

For Office Use Only:

File Number _____
Related File Number _____
Pre-consultation Meeting _____
Application Submitted _____
Complete Application _____

Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____
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: 336-070-17000

A. Applicant Information

Name of Owner Todd Elliott

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 173 Old Highway 24
Town and Postal Code Waterford, ON N0E 1Y0
Phone Number _____
Cell Number 519-619-7221
Email e.familyfarm@outlook.com

Name of Applicant Agent
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Name of Agent David McPherson
Address 8 Culver Lane
Town and Postal Code Simcoe, ON N3Y 5C8
Phone Number _____
Cell Number 519-427-6483
Email david-a-mcpherson@hotmail.com

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:

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 3 Concession 11 Townsend

Municipal Civic Address: 173 Old Hwy 24, Waterford

Present Official Plan Designation(s): A & HL

Present Zoning: A & HL

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:

Residential and Agricultural

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:

Site Plan attached shows existing house and barns along with the building in which the proposed ADU will be housed

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.

no new addition proposed

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

proposed is an ADU on the second floor of an existing residential accessory building

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:

Farm use and residential use has existed for 70+ years

9. Existing use of abutting properties:

Residential and Agricultural

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	174m	30m		174m	
Lot depth	927m				
Lot width	360m				
Lot area	41.6ac				
Lot coverage					
Front yard	158m	13m	158m		
Rear yard	94m	9m		94m	
Height	8m	5 8m		8m	3m
Left Interior side yard	62m	3m		62m	
Right Interior side yard	94m	3m		94m	
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces	RESIDENTIAL ACCESSORY BUILDING USABLE FLOOR AREA 200sqm		3.2(g)	297 sqm	97 sqm
Other	ADU usable floor area	75sq.m.	25-Z-2022	95.79sq.m.	20.79sq.m.

FOR
ADU ONLY

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

Creating an ADU on the second floor of an existing residential accessory building. Living space on the second floor is 72.5 sq.m. but the ground floor vestibule and stairway to access this unit is 23.29 sq.m.

This creates a total ADU space of 95.79 sq.m.

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

Frontage: N/A

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Proposed final lot size (if boundary adjustment):

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

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: N/A
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
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:
Information provided by property owner

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:

Lands not within an WHPA

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)

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:

Old Hwy 24

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.

Premise and Justification report attached

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.

Todd Elliott
Owner/Applicant/Agent Signature

Dec 08/23
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 Todd Elliott am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize David McPherson 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.

Todd Elliott
Owner

Dec 08/23
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

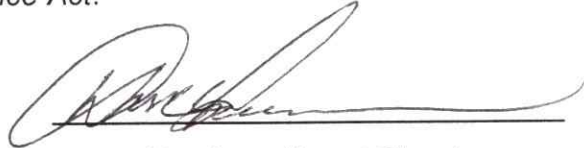
I, David Mc Pherson of Simcoe

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:

Gilbertson Administration Building

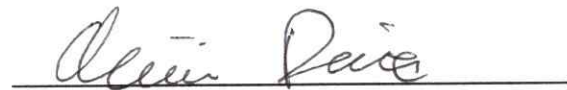


~~Owner/Applicant~~/Agent Signature

In Simcoe

This 27th day of August

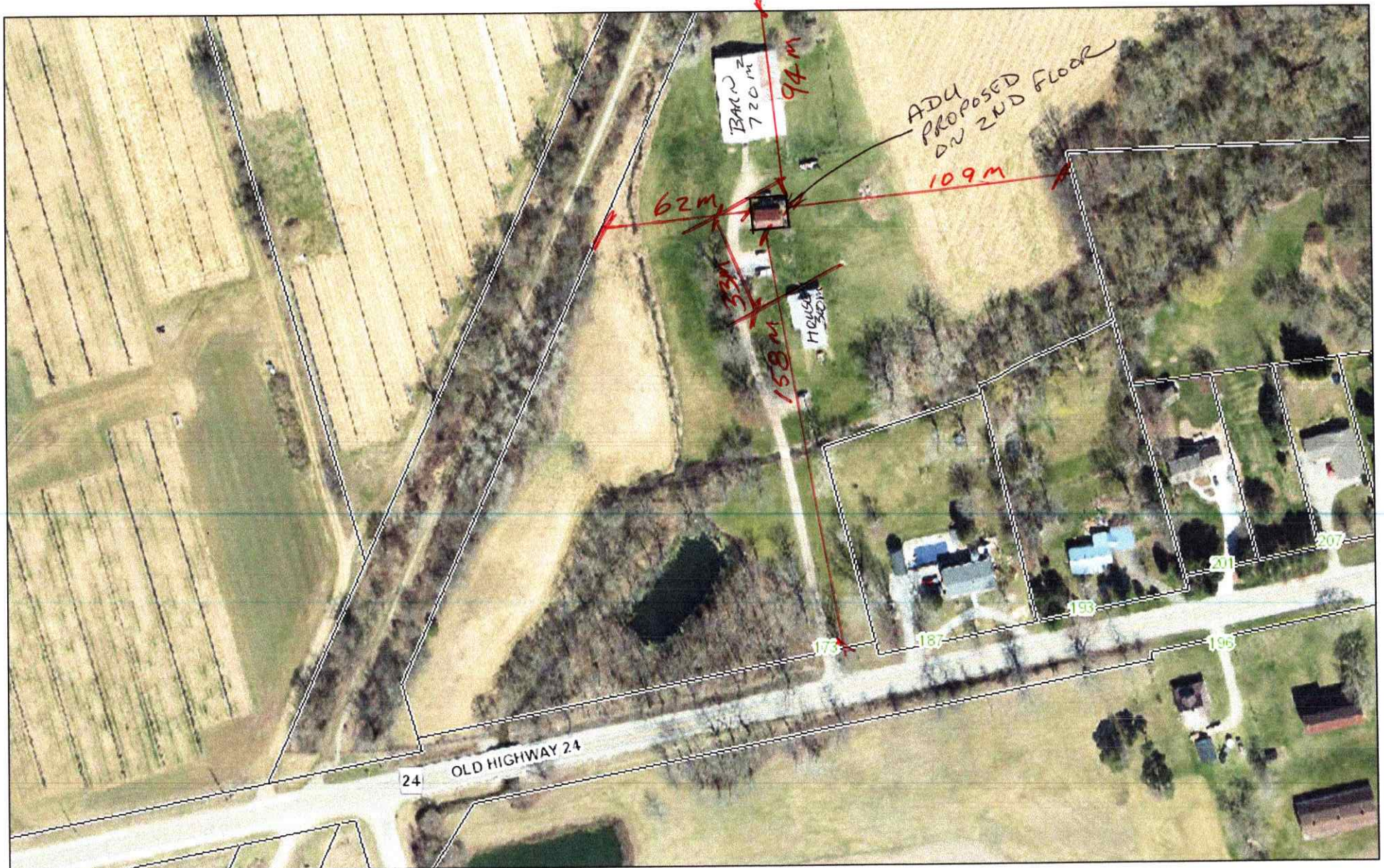
A.D., 2024



A Commissioner, etc.

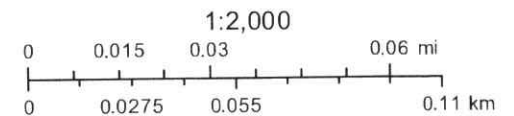
Olivia Catherine Davies, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires May 23, 2027.

MAP NORFOLK - Community Web Map

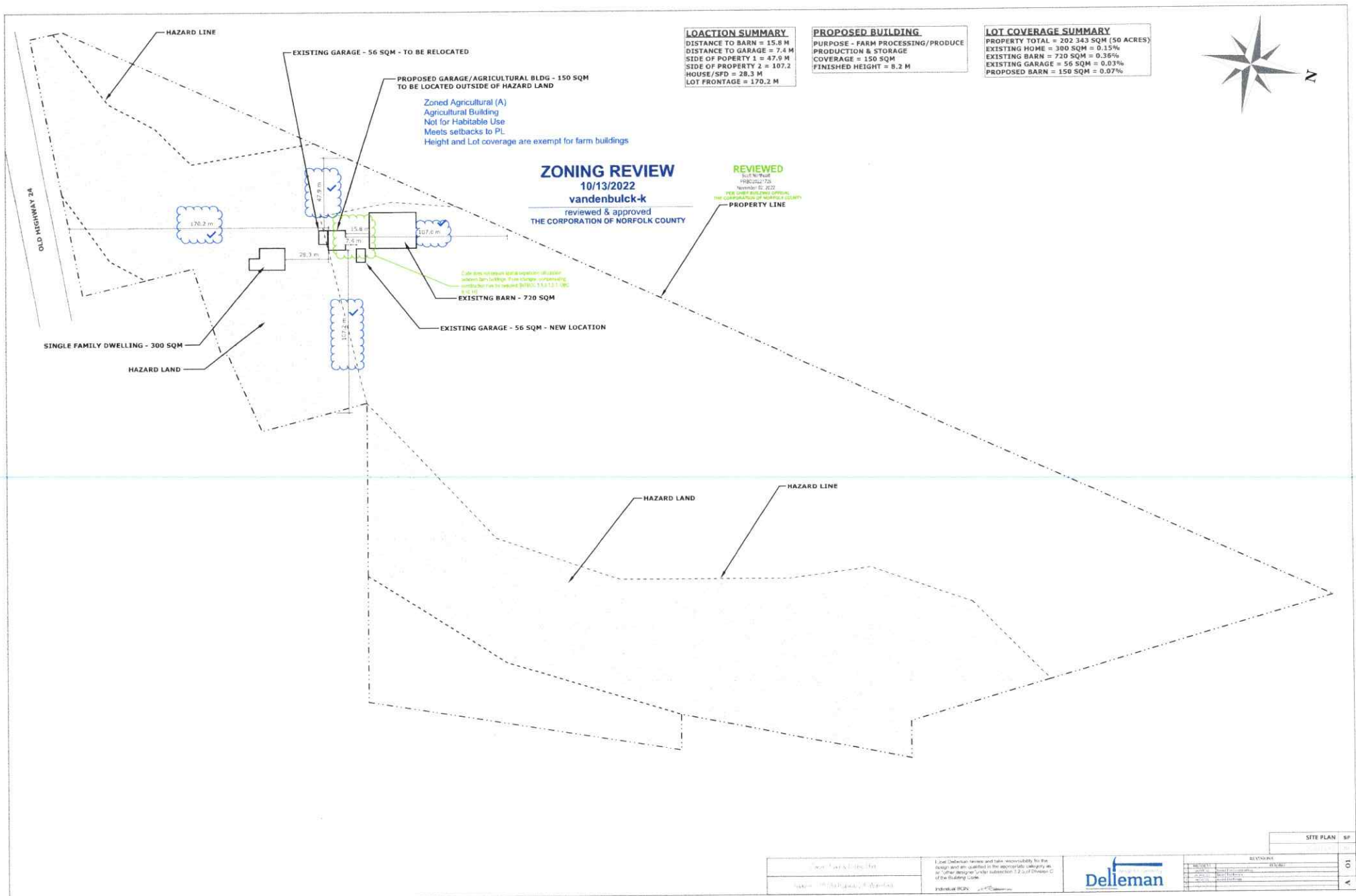


12/6/2023, 4:21:30 PM

- ☐ Land Parcels
- ☐ Reg Plan Lot Numbers
- ☐ Civic Address
- ☐ Road Labels
- ☐ Plan Lines
- ☐ DraftPlan



Queen's Printer for Ontario
Norfolk GIS



Site Plan & Zoning Review
Date: 10/13/2022
By: SUE WATSON, P. Eng.

I, Sue Watson, hereby certify that I am a Professional Engineer in the Province of Ontario and am qualified in the discipline of Engineering as required by the Engineering Act, R.S.O. 1990, c. 42, and I am a member of the Professional Engineers of Ontario (PEO).

