

**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:** 49101642007

**A. Applicant Information**

**Name of Owner** Wolf Homes Inc

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** 160 La Sallette Road

**Town and Postal Code** La Sallette ON NOE 1H0

**Phone Number** 519 429 8107

**Cell Number** 519 403 5251

**Email** Wolfhomes20@gmail.com

**Name of Applicant** Lisa John Wolf (Wolf Homes Inc)

**Address** 415 10th Concession Rd

**Town and Postal Code** Langton ON NOE 1G0

**Phone Number** 519 429 8107

**Cell Number** 519 403 5251

**Email** WolfHomes20@gmail.com

Name of Agent \_\_\_\_\_  
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 owner and agent noted above.

☒ Owner ☐ Agent ☐ Applicant

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

\_\_\_\_\_  
\_\_\_\_\_

## B. Location, Legal Description and Property Information

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

37R11494 Part 5

Municipal Civic Address: 160 La Salette rd

Present Official Plan Designation(s): Windham Con 8 PT Lot 23 RP

Present Zoning: Residential hamlet

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:

Vacant Land

### 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	46.90				
Lot depth	46.62				
Lot width	47.70				
Lot area	3643m <sup>2</sup>				
Lot coverage				24.38m <sup>2</sup>	
Front yard				26m	
Rear yard				36.27m	
Height		6m		7.32m Tree	1.32m
Left Interior side yard				33.55m	
Right Interior side yard				5.01m	
Exterior side yard (corner lot)				33.55m	
Parking Spaces (number)				2	
Aisle width					
Stall size					
Loading Spaces		100 Sqm		132 Sqm	32 Sqm
Other UFA					

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

Building size required to fit rv/motor home

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Proposed final lot size (if boundary adjustment): \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

Description of land intended to be retained in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Buildings on retained land: \_\_\_\_\_

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

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

**5. Surplus Farm Dwelling Severances Only:** List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

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

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

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

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

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

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

**D. All Applications: Previous Use of the Property**

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

previous agricultural use.  
\_\_\_\_\_  
\_\_\_\_\_

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

#### **E. All Applications: Provincial Policy**

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

If no, please explain:

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

If no, please explain:

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

If no, please explain:

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

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

**Livestock facility or stockyard (submit MDS Calculation with application)**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

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

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

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

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_



## F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

### Water Supply

- ☐ Municipal piped water  
☒ Individual wells

- ☐ Communal wells  
☐ Other (describe below)

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### Sewage Treatment

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

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### Storm Drainage

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

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2. Existing or proposed access to subject lands:

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

Name of road/street:

La Salette Rd

## G. All Applications: Other Information

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

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

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

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#### **H. Supporting Material to be submitted by Applicant**

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

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

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

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

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

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

## I. Transfers, Easements and Postponement of Interest

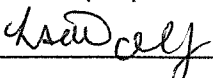
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

### Permission to Enter Subject Lands

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

### Freedom of Information

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

  
Owner/Applicant/Agent Signature

Sept 24/24  
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, Lisa Wolf of Langton

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:

Simcoe

Lisa Wolf  
Owner/Applicant/Agent Signature

In Simcoe, Norfolk County

This 24<sup>th</sup> day of September

A.D., 2024

Olivia Davies

A Commissioner, etc.

Olivia Catherine Davies, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires May 23, 2027.



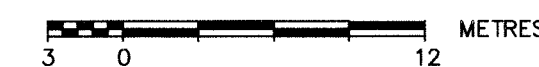
SITE B.M.#1  
CUT CROSS IN CONCRETE  
SIDEWALK, NORTH ACROSS STREET  
FROM 911 #142 MAIN STREET  
ELEV = 239.59  
(GEODETIC)

MAIN STREET

PROPOSED LOT GRADING  
AND DRAINAGE SITE PLAN

FOR:  
**WOLF HOMES**  
**#160 MAIN STREET**  
**LA SALETTE**  
PIN 50173 - 0264 (LT)

SCALE 1 : 300



JEWITT AND DIXON LTD.

METRIC NOTE:

DISTANCES AND COORDINATES ARE METRIC AND CAN  
BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

UTILITY NOTE:

THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE  
BASED ON PHYSICAL LOCATES OF ABOVE GROUND SERVICES.

PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION  
LOCATE OF UNDERGROUND SERVICES IS BOTH RECOMMENDED  
AND ADVISED.

LEGEND

BELL BOX	SHOWN	BBX	□
BENCH MARK	SHOWN	BM	⊙
CATCH BASIN	SHOWN	CB	■
TOP OF FOUNDATION	SHOWN	TOF	
OVERHEAD HYDRO LINE	SHOWN	O/H	
WATER VALVE	SHOWN	WV	⚙
HYDRO POLE	SHOWN	HP	⚡
GAS METER	SHOWN	GM	⚙
MANHOLE	SHOWN	MH	⊠

NOTES

- (1) - A SURVEY OF THE SUBJECT PROPERTY WAS DEPOSITED AS  
PART 5, PLAN 37R-11494
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS,  
NOT BY ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN (222.22) AND  
ARE IN METERS
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (6) - F.F. DENOTES FINISHED FLOOR
- (7) - THE UNDERSIDE OF FOOTING ELEVATIONS IS BASED ON  
A 8"10" WALL AND 6" FOOTING (2.84m) TO BE VERIFIED  
BY THE CONTRACTOR PRIOR TO EXCAVATION.
- (8) - 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.
- (9) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO  
VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION
- (10) - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC  
DATUM, NAD83 (CSRS) HTV2.0 (2010)

GRADING PLAN:

DRAWING NO. 1  
GRADING PLAN BY C. CLUETT, P.ENG - CJD CONSULTING ENGINEERS  
PROJECT NO. 18139 - VERSION 1 - DATED 29 MAR 2022

AUGUST 12, 2024

C. CLUETT  
C. CLUETT, O.L.S.  
THIS COPY IS NOT VALID UNLESS  
EMBOSSED WITH THE SURVEYOR'S SEAL

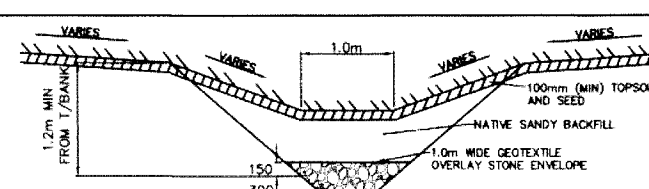
**JEWITT AND DIXON LTD.**  
**ONTARIO LAND SURVEYORS**

51 PARK ROAD, SIMCOE, ONTARIO, N3Y 4J9  
PHONE: (519) 426-0842  
E-mail: info@jewittdixon.com

F.W.	-
CALC.	- M.T.C.
PLAN	- J.L.M.
CHECK	- K.H.
CLIENT	- WOLF
23-3822-GP	

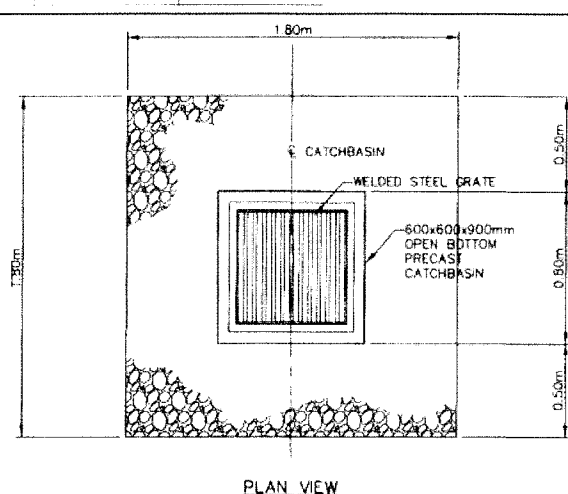
STORMWATER  
MANAGEMENT  
(TABLE 1.1)

	EXISTING	PROPOSED	C - VALUE
SITE AREA	1.56 Ha	1.56 Ha	
SOFTSCAPE AREA	1.56 Ha	1.38 Ha (ASSUMED)	0.20
BUILDINGS	0.00 Ha	0.12 Ha (ASSUMED)	0.90
HARDSCAPE	0.00 Ha	0.08 Ha (ASSUMED)	0.90
<b>SWM</b>			
REQUIRED	PROVIDED	MAX. DEPTH	INFILTRATION
STORAGE (m³) 5YR	135m³	135m³	0.53
STORAGE (m³) 100YR	259m³	259m³	0.71

