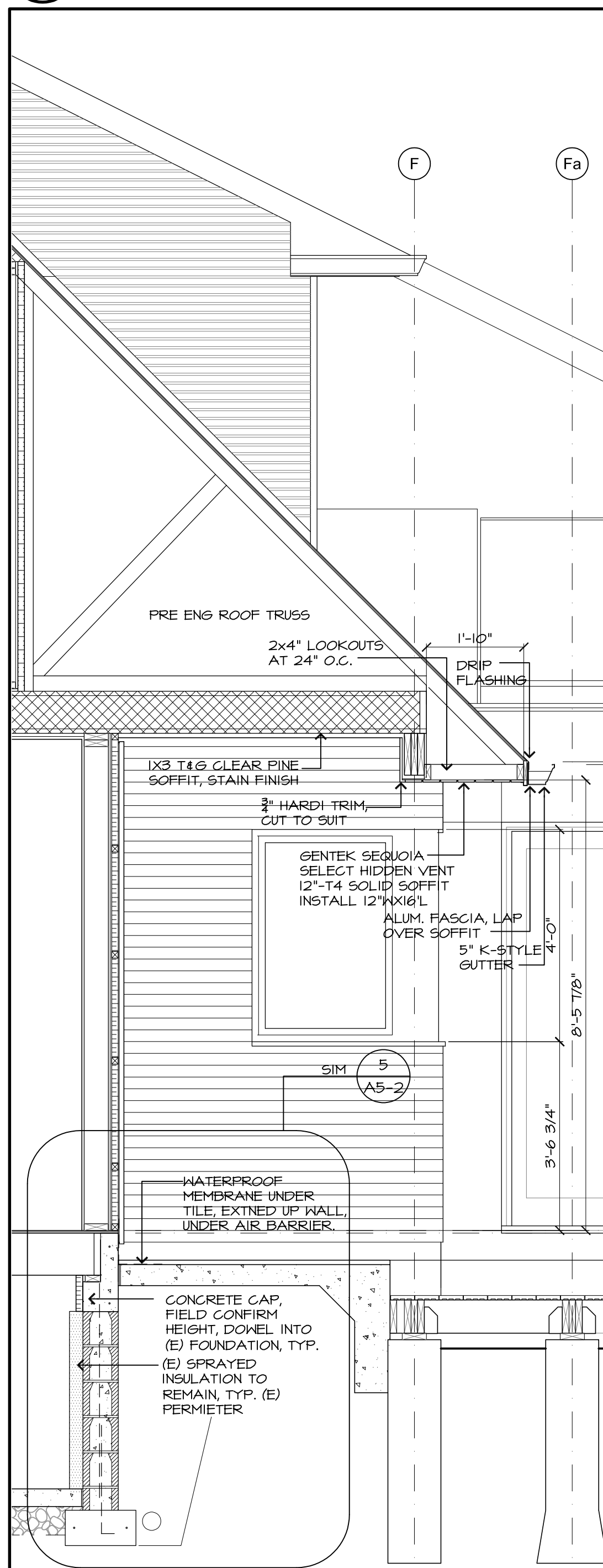
1 EAVE AT PORCH LINE Ax
A5-2 1/2"=1'-0"



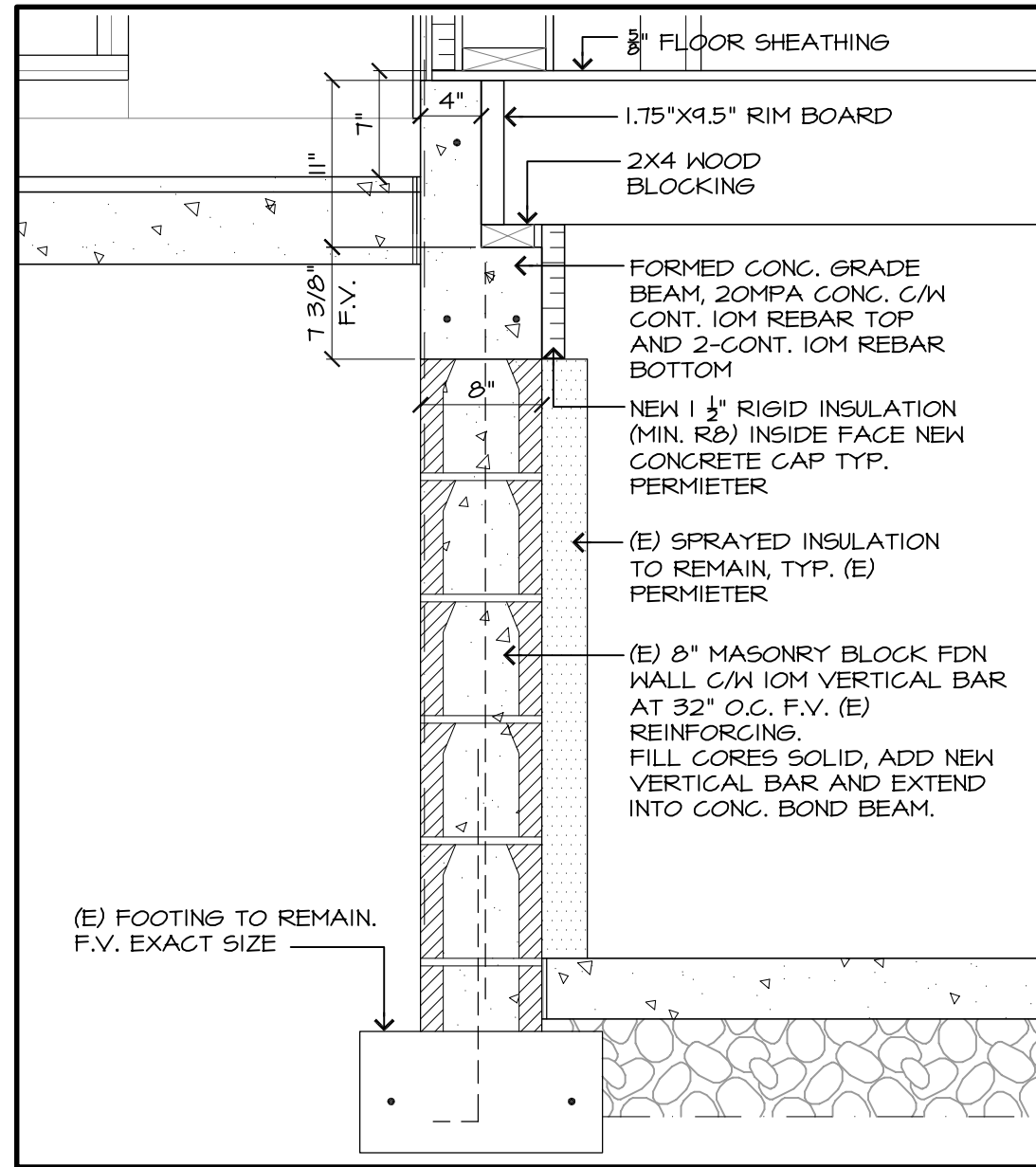
2 SECTION AT FIREPLACE/SECOND FLOOR BATH LINE A
A5-2 1/2"=1'-0"



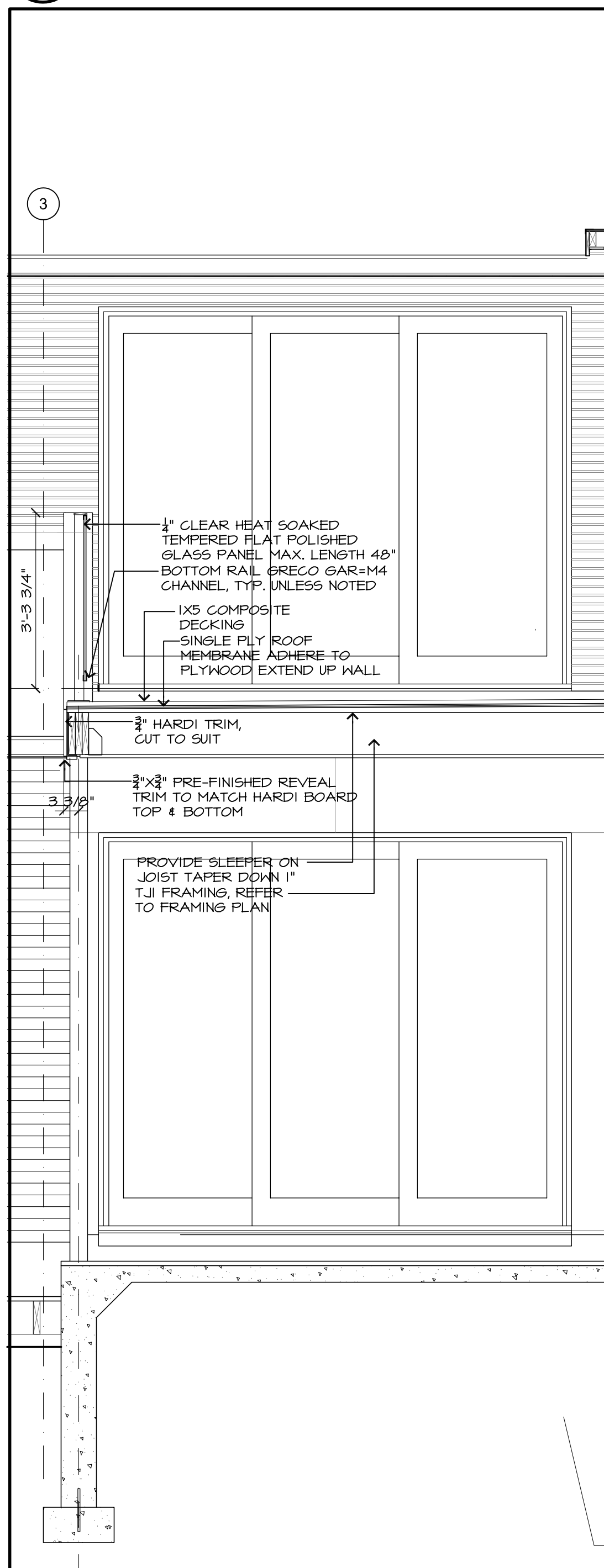
3 NEW FOUNDATION WALL LINE 2a
A5-2 1/2"=1'-0"



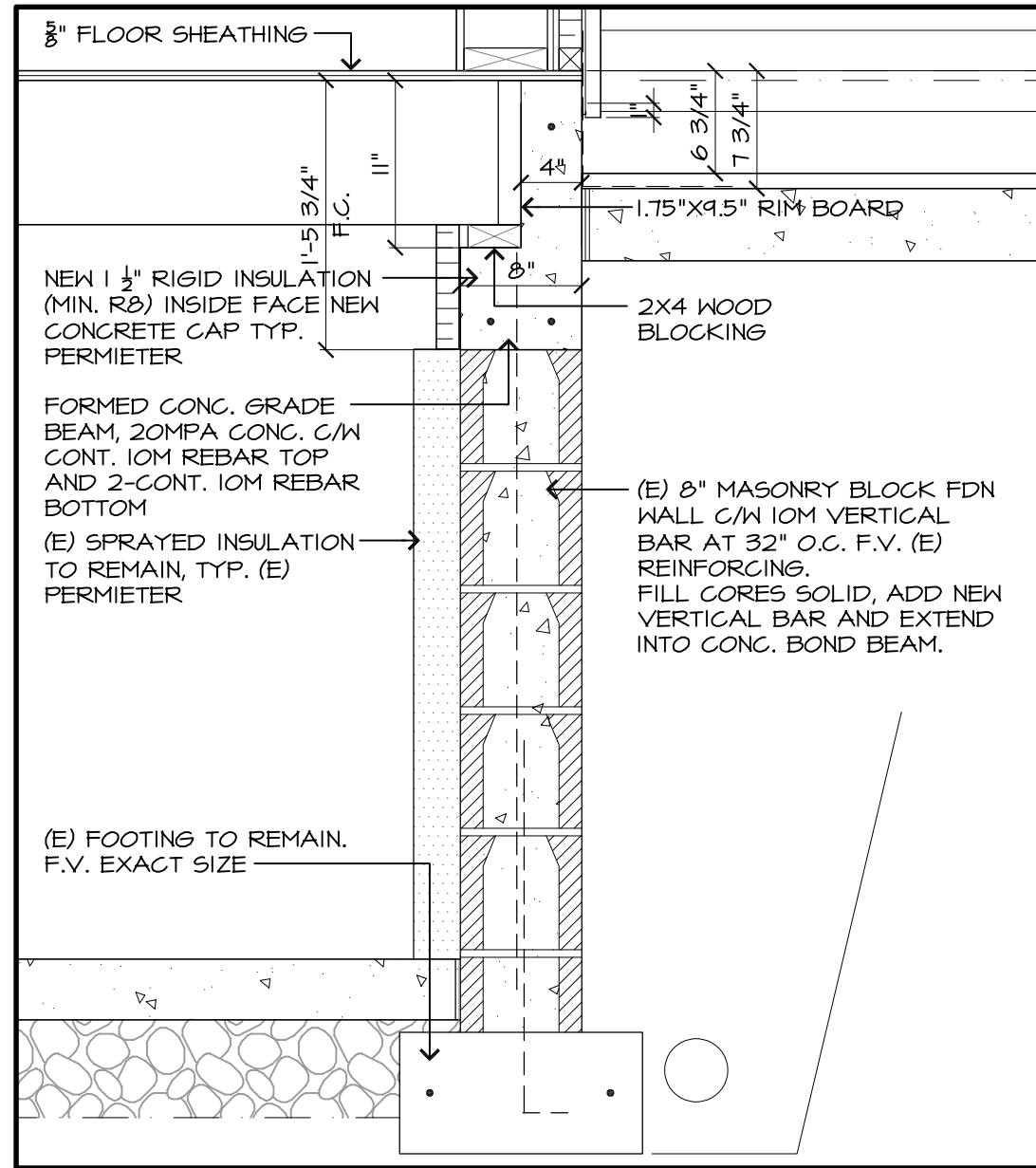
4 BACK PORCH LINE Fa
A5-2 1/2"=1'-0"



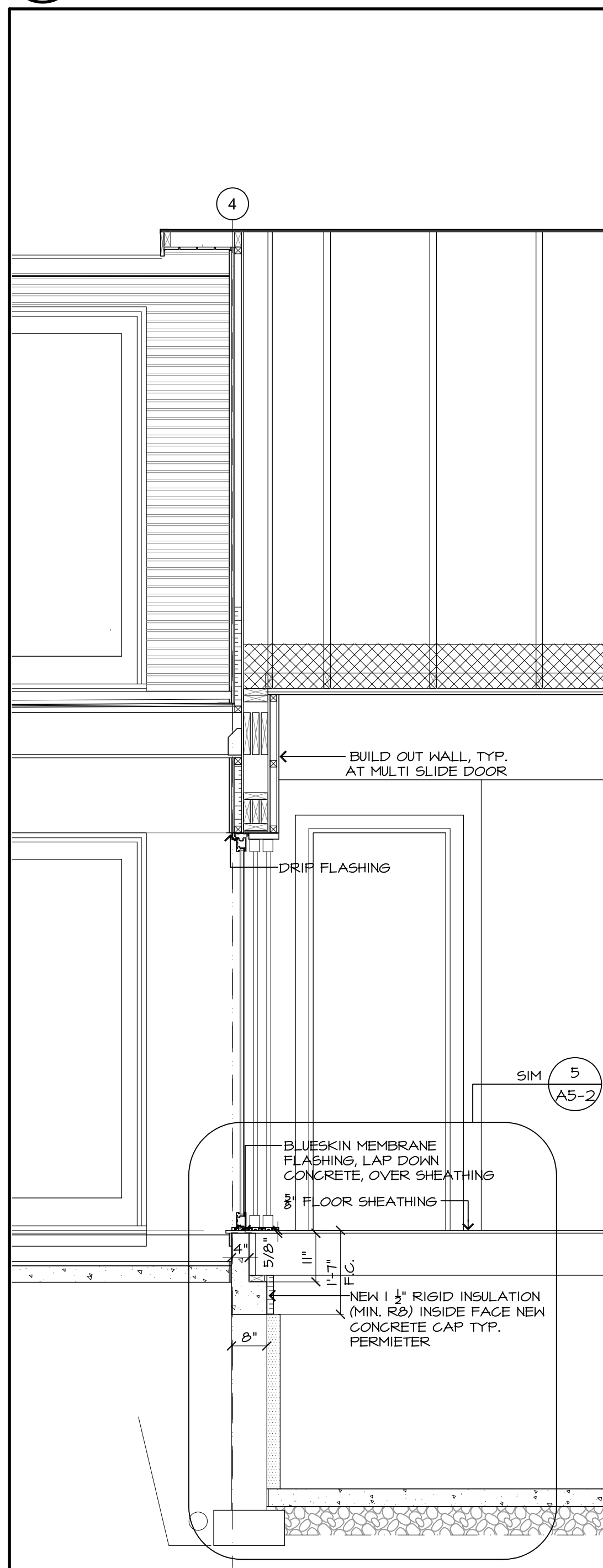
5 GRADE BEAM AT CURB WALL
A5-2 1/2"=1'-0"



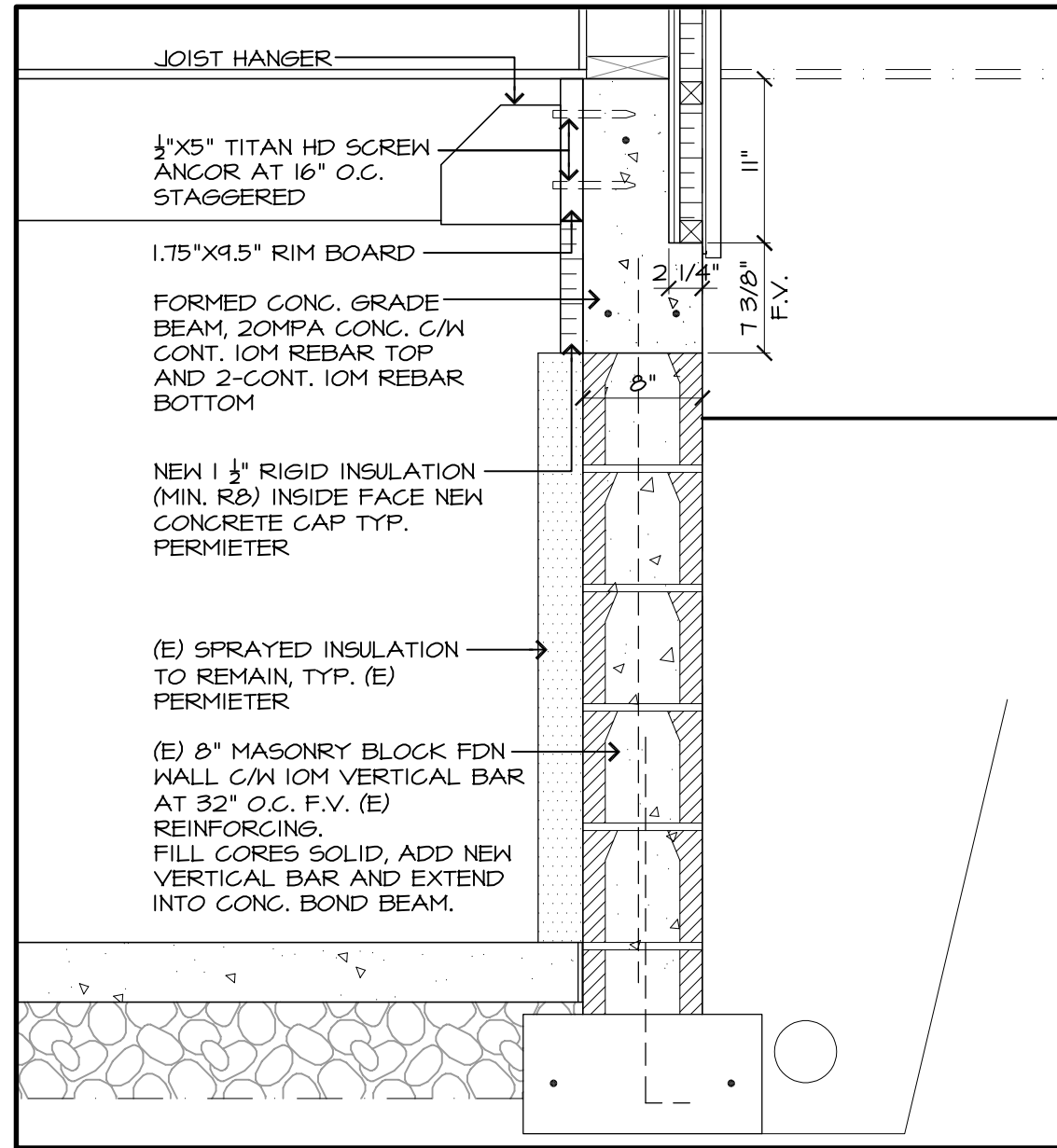
6 BALCONY/EXTERIOR DINING
A5-2 1/2"=1'-0"