Delleman
Engineering & Architecture
1000 Highway 24, Unit 10
Burlington, ON L7R 4K1
Tel: 905.335.1111
Fax: 905.335.1112
www.delleman.ca

REVISIONS	
NO.	DESCRIPTION
1	Initial Design
2	Final Design
3	As Built
4	Final As Built
5	Final As Built
6	Final As Built
7	Final As Built
8	Final As Built
9	Final As Built
10	Final As Built

SITE PLAN	SP
1	01

WALL SCHEDULE			
WALL TYPE	DESCRIPTION	COMMENTS	Fire Rating
W2.0	EXTERIOR METAL SIDING WALL	METAL SIDING, 3/4"STRAPPING, 1 1/2" POLYISOCYANURATE RIGID FOAM INSULATION (R7.5), WRB 1/2" OSB SHEATHING, 2x6 WOOD STUD, BATT INSULATION (R19), 6mil POLY VAPOUR BARRIER, 5/8" TYPE 'X' GYPSUM BOARD	1hr
W2.1	EXTERIOR METAL SIDING WALL	METAL SIDING, 3/4"STRAPPING, 1 1/2" POLYISOCYANURATE RIGID FOAM INSULATION (R7.5), WRB 1/2" OSB SHEATHING, 2x6 WOOD STUD, BATT INSULATION (R19), 6mil POLY VAPOUR BARRIER, 1/2" DRYWALL	
W3.0	TYPICAL INTERIOR PARTITION	1/2" DRYWALL, 2x4 SPF WOOD STUDS @16" O.C.	
W3.2	BASEMENT FINISH EXTERIOR WALL	1/2" DRYWALL, 2x4 WOOD STUD @16" O.C., BATT INSULATION (R14), 2" RIGID XPS INSULATION (R10)	
W3.3	2x4 STAGGERED STUD WALL	5/8" TYPE 'X' DRYWALL, SPF STAGGERED WOOD STUDS @12" O.C, PROVIDE 3-1/2" BATT INSUL. IN ONE STUD CAVITY ONLY, STAGGERED STUDS ON 2x6 PLATE, RESILIENT CHANNEL, (2) LAYERS 5/8" TYPE 'X' DRYWALL	1hr, 50 STC

DOOR SCHEDULE							
DOOR TYPE	DESCRIPTION	WIDTH	HEIGHT	FINISH	COMMENTS	COUNT	Fire Rating
D1	TYP. INTERIOR DOOR	2' - 6"	6' - 8"	PAINTED WOOD	HOLLOW CORE	2	
D2	CLOSET DOOR	4' - 0"	6' - 8"	PAINTED WOOD	HOLLOW CORE	3	
D3	TYP. INTERIOR DOOR	2' - 8"	6' - 8"	PAINTED WOOD	HOLLOW CORE	2	
D4	TYP. INTERIOR DOOR	2' - 4"	6' - 8"	PAINTED WOOD	HOLLOW CORE	1	
D7	FIRE RATED DOOR	2' - 8"	6' - 8"	PAINTED METAL	45min. FPR w/ULc SELF CLOSER	1	45 MINUTES
D8	EXTERIOR DOUBLE DOOR	5' - 6"	7' - 0"	PAINTED		1	
D9	EXTERIOR DOOR	2' - 10"	6' - 8"			1	

FLOOR SCHEDULE			
FLOOR TYPE	Description	DESCRIPTION	Floor Fire Rating
F1	2x8 STAIR LANDING	3/4" PLYWOOD, 2x8 FLOOR JOISTS, BATT INSULATION, RESILIENT CHANNEL, (2) LAYERS 5/8" TYPE "X" DRYWALL (1HR FRR)	1hr + 50STC
F2	2x8 DECK	5/4" DECK BOARDS, 2x8 PT FLOOR JOISTS	
F3	2x12 FLOOR ASSEMBLY (1HR)	3/4" T&G PLYWOOD, EX 2x12 FLOOR JOISTS @16" O.C., BATT INSULATION, RESILIENT CHANNEL, (2) LAYERS 5/8" TYPE "X" DRYWALL (1HR FRR)	1hr + 50STC
F4	2x10 FLOOR ASSEMBLY (1HR)	3/4" T&G SHEATHING, 2x10 SPF FLOOR JOISTS, BATT INSULATION, RESILIENT CHANNEL, (2) LAYERS 5/8" TYPE "X" DRYWALL (1HR FRR)	1hr + 50 STC

I, Justin Massecar (BCIN: 42757) am Registered (Firm BCIN: 112573). I have reviewed and taken responsibility for the design activities in conformance with the Ontario Building Code 2012.



All work shall conform to the Ontario Building Code 2012,local bylaws and regulations for the geographical location of the project. **Any discrepancies between the drawings and site conditions shall be brought to the attention of the designer prior to start of the work. Any discrepancies between architectural, mechanical, structural, etc. drawings shall be brought to the attention of the designer.** The use of these plans shall be restricted to the original project site for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise; nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright © 2020 MW Drafting and Design Inc.

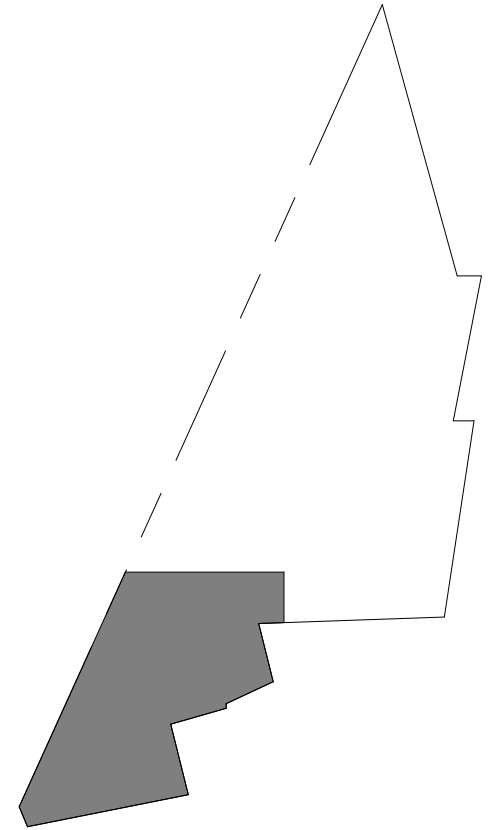
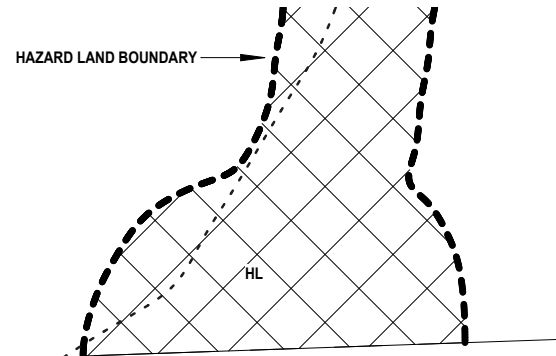
No.	Description	Date

TODD ELLIOT
173 OLD HIGHWAY 24, WATERFORD
ADU

SCHEDULES		
Project number 23036		A1.0
Date	05/28/2024	
Drawn by	ER	
Checked by	JM	Scale



1 SITE PLAN
1 : 1500



2 SITE KEYPLAN
1 : 8000

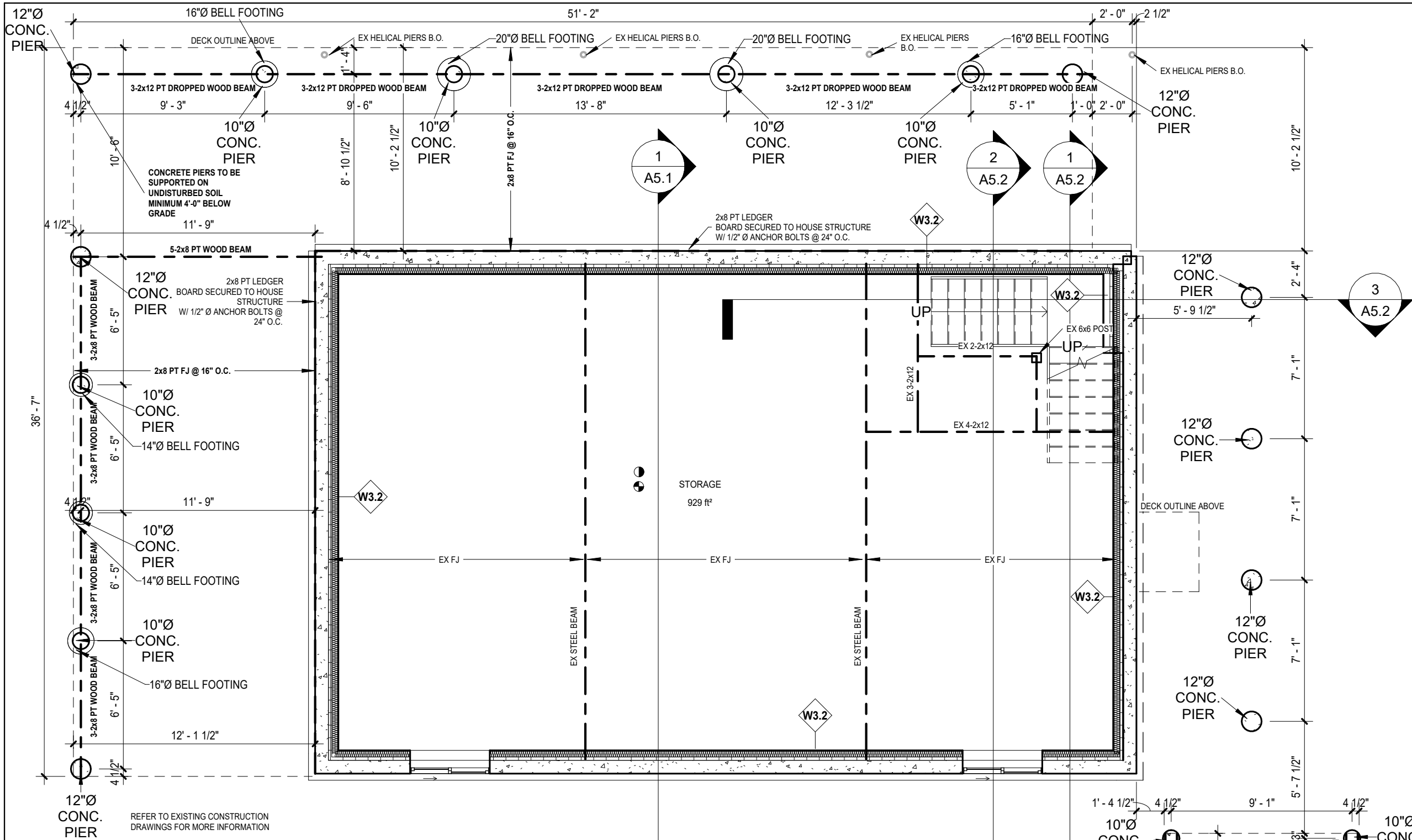
USABLE PROPOSED FLOOR AREA:
 BASEMENT (STORAGE): 897.49ft²
 1ST FLOOR (STORAGE): 716.07ft²
 1ST ADU (ADU): 175.08ft²
 2ND FLOOR (ADU): 945.6ft²

I, Justin Massecar (BCIN: 42757) am Registered (Firm, BCIN: 112573). I have reviewed and taken responsibility for the design activities in conformance with the Ontario Building Code 2012.