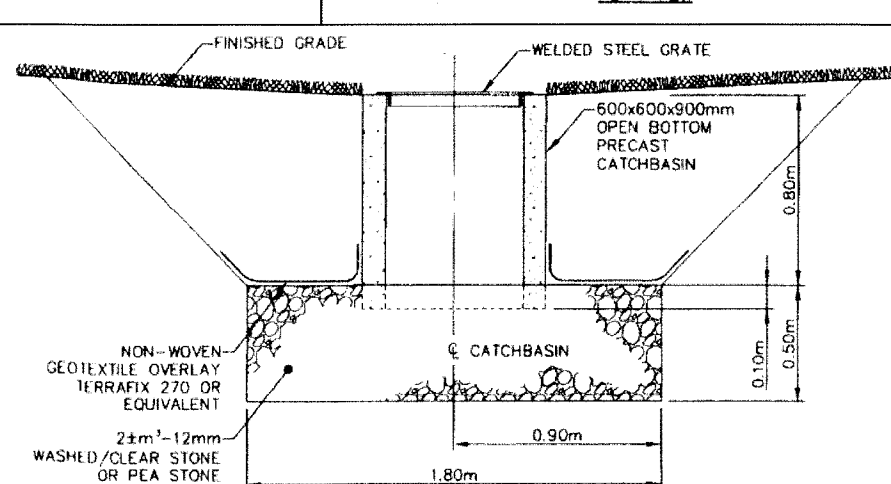


- NOTES:
1. DIMENSIONS SHOWN ARE IN mm UNLESS NOTED OTHERWISE.
  2. INFILTRATION TRENCH SHALL BE PROTECTED AND NOT UTILIZED DURING CONSTRUCTION, WHEN SILT MAY ENTER AND FILL STONE VOID.
  3. ANY UPLAND DRAINAGE AREAS FROM FRONT/REAR YARDS SHALL BE VEGETATED IMMEDIATELY FOLLOWING CONSTRUCTION. SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED UNTIL VEGETATION IS ESTABLISHED.
  4. GEOTEXTILE SHALL BE NON WOVEN TERRAFIX 270R OR APPROVED EQUAL ENVELOPE TO OVERLAP AT TOP A MINIMUM OF 300mm.
  5. BUILDER TO VERIFY THAT GROUNDWATER TABLE IS 0.3m MIN BELOW UNDERSIDE OF STONE.
  6. NATIVE SOIL IS ASSUMED TO BE FREE DRAINING GRANULAR/SAND/SILTY SAND.

INFILTRATION BIO-SWALE DETAIL  
AT SECTION A-A



PLAN VIEW



SECTION VIEW

DRY WELL CATCHBASIN DETAIL  
SCALE: 1:25

- NOTES:
1. BUILDER TO VERIFY THAT GROUNDWATER TABLE IS 0.3m MINIMUM BELOW UNDERSIDE OF STONE
  2. NATIVE SOIL IS ASSUMED TO BE FREE DRAINING GRANULAR / SAND / SILTY SAND
  3. PONDING TO DEPTHS INDICATED IN TABLE 1.1, THIS DRAWING
  4. TO BE MAINTAINED ANNUALLY BY INDIVIDUAL LOT OWNER WITH REMOVAL OF ACCUMULATED DEBRIS (SILT AND ORGANIC MATERIAL).

PROPERTY DESCRIPTION:

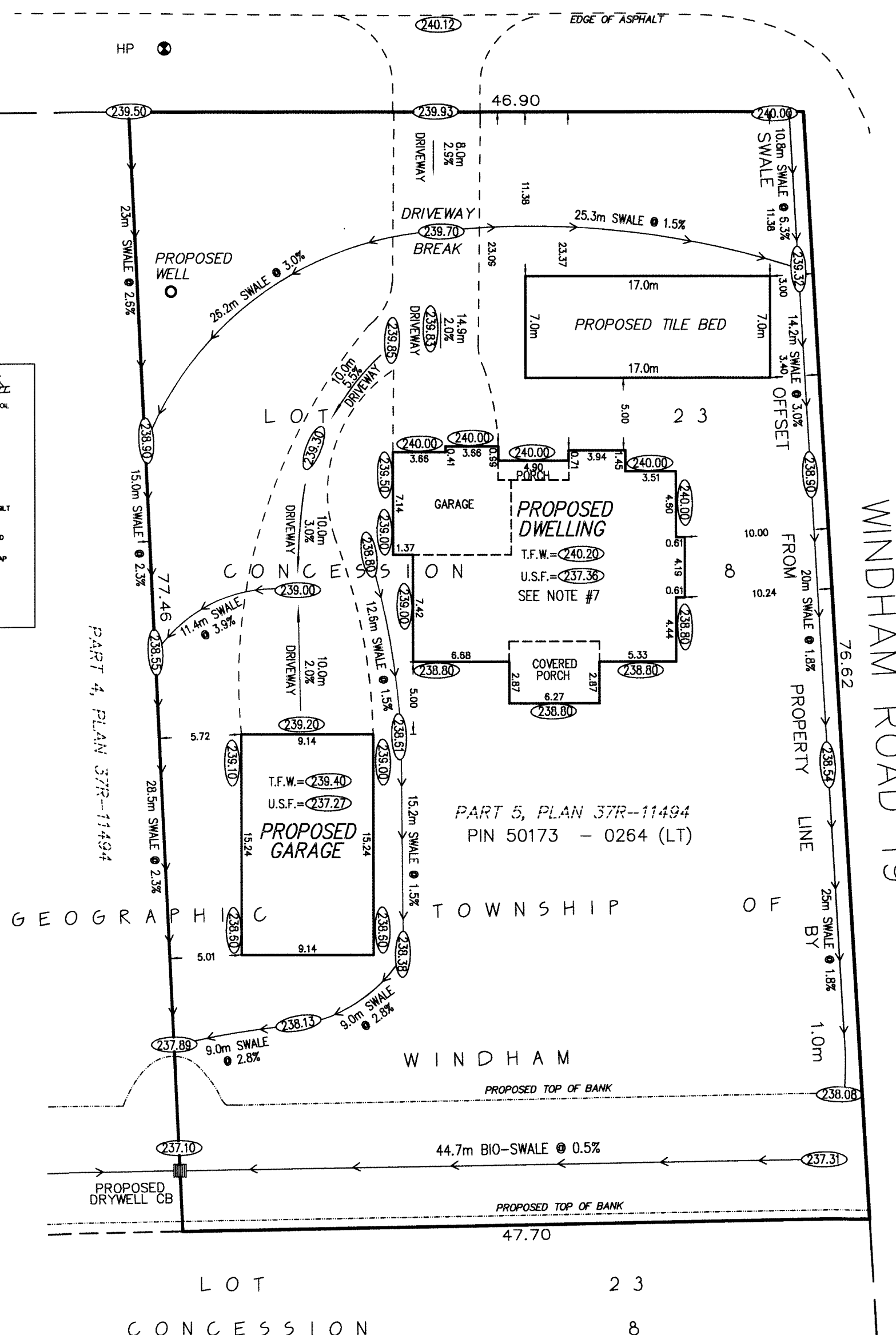
PART 5 OF DEPOSITED PLAN 37R-11494  
PART OF LOT 23  
CONCESSION 8  
GEOGRAPHIC TOWNSHIP OF WINDHAM  
NORFOLK COUNTY

CAUTION

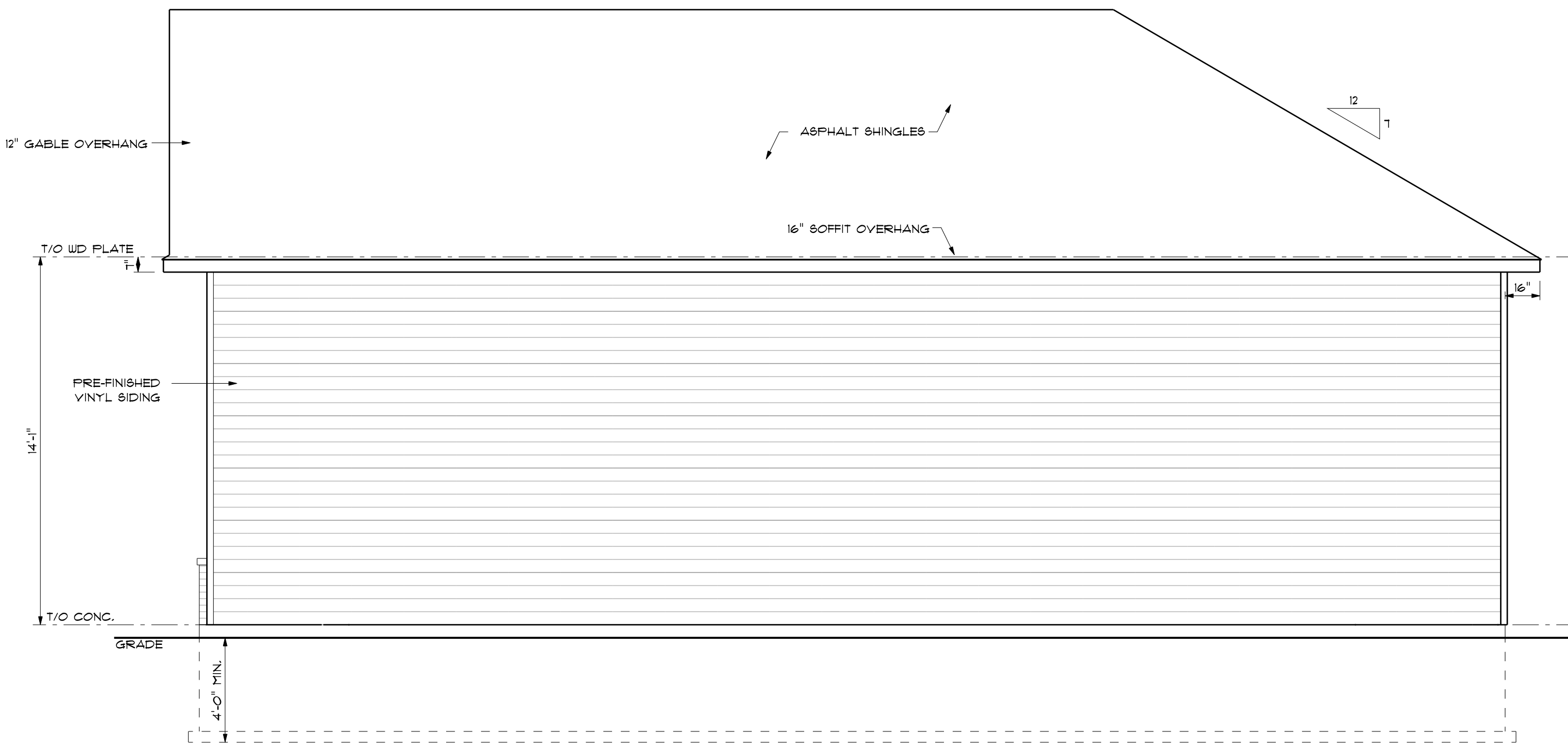
THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT  
BE USED FOR TRANSACTION OR FINANCING PURPOSES