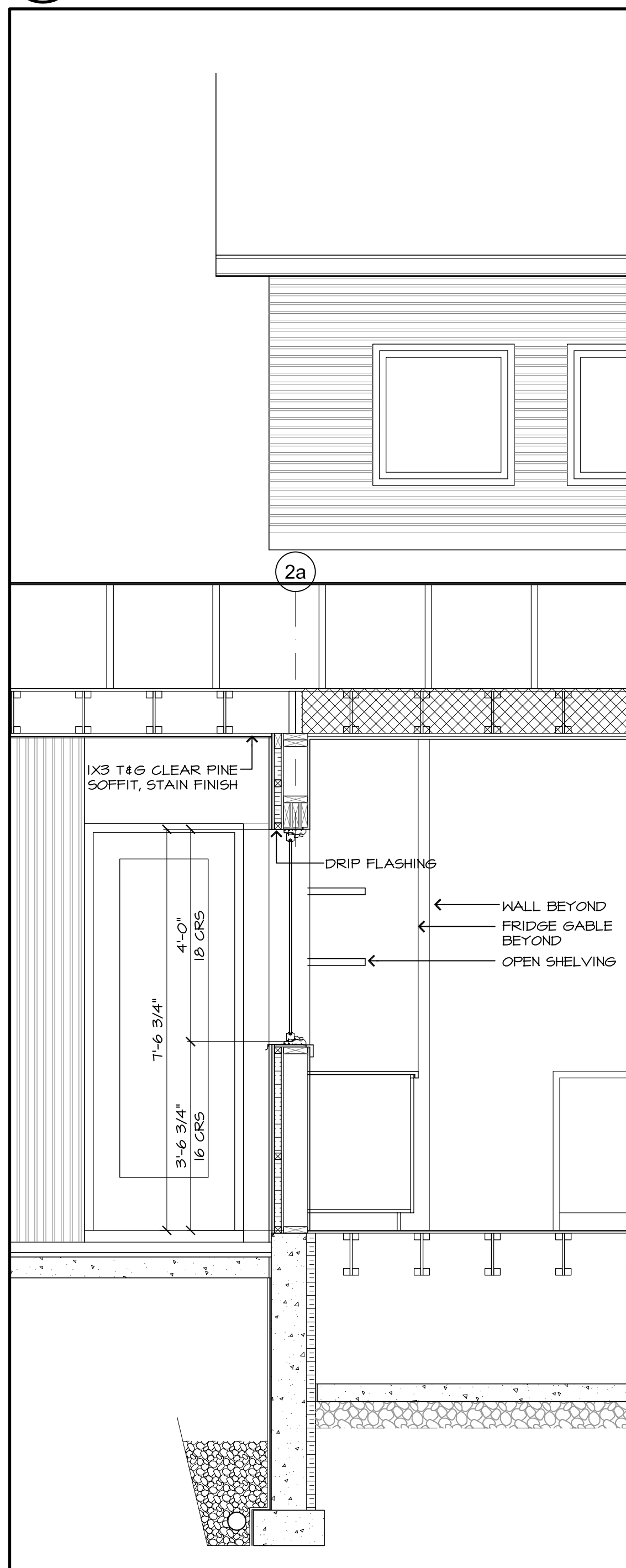
7 FOUNDATION DETAIL AT NEW DECK
A5-2 1"=1'-0"



8 EXTERIOR WALL AT LINE 4
A5-2 1/2"=1'-0"



9 FOUNDATION DETAIL LINE 5 AT JOIST BEARING
A5-2 1/2"=1'-0"



10 EXTERIOR WALL AT LINE 2a
A5-2 1/2"=1'-0"



Contractor must verify all dimensions on the Project Site and report any discrepancies before proceeding with the Work.
This drawing is a part of the Contract Documents and is to be read in conjunction with all other Contract Documents.
COPYRIGHT - Kathryn Vogel Architect Inc.
All rights reserved.

Revision Record

No.	Description	Date
4	REVISED T.O.W. HEIGHT	04.30.24
3	RE-ISSUED FOR PERMIT	04.04.24
2	SUPERSTRUCTURE REVISED	03.13.24
1	ISSUED FOR PERMIT	01.10.24
No.	Description	Date

Issue Record

T: 905-521-1333
KATHRYN VOGEL ARCHITECT INC.
1-1469 SANDHILL DRIVE
ANCASTER, ONTARIO
L9G 0H7
KATHRYN VOGEL
DIP. ARCH. CAA, DIP. ARCH. TECH., MRAIC
K.VOGEL@KVAARCHITECT.COM

BOOTH/BOYER
COTTAGE

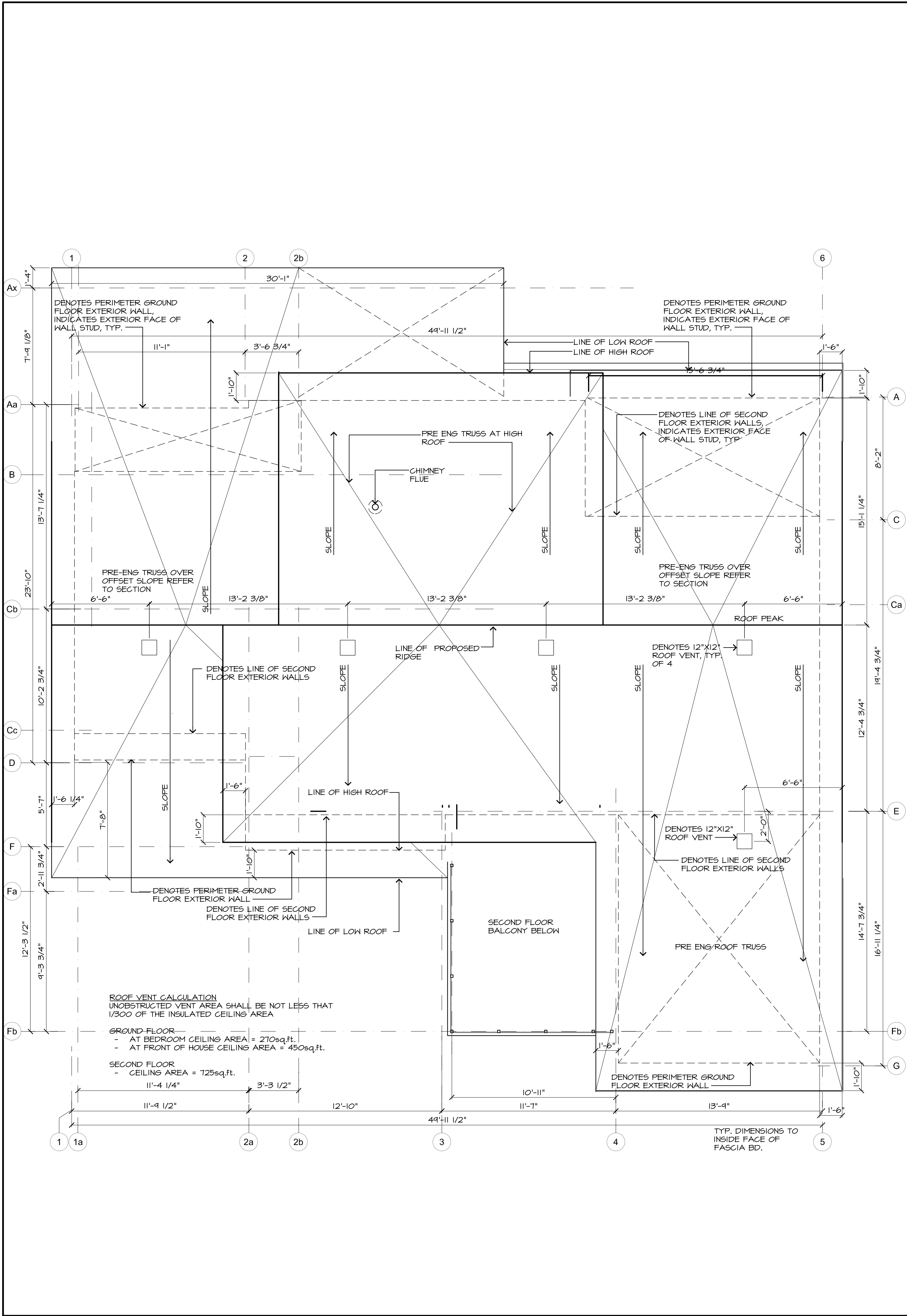
PROPOSED
RENOVATION

44 RIDGEWOOD DRIVE
TURKEY POINT

Drawn By: KV
Chkd By: KV
Scale: AS NOTED

WALL
SECTIONS

Project No.: 2023-693
Drawing No.: A5-2
Rev.: 4



5/6/2024
N.S. BALAN
100053962
N. Balan
PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

ONTARIO ASSOCIATION
OF
ARCHITECTS
KATHRYN VOGEL
LICENCE
581
APRIL 30, 2024

Contractor must verify all dimensions on the Project Site and report any discrepancies before proceeding with the Work.
This drawing is a part of the Contract Documents and is to be read in conjunction with all other Contract Documents.
COPYRIGHT – Kathryn Vogel Architect Inc.
All rights reserved.

Revision Record

No.	Description	Date
4	REVISED T.O.W. HEIGHT	04.30.24
3	RE-ISSUED FOR PERMIT	04.04.24
2	SUPERSTRUCTURE REVISED	03.13.24
1	ISSUED FOR PERMIT	01.10.24
No.	Description	Date

Issue Record

KATHRYN VOGEL ARCHITECT INC.
181 JAMES STREET N.
SUITE 201
HAMILTON, ONTARIO
L8R 2K9

KATHRYN VOGEL
DIP. ARCH. CAA, DIP. ARCH. TECH., MRAIC
K.VOGEL@KVARCHITECT.COM

T: 905-521-1333

BOOTH/BOYER
COTTAGE

PROPOSED
RENOVATION

44 RIDGEWOOD DRIVE
TURKEY POINT

Drawn By: KV
Chkd By: KV
Scale: 1/4"=1'-0"

ROOF & ROOF
FRAMING PLAN

Project No.: 2023-693
Drawing No.: S1-2
Rev.: 4



Zoning Review Comments June 13, 2024

44 RIDGEWOOD DRIVE

PRBD20240093

Mary Beth Boyer
108 Beech Blvd
Tilsonburg, ON N4G 1B4

As a part of the Building Permit application process, zoning review and compliance to our zoning Bylaw 1-Z-2014 is required prior to the issuance of a permit. Your application is currently under zoning review and the following comments below must be addressed in order to achieve zoning compliance.

Review Item	Comments
Applicable Law Review Completed By: Jodi Pfaff-Schimus	Status: Complete
May 10, 2024 Lot Grading Approval Completed By: Julia Post	Status: Not Required
January 22, 2024 Zoning Review Completed By: Tegan Meulemeester	Status: Waiting for Planning App. - need overall height dimension - drawings received from LPRCA file do not match dwgs we have on file. - plot plan to include decks, porches, and everything existing and proposed. - over maximum lot coverage 15%. needs planning application
May 16, 2024 Lot Grading Approval Completed By: Josh Evans	emailed applicant 05/16/24 - TM Status: OLS/P.ENG Exemption Received
June 10, 2024 Zoning Review Completed By: Tegan Meulemeester	Status: Revisions Required ZONED RR PROPOSED FIRST FLOOR ADDITION, RENOVATION, AND ENTIRE SECOND STOREY
June 13, 2024	- meets setbacks to property lines - under maximum building height of 9.1m - over maximum lot coverage. $179\text{sq m}/1045.1\text{sq m} = 17.13\%$, therefore still over in lot coverage. **revised drawings or planning application required**

If you have any questions or concerns regarding this review, or need clarification on an item, please feel free to contact the undersigned, so we can help you through this process.

Community Development Division - Building Department

12 Gilbertson Drive, Simcoe, Ontario, Canada, N3Y 4N5 - 519-426-5870 | 226-NORFOLK Extension 6016

Once all items are addressed, please resubmit to zoning@norfolkcounty.ca or our [online portal](#).

Thank you;

Tegan Meulemeester

Building Inspector I

Phone: 2266673655 ext.8149

Email: Tegan.Meulemeester@norfolkcounty.ca

This letter is issued pursuant to Norfolk County By Law 1-Z-2014 as amended.

Community Development Division - Building Department

12 Gilbertson Drive, Simcoe, Ontario, Canada, N3Y 4N5 - 519-426-5870 | 226-NORFOLK Extension 6016



Long Point Region Conservation Authority

PERMIT No. LPRCA-70/24
PROHIBITED ACTIVITIES, EXEMPTIONS AND PERMITS
(CONSERVATION AUTHORITIES ACT - ONTARIO REGULATION 41/24)

4 Elm Street
Tillsonburg, ON
N4G 0C4
Phone (519) 842-4242
Fax (519) 842-7123
www.lprca.on.ca

Permission has been granted to:

Applicant:	<u>Mary Beth Boyer, Mike Booth</u>	Telephone:	<u>519-616-0234</u>
Address:	<u>108 Beech Blvd, Tillsonburg</u>	Email:	<u>mboyer1385@gmail.com</u>
	<u>N4G 5S1</u>		
Agent:	<u></u>	Telephone:	<u></u>
Address:	<u></u>	Email:	<u></u>
	<u></u>		
Location/Address of works: <u>44 Ridgewood Drive. 331049311013700</u>			
Lot:	<u>2</u>	Plan:	<u>374</u>
		Municipality:	<u>Norfolk County</u>
Description of Works:	<u>to construct a 11m² (126ft²) addition on the first floor, the addition of a 79m² (850ft²) second storey and the replacement of the septic tank to 5900L (1558Gal) in size.</u>		
	<u></u>		
Type of fill:	<u></u>		

This permit is valid on the above location only for the period of:

DATE: May 7, 2024 to May 7, 2026

This permit shall be subject to the following conditions:

The Applicant and owner, by acceptance of and in consideration of the issuance of this permit, agrees to the following conditions:

GENERAL CONDITIONS: (SEE REVERSE SIDE OF PERMIT)

SPECIFIC CONDITIONS:

1. Locations and dimensions of proposed works must be as indicated on the enclosed copy of the work permit application dated February 6, 2024 and the associated information.

GENERAL CONDITIONS:

1. This permit does not preclude any approvals required by any other laws or regulations.
2. Temporary sediment & erosion control measures shall be installed around any disturbed and/or exposed ground or excavated material stockpiles, remain in place until the site has been suitably stabilized, and must be monitored regularly to ensure effectiveness. Remedial/Emergency measures must be taken at any sign of failure. This step is considered necessary to prevent the undesirable migration of silt.
3. The Conservation Authority should be contacted within 48 hours prior to the commencement of construction.
4. Authorized representatives of the Long Point Region Conservation Authority may at any time enter onto the lands which are described herein in order to make any surveys, examinations or inspections which are required for the purpose of insuring that the work(s) authorized by this permit are being carried out according to the terms of this permit.
5. It is the responsibility of the permittee to ensure the development is located within the extent of the property boundaries owned by the proponent.
6. This permit is not assignable.
7. The project shall be carried out generally as per the plans submitted in support of the application as they may be amended by conditions of this permit.
8. This approval does not guarantee the soundness of the proposed work and it is the responsibility of the permittee to monitor and maintain the construction activity to ensure the integrity of the work.
9. The applicant agrees to maintain all existing drainage patterns.
10. Any activity or development other than that identified in this permit application must be reviewed by the LPRCA; at which time, staff will determine if additional approvals or an amended permit will be required.
11. Permits are valid for two years. No notice will be issued on expiration of the permit and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.



Long Point Region Conservation Authority

4 Elm Street, Tillsonburg, ON N4G 0C4
Tel: (519) 842-4242 Fax: (519) 842-7123
Email: planning@lprca.on.ca Website: www.lprca.on.ca

Permit Application – Schedule A

REGULATION OF DEVELOPMENT, INTERFERENCE WITH WETLANDS AND
ALTERATIONS TO SHORELINES AND WATERCOURSES (R.R.O. 1990 REG.178/06)

Application #

LPRCA -
Office Use Only

Owner's Name: Mary Beth Boyer/Mike booth

Mailing Address: 108 Beech blvd

Street Address

P.O. Box

Apartment/Unit #

tillsonburg

on

N4G5S1

City/Town

Province

Postal Code

Primary Phone: 1-519-616-0234

Alternate Phone: _____

Email: mboyer1385@gmail.com

Applicant's Name: _____



Check if same as above

Mailing Address: _____

Street Address

P.O. Box

Apartment/Unit #

City/Town

Province

Postal Code

Primary Phone: _____

Alternate Phone: _____

Email: _____

Location of Proposed Work

Lot: 2 PT LO1 Concession/Plan: 374

Municipality: Norfolk



Municipal Address: 44 Ridgewood dr

Street Address

Tax Assessment Roll Number: 3310493110137000000

Proposed work: (Check all appropriate boxes)

☐ Place, dump, or remove fill

Quantity of fill: _____

☐ Site grading

☐ Construct a new building or structure

Proposed square footage: 1471

☒ Alter or renovate an existing building or structure

Existing square footage: 1345

☒ Construct a septic system

from existing 3600 litre tank to 5900 litre tank

☐ Construct erosion control or shoreline protection

☐ Construct new or replace existing watercourse crossing

☐ Other: (please describe) _____

Description of Proposed Works:

add second floor to existing cottage

and Kitchen extension 12659 Ft.

PROPOSED START DATE: _____

PROPOSED COMPLETION DATE: _____

I understand that the information contained in this application form is accurate to the best of my knowledge and that the staff of the Long Point Region Conservation Authority (LPRCA) will undertake a detailed inspection of the subject lands as part of the application process.

Applicant Signature

Date

Agent Signature

Date

APPLICATION CHECKLIST

Submission: LPRCA permit applications along with supporting information may be submitted in person to our office, or by fax, email or mail.

Office Use Only

Application # LPRCA-_____

List Issued: _____

Pre-consultation: Please contact LPRCA staff regarding the requirements specific to your proposal. Also, please make sure your contractors and consultants contact LPRCA staff before completing detailed drawings or technical studies.