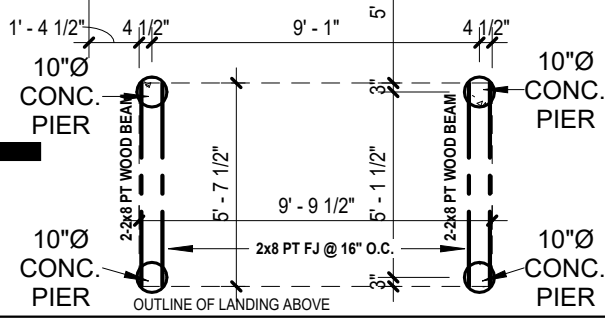


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TODD ELLIOT		SITE PLAN	
173 OLD HIGHWAY 24, WATERFORD			
ADU		Project number 23036	A1.1
		Date 05/28/2024	
		Drawn by	ScaleAs indicated
		Checked by JM	



1 PR BASEMENT
3/16" = 1'-0"



I, Justin Massecar (BCIN: 42757) am Registered (Firm BCIN: 112573). I have reviewed and taken responsibility for the design activities in conformance with the Ontario Building Code 2012.



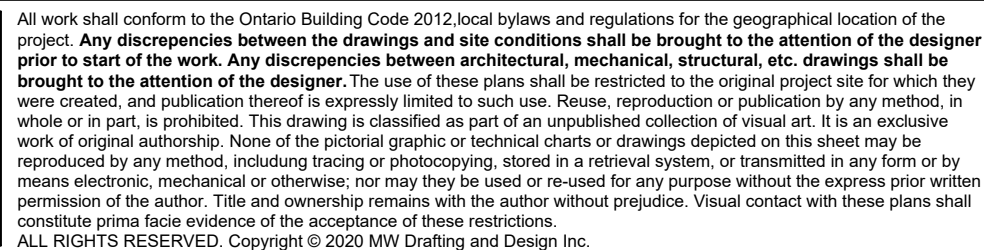
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No.	Description	Date

TODD ELLIOT
173 OLD HIGHWAY 24, WATERFORD
ADU

BASEMENT PLAN		
Project number 23036		A2.1
Date 05/28/2024		
Drawn by		
Checked by JM		Scale 3/16" = 1'-0"

Masse

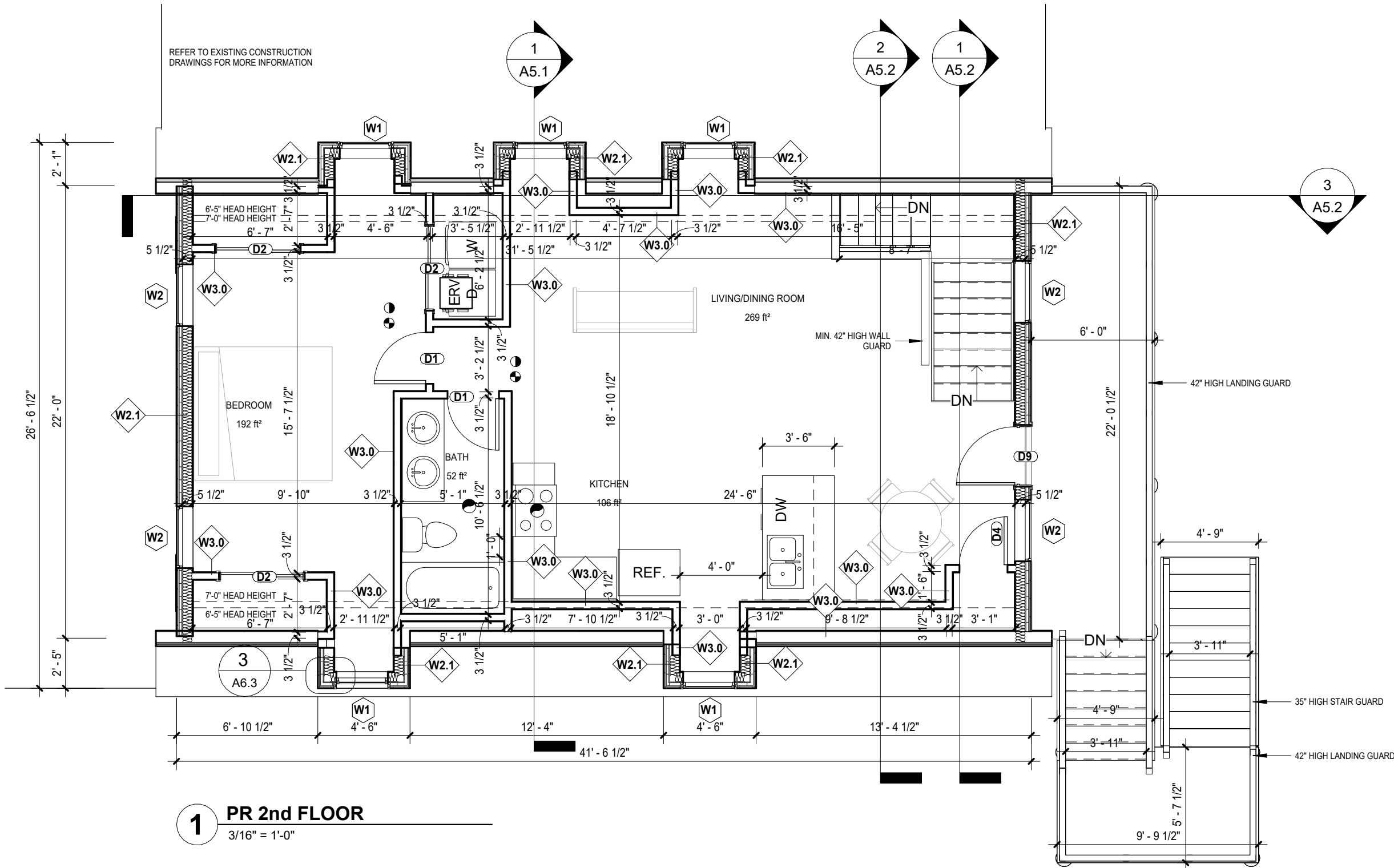


TODD ELLIOT
173 OLD HIGHWAY 24, WATERFORD
ADU

Scale 3/16" = 1'-0"

ROOM WINDOW GLASS AREA SCHEDULE				
WINDOW TYPE	WIDTH	HEIGHT	GLASS AREA	GLASS AREA RATIO (GLASS AREA/ROOM AREA)
W2	3' - 0"	3' - 6"	7 ft²	0.00%
BEDROOM				
192 ft²				
W1	2' - 6"	3' - 0"	5 ft²	2.74%
W1	2' - 6"	3' - 0"	5 ft²	2.74%
W2	3' - 0"	3' - 6"	7 ft²	3.83%
W2	3' - 0"	3' - 6"	7 ft²	3.83%
			25 ft²	13.14%
LIVING/DINING ROOM				
269 ft²				
W1	2' - 6"	3' - 0"	5 ft²	1.95%
W1	2' - 6"	3' - 0"	5 ft²	1.95%
W1	2' - 6"	3' - 0"	5 ft²	1.95%
W2	3' - 0"	3' - 6"	7 ft²	2.73%
W2	3' - 0"	3' - 6"	7 ft²	2.73%
			30 ft²	11.33%
STORAGE				
721 ft²				
W2	3' - 0"	3' - 6"	7 ft²	1.02%
W2	3' - 0"	3' - 6"	7 ft²	1.02%
W2	3' - 0"	3' - 6"	7 ft²	1.02%
W2	3' - 0"	3' - 6"	7 ft²	1.02%
W2	3' - 0"	3' - 6"	7 ft²	1.02%
W2	3' - 0"	3' - 6"	7 ft²	1.02%
			61 ft²	7.93%
929 ft²				
W3	4' - 0"	3' - 0"	8 ft²	0.90%
W3	4' - 0"	3' - 0"	8 ft²	0.90%
			61 ft²	7.93%

ROOM DOOR GLASS AREA SCHEDULE				
DOOR TYPE	WIDTH	HEIGHT	DOOR GLASS AREA	GLASS AREA RATIO (GLASS AREA/ROOM AREA)
EXD3	3' - 0"	6' - 8"	0 ft²	0.00%
LIVING/DINING ROOM				
269 ft²				
D9	2' - 10"	6' - 8"	3 ft²	1.22%
			3 ft²	1.22%
STORAGE				
721 ft²				
D8	5' - 6"	7' - 0"		
EXD3	3' - 0"	6' - 8"		
			0 ft²	0.00%



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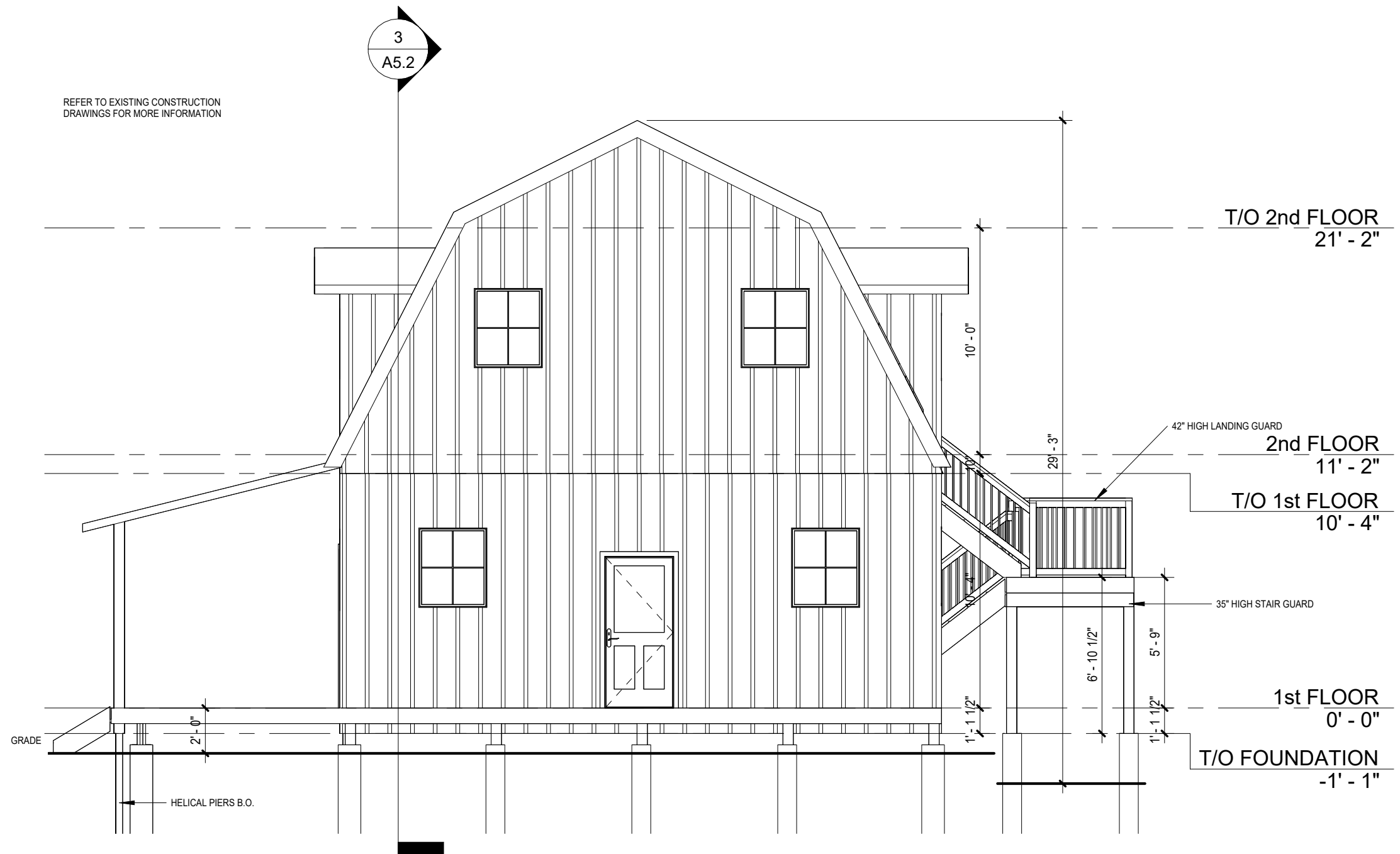