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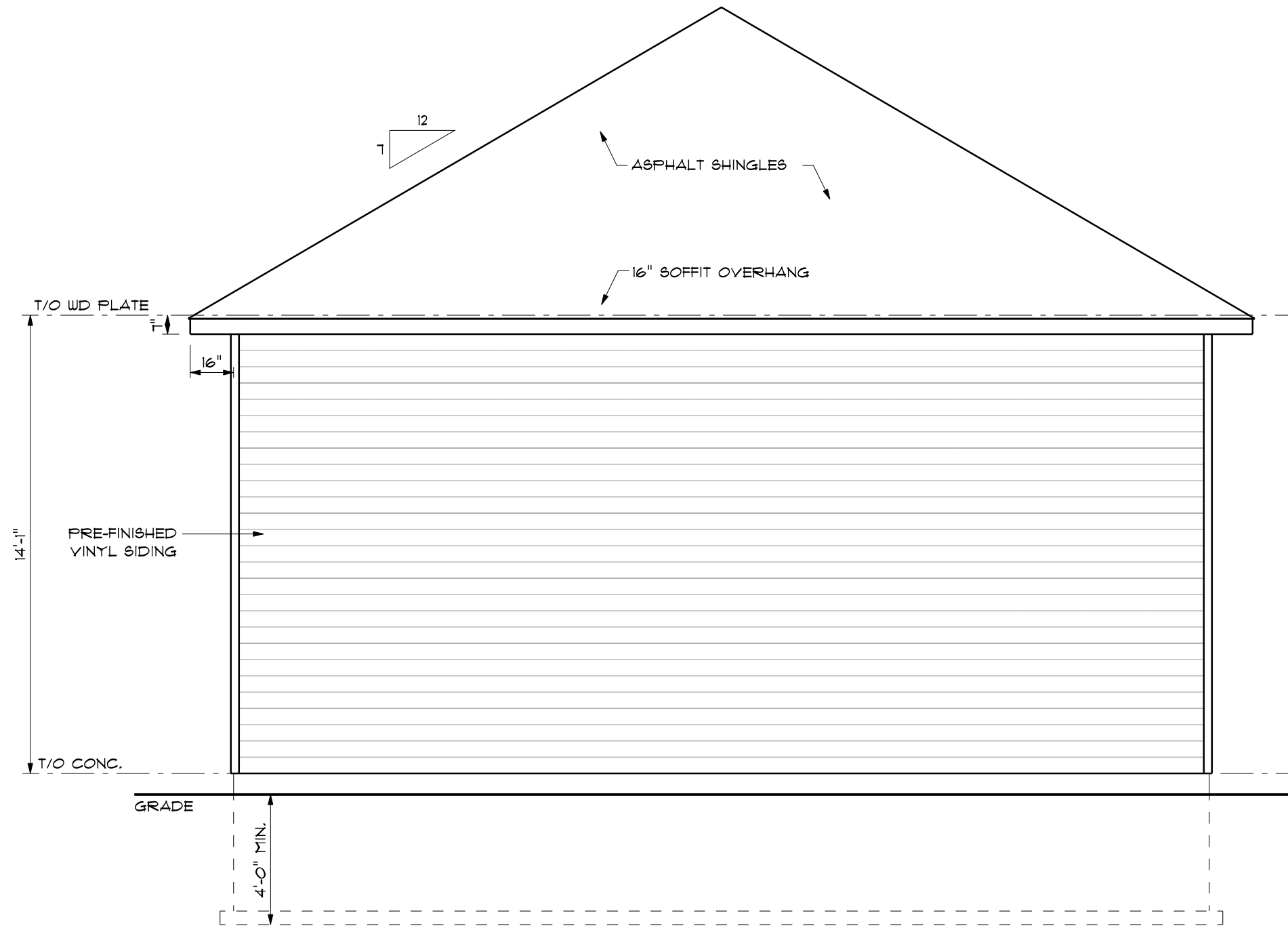
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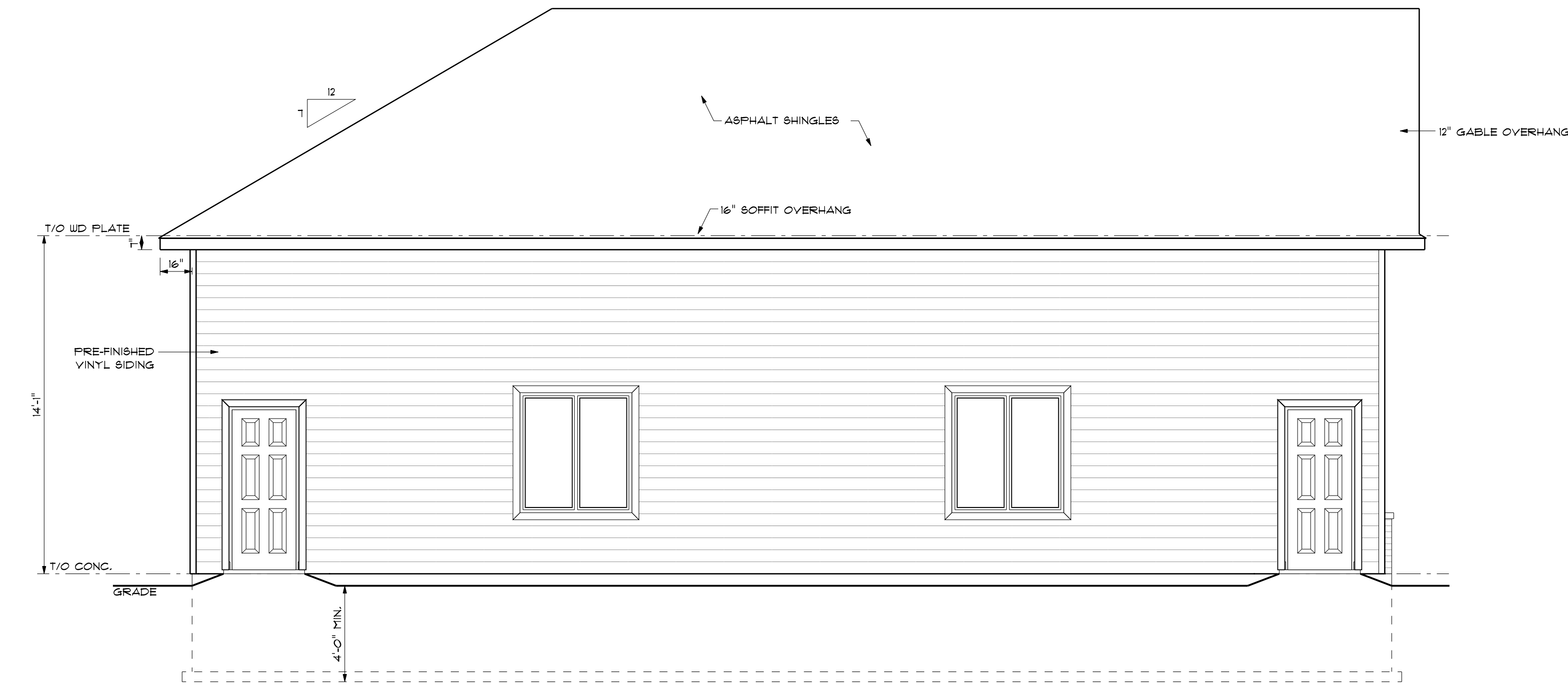
PIN 50173 - 0119 (LT)