Complete application: A complete application package includes (check all applicable):

<u>Applicable</u>	<u>Submitted</u>	
-------------------	------------------	--

- | | | |
|---|--------------------------|--|
| ✓ | <input type="checkbox"/> | A completed, signed and dated application form; |
| ✓ | <input type="checkbox"/> | Written authorization (if the applicant is not the owner of the property where the work is being done) |
| ✓ | <input type="checkbox"/> | Written authorization (if the property owner is assigning another party as an agent for the project); |
| ✓ | <input type="checkbox"/> | Application fee (see fee schedule, fees subject to change without notice); |
| ✓ | <input type="checkbox"/> | A scaled and detailed site plan; |
| ✓ | <input type="checkbox"/> | A scaled cross-sectional drawing and floor plans; |

Drawings: One copy of all project drawings, reports, unless otherwise requested. Hardcopy drawings must be provided and readable on sheets no larger than 11" x 17". Electronic submission of drawings and reports is preferred. The drawings should include (either as part of the illustration or as notes).

- | | | |
|---|--------------------------|---|
| ✓ | <input type="checkbox"/> | Legal description of the property (e.g. roll number, lot, concession, municipality); |
| ✓ | <input type="checkbox"/> | Scale, date, and directional arrow; |
| ✓ | <input type="checkbox"/> | Dimensions of the property (a copy of a legal survey may be required); |
| ✓ | <input type="checkbox"/> | Location, dimensions and geodetic elevations of all existing and proposed structures, grading, filling, excavating, and the distance to any waterbody(s) (e.g. wetlands, streams, lakes), valleys, steep slopes on or adjacent to the property; |
| ✓ | <input type="checkbox"/> | Location and type of sediment and erosion control measures (e.g. silt fence) and soil stabilization measures (e.g. seeding, sodding, planting) |

Technical reports: One or more of the following technical reports may be required (as advised by LPRCA staff).

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Design drawings and description of the design elements for flood-proofing measures, stamped and certified by a qualified professional engineer (for development in floodplains and flood hazard areas) |
| <input type="checkbox"/> | <input type="checkbox"/> | Slope stability study and erosion analysis, prepared by a qualified professional with expertise in geotechnical engineering, to determine the stable top-of-bank, the minimum development setback to address the potential erosion hazards, and associated foundation, construction, grading and drainage recommendations, in accordance with the Provincial Technical Guidelines (for development in erosion hazard areas) |
| <input type="checkbox"/> | <input type="checkbox"/> | Coastal engineering assessment prepared by a qualified professional with expertise in coastal engineering in accordance with LPRCA's Shoreline Management Plan and the Provincial Technical Guidelines addressing hydrodynamic forces affecting the design and indicating how the aggravation of erosion on neighbouring properties is avoided (for shoreline alterations). |
| <input type="checkbox"/> | <input type="checkbox"/> | Environmental Impact Study (EIS) clearly indicating that there will be no negative impact to the form or function of the wetland to the satisfaction of LPRCA (for development near wetlands) |
| <input type="checkbox"/> | <input type="checkbox"/> | Hydraulic analysis by a qualified professional engineer addressing flood conveyance, storage-discharge, and changes in flood levels on-site and on adjacent properties (for development in floodplains, watercourse alterations). |
| <input type="checkbox"/> | <input type="checkbox"/> | Complex and large-scale proposals may require additional technical studies and plans. |

For Office Use Only	
Application Submitted:	
Complete Application:	
Application Fee:	Paid:
Board Approval Required Date of Board Meeting:	

GENERAL CONDITIONS OF PERMIT

1. This permit does not absolve the permittee of the responsibility of obtaining necessary permission from applicable federal and provincial agencies or local municipalities.
2. The permittee agrees by acceptance of the permit:
 - a) to indemnify and save harmless, the Long Point Region Conservation Authority and its officers, employees, or agents, from and against all damage, injury, loss, costs, claims, demands, actions and proceedings, arising out of or resulting from any act or omission of the permittee or of any of his agents, employees or contractors relating to any of the particular terms or conditions of this permit.
 - b) that this permit shall not release the permittee from any legal liability or obligation and remains in force subject to all limitations, requirements, requirements and liabilities imposed by law.
 - c) to provide certification of conformance to ensure compliance with the intent of the permit. This certification must be provided by an accredited professional and is to be submitted as may be specified in the permit.
3. Authorized representatives of the Long Point Region Conservation Authority will be granted entry at any time into lands and buildings which are the subject of this permit application in order to make such surveys, examinations, investigations, inspections or other arrangements which such representatives deem necessary.
4. The project shall be carried out generally as per the plans submitted in support of the application as they may be amended by conditions of this permit.
5. Any activity or development other than that identified in this permit application must be reviewed by the LPRCA; at which time, staff will determine if additional approvals or an amended permit will be required.
6. The Long Point Region Conservation Authority may cancel this permit or may change any of the conditions at any time and without prior notice if it is determined that:
 - a) the works are not in conformance with the intent of the permission granted;
 - b) the information presented to obtain a permit is false;
 - c) the works or method of construction has detrimental impacts on the environment.
7. Temporary sediment & erosion control measures shall be installed around any disturbed and/or exposed ground or excavated material stockpiles, remain in place until the site has been suitably stabilized, and must be monitored regularly to ensure effectiveness. Remedial/Emergency measures must be taken at any sign of failure.
8. The applicant agrees to maintain all existing drainage patterns except as expressly identified in this permit.
9. It is the responsibility of the permittee to ensure the development is located within the extent of the property boundaries owned by the proponent.
10. This approval does not guarantee the soundness of the proposed work and it is the responsibility of the permittee to monitor and maintain the construction activity to ensure the integrity of the work.
11. This permit shall not be assigned (non-transferable).
12. Permits are valid for two years. No notice will be issued on expiration of the permit and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.
13. The Conservation Authority should be contacted within 48 hours prior to the commencement of construction.
14. The Long Point Region Conservation Authority may make copies of Schedule A, as required, for the purposes of assessing the proposal and, where approved, to form part of the permit issued.

NOTICE OF COLLECTION

Pursuant to section 29(2) of the Municipal Freedom of Information and Protection of Individual Privacy Act, 1989, the personal information contained on this form is collected under the legal authority of the Conservation Authorities Act, R.S.O. 1980, c85, as amended. This information is used to assess applications for and, where approved, issue comment. The name of the applicant, location of the work and a description of the project may be published in LPRCA documents, including agendas, reports and meeting minutes which are posted on the LPRCA website. Questions about the collection of personal information should be directed to the Freedom of Information Coordinator, Long Point Region Conservation Authority, 4 Elm Street, Tillsonburg, Ontario, N4G 0C4, (519) 842-4242.

RIDGEWOOD

DRIVE

NOTES

(1) - BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF RIDGEWOOD DRIVE AS SHOWN ON REGISTERED PLAN No. 374 HAVING A BEARING OF N 13° 54' 00" E

SURVEYOR'S REAL PROPERTY REPORT (PART 1) PLAN OF SURVEY

LOT 2 AND PART OF LOT 3
REGISTERED PLAN No. 374 (TURKEY POINT)
GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE
NORFOLK COUNTY

SCALE 1:200



METRIC

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

KIM HUSTED SURVEYING LTD.

(PART 2)

REPORT SUMMARY (TO BE READ IN CONJUNCTION WITH PLAN OF SURVEY)
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: NONE REGISTERED ON TITLE
COMPLIANCE WITH MUNICIPAL OFFICIAL PLANS AND ZONING BY-LAWS: NOT CERTIFIED BY THIS REPORT
ADDITIONAL REMARKS: PROPERTY DESCRIPTION: LOT 2 AND PART OF LOT 3 REGISTERED PLAN No. 374, TURKEY POINT, GEOGRAPHIC TOWNSHIP OF CHARLOTTEVILLE NORFOLK COUNTY
AREA OF LOT 2 AND PART OF LOT 3 = 1045.1 SQ. METERS
AREA OF LOT 2 AND PART OF LOT 3 COVERED BY DWELLING = 139.9 SQ. METERS
COVERAGE = 13.4 %
AREA OF LOT 2 AND PART OF LOT 3 COVERED BY SHEDS = 33.3 SQ. METERS
COVERAGE = 3.2 %

THIS SURVEYOR'S REAL PROPERTY REPORT HAS BEEN PREPARED FOR MIKE BOOTH AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHERS

THIS REPORT CAN BE UPDATED BY KIM HUSTED SURVEYING LTD. HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

- (1) - THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM
- (2) - THIS SURVEY WAS COMPLETED ON THE 31st DAY OF MARCH, 2020

APRIL 24, 2020

DATE

[Signature]
KIM S. HUSTED
ONTARIO LAND SURVEYOR

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- RIB DENOTES ROUND IRON BAR
- (WIT) DENOTES WITNESS
- (697) DENOTES G.B. MacAULAY, O.L.S.
- (700) DENOTES JEWITT AND DIXON LTD.
- (P1) DENOTES REGISTERED PLAN No. 374
- (P2) DENOTES DEPOSITED PLAN 37R-2894
- (P3) DENOTES DEPOSITED PLAN 37R-2953
- (P4) DENOTES DEPOSITED PLAN 37R-10444
- (P5) DENOTES PLAN OF SURVEY BY JEWITT AND DIXON LTD. DATED: JUNE 8, 1979, NOTES: C 37-5
- (P6) DENOTES PLAN OF SURVEY BY JEWITT AND DIXON LTD. DATED: JUNE 11, 1979, NOTES: C 37-4 & 6
- (P7) DENOTES PLAN OF SURVEY BY JEWITT AND DIXON LTD. DATED: OCTOBER 14, 1964
- (M) DENOTES MEASURED
- (S) DENOTES SET
- P.I.N. DENOTES PROPERTY IDENTIFIER NUMBER

© COPYRIGHT 2020 KIM HUSTED SURVEYING LTD.

THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF KIM HUSTED SURVEYING LTD. IS STRICTLY PROHIBITED

KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSBURG, ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 20-15653

REFERENCE: FF6

DISK No.
646

LOT 5
LOT 4

REGISTERED LOT

AVENUE
PARKWOOD

NORTH

374

1

P.I.N. 50267 - 0213

LOT

PART 2, 37R - 2953
P.I.N. 50267 - 0475
LOT 121
PART 1
37R - 2953

PART 2
37R - 10444
P.I.N. 50267 - 0721
LOT 120

LOT 119

LOT 118

REGISTERED

PLAN

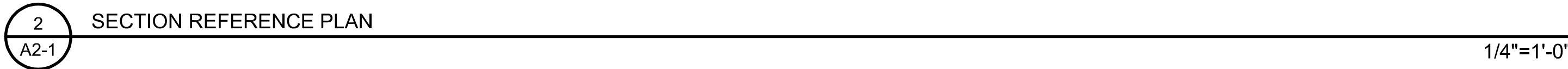
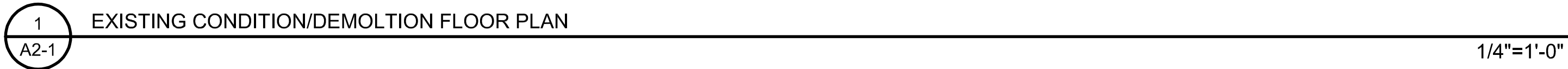
NO.

128

**ASSOCIATION OF ONTARIO
LAND SURVEYORS**
PLAN SUBMISSION FORM
2125877

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR.
In accordance with Regulation 1026, Section 29(3)

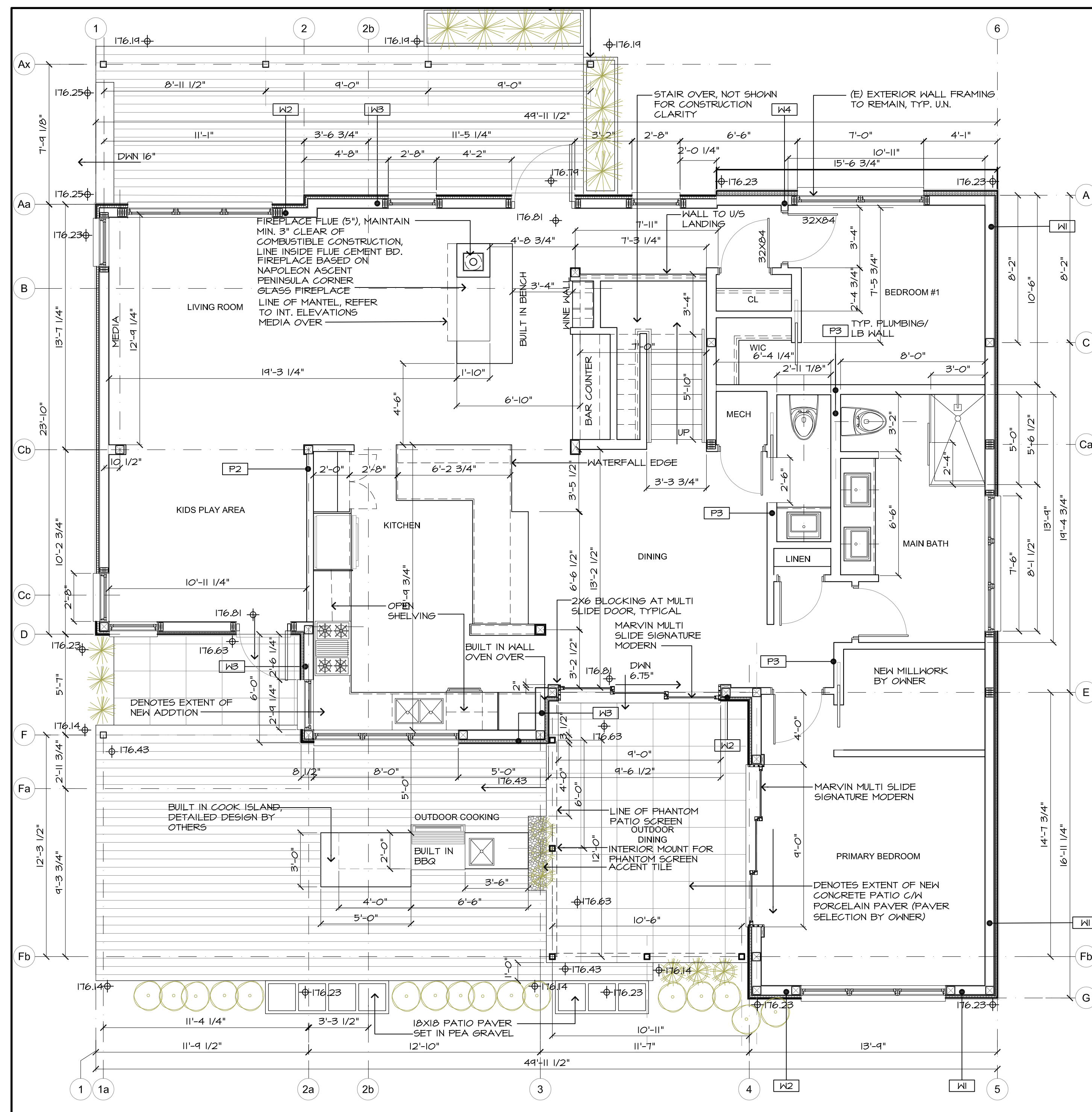
"THIS IS NOT
AN ORIGINAL COPY
UNLESS
EMBOSSED WITH
SEAL"



3 WALL TYPES

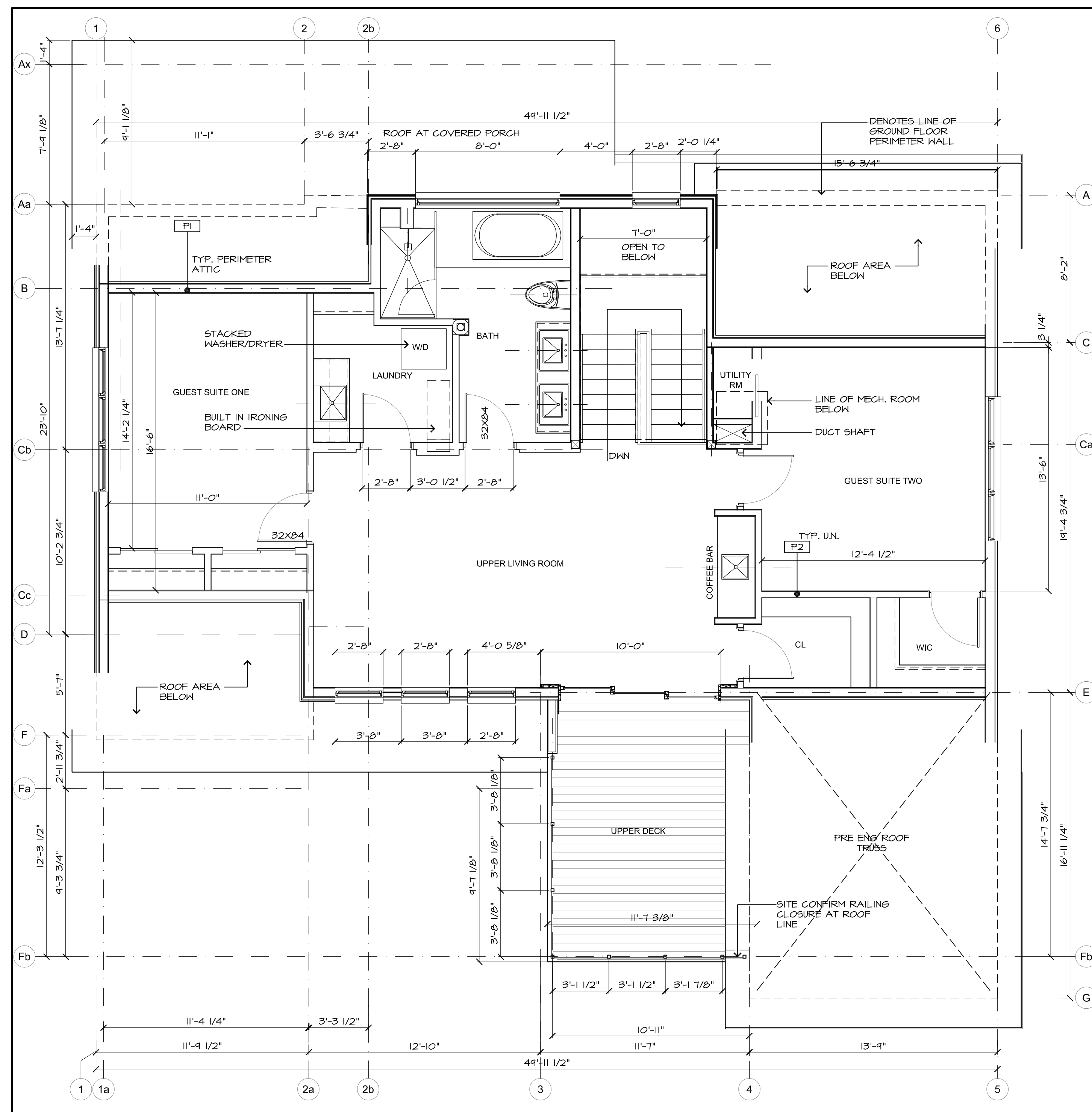
4 SPARE
A2-1

Project No.: 2023-693	Drawing No.: A2-1	Rev.: 4
--------------------------	----------------------	------------