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No.	Description	Date

TODD ELLIOT
173 OLD HIGHWAY 24, WATERFORD
ADU

2ND FLOOR PLAN		
Project number 23036	A2.3	Scale 3/16" = 1'-0"
Date 05/28/2024		
Drawn by		
Checked by JM		



1 PR FRONT ELEVATION
3/16" = 1'-0"

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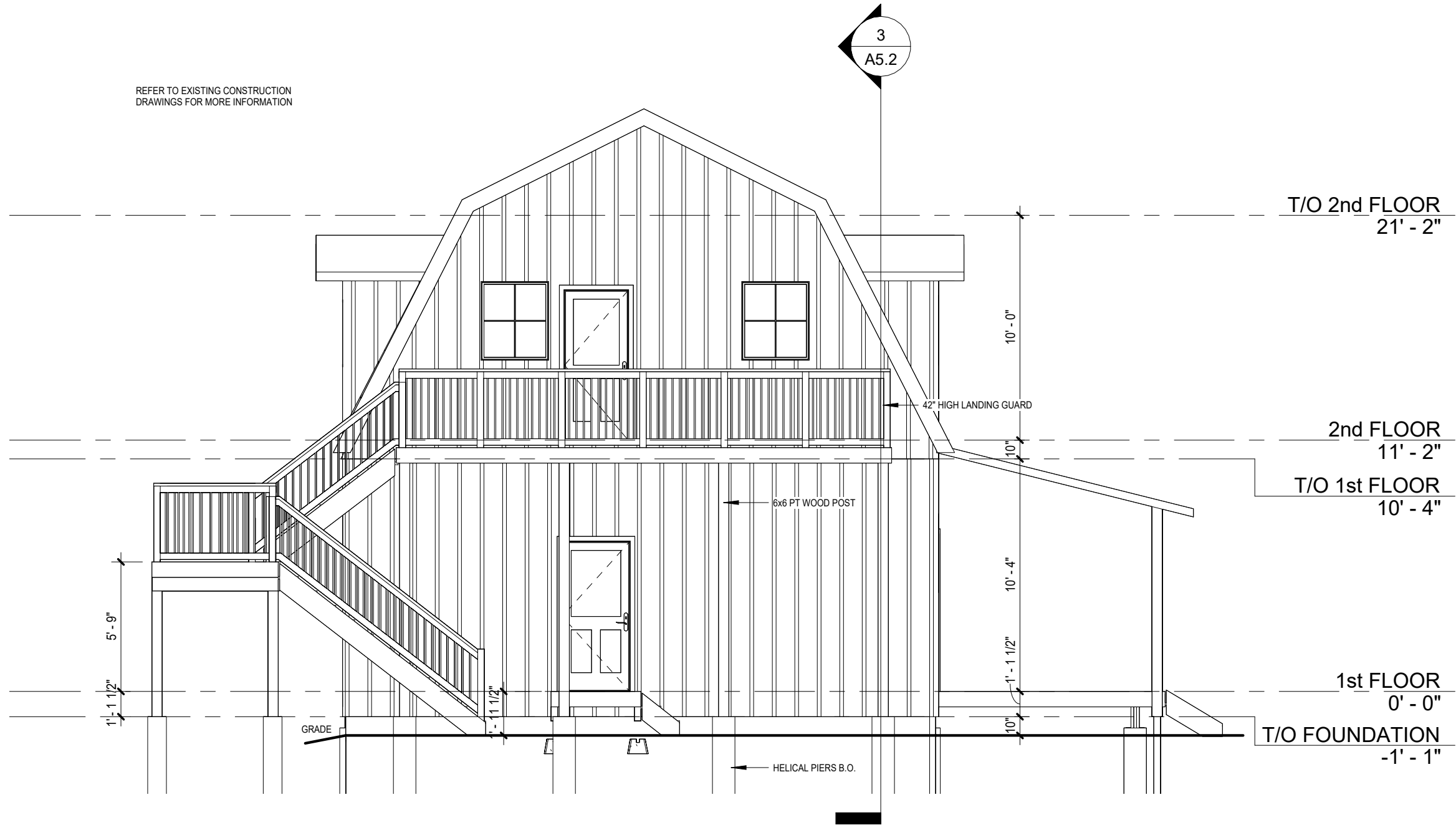
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No.	Description	Date

TODD ELLIOT
173 OLD HIGHWAY 24, WATERFORD
ADU

FRONT ELEVATION		
Project number 23036		A3.1
Date 05/28/2024		
Drawn by		
Checked by JM		Scale 3/16" = 1'-0"

REFER TO EXISTING CONSTRUCTION
DRAWINGS FOR MORE INFORMATION



1 PR REAR ELEVATION
3/16" = 1'-0"

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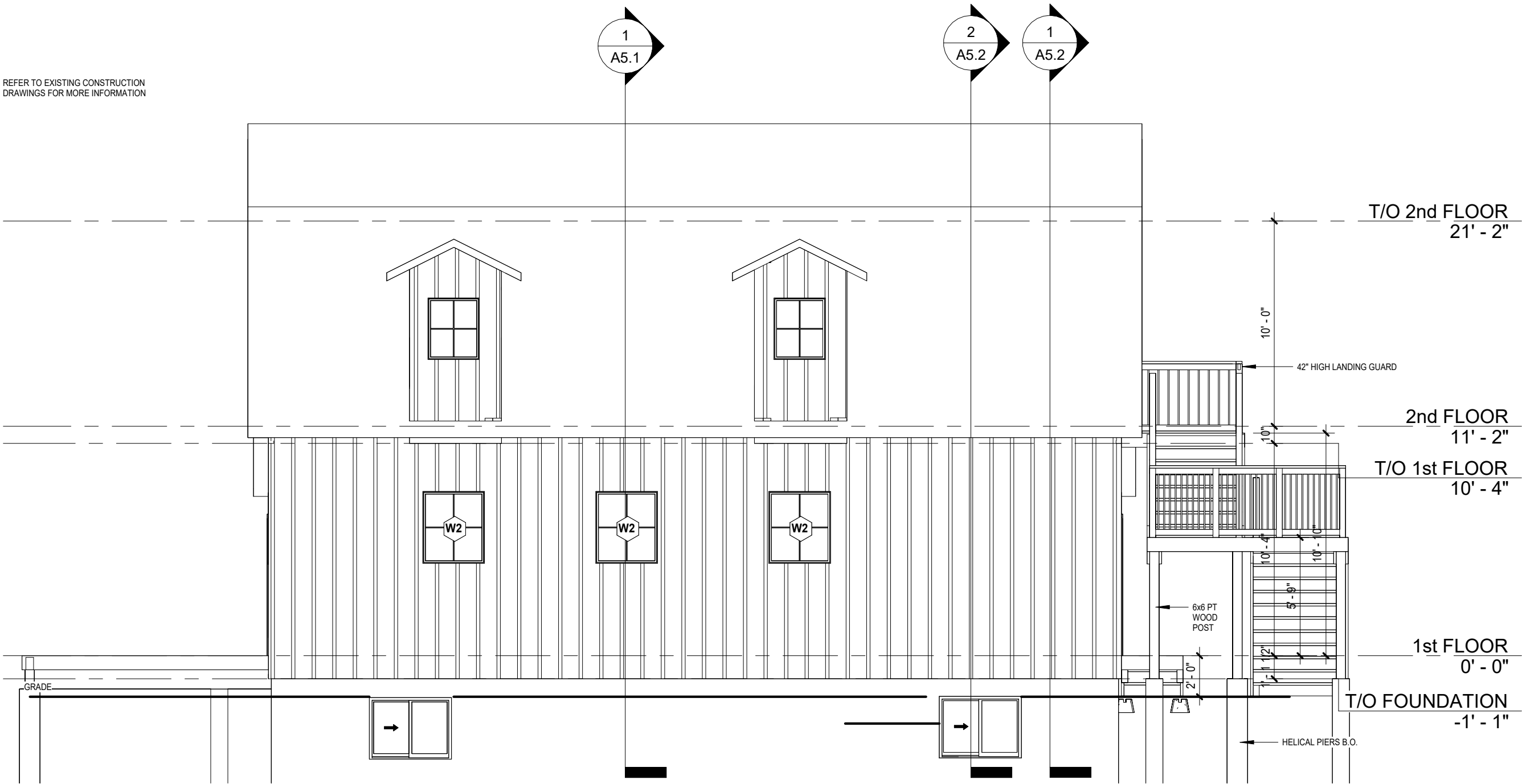
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No.	Description	Date

TODD ELLIOT
173 OLD HIGHWAY 24, WATERFORD
ADU

REAR ELEVATION		
Project number 23036	A3.2	Scale 3/16" = 1'-0"
Date 05/28/2024		
Drawn by		
Checked by JM		

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DRAWINGS FOR MORE INFORMATION



1 PR RIGHT ELEVATION
3/16" = 1'-0"

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No.	Description	Date

TODD ELLIOT
173 OLD HIGHWAY 24, WATERFORD
ADU

RIGHT ELEVATION		
Project number 23036	A3.3	Scale 3/16" = 1'-0"
Date 05/28/2024		
Drawn by		
Checked by .JM		

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DRAWINGS FOR MORE INFORMATION



1 PR LEFT ELEVATION
3/16" = 1'-0"

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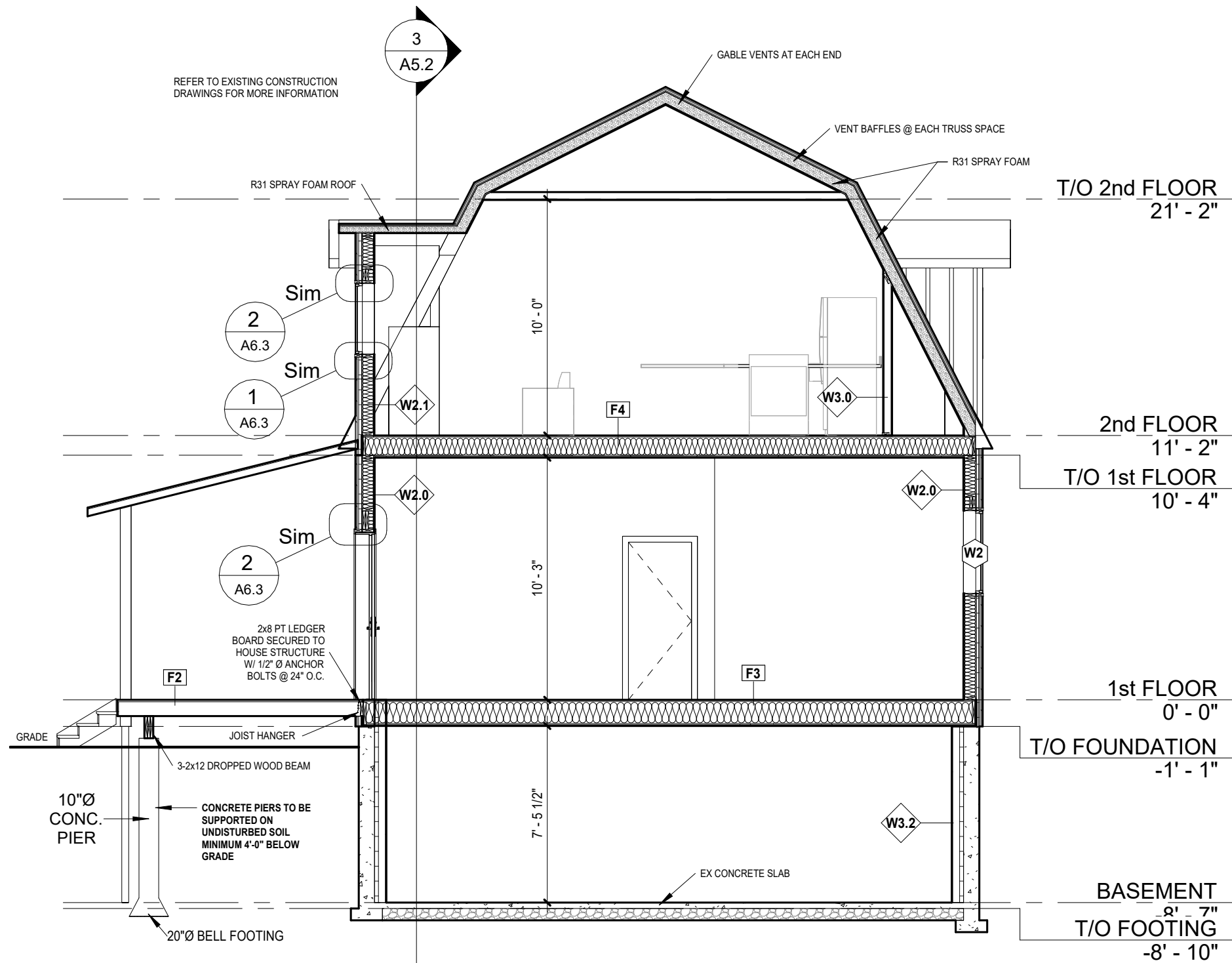