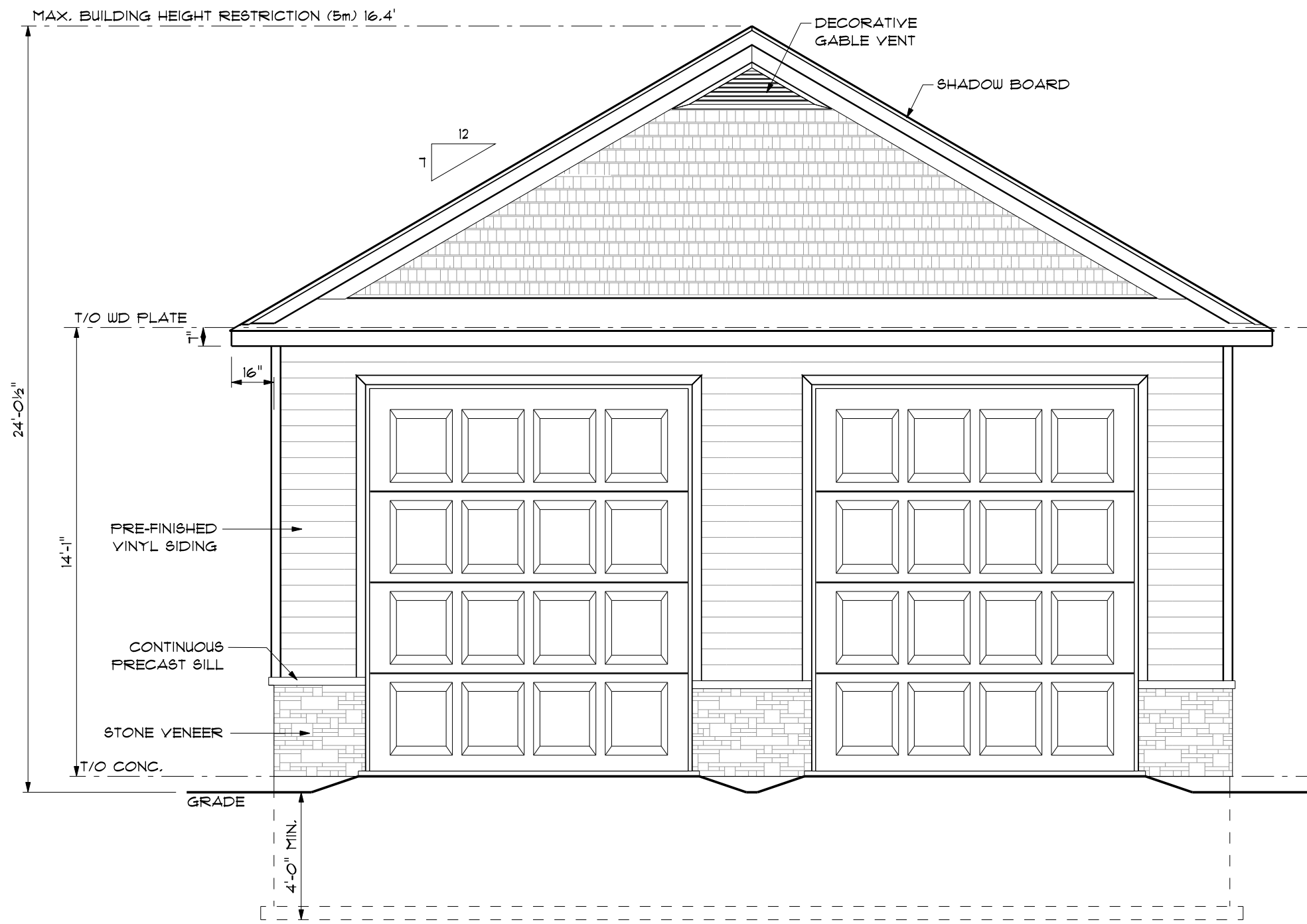
RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



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

## GENERAL NOTES

- CONTRACTOR TO CHECK & VERIFY ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.
- DRAWINGS ARE TO BE READ AND NOT TO BE SCALED
- ALL CONSTRUCTION MATERIALS & EQUIP. TO ADHERE TO LATEST EDITION OF O.B.C. & LOCAL BY-LAWS.
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL TO LOCAL FROST LEVELS (4'-0" MIN. BELOW GRADE)
- REFER TO PLANS, X-SECTIONS & DETAILS FOR ALL TYP. CONSTRUCTION DETAILS AND NOTES
- 1 1/2" MIN. CONC. REBAR COVERAGE
- MIN. CONC. STRENGTH (28 DAYS) - 20 MPa (3000 psi)
- STEEL STRENGTH - 400 MPa (60 ksi)
- ASSUMED SOIL BEARING CAPACITY - 15'0 psf
- CONSTRUCTION SEQUENCING:
  - BACKFILL INTERIOR OF BUILDING w/COMPACTED SAND BACKFILL TO BE PLACED IN 1'x (30cm) LIFTS
  - EVENLY AROUND STRUCTURE
  - COMPACT BACKFILL TO 95% STANDARD PROCTOR
  - ROOF TRUSSES & GIRDERS DESIGNED BY TRUSS MANUF.
  - PROVIDE TEMPORARY BRACING FOR ALL COLUMNS UNTIL FINAL BRACING INSTALLATION COMPLETE.

## DESIGN NOTES

### DESIGN DATA LOCATION: WOODSTOCK

- GROUND SNOW LOAD: 1.3 KPA (28.1 psf)
- SPECIFIED SNOW LOAD: 1.45 KPA (30.3 psf)
- DEAD LOAD: 0.48 KPA (10 psf)
- WIND LOAD (150): 0.44 KPA (9.2 psf)
- 1/2" PERIMETER EXPANSION JOINT FOR POURED CONC. SLABS
- 1/4" CONTROL JOINTS @ 20' O.C. E.W. IN POURED CONC. SLABS
- ALL WOOD No. 2 SPRUCE OR BETTER
- ALL BOLTS GALVANIZED STEEL

### MAX. BRICK LINTEL SPANS

#### 4" BRICK/STONE O.B.C. 9.20.5.2

- BL-1 4" V x 3 1/2" H x 1/4" T 8'-2"
- BL-2 5" V x 3 1/2" H x 5/16" T 10'-1"
- BL-3 6" V x 3 1/2" H x 7/16" T 11'-1"
- BL-4 6" V x 3 1/2" H x 1/2" T 12'-4"

### STAIR INFO.

- RISE: MAX. 7 1/8"
- RUN: MIN. 10 1/16"
- TREAD: MIN. 11"
- NOSING: MAX. 1"
- HEADROOM: MIN. 6'-5"
- UNIFORM RISE/RUN

### LEGEND

- SOLID BEARING
- SB FOR GIRDER
- POINT LOAD
- SINGLE JOIST
- DOUBLE JOIST
- TRIPLE JOIST
- DOUBLE CEILING JOIST

## STRUCTURAL NOTES

- ALL EXTERIOR & INTERIOR LINTELS TO BE MIN. (2) PLY 2x10 C/W 2x4 DRYWALL NAILER & PLYWOOD FILLERS BETWEEN EACH PLY, UNLESS NOTED OTHERWISE.
- ALL NOTCHING & DRILLING OF FRAMING MEMBERS TO CONFORM TO NATIONAL & LOCAL BUILDING CODES.
- PROVIDE APPROPRIATE SOLID BLOCKING WITHIN FLOOR SYSTEM FOR LOADS ABOVE.

## DESIGNER DISCLAIMER

- THESE PLANS WERE PRODUCED WITH INFORMATION PROVIDED ON OR BEFORE THE PRINTED DATE.
- IF ANY ERRORS OR OMISSIONS ARE FOUND ON THE DRAWINGS, THE DESIGNER IS TO BE INFORMED IMMEDIATELY TO HELP RESOLVE ANY ISSUES PRIOR TO THE WORK PROCEEDING.
- HVAC STRUCTURAL REQUIREMENTS TO BE VERIFIED AND MET ON SITE WITH THE HVAC INSTALLER.

## PLAN AREAS

- MAIN FLOOR PLAN 1500 sq ft
- LOT COVERAGE 1500 sq ft

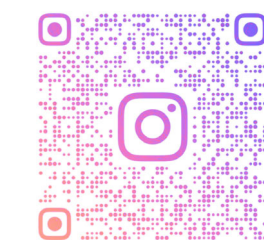
## PROPOSED SHOP FOR WOLF HOMES INC. LOT 5 LABALETTE RD.

### PROJECT NUMBER

C100-2135-02-04



Architectural • Energy • HVAC  
Phone: (519) 539-9381 378 Hunter Street  
Email: plans@djdesign.ca Woodstock, ON  
Website: www.djdesign.ca N4S 4G2



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN.