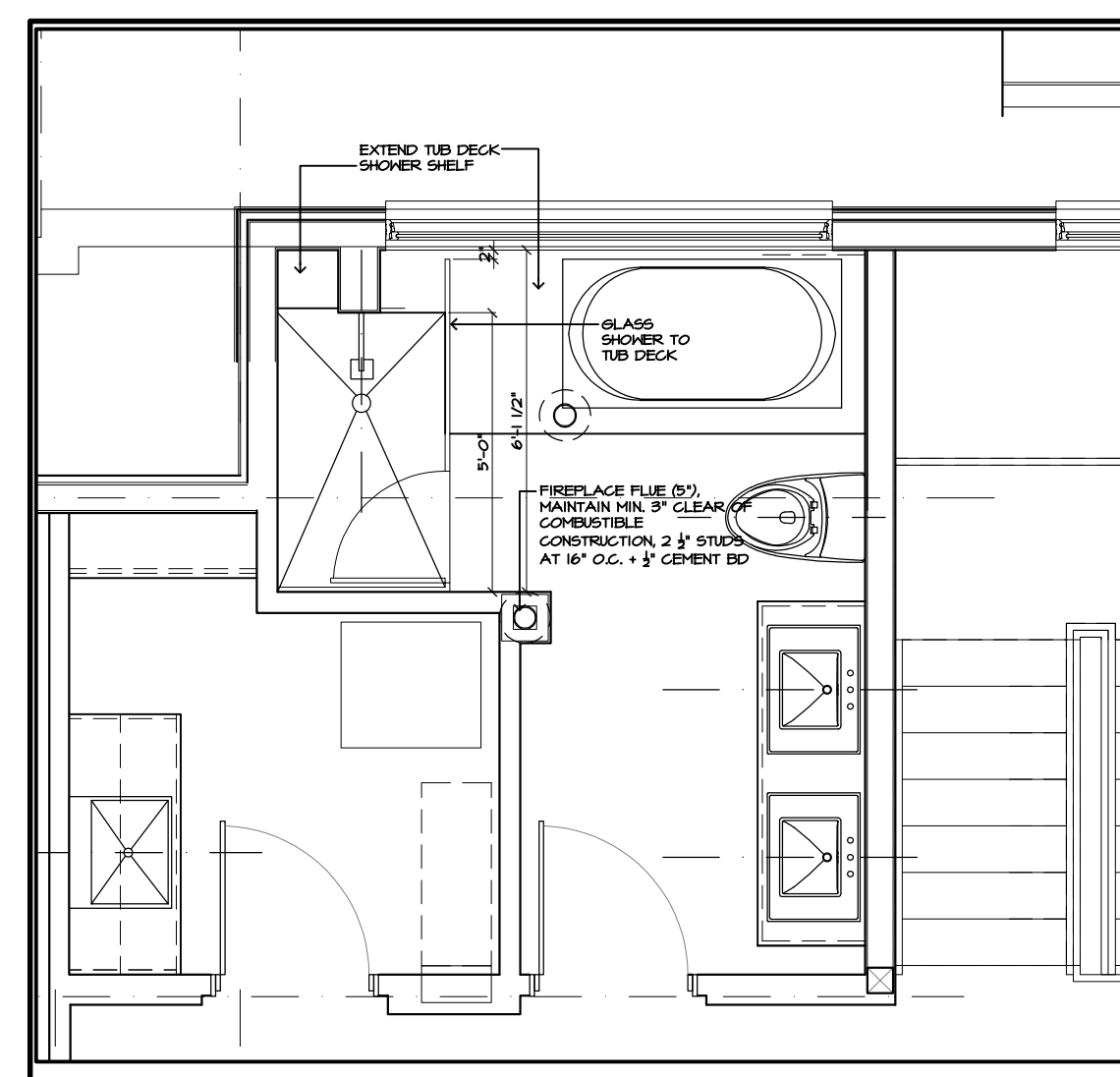
1 PROPOSED GROUND FLOOR PLAN
A2-2

1/4"=1'-0"



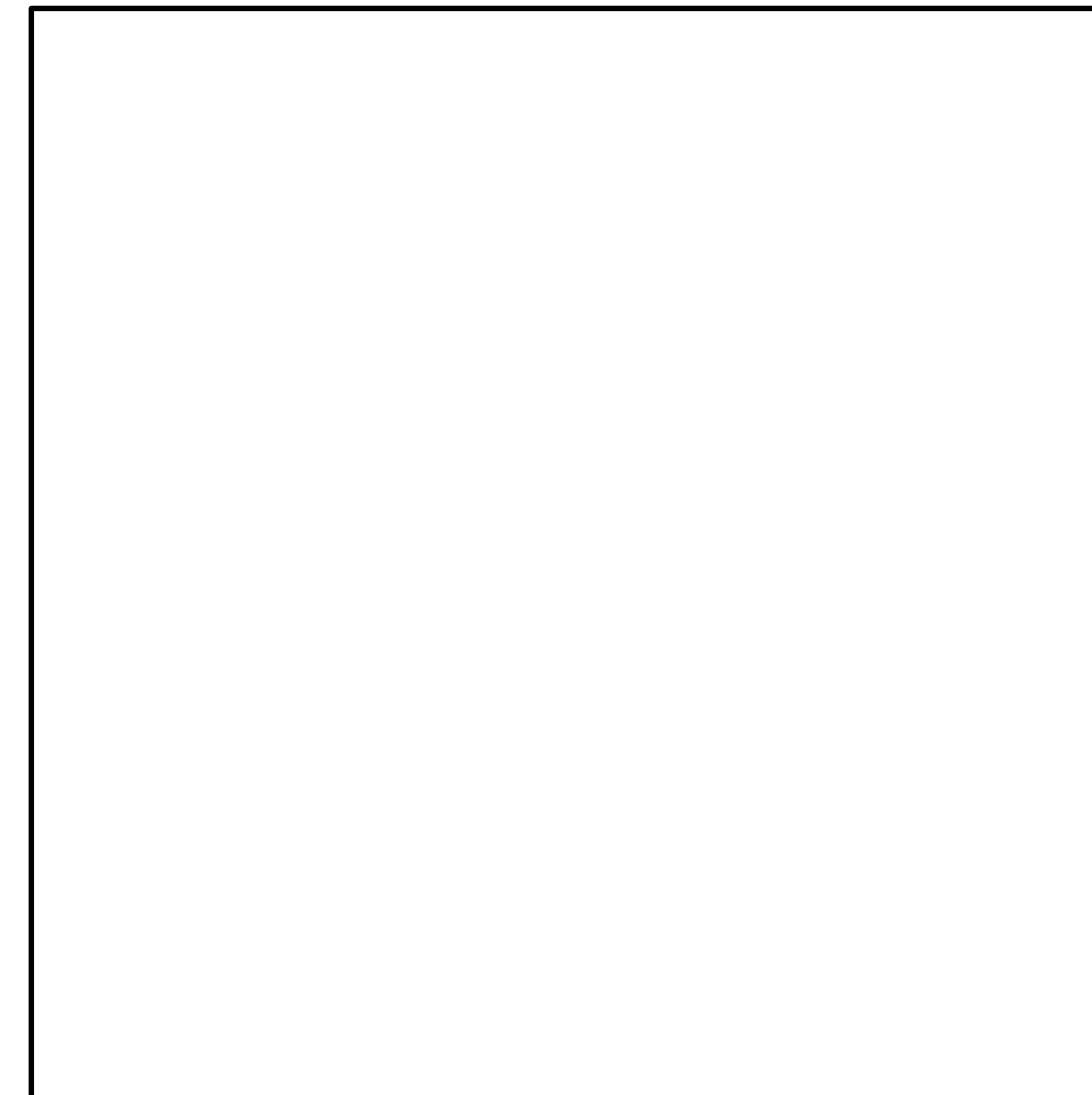
2 PROPOSED SECOND FLOOR PLAN
A2-2

1/4"=1'-0"

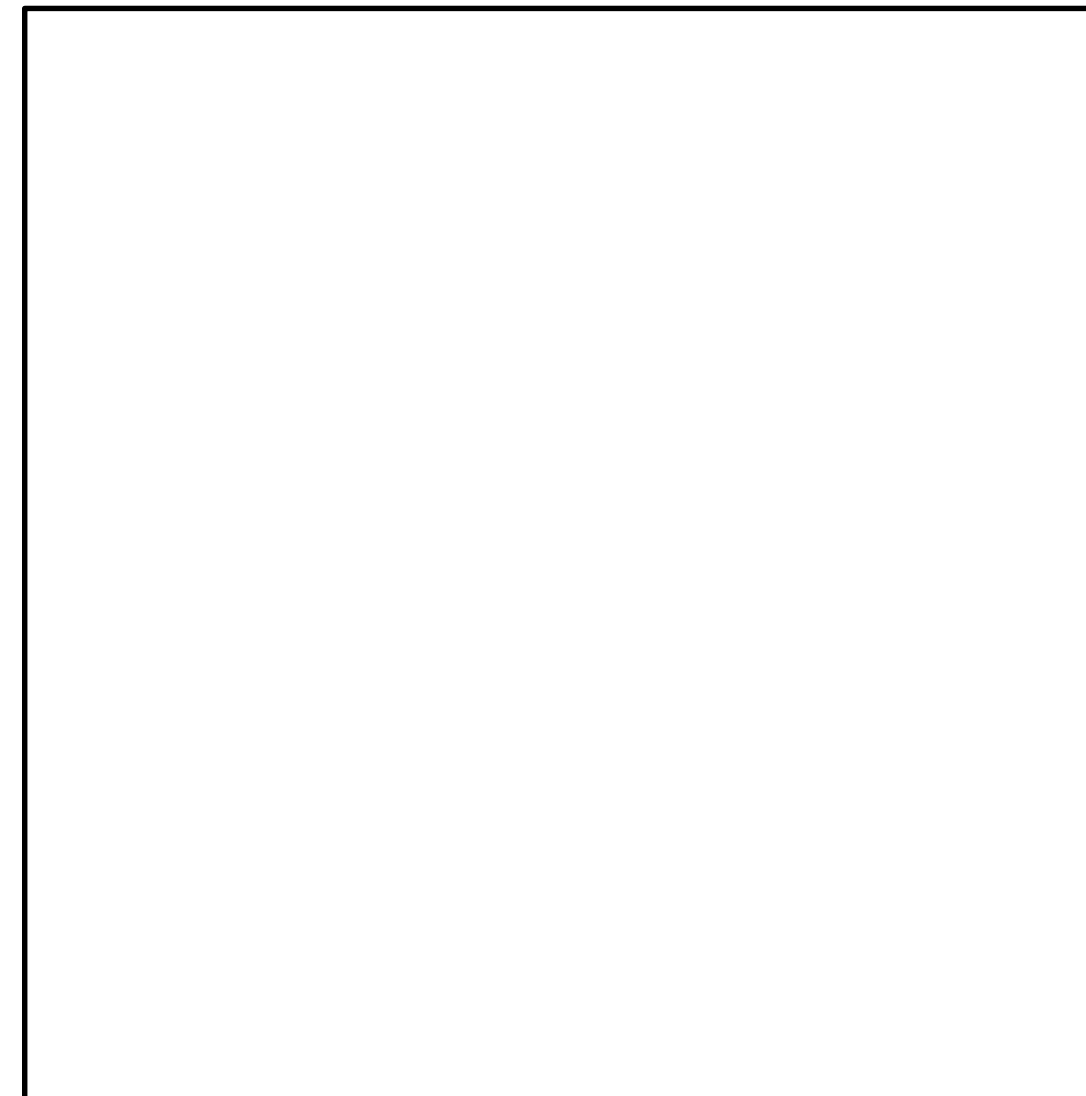


3 ENLARGED PLAN AT UPPER BATH
A2-2

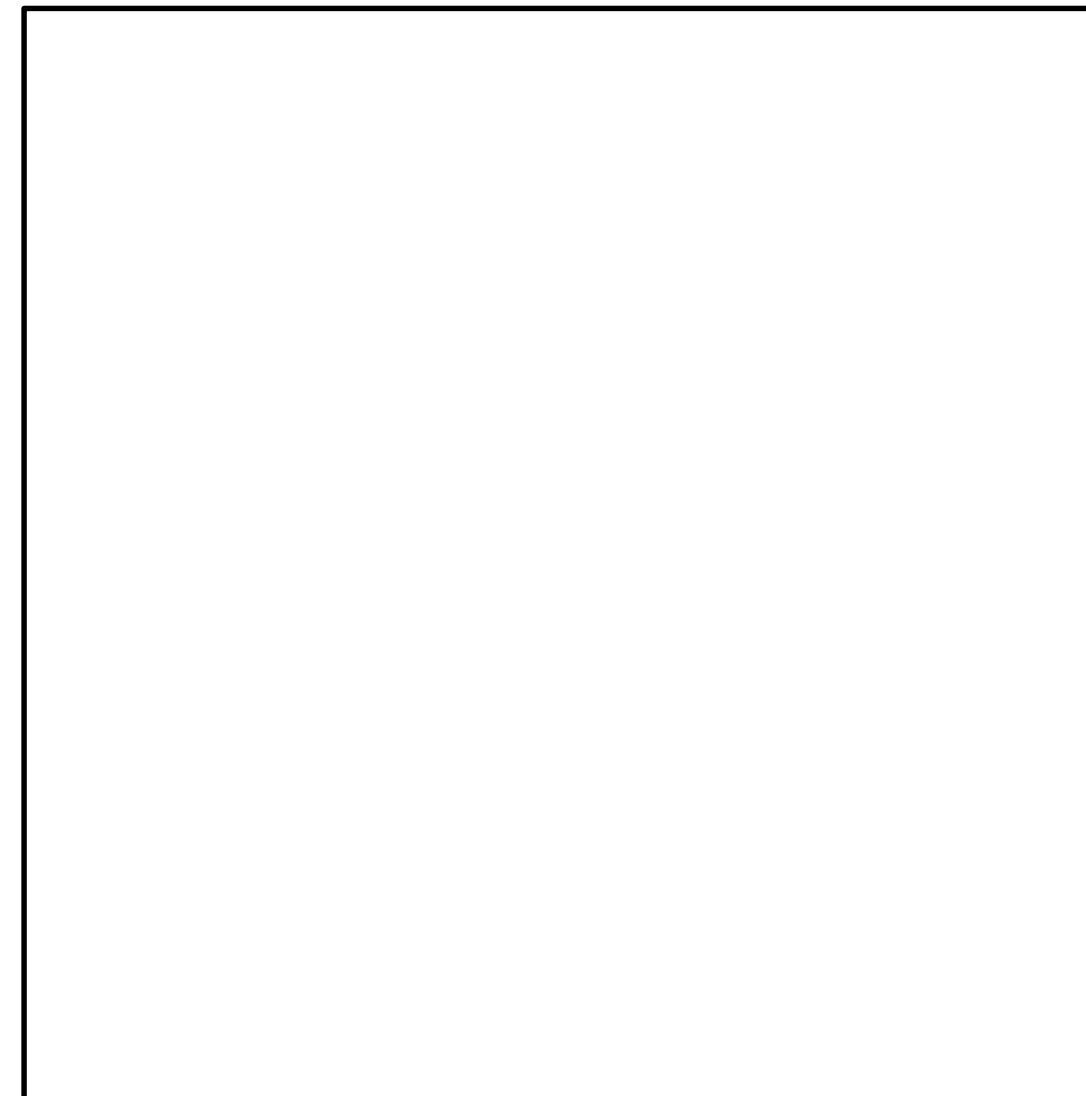
1/2"=1'-0"



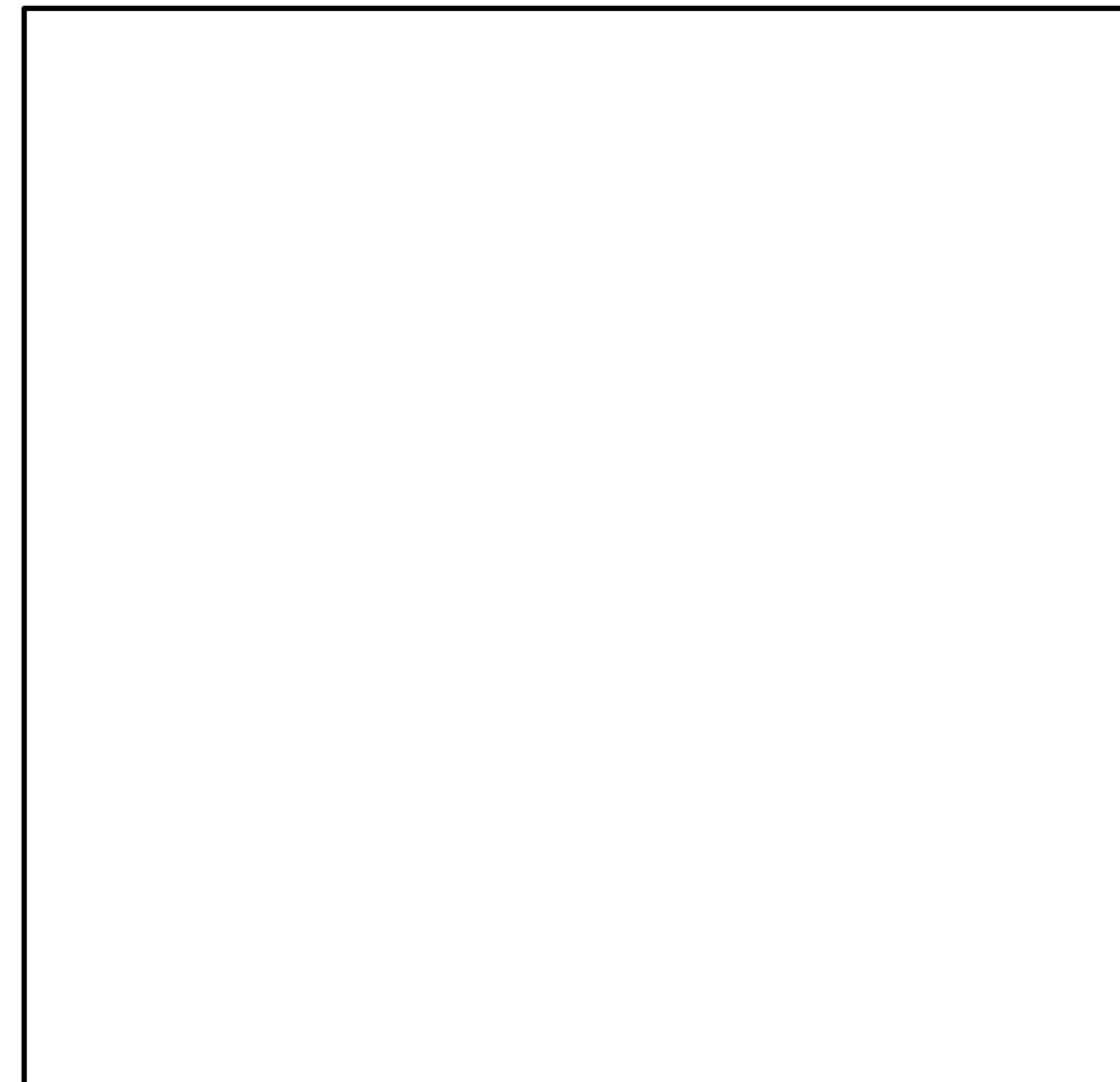
4 SPARE
A2-2



5 SPARE
A2-2



6 SPARE
A2-2



7 SPARE
A2-2



Contractor must verify all dimensions on the Project Site and report any discrepancies before proceeding with the Work.

This drawing is a part of the Contract Documents and is to be read in conjunction with all other Contract Documents.