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No.	Description	Date

TODD ELLIOT
173 OLD HIGHWAY 24, WATERFORD
ADU

LEFT ELEVATION		
Project number 23036		A3.4
Date 05/28/2024		
Drawn by		
Checked by JM		Scale 3/16" = 1'-0"



1 BUILDING SECTION
3/16" = 1'-0"

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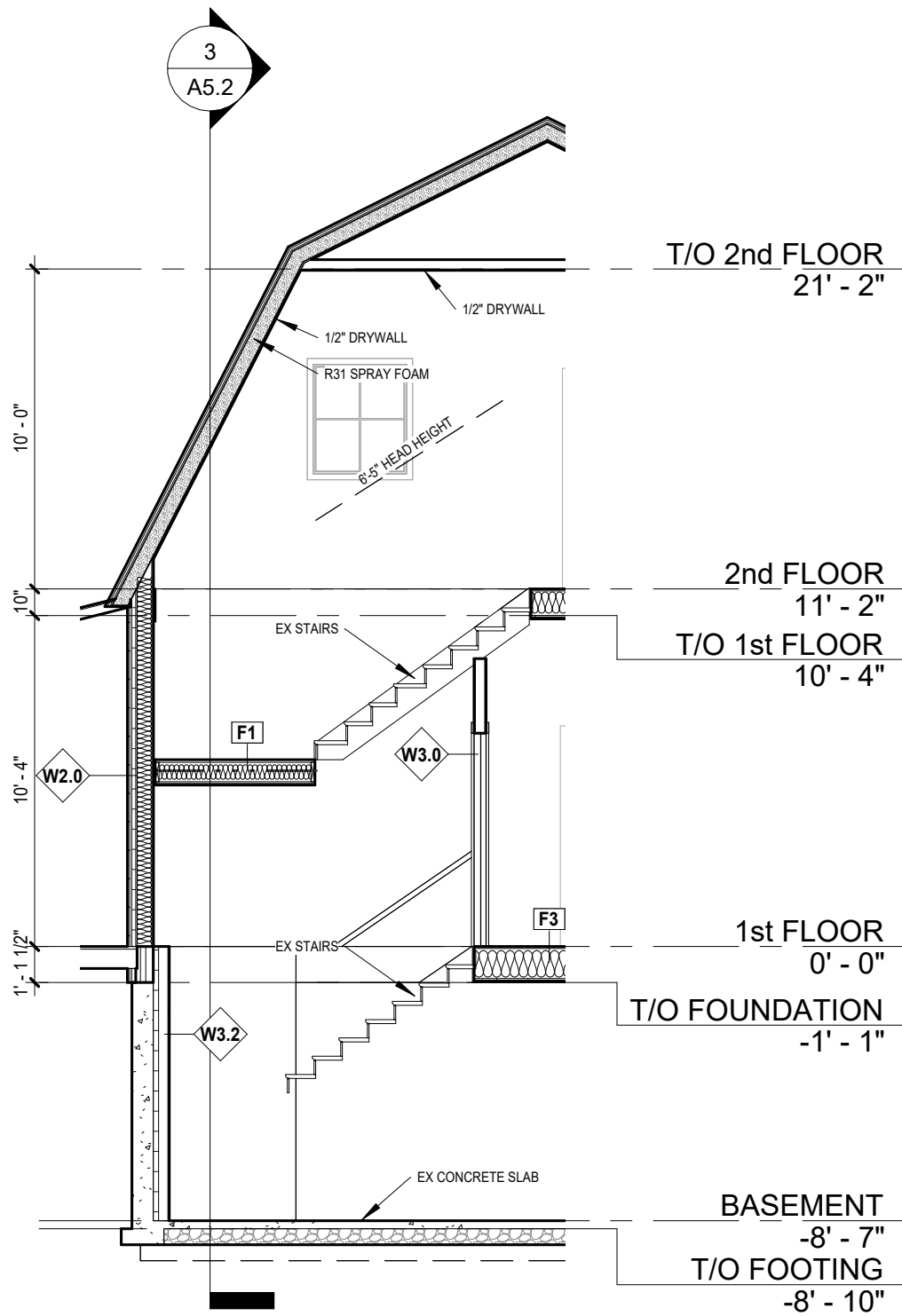


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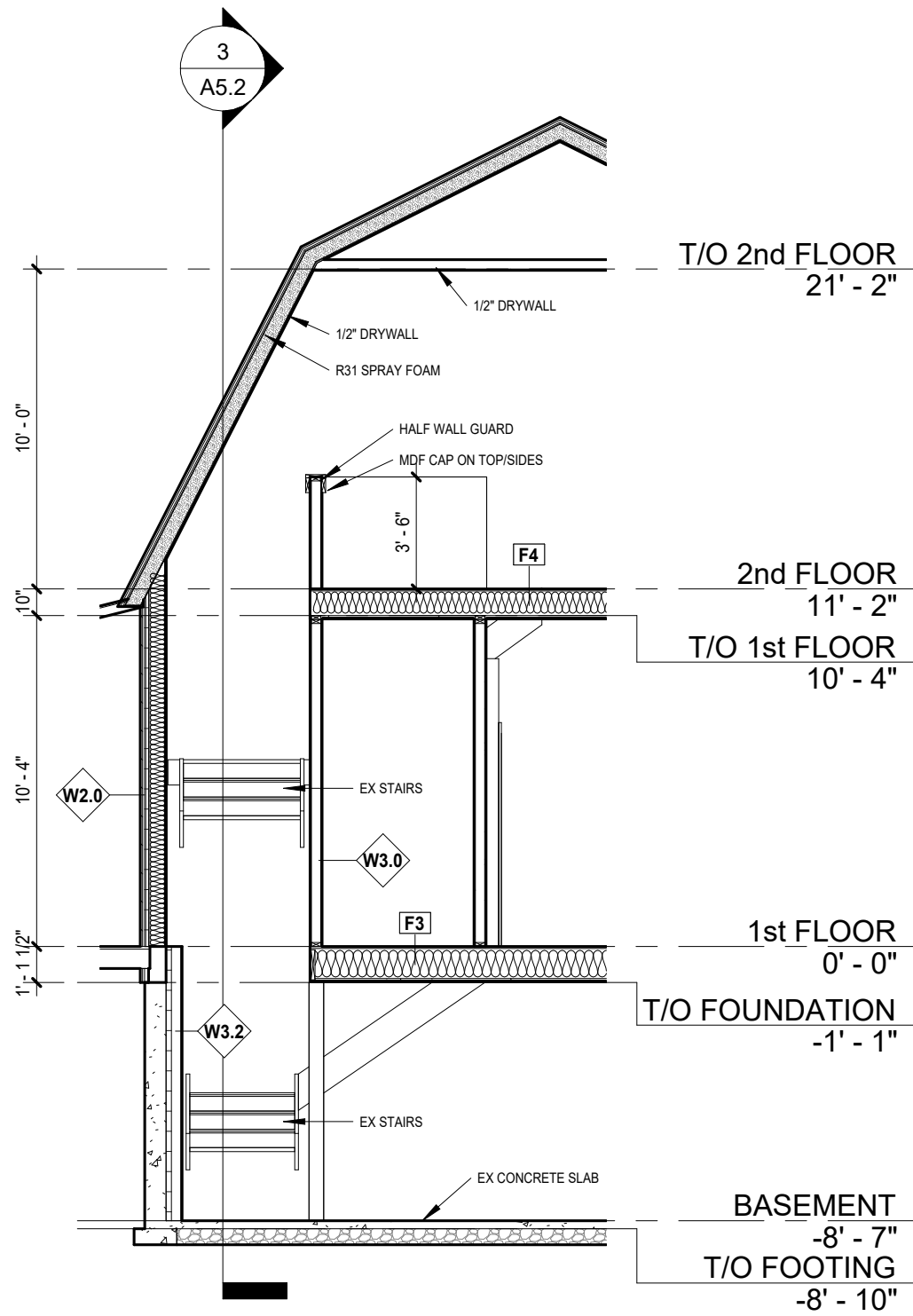
No.	Description	Date

TODD ELLIOT
173 OLD HIGHWAY 24, WATERFORD
ADU

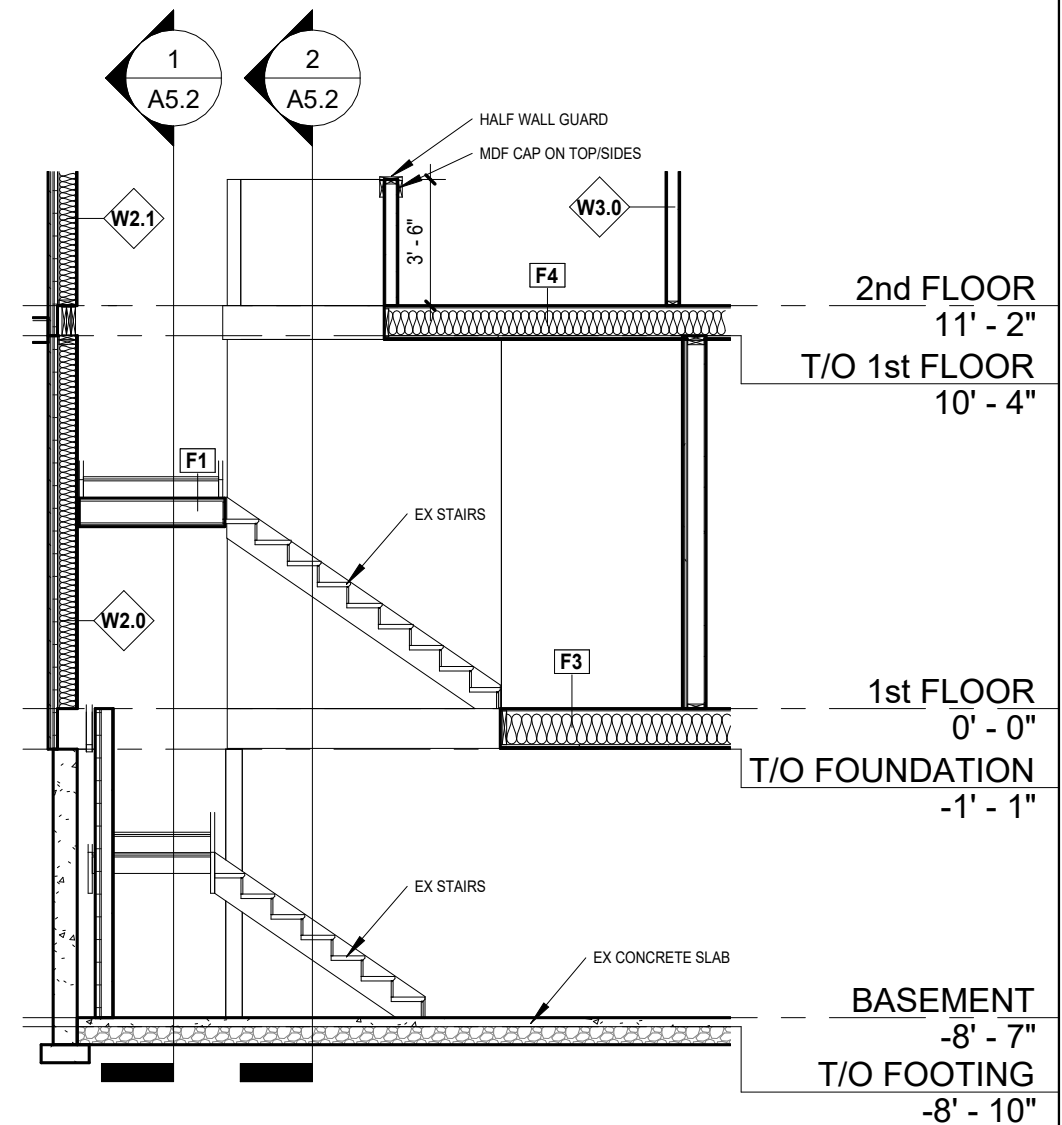
BUILDING SECTION		
Project number 23036	A5.1	Scale 3/16" = 1'-0"
Date 05/28/2024		
Drawn by ER		
Checked by JM		