### QUALIFICATION INFORMATION

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 215.1. OF THE BUILDING CODE

DEREK JUKEMA 2159  
NAME SIGN

SIGNATURE

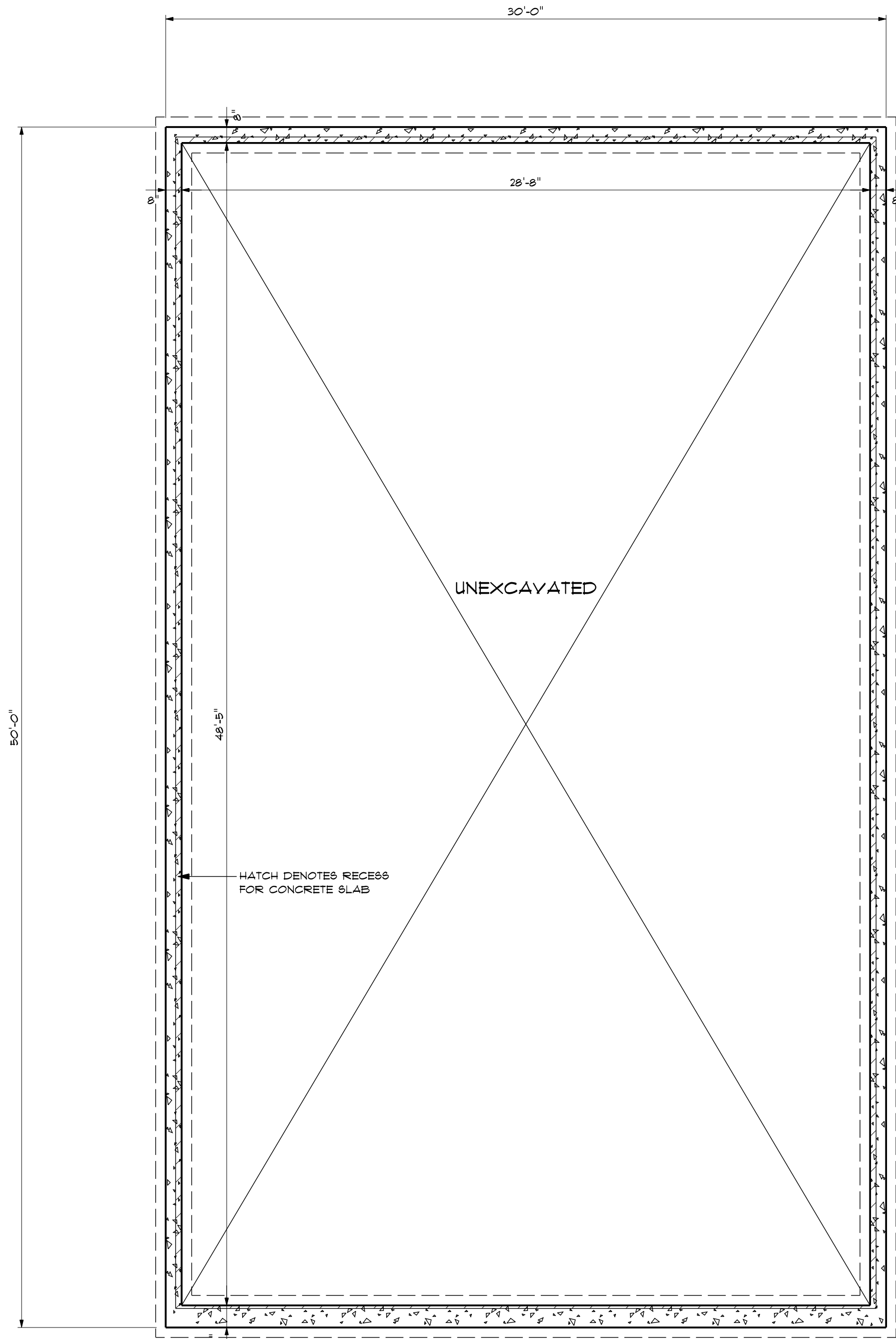
## ELEVATIONS

scale: 1/4" = 1'-0"  
date: 2024-07-18  
drawn by: KZ  
designed by: KRYSTAL DJDESIGN.CA  
checked by: ATW

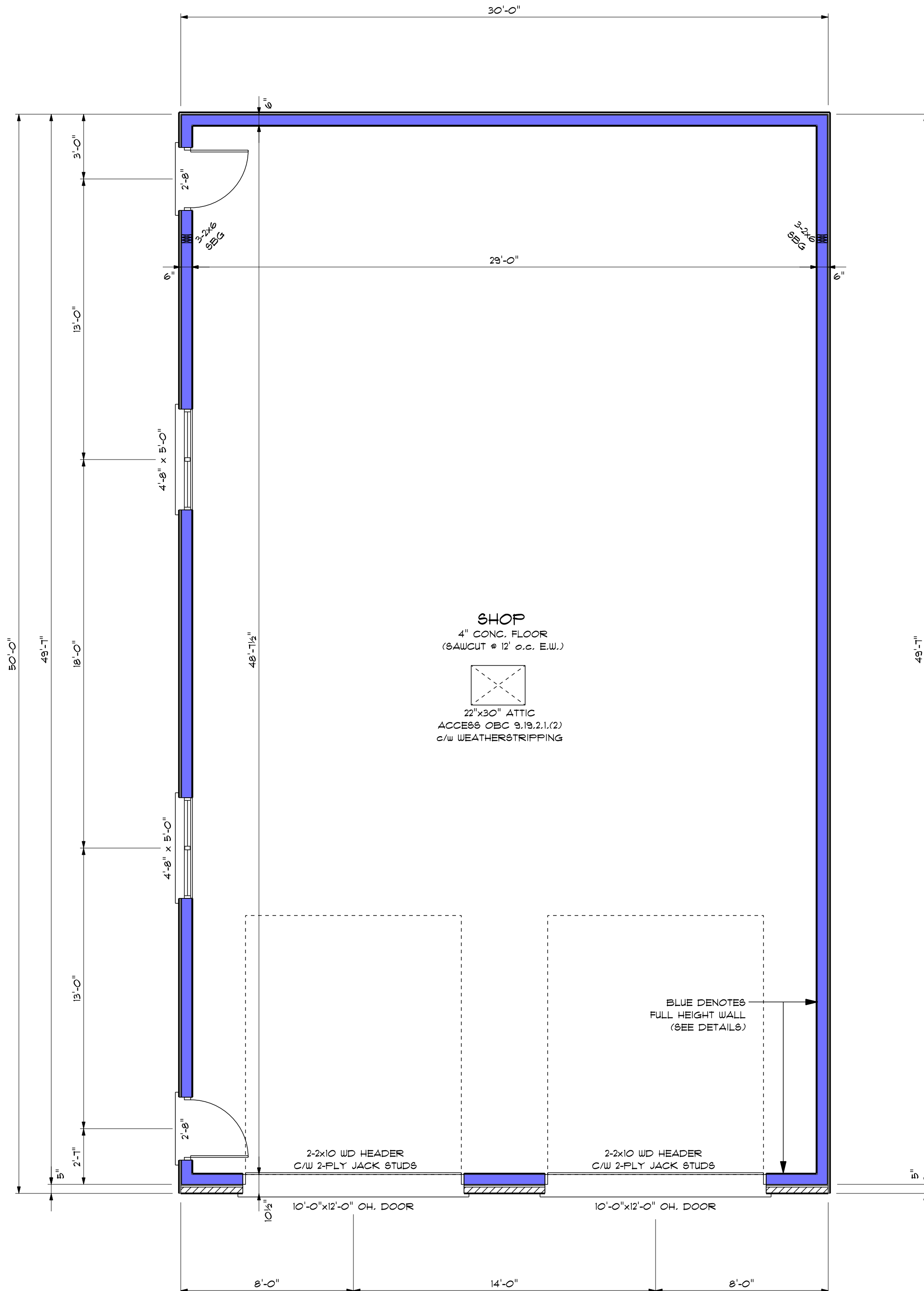
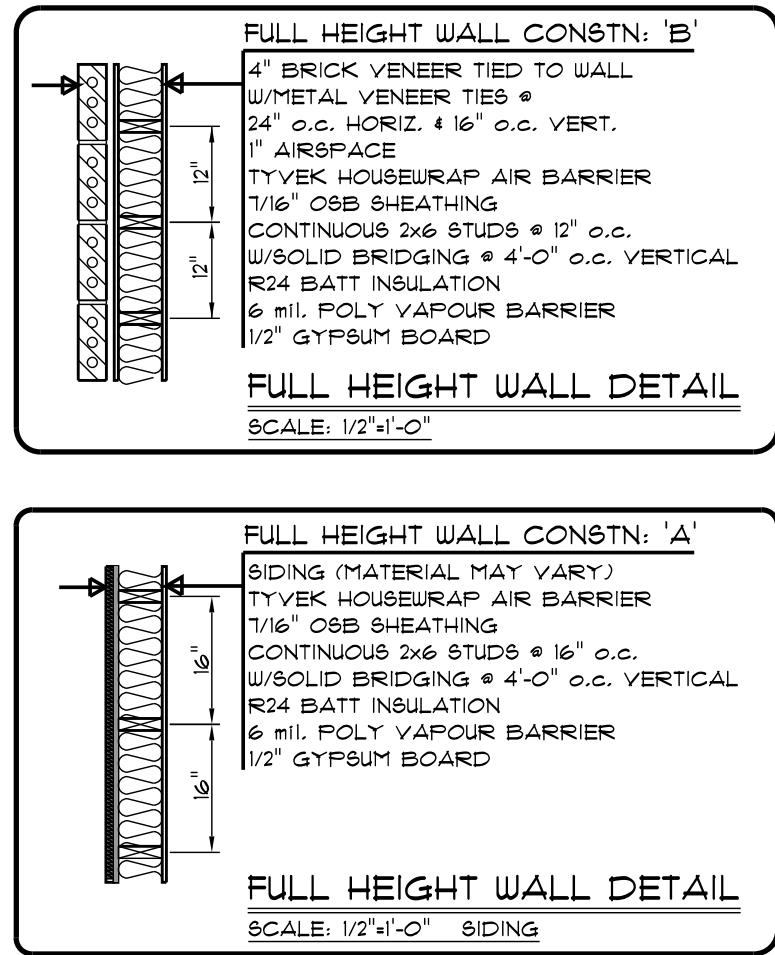
A-1