Revision Record

No.	Description	Date
4	REVISED T.O.W. HEIGHT	04.30.24
3	RE-ISSUED FOR PERMIT	04.04.24
2	SUPERSTRUCTURE REVISED	03.13.24
1	ISSUED FOR PERMIT	01.10.24
No.	Description	Date

Issue Record

--

T: 905-521-1333

KATHRYN VOGEL ARCHITECT INC.

181 JAMES STREET N.,
SUITE 201
HAMILTON, ONTARIO
L8R 2K9

KATHRYN VOGEL
DIP. ARCH. OAA, DIP. ARCH. TECH., MRAIC

K.VOGEL@KVVARCHITECT.COM

BOOTH/BOYER
COTTAGE

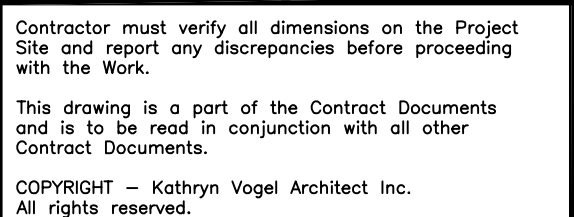
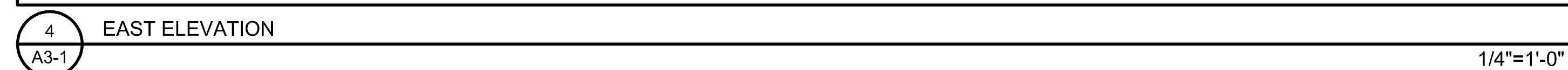
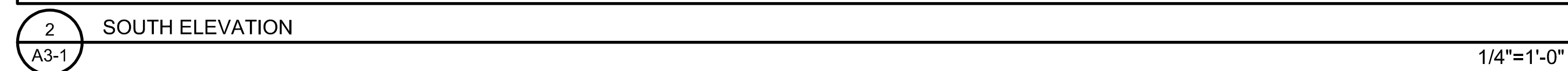
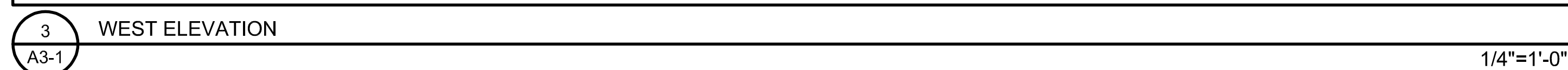
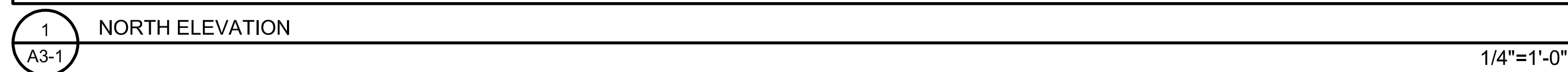
PROPOSED
RENOVATION

44 RIDGEWOOD DRIVE
TURKEY POINT

Drawn By:	KV
Chkd By:	KV
Scale:	1/4"=1'-0"

PROPOSED FLOOR PLANS

Project No.: 2023-693	Drawing No.: A2-2	Rev.: 4
--------------------------	----------------------	------------



Revision Record		
No.	Description	Date
4	REVISED T.O.W. HEIGHT	04.30.24
3	RE-ISSUED FOR PERMIT	04.04.24
2	REVISED SUPERSTRUCTURE	03.13.23
1	ISSUED FOR PERMIT	01.10.24
No.	Description	Date

Issue Record

T: 905-521-1333

KATHRYN VOGEL ARCHITECT INC.
1 - 1469 SANDHILL DRIVE
ANCASTER, ONTARIO
L9G 0H7

KATHRYN VOGEL
DIP. ARCH. OAA, DIP. ARCH. TECH., MRAIC
K.VOGEL@KVARCHITECT.COM

BOOTH/BOYER
COTTAGE

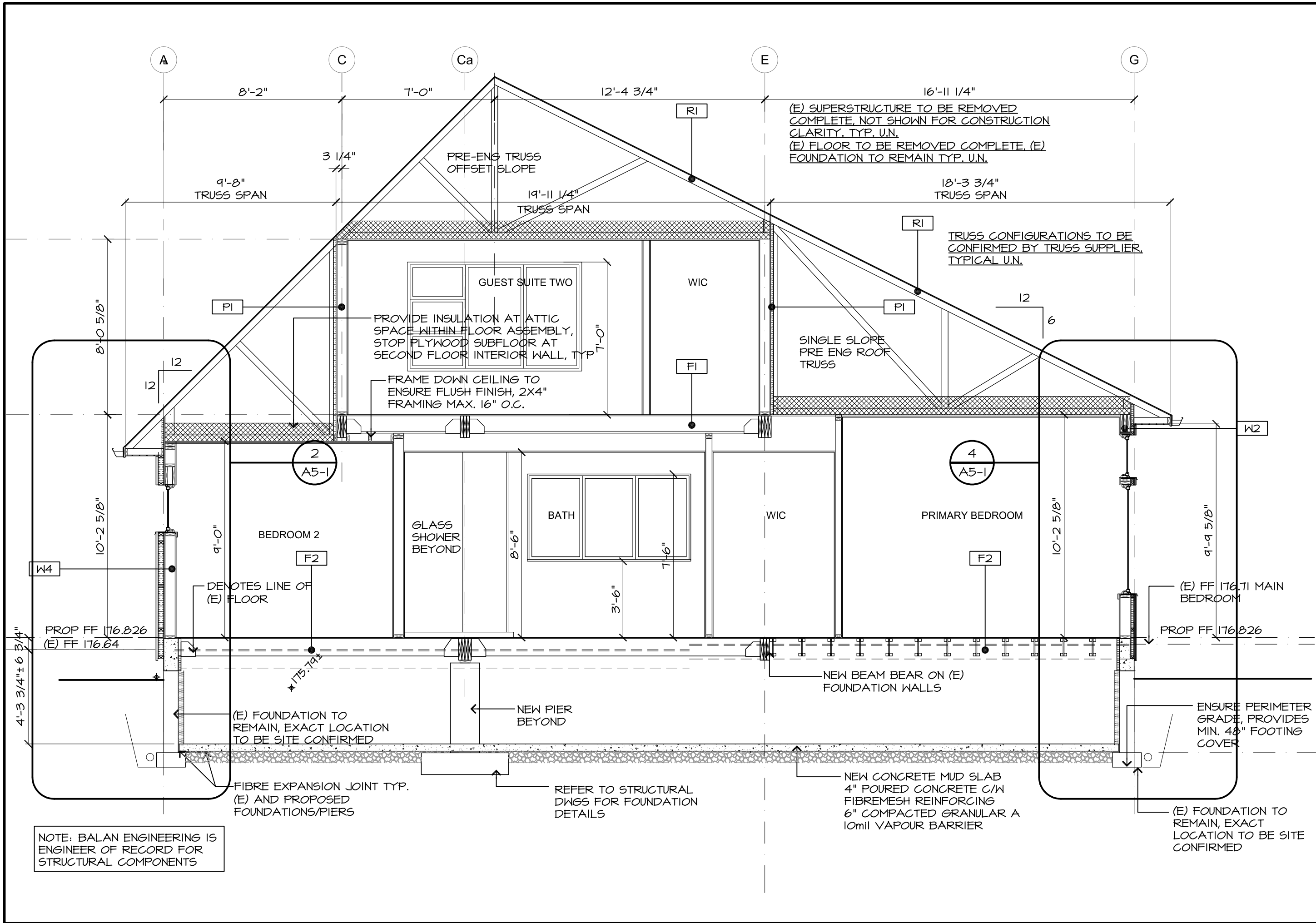
PROPOSED
RENOVATION

44 RIDGEWOOD DRIVE
TURKEY POINT

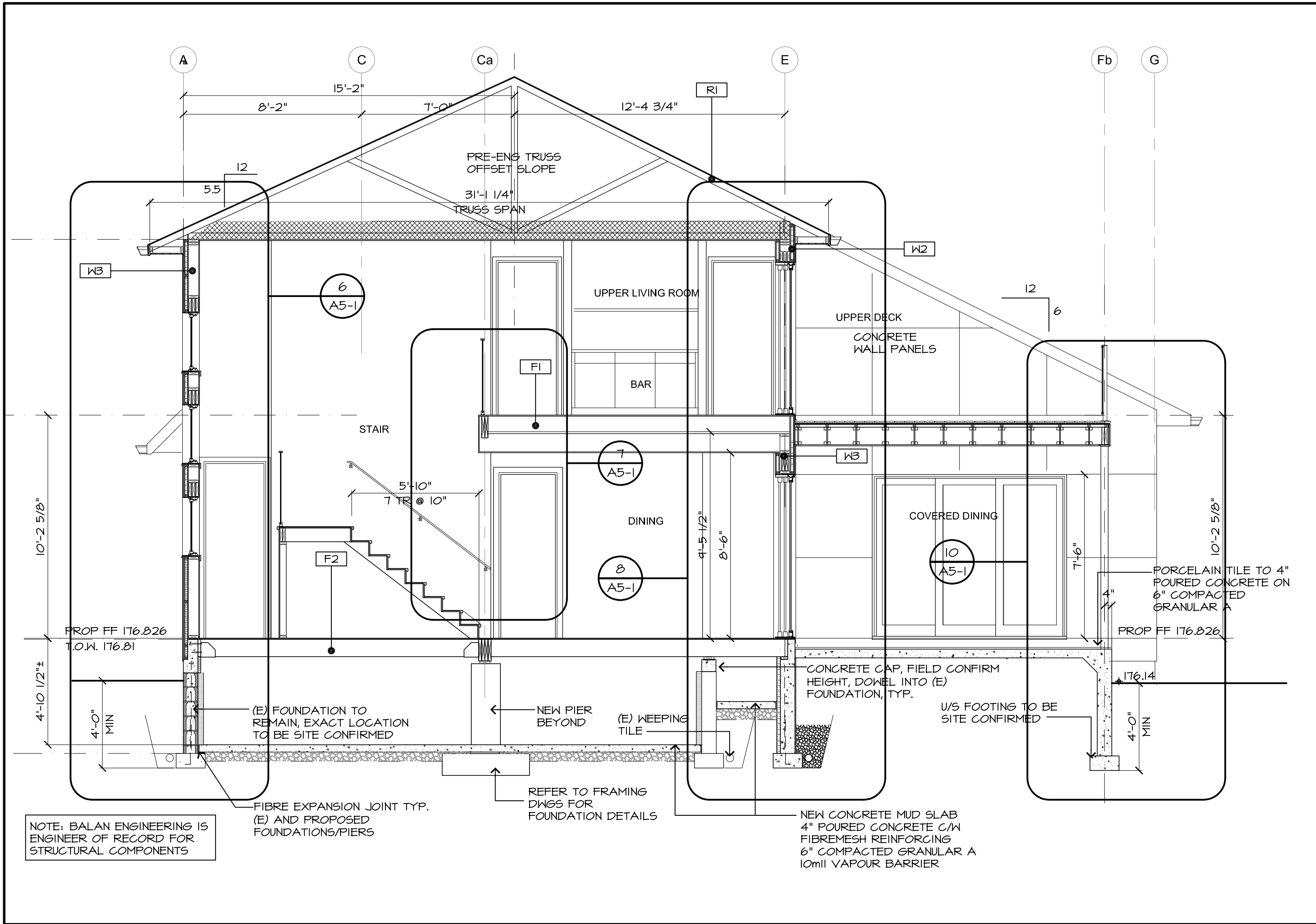
Drawn By:	KV
Chkd By:	KV
Scale:	1/4" = 1'-0"

BUILDING ELEVATIONS

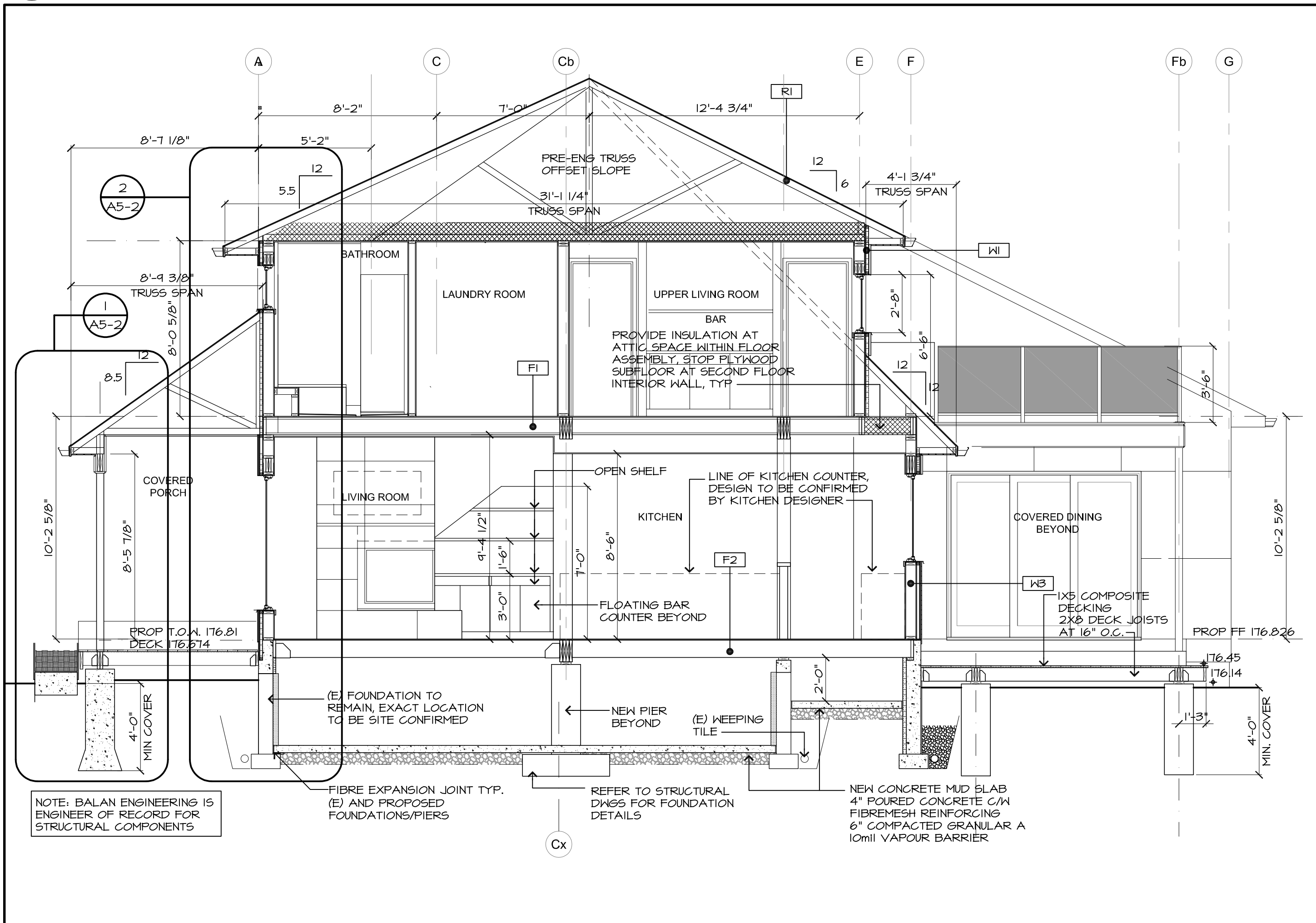
Project No.: 2023-693	Drawing No.: A3-1	Rev.: 4
--------------------------	----------------------	------------



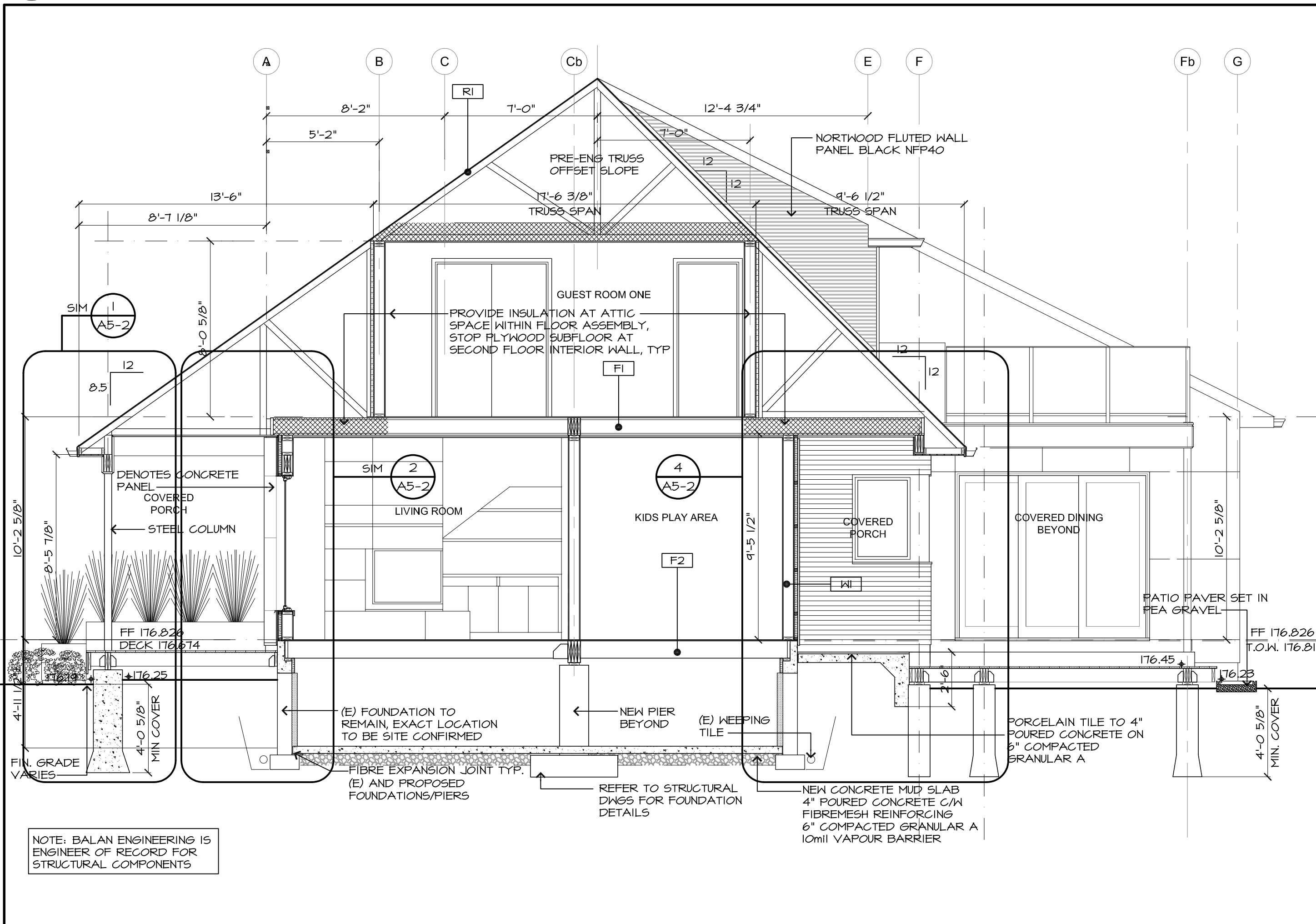
1 SECTION LOOKING EAST AT GUEST SUITE ONE/PRIMARY BEDROOM
A4-1 1/4"=1'-0"



2 SECTION LOOKING EAST THRU COVERED DINING/UPPER DECK/UPPER LIVING ROOM
A4-1 1/4"=1'-0"



3 SECTION LOOKING EAST THRU COVERED PORCH/UPPER LIVING/KITCHEN
A4-1 1/4"=1'-0"



4 SECTION LOOKING EAST COVERED PORCH/ LIVING/ GUEST ROOM TWO
A4-1 1/4"=1'-0"



Contractor must verify all dimensions on the Project Site and report any discrepancies before proceeding with the Work.
This drawing is a part of the Contract Documents and is to be read in conjunction with all other Contract Documents.
COPYRIGHT - Kathryn Vogel Architect Inc.
All rights reserved.