1 STAIR SECTION 1
3/16" = 1'-0"



2 STAIR SECTION 2
3/16" = 1'-0"



3 STAIR SECTION 3
3/16" = 1'-0"

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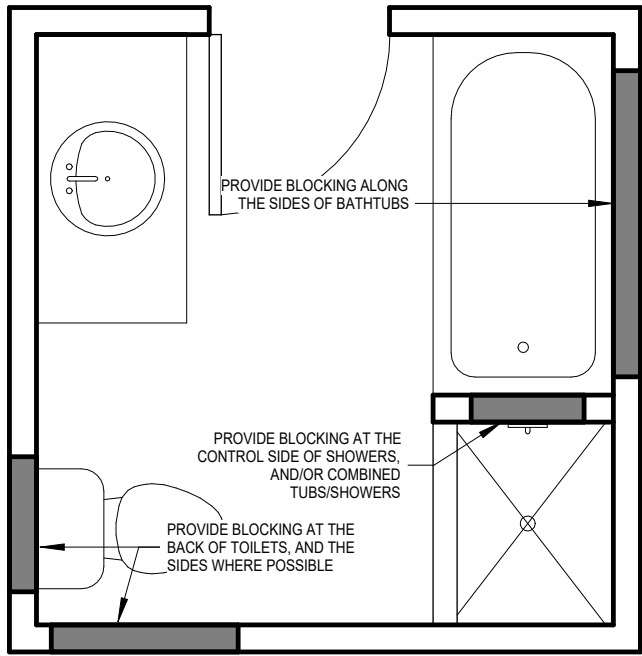


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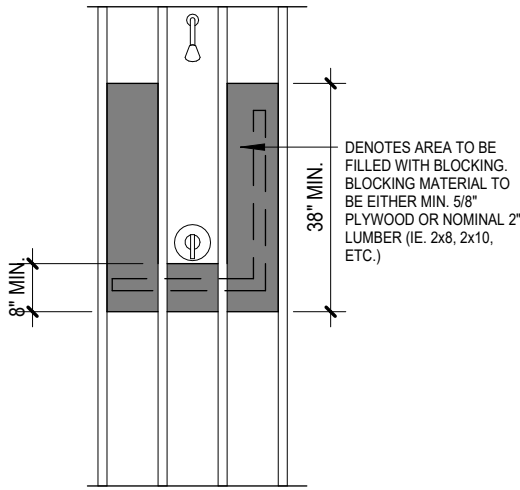
No.	Description	Date

TODD ELLIOT
173 OLD HIGHWAY 24, WATERFORD
ADU

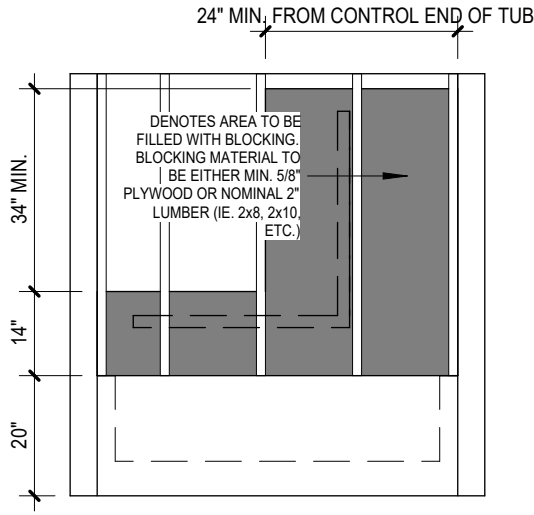
STAIR SECTIONS		
Project number 23036		A5.2
Date 05/28/2024		
Drawn by ER		
Checked by JM		Scale 3/16" = 1'-0"



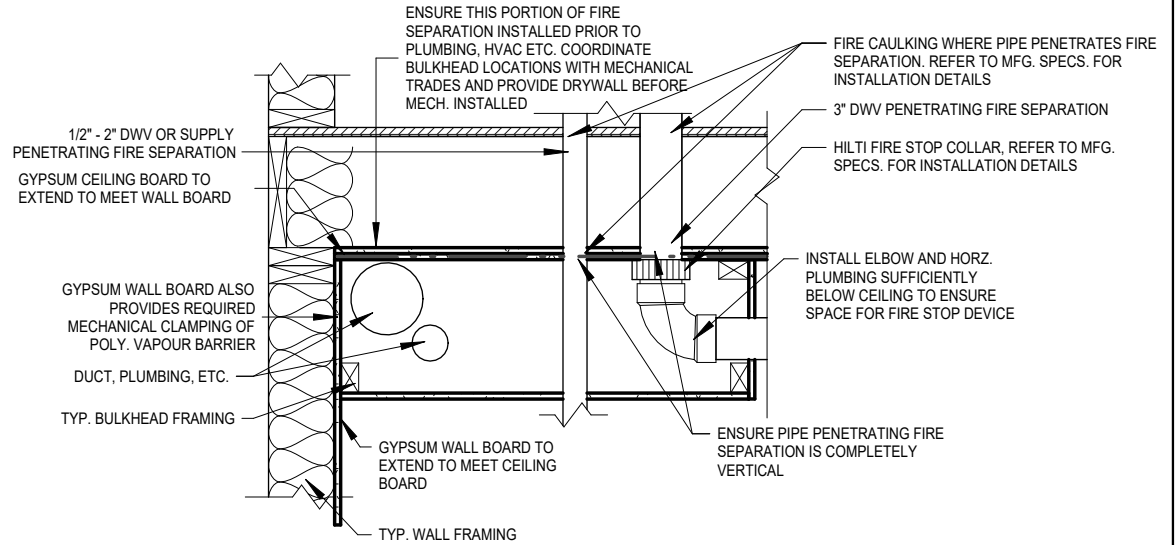
1 GRAB BAR BLOCKING LAYOUT
3/8" = 1'-0"



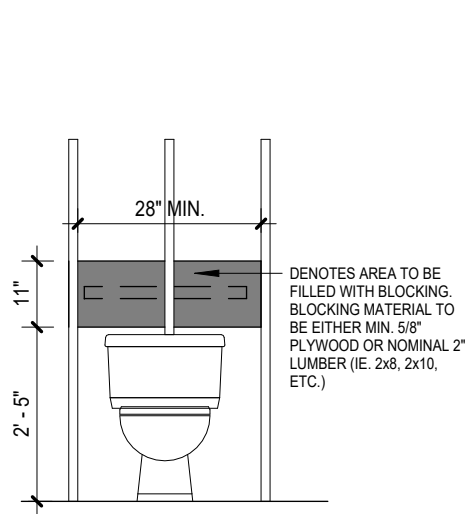
3 SHOWER
3/8" = 1'-0"



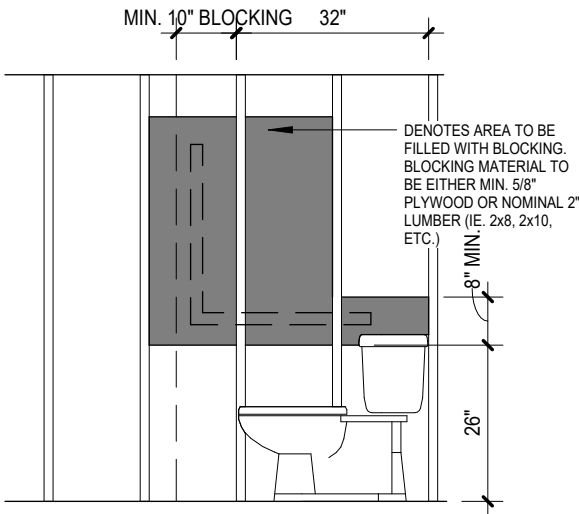
5 TUB
3/8" = 1'-0"



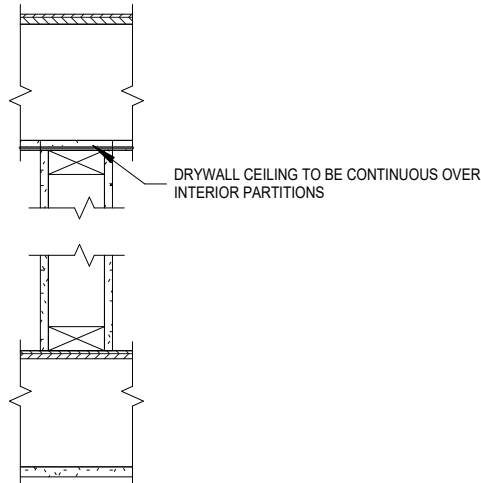
7 FIRE SEPARATION AT BULKHEADS - NEW CONS.
3/4" = 1'-0"



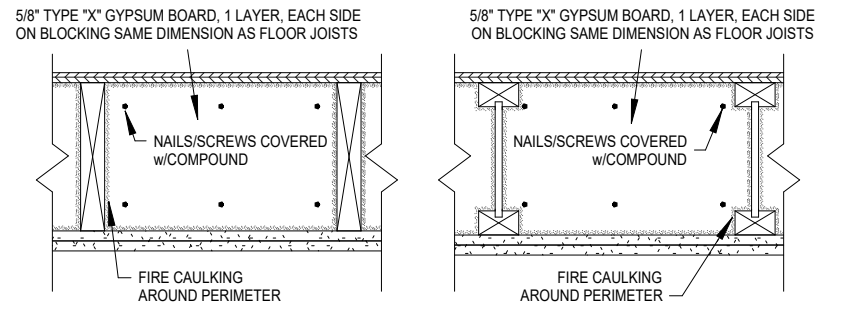
2 WC - BACK
3/8" = 1'-0"