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



MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"

## GENERAL NOTES

- CONTRACTOR TO CHECK & VERIFY ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.
- DRAWINGS ARE TO BE READ AND NOT TO BE SCALED
- ALL CONSTRUCTION MATERIALS & EQUIP. TO ADHERE TO LATEST EDITION OF O.B.C. & LOCAL BY-LAWS.
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL TO LOCAL FROST LEVELS (4'-0" MIN. BELOW GRADE)
- REFER TO PLANS, X-SECTIONS & DETAILS FOR ALL TYP. CONSTRUCTION DETAILS AND NOTES.
- 1 1/2" MIN. CONC. REBAR COVERAGE
- MIN. CONC. STRENGTH (28 DAYS) - 20 MPa (3000 psi)
- STEEL STRENGTH - 400 MPa (60 ksi)
- ASSUMED SOIL BEARING CAPACITY - 1510 psf
- CONSTRUCTION SEQUENCING:
  - BACKFILL INTERIOR OF BUILDING W/COMPACTED SAND BACKFILL TO BE PLACED IN 15 (30cm) LIFTS
  - EVENLY AROUND STRUCTURE.
  - COMPACT BACKFILL TO 98% STANDARD PROCTOR.
  - ROOF TRUSSES & GIRDERS DESIGNED BY TRUSS MANUF.
  - PROVIDE TEMPORARY BRACING FOR ALL COLUMNS UNTIL FINAL BRACING INSTALLATION COMPLETE.

## DESIGN NOTES

DESIGN DATA LOCATION: WOODSTOCK  
GROUND SNOW LOAD: 1.3 KPA (28.1 psf)  
SPECIFIED SNOW LOAD: 1.45 KPA (30.3 psf)  
DEAD LOAD: 0.48 KPA (10 psf)  
WIND LOAD (150): 0.44 KPA (9.2 psf)  
1/2" PERIMETER EXPANSION JOINT FOR POURED CONC. SLABS  
1/4" CONTROL JOINTS @ 20' O.C. E.W. IN POURED CONC. SLABS  
ALL WOOD NG. 2 STRUCE OR BETTER  
ALL BOLTS GALVANIZED STEEL

MAX. BRICK LINTEL SPANS  
4" BRICK/STONE O.B.C. 9.20.5.2

BL-1 4" V x 3 1/2" H x 1/4" T 8'-2"  
BL-2 5" V x 3 1/2" H x 5/16" T 10'-1"  
BL-3 6" V x 3 1/2" H x 7/16" T 11'-1"  
BL-4 6" V x 3 1/2" H x 1/2" T 12'-4"

### STAIR INFO.

RISE: MAX. 7 7/8"  
RUN: MIN. 10 1/16"  
TREAD: MIN. 11"  
NOSING: MAX. 1"  
HEADROOM: MIN. 6'-5"  
UNIFORM RISE/RUN

### LEGEND

SOLID BEARING  
SB FOR GIRDER  
POINT LOAD  
S.J. SINGLE JOIST  
D.J. DOUBLE JOIST  
T.J. TRIPLE JOIST  
D.C.J. DOUBLE CEILING JOIST

## STRUCTURAL NOTES

- ALL EXTERIOR & INTERIOR LINTELS TO BE MIN. (2) FLY 2x10 C/W 2x4 DRYWALL NAILER & PLYWOOD FILLERS BETWEEN EACH FLY, UNLESS NOTED OTHERWISE.
- ALL NOTCHING & DRILLING OF FRAMING MEMBERS TO CONFORM TO NATIONAL & LOCAL BUILDING CODES.
- PROVIDE APPROPRIATE SOLID BLOCKING WITHIN FLOOR SYSTEM FOR LOADS ABOVE.

## DESIGNER DISCLAIMER

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## PLAN AREAS

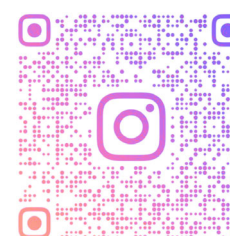
MAIN FLOOR PLAN 1500 sq ft  
LOT COVERAGE 1500 sq ft

PROPOSED SHOP FOR  
WOLF HOMES INC.  
LOT 5 LASALETTE RD.

## PROJECT NUMBER

C100-2135-02-04

**djDESIGN**  
Architectural • Energy • HVAC  
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Website: www.djdesign.ca N4S 4G2



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN

## QUALIFICATION INFORMATION

REQUIRED UNLESS DESIGN IS EXEMPT UNDER 3.1.1.1. OF THE BUILDING CODE  
DEREK JUKEMA 21759  
NAME SIGNATURE BCIN

## FLOOR PLANS

Scale: 1/4" = 1'-0"  
Date: 2024-07-18  
Drawn by: KZ  
Designed by: KRYSTAL@DJDESIGN.CA  
Checked by: ATU

A-2







WE SHARE IN YOUR EXCITEMENT!! PLEASE LIKE US ON FACEBOOK AND TAG US ON INSTAGRAM SO WE CAN SEE YOUR PROJECT

## GENERAL NOTES

- CONTRACTOR TO CHECK & VERIFY ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.
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- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL TO LOCAL FROST LEVELS (4'-0" MIN. BELOW GRADE)
- REFER TO PLANS, X-SECTIONS & DETAILS FOR ALL TYP. CONSTRUCTION DETAILS AND NOTES
- 1 1/2" MIN. CONC. REBAR COVERAGE
- MIN. CONC. STRENGTH (28 DAYS) - 20 MPa (3000 psi)
- STEEL STRENGTH - 400 MPa (60 Ksi)
- ASSUMED SOIL BEARING CAPACITY - 1570 psf
- CONSTRUCTION SEQUENCING:
  - BACKFILL INTERIOR OF BUILDING w/COMPACTED SAND BACKFILL TO BE PLACED IN 1' (30cm) LIFTS EVENLY AROUND STRUCTURE.
  - COMPACT BACKFILL TO 95% STANDARD PROCTOR.
  - ROOF TRUSSES & GIRDERS DESIGNED BY TRUSS MANUF.
  - PROVIDE TEMPORARY BRACING FOR ALL COLUMNS UNTIL FINAL BRACING INSTALLATION COMPLETE.

## DESIGN NOTES

- DESIGN DATA LOCATION: WOODSTOCK
- GROUND SNOW LOAD: 1.5 KPA (33.1 PSF)  
SPECIFIED SNOW LOAD: 1.45 KPA (30.3 PSF)  
DEAD LOAD: 0.48 KPA (10 PSF)  
WIND LOAD (1/50): 0.44 KPA (9.2 PSF)
- 1/2" PERIMETER EXPANSION JOINT FOR POURED CONC. SLABS 1/4" CONTROL JOINTS @ 20' O.C. E.W. IN POURED CONC. SLABS ALL WOOD NO. 2 SPRUCE OR BETTER ALL BOLTS GALVANIZED STEEL
- MAX. BRICK LINTEL SPANS  
4" BRICK/STONE O.B.C. 9.20.5.2.
- BL-1 4" V x 3 1/2" H x 1/4" T 8'-2"  
BL-2 5" V x 3 1/2" H x 5/16" T 10'-1"  
BL-3 6" V x 3 1/2" H x 1/6" T 11'-1"  
BL-4 6" V x 3 1/2" H x 1/2" T 12'-4"
- STAIR INFO. LEGEND.  
RISE: MAX. 7 1/8" 8" SOLID BEARING  
RUN: MIN. 10 1/8" 8" SB FOR GIRDERS  
TREAD: MIN. 11" 8" POINT LOAD  
NOBING: MAX. 1" 8" SINGLE JOIST  
HEADROOM: MIN. 6'-5" D.J. DOUBLE JOIST  
UNIFORM RISE/RUN T.J. TRIPLE JOIST  
D.C.J. DOUBLE CEILING JOIST

## STRUCTURAL NOTES

- ALL EXTERIOR & INTERIOR LINTELS TO BE MIN. (2) PLY 2x10 C/W 2x4 DRYWALL NAILER & PLYWOOD FILLERS BETWEEN EACH PLY, UNLESS NOTED OTHERWISE.
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- PROVIDE APPROPRIATE SOLID BLOCKING WITHIN FLOOR SYSTEM FOR LOADS ABOVE.