Revision Record

No.	Description	Date
4	REVISED T.O.W. HEIGHT	04.30.24
3	RE-ISSUED FOR PERMIT	04.04.24
2	SUPERSTRUCTURE REVISED	03.13.24
1	ISSUED FOR PERMIT	01.10.24

No.	Description	Date
-----	-------------	------

Issue Record

No.	Description	Date
-----	-------------	------

T: 905-521-1333

KATHRYN VOGEL ARCHITECT INC.
1-1469 SANDHILL DRIVE
ANCASTER, ONTARIO
L9G 0V7

KATHRYN VOGEL
DIP. ARCH. C.A.A. DIP. ARCH. TECH. M.R.A.C.
K.VOGEL@KVARCHITECT.COM

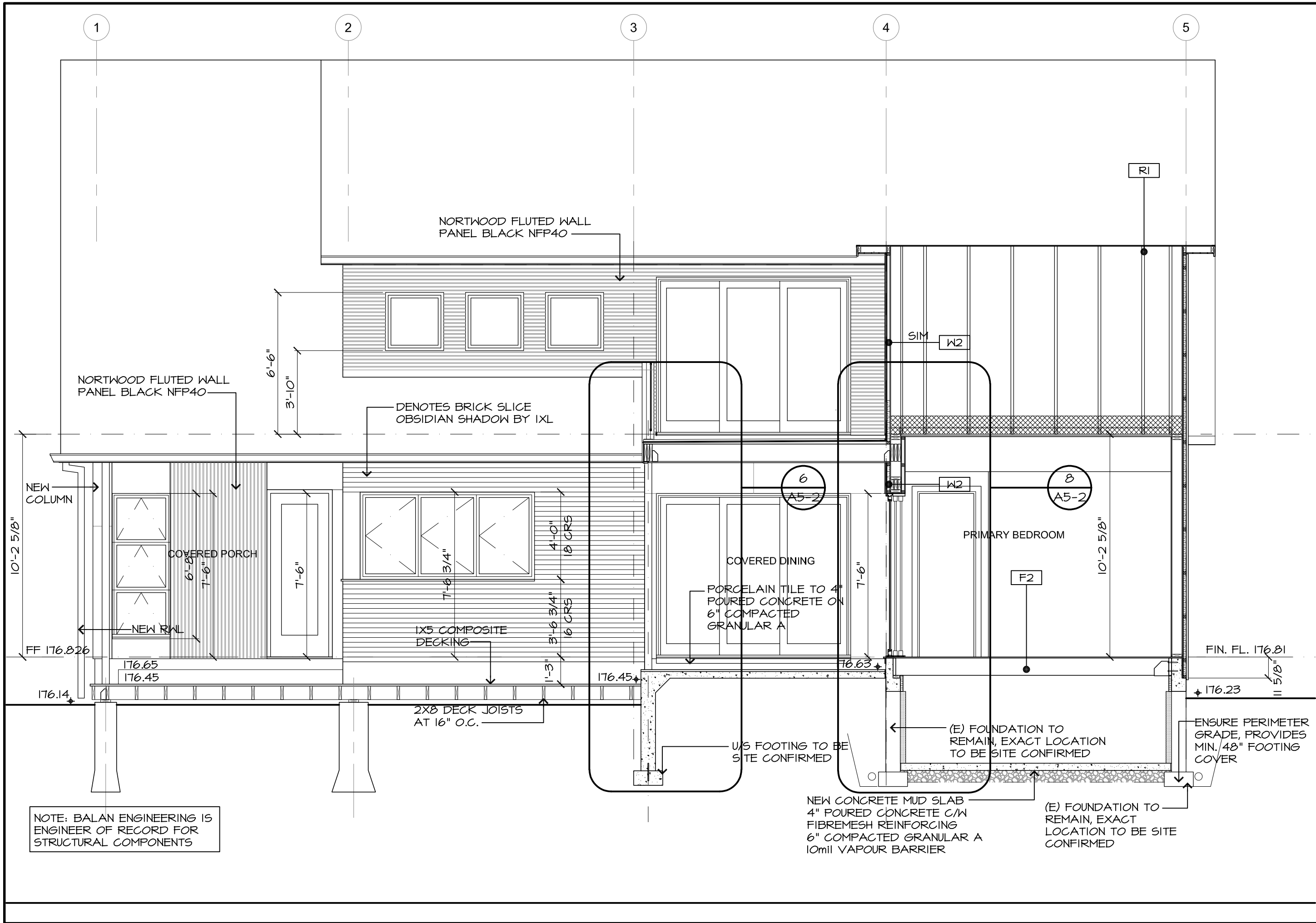
BOOTH/BOYER
COTTAGE
PROPOSED
RENOVATION

44 RIDGEWOOD DRIVE
TURKEY POINT

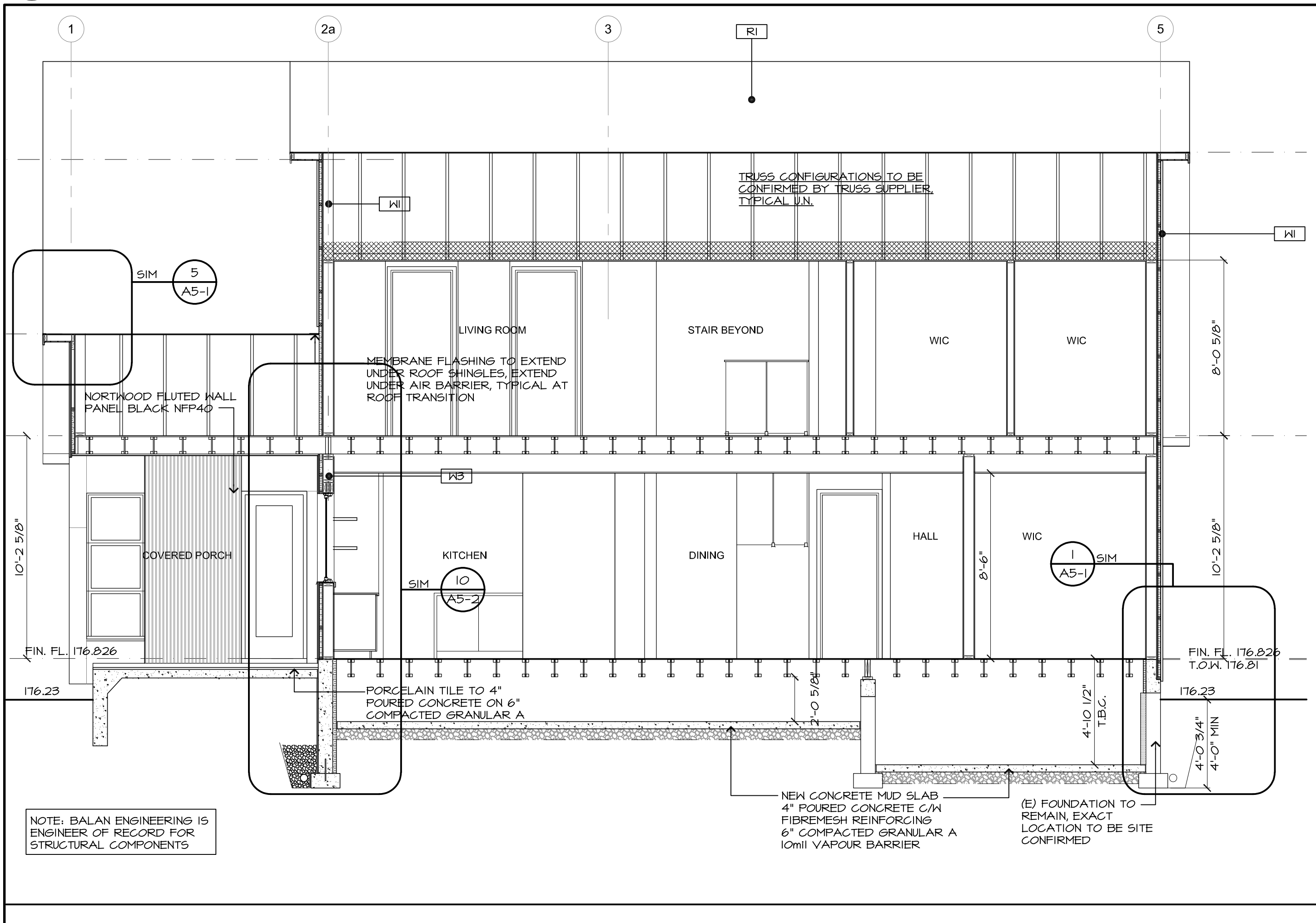
Drawn By: KV
Chkd By: KV
Scale: 1/4"=1'-0"

BUILDING
SECTIONS

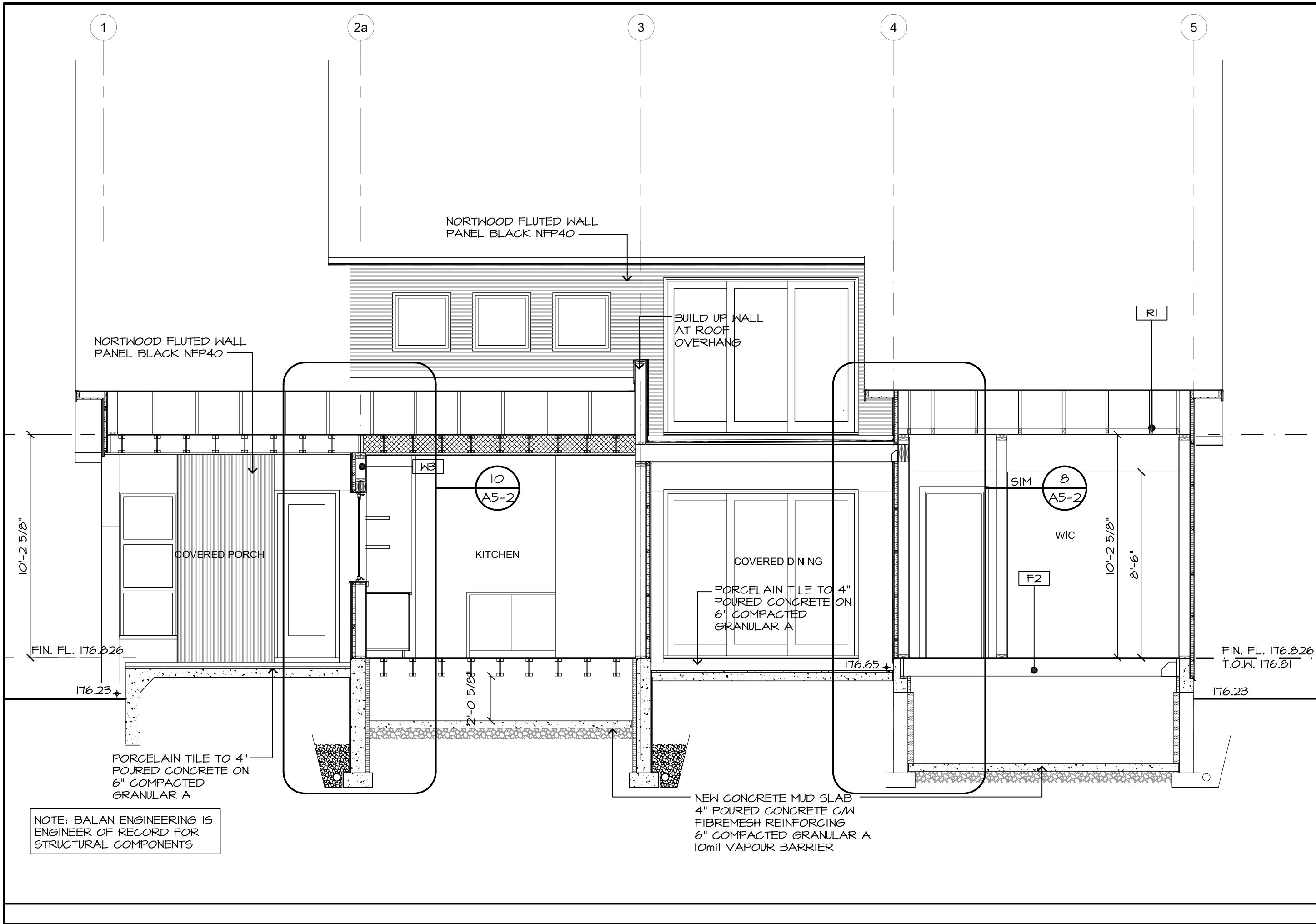
Project No.: 2023-693
Drawing No.: A4-1
Rev.: 4



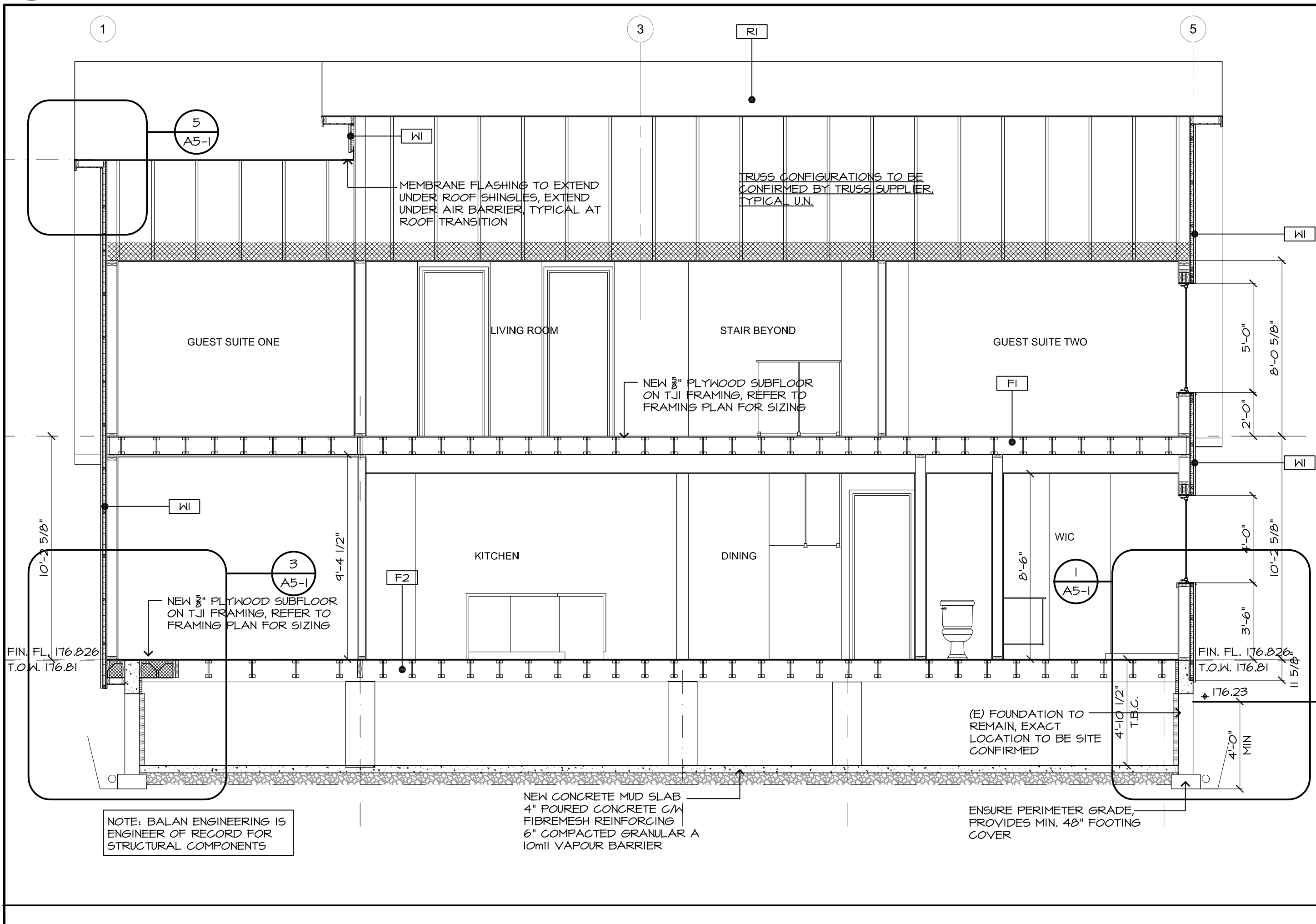
1 SECTION THRU COVERED DINING/PRIMARY BEDROOM
A4-2 1/4"=1'-0"



3 SECTION THRU KITCHEN/DINING/UPPER LIVING
A4-2 1/4"=1'-0"



2 SECTION THRU COVERED DINING/KITCHEN BALCONY
A4-2 1/4"=1'-0"



4 SECTION THRU KITCHEN/DINING UPPER LIVING
A4-2 1/4"=1'-0"



Contractor must verify all dimensions on the Project Site and report any discrepancies before proceeding with the Work.
This drawing is a part of the Contract Documents and is to be read in conjunction with all other Contract Documents.
Copyright - Kathryn Vogel Architect Inc.
All rights reserved.