4 WC - SIDE
3/8" = 1'-0"



6 INTERIOR PARTITION - NEW
1" = 1'-0"



8 BLOCKING IN FLOOR SPACE b/w FIRE SEP.
1" = 1'-0"

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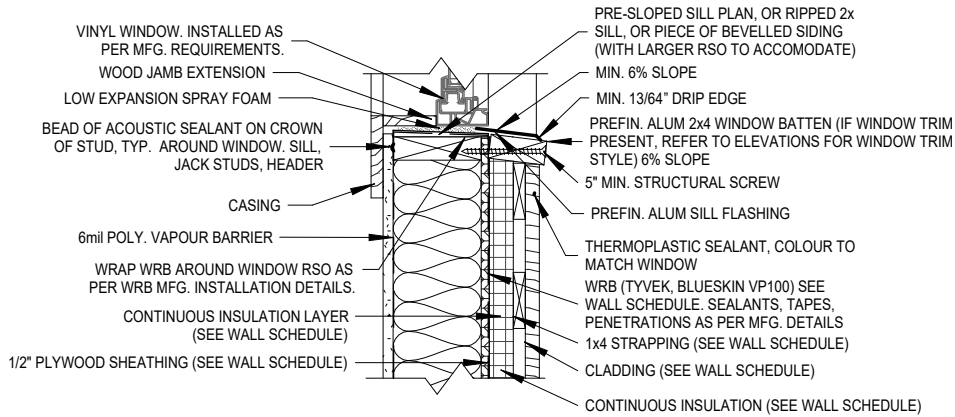


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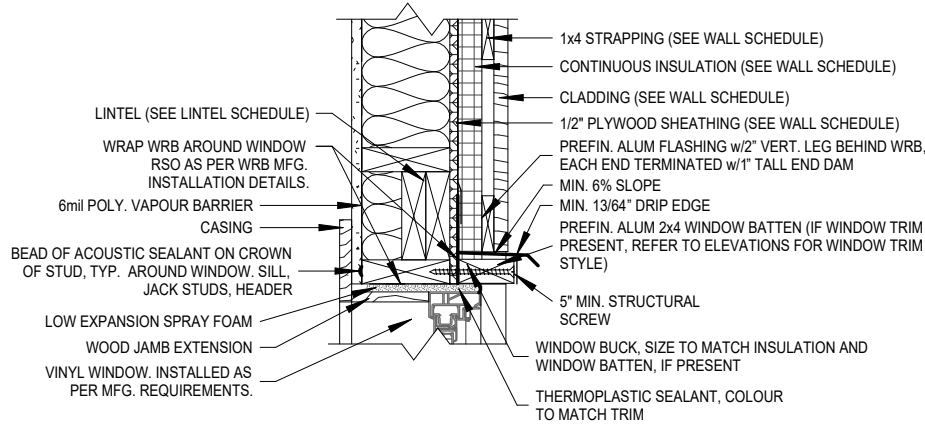
No.	Description	Date

TODD ELLIOT
173 OLD HIGHWAY 24, WATERFORD
ADU

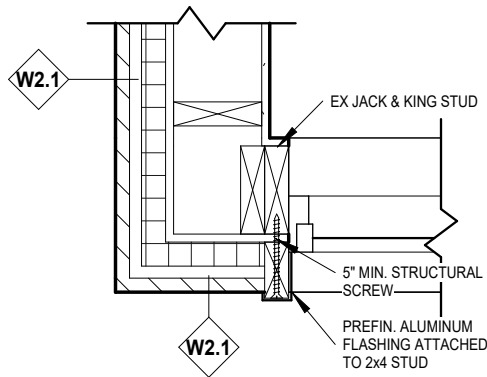
DETAILS		
Project number 23036	A6.1	ScaleAs indicated
Date 05/28/2024		
Drawn by JM		
Checked by .JM		



1 WINDOW SILL w/CI (STRAPPING)
1" = 1'-0"



2 WINDOW HEAD w/CI (STRAPPING)
1" = 1'-0"



3 PR WINDOW BUCK AND METAL SIDING DETAIL
1" = 1'-0"

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No.	Description	Date

TODD ELLIOT
173 OLD HIGHWAY 24, WATERFORD
ADU

DETAILS		
Project number 23036		A6.3
Date 05/28/2024		
Drawn by JM		
Checked by JM		
		Scale 1" = 1'-0"

**Premise and Justification of
Minor Variance Application
for 173 Old Highway 24,
Waterford (Bloomsburg)**

This application is for a proposed Accessory Dwelling Unit on the second floor of an existing residential accessory building.

The Accessory Dwelling Unit itself is only 72.50 sq.m. in size, but to access the Accessory Dwelling Unit, the ground floor vestibule and stairwell, comprising 23.29 sq.m., is added to sum the completed Accessory Dwelling Unit at 95.79 sq.m..

This application is therefore seeking relief of 20.79 sq.m. of usable floor area from the maximum permitted usable floor area of 75 sq.m..

Attached are Architectural plans of the proposed Accessory Dwelling Unit within the existing residential accessory building. Also attached is a site plan showing the Accessory Dwelling Unit to be 33 m. from the existing house. Also attached is a site plan, reviewed by the Zoning Administration at the time Building Permit PRBD20221726 was issued for the now existing 2-storey residential accessory building. Architectural sheet A1.1 shows the Hazzard Land line as adjusted by separate application in 2021. Architectural sheet A2.3 shows the floor plan of the proposed Accessory Dwelling Unit. Architectural sheet A2.2 shows the ground floor vestibule and the stairwell used to access the Accessory Dwelling Unit.

This application is consistent with the PPS.

Under Section 45(1) of the Planning Act there are four tests a minor variance must meet. In order to be considered the application must meet all four tests:

- Does the application conform to the general intent and purpose of the Official Plan.
- Does the application conform to the general intent and purpose of the Zoning Bylaw.
- Is the application desirable for the appropriate development of the lands in question.
- Is the application minor.

Norfolk County Official Plan

The subject property is designated as Agricultural in the Norfolk County Official Plan. The Official Plan supports the development of an Accessory Dwelling Unit in a detached building supplemental to the primary residential building on the property. Therefore, this application conforms to the general intent and purpose of the Official Plan.

Norfolk County Zoning By-law 1-Z-2014

Zoning By-law 1-Z-2014 zones this portion of the property Agricultural. Bylaw 25-Z-2022 permits an Accessory Dwelling Unit in a detached accessory building in the Agricultural Zone. The entirety of the Accessory Dwelling Unit is located within the 40 m. maximum distance from the primary dwelling. The actual distance is 33 m., as shown on the site plan.

The general intent and purpose of the Norfolk County Zoning By-law is to maintain the character of the neighborhood. The surrounding lands are farmed and residential. The proposed Accessory Dwelling Unit is set back 158 m. from the road and will have no visual impact on the surrounding neighborhood. Therefore, it is a good fit with the established streetscape. The requested variance will maintain the general intent and purpose of the Zoning By-law and will promote continued and better use of the residential use established on the property.

Is the Variance Desirable and Appropriate

The proposed variance is desirable as it facilitates an Accessory Dwelling Unit within an existing residential accessory building on the subject lands. The proposed scale, design, siting, and orientation of the proposed Accessory Dwelling Unit fits well within the immediate neighborhood. The proposed Accessory Dwelling Unit is an improvement of the property and will facilitate continued and better use of the lands.

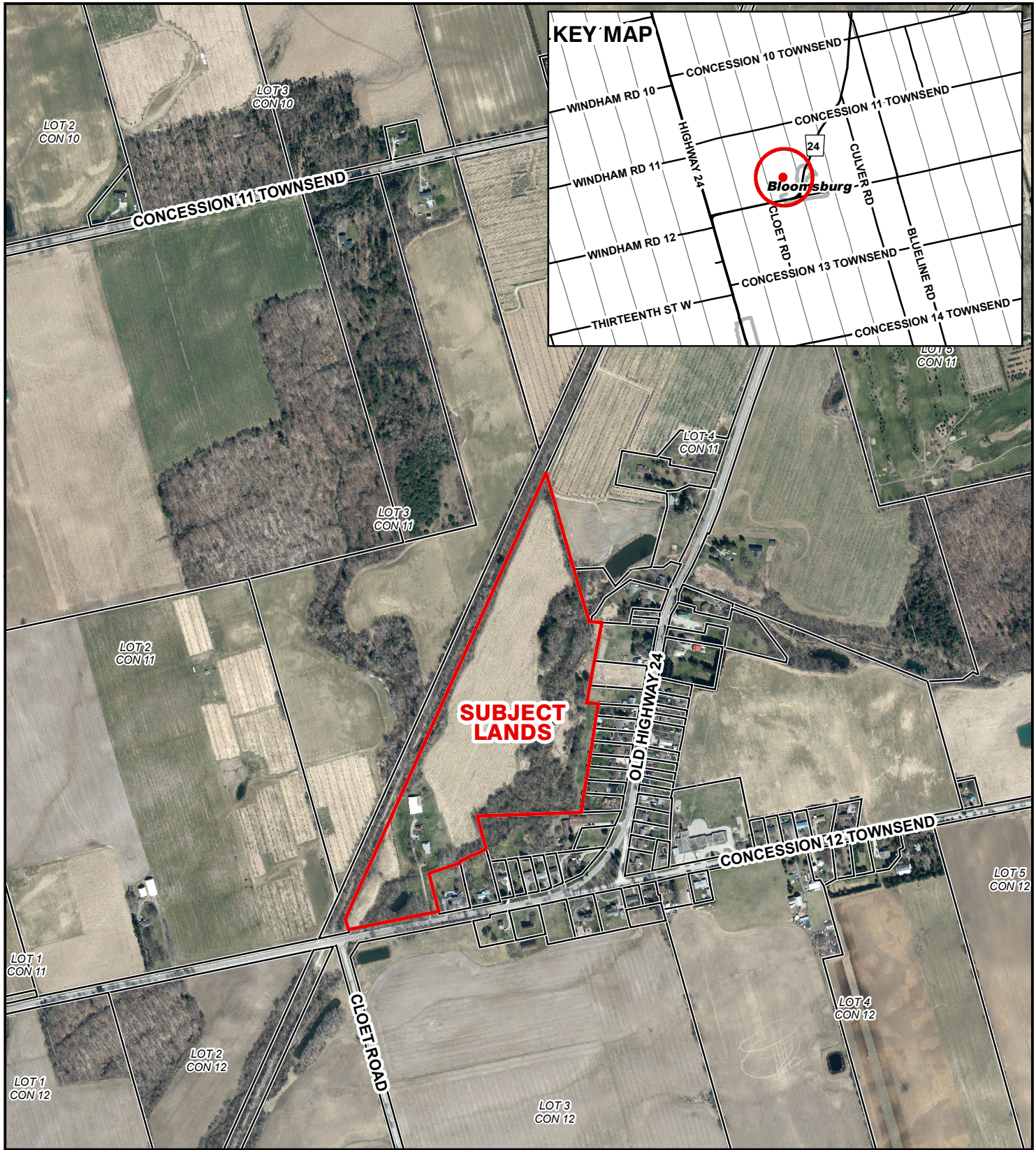
Is the Variance Minor in Nature

The application is minor in nature as the increased useable floor area is only to facilitate access to the second floor. The variance does not pose any significant impact to the surrounding area. There are no reductions in setback requested and there is no visual impact on the streetscape or neighborhood.