## DESIGNER DISCLAIMER

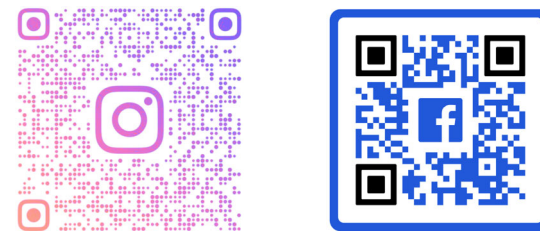
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QUALIFICATION INFORMATION  
REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIV. C. 3.2.3.1 OF THE BUILDING CODE

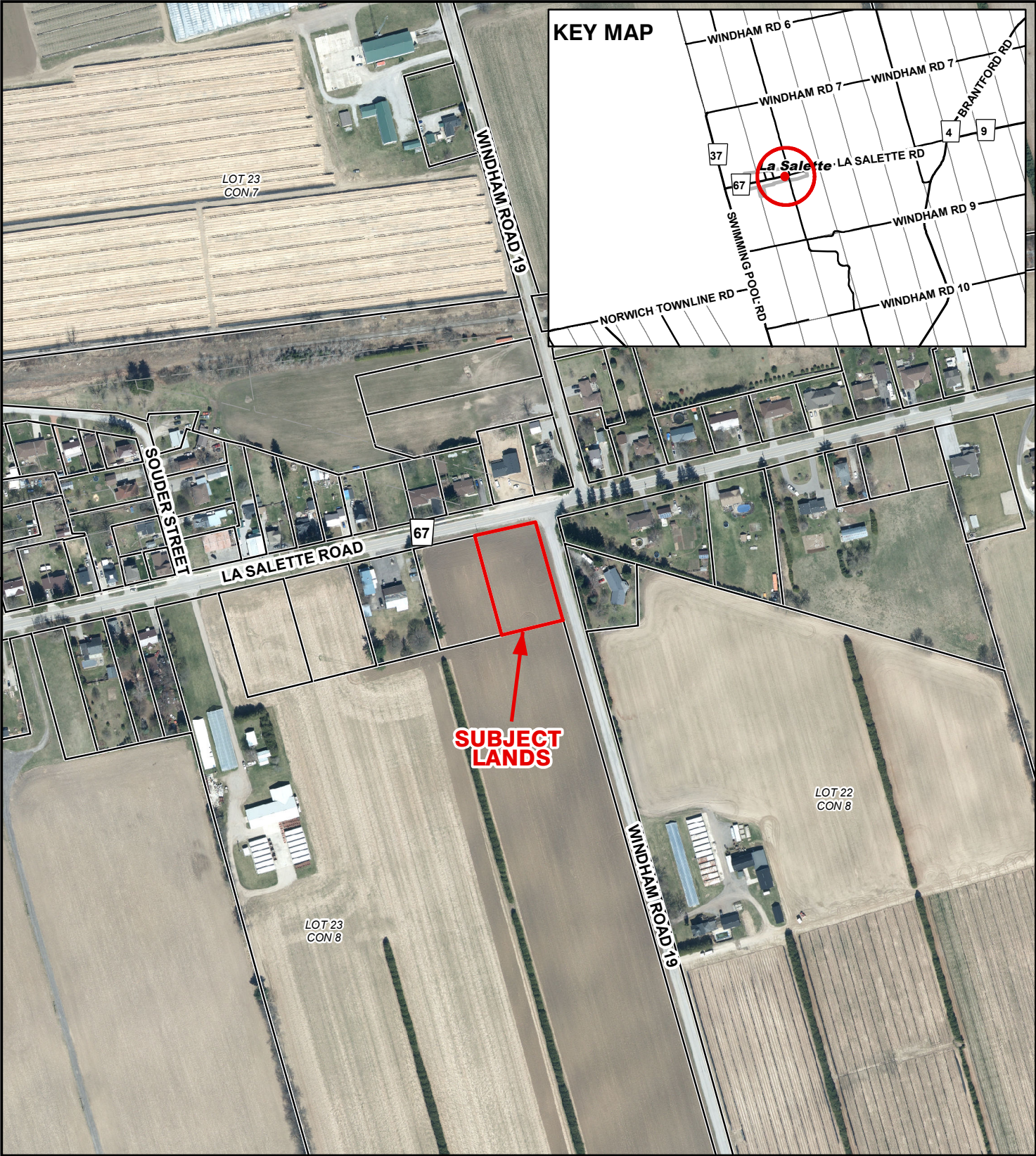
DEREK JUKEMA 21T59  
NAME SIGNATURE BCIN

## SECTIONS


scale:  
AS SHOWN  
date:  
2024-01-18  
drawn by:  
KZ  
designed by:  
KRYSTAL@DJDESIGN.COM  
checked by:  
ATW

**A-3**



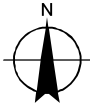


Legend

 Subject Lands

2020 Air Photo

10/8/2024



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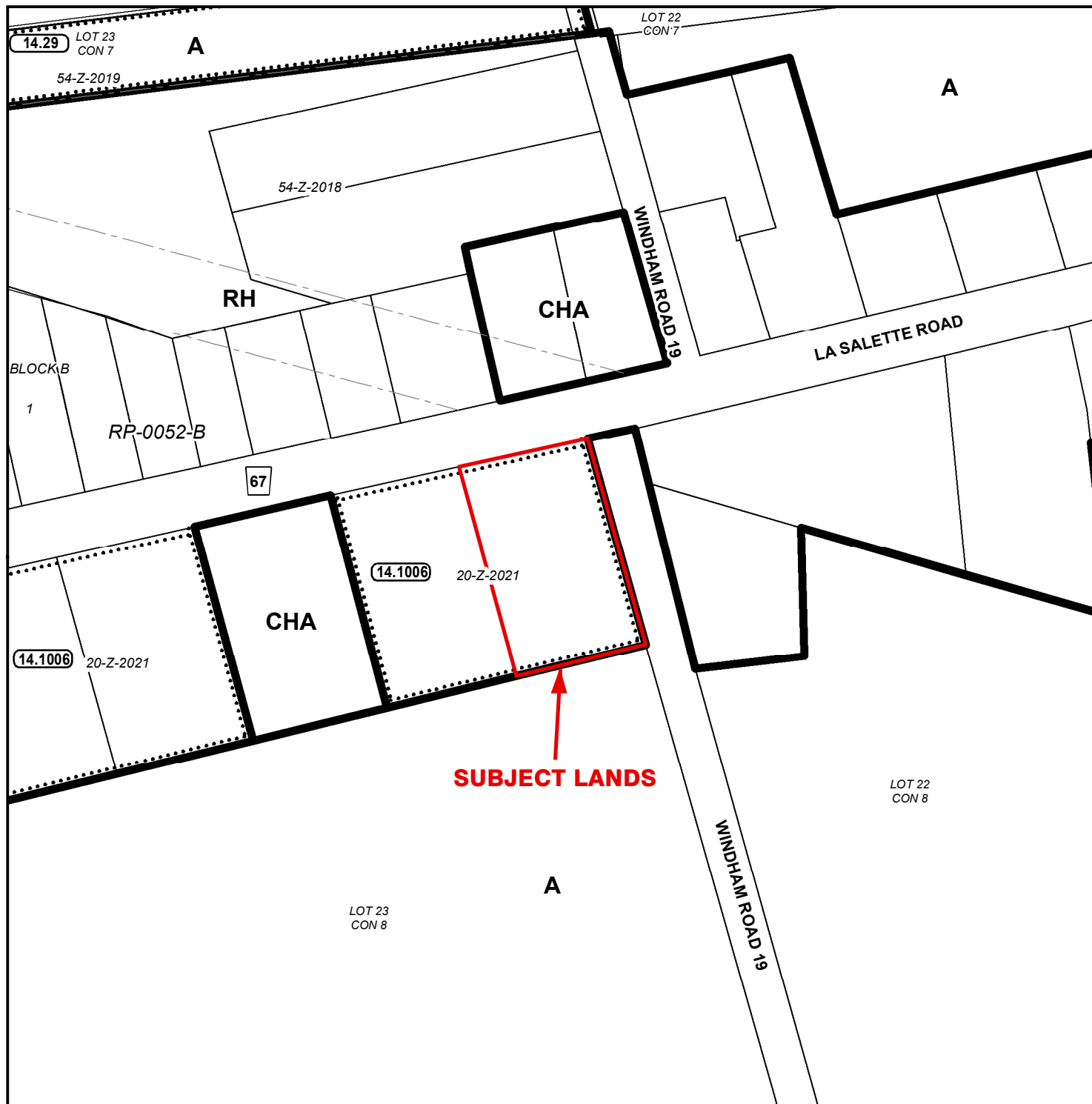