Revision Record

No.	Description	Date
4	REVISED T.O.W. HEIGHT	04.30.24
3	RE-ISSUED FOR PERMIT	04.04.24
2	SUPERSTRUCTURE REVISED	03.13.24
1	ISSUED FOR PERMIT	01.10.24
No.	Description	Date

Issue Record

No.	Description	Date
1	ISSUED FOR PERMIT	01.10.24
2	SUPERSTRUCTURE REVISED	03.13.24
3	RE-ISSUED FOR PERMIT	04.04.24
4	REVISED T.O.W. HEIGHT	04.30.24

T: 905-521-1333
KATHRYN VOGEL ARCHITECT INC.
1: 1469 SANDHILL DRIVE
ANCASTER, ONTARIO
L9G 0V7
KATHRYN VOGEL
DIP. ARCH. CAA, DIP. ARCH. TECH., MRAC
K.VOGEL@KVARCHITECT.COM

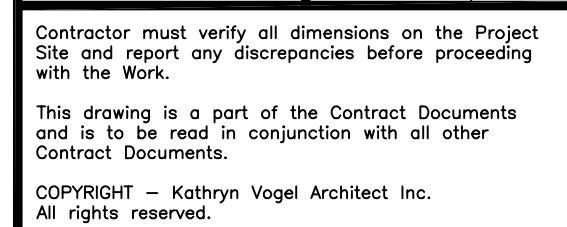
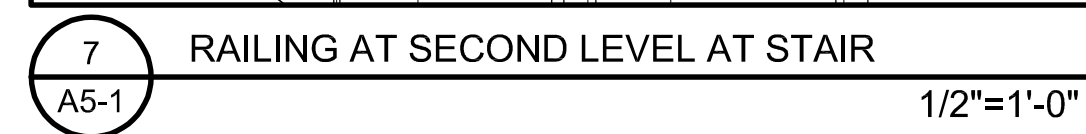
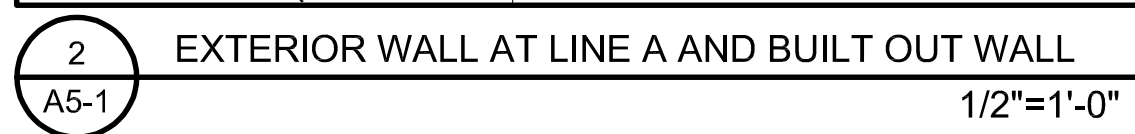
BOOTH/BOYER COTTAGE PROPOSED RENOVATION

44 RIDGEWOOD DRIVE
TURKEY POINT

Drawn By: KV
Chkd By: KV
Scale: 1/4"=1'-0"

BUILDING SECTIONS

Project No.: 2023-693
Drawing No.: A4-2
Rev.: 4



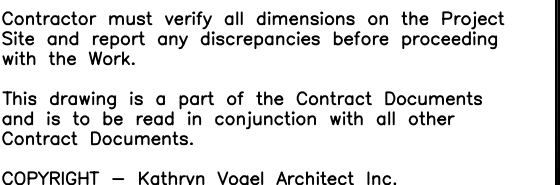
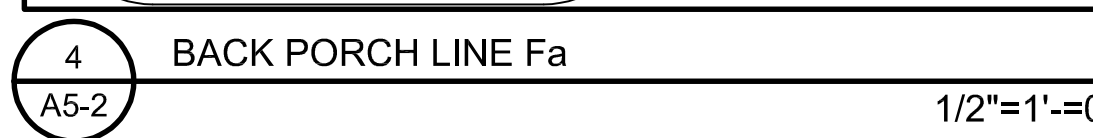
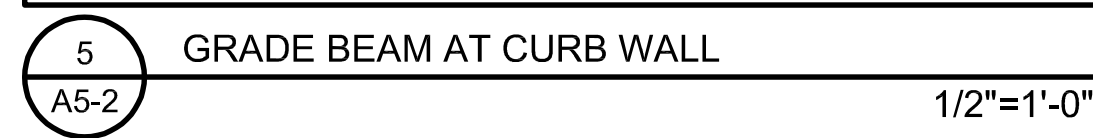
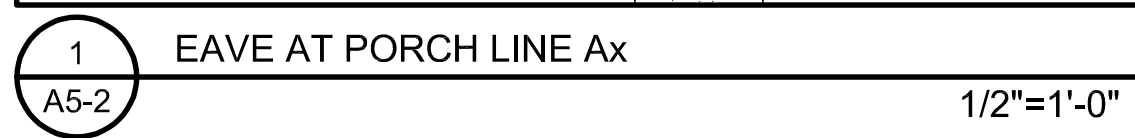
Issue Record

NOTE: BALAN ENGINEERING IS ENGINEER OF RECORD FOR STRUCTURAL COMPONENTS

44 RIDGEWOOD DRIVE
TURKEY POINT

WALL SECTIONS

Project No.: 2023-693	Drawing No.: A5-1	Rev.: 4
--------------------------	----------------------	------------



No.	Description	Date
4	REVISED T.O.W. HEIGHT	04.30.24
3	RE-ISSUED FOR PERMIT	04.04.24
2	SUPERSTRUCTURE REVISED	03.13.24
1	ISSUED FOR PERMIT	01.10.24
No.	Description	Date

© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd

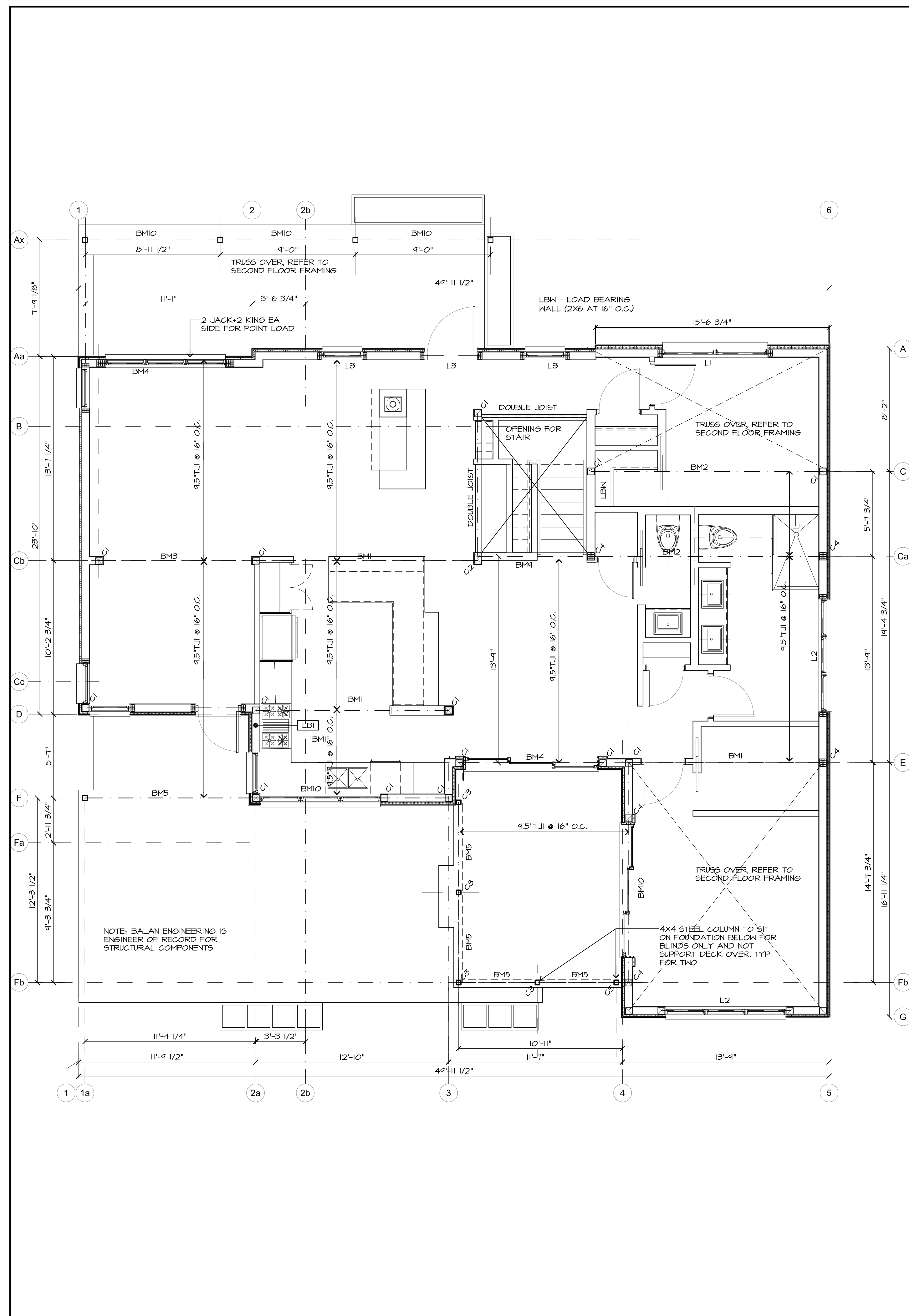
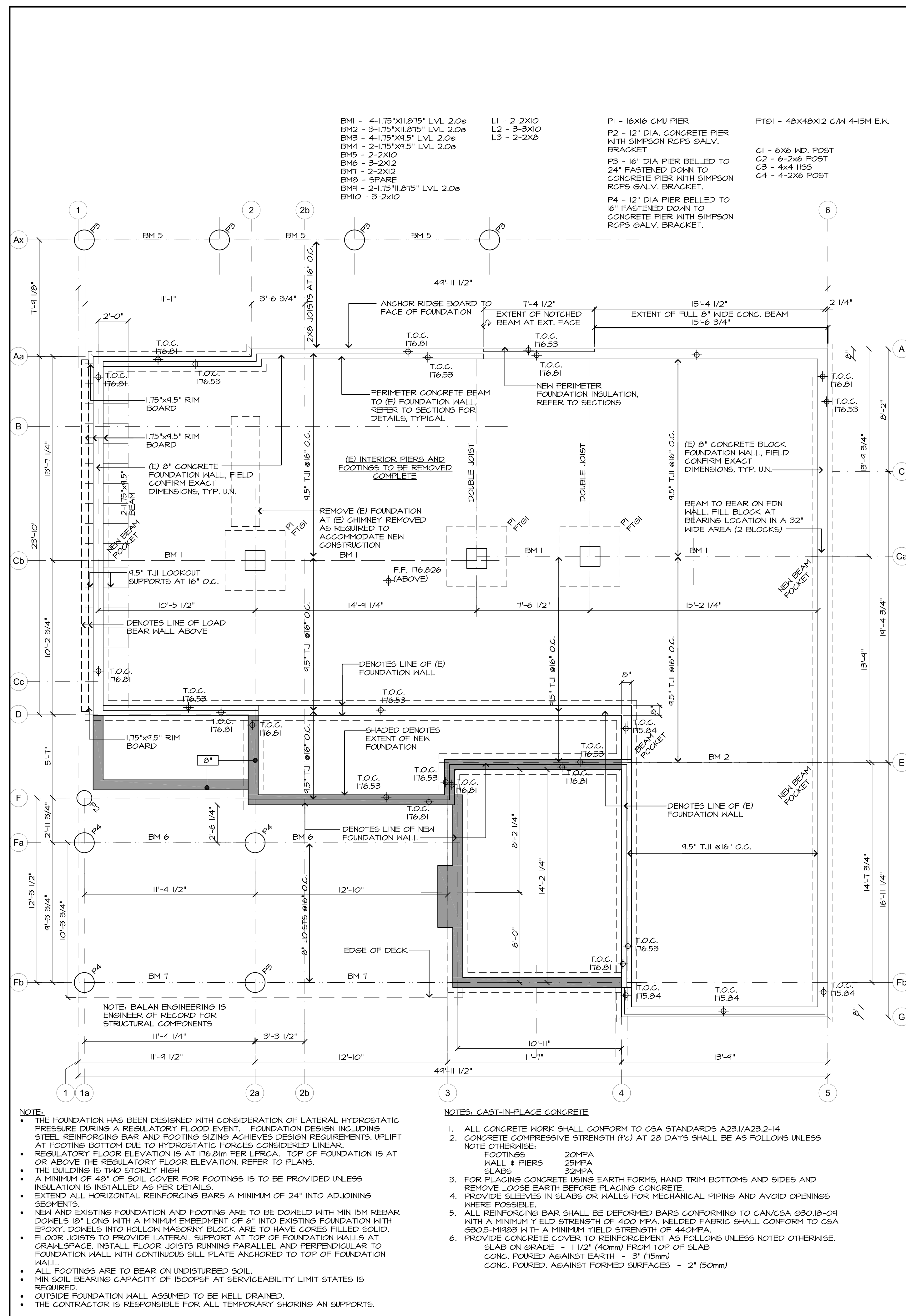
KATHRYN VOGEL ARCHITECT INC.
 1 - 1469 SANDHILL DRIVE
 ANCASTER, ONTARIO
 L9G 0H7





KATHRYN VOGEL
 DIP. ARCH. OAA, DIP. ARCH. TECH., MRAIC

K.VOGEL@KVARCHITECT.COM

Drawn By:	KV
Chkd By:	KV
Scale:	AS NOTED

Project No.: 2023-693	Drawing No.: A5-2	Rev.: 4
--------------------------	----------------------	------------



	 APR 30, 2024	
<p>Contractor must verify all dimensions on the Project Site and report any discrepancies before proceeding with the Work.</p> <p>This drawing is a part of the Contract Documents and is to be read in conjunction with all other Contract Documents.</p> <p>COPYRIGHT – Kathryn Vogel Architect Inc. All rights reserved.</p>		
Revision Record		
No.	Description	Date
4	REVISED T.O.W. HEIGHT	04.30.24
3	RE-ISSUED FOR PERMIT	04.04.24
2	SUPERSTRUCTURE REVISED	03.13.24
1	ISSUED FOR PERMIT	01.10.24
No.	Description	Date
Issue Record		
T: 905-821-1333		
<div style="display: flex; justify-content: space-between;"><div>KATHRYN VOGEL ARCHITECT INC.</div><div>181 JAMES STREET N., SUITE 201 HAMILTON, ONTARIO L8R 2K9</div></div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"><div>KATHRYN VOGEL DIR. ARCH. & IA, DIP.</div><div>ARCH. TECH., MRAC</div></div> <div style="text-align: center; margin-top: 5px;"><small>K.VOGEL@KVARCHITECT.COM</small></div>		
<h2>BOOTH/BOYER COTTAGE</h2> <h1>PROPOSED RENOVATION</h1>		
44 RIDGEWOOD DRIVE TURKEY POINT		
Drawn By:	KV	
Chkd By:	KV	
Scale:	1/4"=1'-0"	
<h2>FOUNDATION & FRAMING PLANS</h2>		
Project No: 2023-693	Drawing No.: S1-1	Rev.: 4

From: neil@balanengineering.com
Sent: April 24, 2024 1:54 PM
To: [Mike Booth](#); '[Kathy Vogel](#)'
Subject: RE: LPRCA requirements - 44 Ridgewood

Hi Mike,

The foundation are mostly existing. I visited the site to review existing conditions. Existing foundations are in normal conditions and suited for the proposed extensions. Height extensions are proposed with grout/concrete and rebar to satisfy the design requirements including hydrostatic forces and new foundation are sized accordingly. There are several details on the stamped plans.

Thank you,



Neil Balan, P.Eng.

Structural Engineer

O: 519.688.2525 **Ext.1**

C: 226.377.9781

E: neil@balanengineering.com

W: www.balanengineering.com

Suite 206, 49 North St E, Tillsonburg ON
N4G 1B4 | Canada

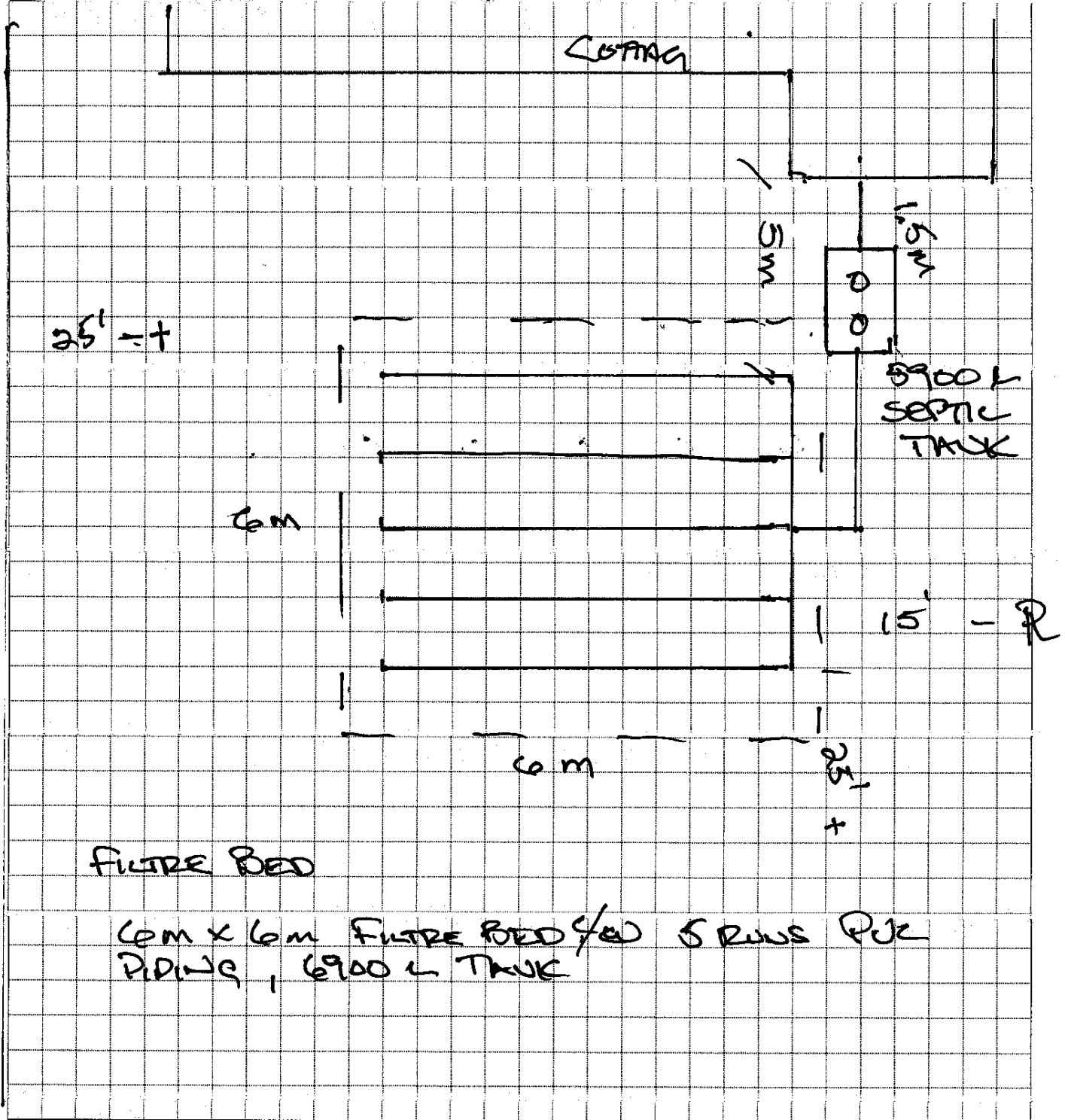
Connect with us



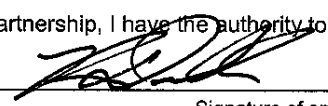
Worksheet G: Septic Plot Plan

Please provide the following information on this work sheet:

1. Location of sewage system and its components (e.g. tank, leaching bed, pump chamber)
2. Location of all buildings, pools and wells on the property and neighbouring properties
3. Locate and show minimum clearances for treatment units and distribution piping of items. Ontario Building Code, Division B, Table 8.2.1.6.A. and 8.2.1.6.B.
4. Location of property lines, easements, and utility corridors.