Conclusion

The requested variance is minor in nature, is desirable for the appropriate development of the land, and is in keeping with the size, character, and scale of the neighborhood. It is compatible with the existing streetscape, promotes the continued use and enjoyment of the existing residential and agricultural use of the property, and generally meets the intent of the Norfolk County Official Plan and the Norfolk County Zoning By-law

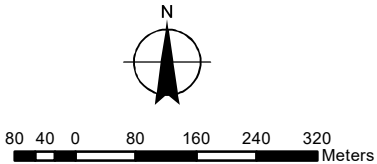
David McPherson



Legend

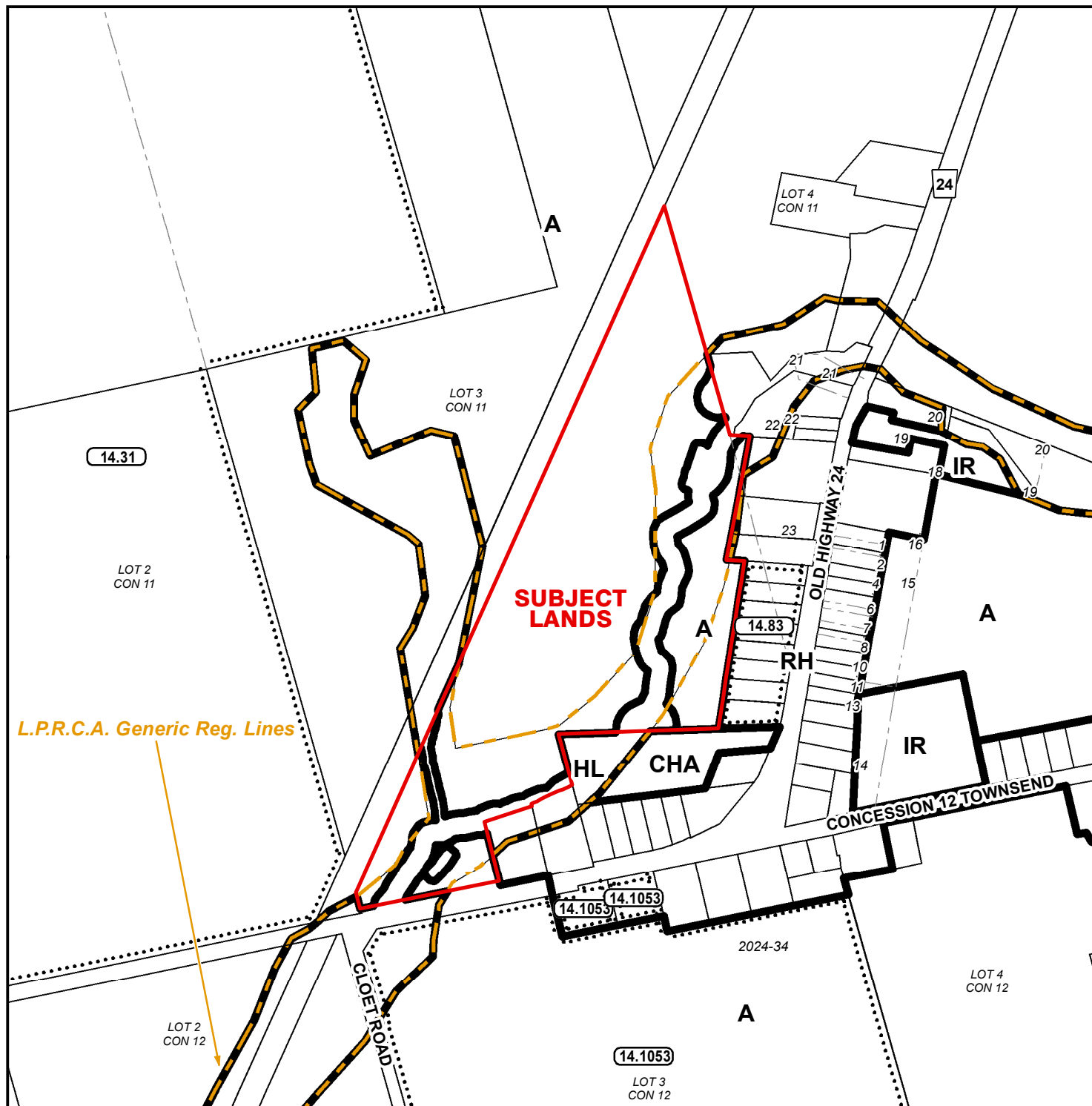
 Subject Lands

2020 Air Photo



MAP B
ZONING BY-LAW MAP
 Geographic Township of TOWNSEND

ANPL2024303



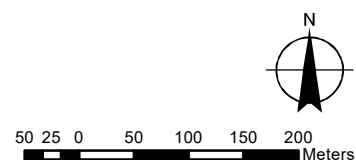
LEGEND

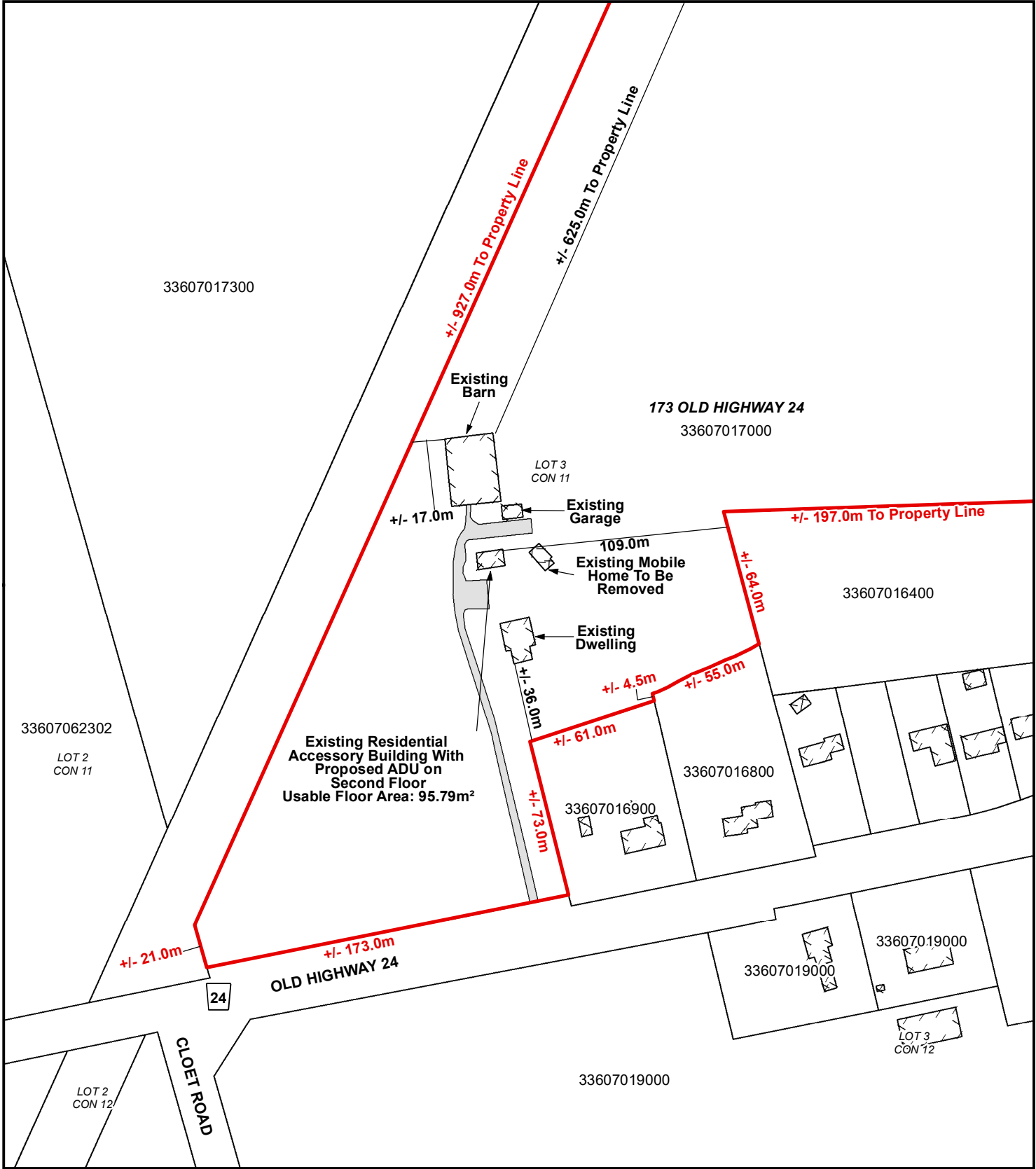
- Subject Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

10/1/2024

- (H) - Holding
- A - Agricultural Zone
- CHA - Hamlet Commercial Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone
- IR - Rural Institutional Zone

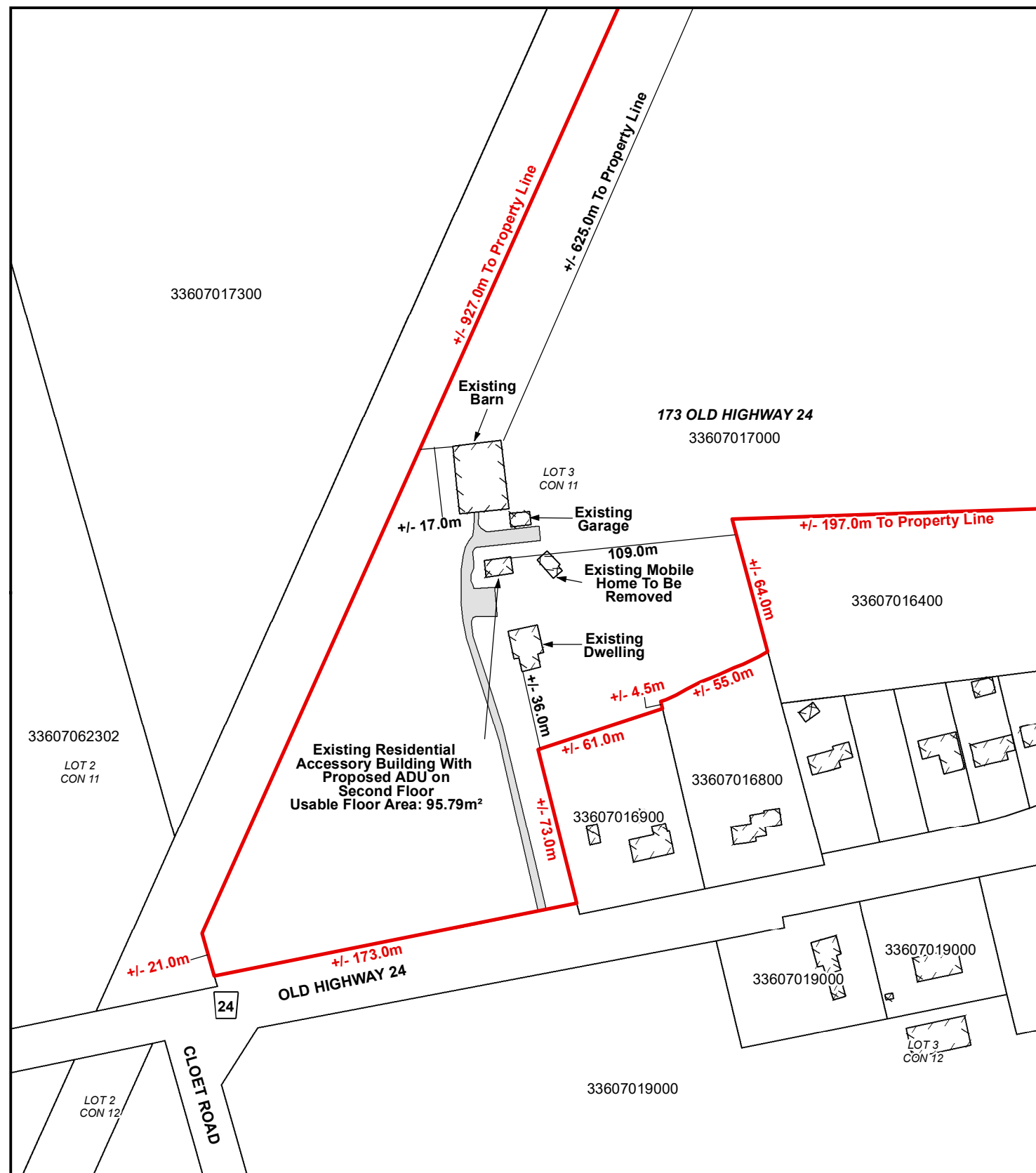




Geographic Township of TOWNSEND

Legend

☐ Subject Lands



10/1/2024



A scale bar labeled 'Meters' with markings at 20, 10, 0, 20, 40, 60, and 80.