# MAP B

## ZONING BY-LAW MAP

Geographic Township of WINDHAM

ANPL2024291



### LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

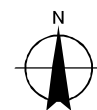
10/8/2024

(H) - Holding

A - Agricultural Zone

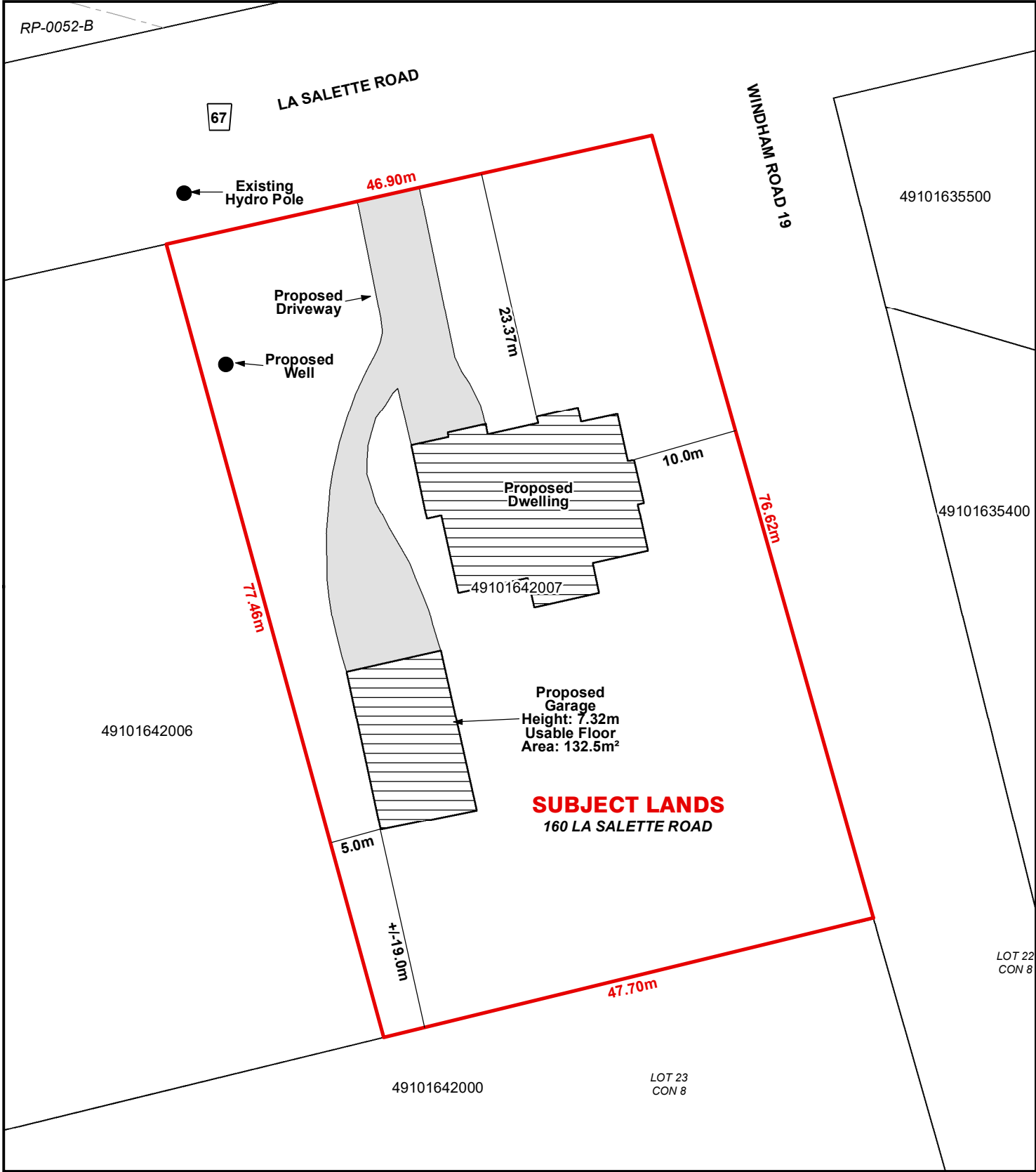
CHA - Hamlet Commercial Zone

RH - Hamlet Residential Zone




10 5 0 10 20 30 40  
Meters

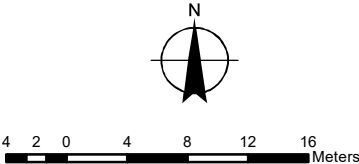
CONCEPTUAL PLAN  
Geographic Township of WINDHAM



Legend

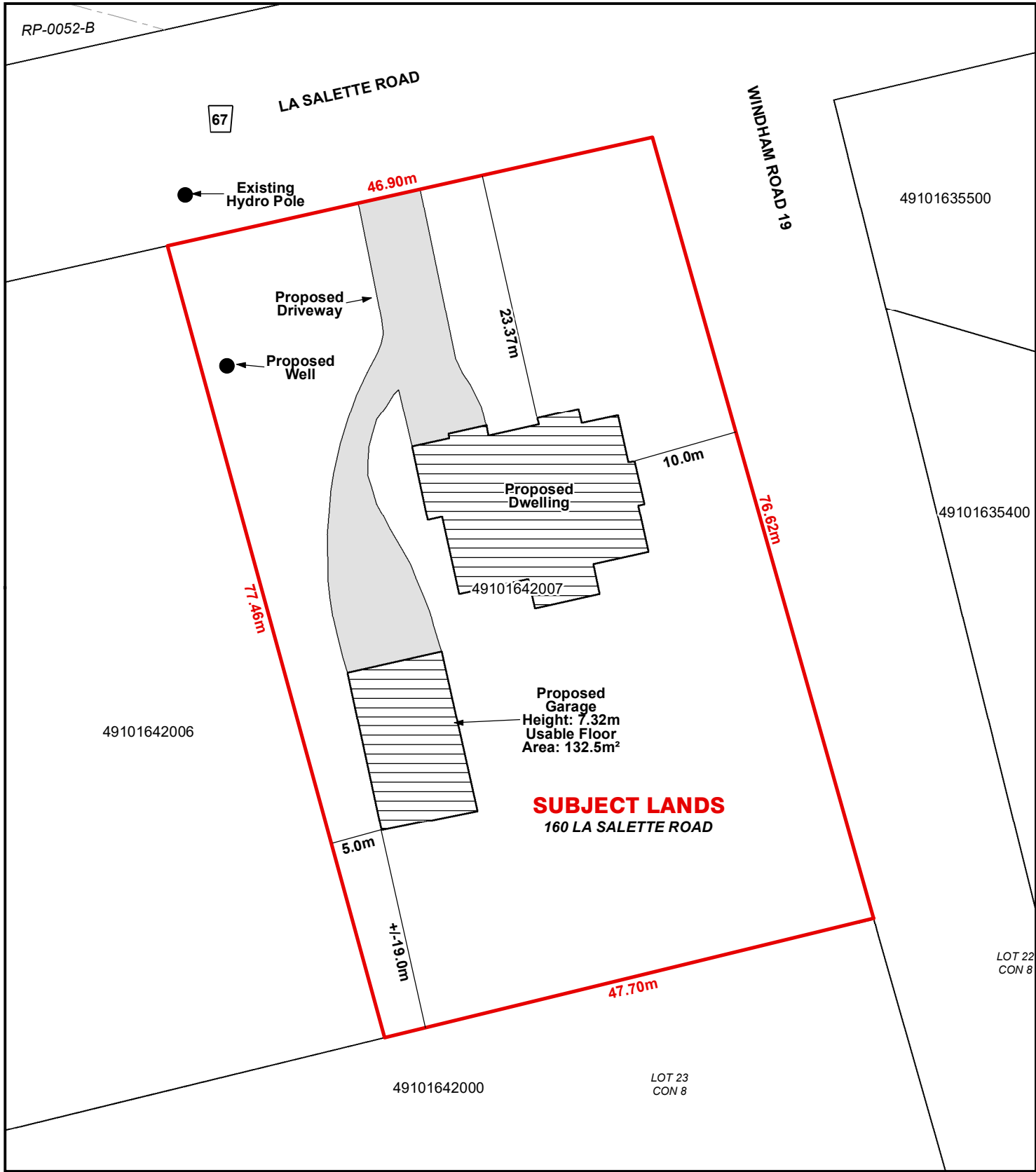
 Subject Lands

10/8/2024




CONCEPTUAL PLAN

Geographic Township of WINDHAM



Legend

 Subject Lands

10/8/2024