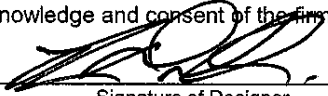


Schedule 2: Sewage System Installer Information

A. Project Information			
Building number, street name 44 Ridgewood Drive TP		Unit number	Lot/con.
Municipality Norfolk	Postal code	Plan number/ other description	
B. Sewage system installer			
is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 3.3.1.1, Division C?			
<input checked="" type="checkbox"/> Yes (Continue to Section C)		<input type="checkbox"/> No (Continue to Section E)	
		<input type="checkbox"/> Installer unknown at time of application (Continue to Section E)	
C. Registered installer information (where answer to B is "Yes")			
Name Millen Construction		BCIN 46141	
Street address 1507 NOR 45 Langton		Unit number	Lot/con.
Municipality Norfolk	Postal code N0E 1G0	Province ON	E-mail millenconstruct@gmail.com
Telephone number 519 403 8590	Fax	Cell number	
D. Qualified supervisor information (where answer to section B is "Yes")			
Name of qualified supervisor(s) Richard Millen		Building Code Identification Number (BCIN) 40160	
E. Declaration of Applicant:			
<p>I <u>Richard Millen</u> declare that:</p> <p style="text-align: center;"><small>(print name)</small></p> <p>I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known;</p> <p><u>OR</u></p> <p>I am the holder of the permit to construct the sewage system, and am submitting a new Schedule 2, now that the installer is known.</p> <p>I certify that:</p> <ol style="list-style-type: none"> The information contained in this schedule is true to the best of my knowledge. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership. <p>March 22/24 </p> <p style="text-align: center;">Date Signature of applicant</p>			

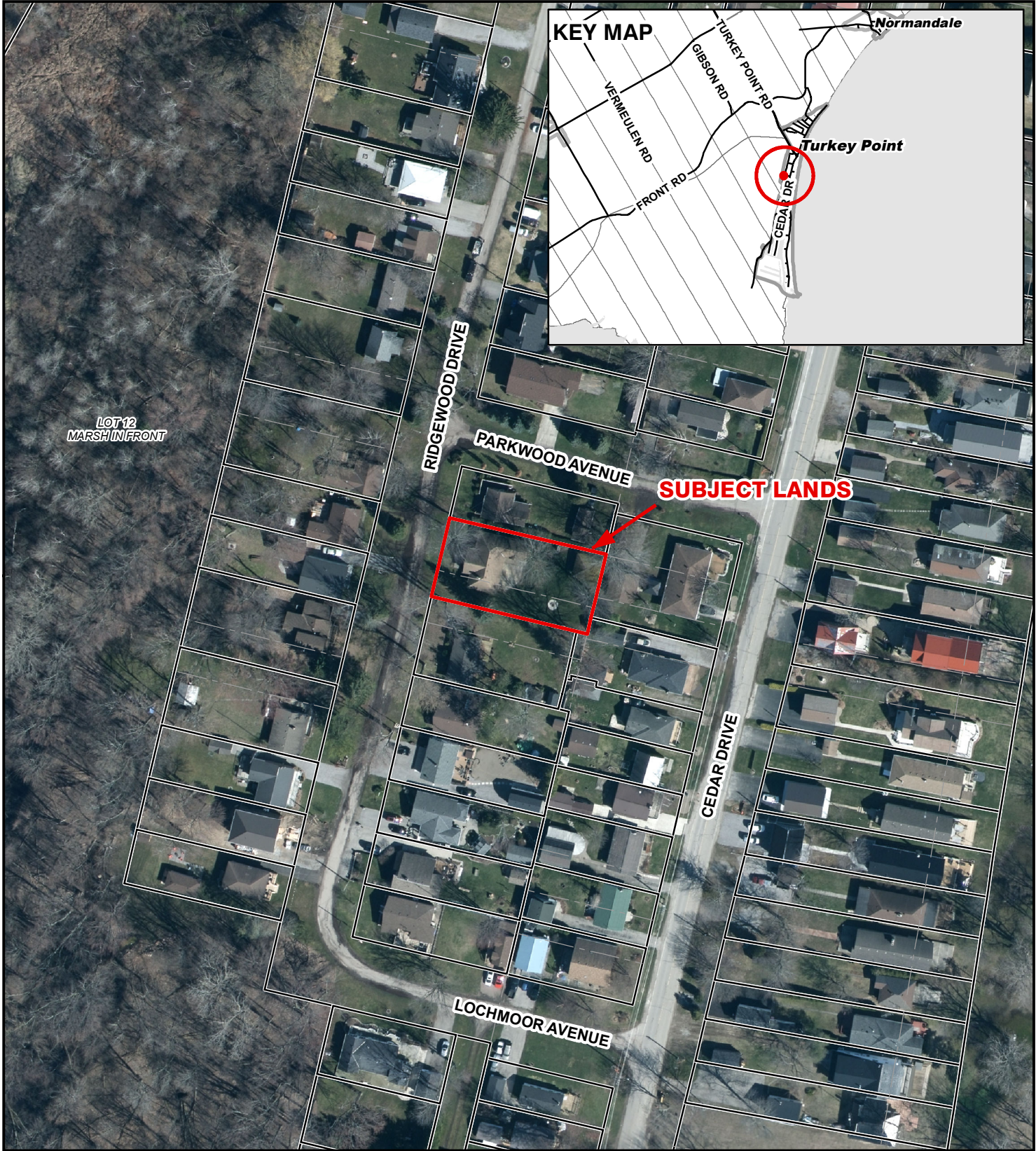
Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.


A. Project Information															
Building number, street name 44 Ridgewood Drive, Turkey Point		Unit no.	Lot/con.												
Municipality Norfolk	Postal code	Plan number/ other description													
B. Individual who reviews and takes responsibility for design activities															
Name Richard Millen		Firm Millen Construction													
Street address 1507 NCR 45 Langton		Unit no.	Lot/con.												
Municipality Norfolk	Postal code N0E 1G0	Province ON	E-mail millenconstruct@gmail.com												
Telephone number 519 403 8590	Fax number	Cell number													
C. Design activities undertaken by individual identified in Section B. (Building Code Table 3.5.2.1. of Division C)															
<table style="width: 100%; border: none;"> <tr> <td><input type="checkbox"/> House</td> <td><input type="checkbox"/> HVAC – House</td> <td><input type="checkbox"/> Building Structural</td> </tr> <tr> <td><input type="checkbox"/> Small Buildings</td> <td><input type="checkbox"/> Building Services</td> <td><input type="checkbox"/> Plumbing – House</td> </tr> <tr> <td><input type="checkbox"/> Large Buildings</td> <td><input type="checkbox"/> Detection, Lighting and Power</td> <td><input type="checkbox"/> Plumbing – All Buildings</td> </tr> <tr> <td><input type="checkbox"/> Complex Buildings</td> <td><input type="checkbox"/> Fire Protection</td> <td><input checked="" type="checkbox"/> On-site Sewage Systems</td> </tr> </table>				<input type="checkbox"/> House	<input type="checkbox"/> HVAC – House	<input type="checkbox"/> Building Structural	<input type="checkbox"/> Small Buildings	<input type="checkbox"/> Building Services	<input type="checkbox"/> Plumbing – House	<input type="checkbox"/> Large Buildings	<input type="checkbox"/> Detection, Lighting and Power	<input type="checkbox"/> Plumbing – All Buildings	<input type="checkbox"/> Complex Buildings	<input type="checkbox"/> Fire Protection	<input checked="" type="checkbox"/> On-site Sewage Systems
<input type="checkbox"/> House	<input type="checkbox"/> HVAC – House	<input type="checkbox"/> Building Structural													
<input type="checkbox"/> Small Buildings	<input type="checkbox"/> Building Services	<input type="checkbox"/> Plumbing – House													
<input type="checkbox"/> Large Buildings	<input type="checkbox"/> Detection, Lighting and Power	<input type="checkbox"/> Plumbing – All Buildings													
<input type="checkbox"/> Complex Buildings	<input type="checkbox"/> Fire Protection	<input checked="" type="checkbox"/> On-site Sewage Systems													
Description of designer's work Class 4 Septic System															
D. Declaration of Designer															
I, <u>Richard Millen</u> declare that (choose one as appropriate): (print name)															
I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.															
Individual BCIN: <u>40160</u>															
Firm BCIN: <u>46141</u>															
I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code.															
Individual BCIN: _____															
Basis for exemption from registration: _____															
The design work is exempt from the registration and qualification requirements of the Building Code.															
Basis for exemption from registration and qualification: _____															
I certify that:															
1. The information contained in this schedule is true to the best of my knowledge.															
2. I have submitted this application with the knowledge and consent of the firm.															
March 22/24 Date		 Signature of Designer													

NOTE:

- For the purposes of this form, "individual" means the "person" referred to in Clause 3.2.4.7(1) (c) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
- Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

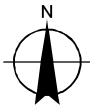


Legend

 Subject Lands

2020 Air Photo

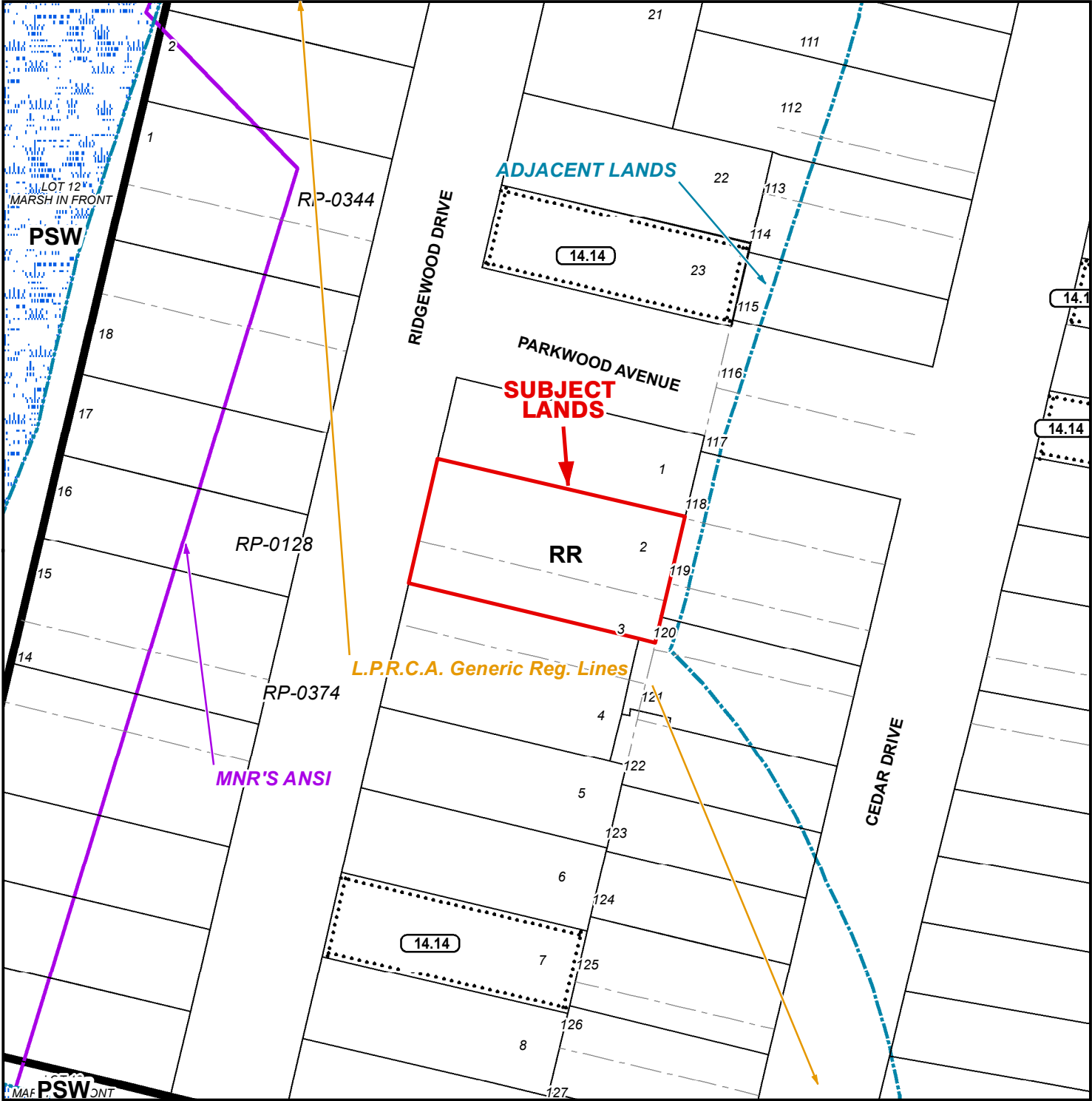
7/24/2024



10 5 0 10 20 30 40 Meters

MAP B
ZONING BY-LAW MAP
Geographic Township of CHARLOTTEVILLE

ANPL2024237



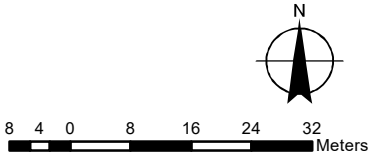
LEGEND

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

ZONING BY-LAW 1-Z-2014

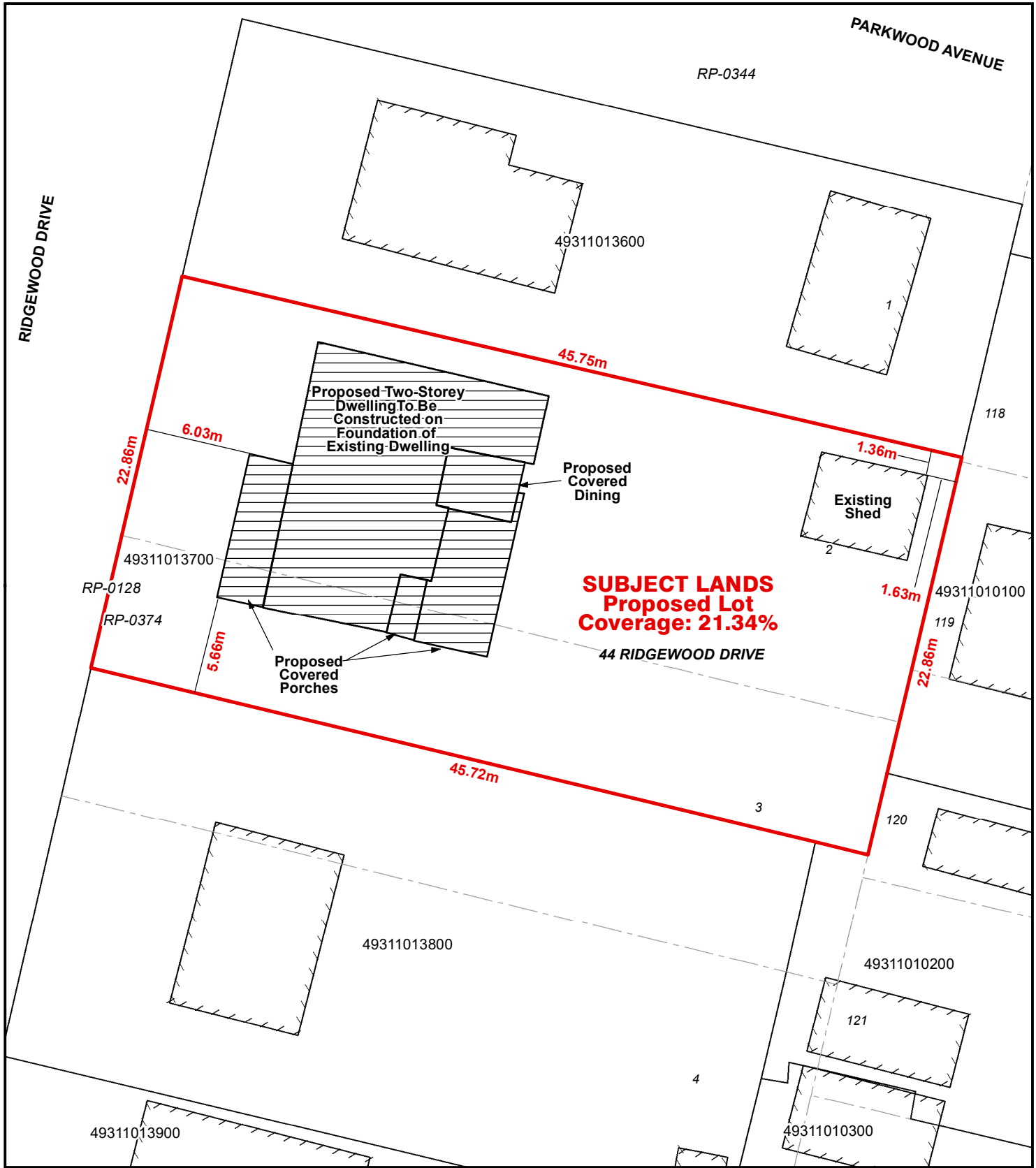
- (H) - Holding
- PSW - Provincially Significant Wetland Zone
- RR - Resort Residential Zone

7/24/2024




CONCEPTUAL PLAN

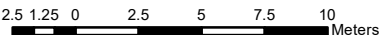
Geographic Township of CHARLOTTEVILLE



Legend

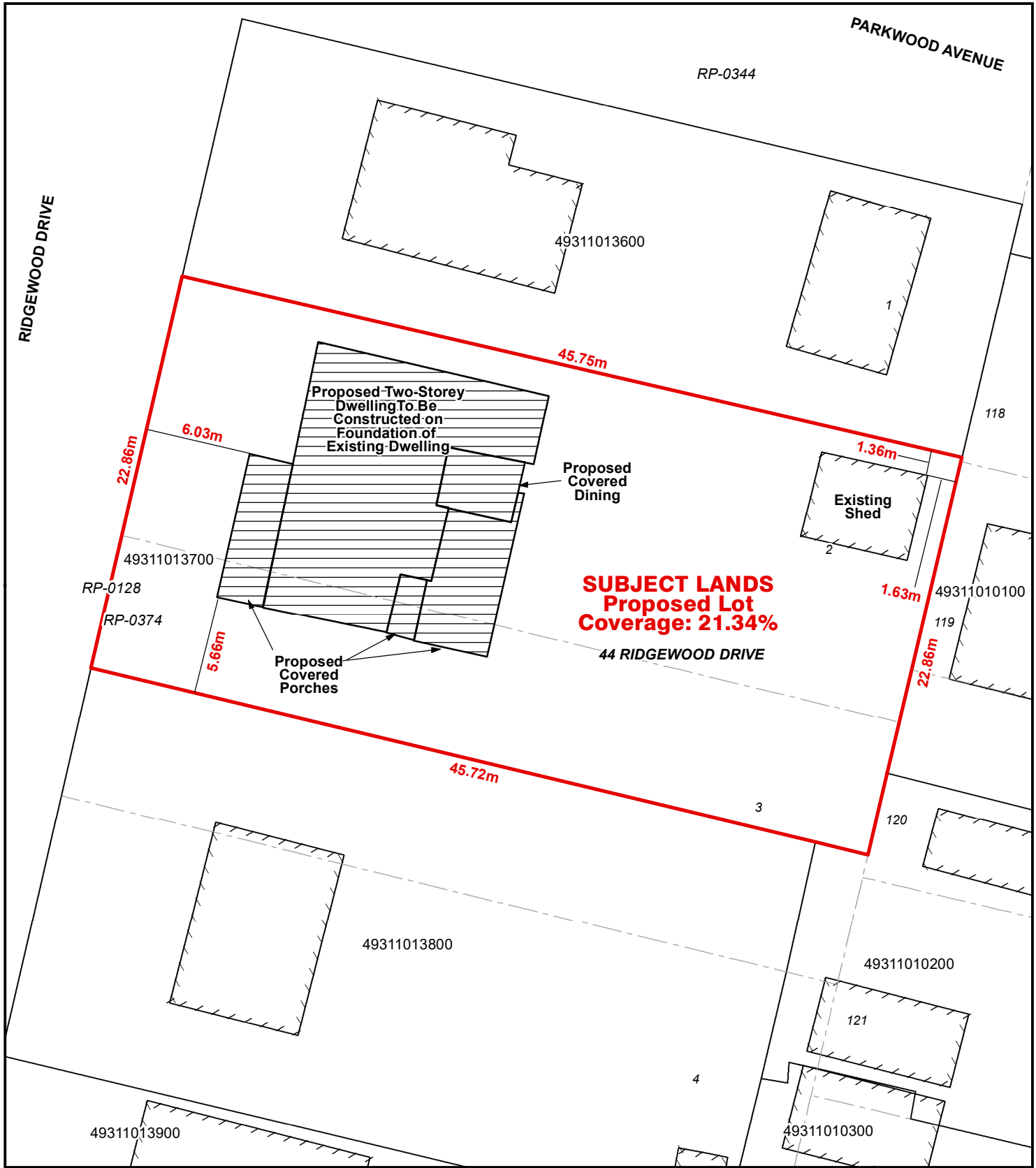
 Subject Lands

7/24/2024



LOCATION OF LANDS AFFECTED
CONCEPTUAL PLAN
Geographic Township of CHARLOTTEVILLE

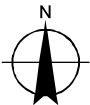
ANPL2024237



Legend

Subject Lands

7/24/2024



2.5 1.25 0 2.5 5 7.5 10 Meters