

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: 33605018000**A. Applicant Information****Name of Owner** Thomas and Caitlin Morkin

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 2157 Cockshutt Road
Town and Postal Code Waterford, Ontario, N0E 1Y0
Phone Number _____
Cell Number 519-771-2656 (Thomas)
Email tj_morkin@msn.com

Name of Applicant Melissa Snodgrass
Address 22 Terrace Hill Street
Town and Postal Code Brantford, N3R1E9
Phone Number _____
Cell Number 519-754-5700
Email mel.snodgrass.mrs@gmail.com

Name of Agent Melissa Snodgrass

Address 22 Terrace Hill Street

Town and Postal Code Brantford, N3R1E9

Phone Number _____

Cell Number 519-754-5700

Email mel.snodgrass.mrs@gmail.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:

Mortgage Holder- Thomas and Caitlin Morkin

B. Location, Legal Description and Property Information

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

Part 1 - PLAN OF SURVEY OF PART OF LOT 12, CONCESSION 8,

GEOGRAPHIC TOWNSHIP OF TOWNSEND, NORFOLK COUNTY

Municipal Civic Address: 2157 COCKSHUTT ROAD, WATERFORD ONTARIO

Present Official Plan Designation(s): ~~SECONDARY~~ AGRICULTURAL

Present Zoning: AGRICULTURAL

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:

PERMITTED USE IN AGRICULTURAL ZONE IS SINGLE DETACHED DWELLING WITH
ACCESSORY BUILDINGS.

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 DWELLING (D) - 2 1/2 storey single detached dwelling with front covered porch to remain.

EXISTING ACCESSORY BUILDING (AB) - 1 1/2 storey detached brick garage to be relocated and attached sunroom (to be demoish).

Refer to A1.0 Site Plan for setbacks, areas, coverage, sizes and height.

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.

N/A

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 Accessory Building # 1 (AB#1) is the relocation of the existing 1 1/2 storey garage with brick removed/ the sunroom demolished.

Proposed Accessory building #2 (AB#2) is a 2 storey detached garage (1st level: stairs, office, rough in bath, mudroom with sink, 3 vehicular bays) (2nd level: recreational games room and storage area)

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:

The Heritage Committee has identified the Property as cultural heritage.

The existing buildings are not designated under the Ontario heritage act.

8. If known, the length of time the existing uses have continued on the subject lands:

Existing Residential use with accessory garage has existed since approx. 1920.

9. Existing use of abutting properties:

2173 Cockshutt Rd (North/west/south) property is agricultural and 2162 Cockshutt Rd (East) is zoned 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:

No easements or rights of way registered on title.

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	160.02 m	Min. 30 M	12.1.2.b)	Existing conditions	Conforming
Lot depth	95.79 m	N/A	N/A	Existing conditions	N/A
Lot width	160.02 m	N/A	N/A	Existing Conditions	N/A
Lot area	15289 sqm	40 hectares	12.1.2.a)	Existing Conditions	Legal non-conforming
Lot coverage	D: 181.91 sqm/1.18%, AB: 75.48 sqm/0.4	AB: max 10%, D: N/A	3.2.1.g), N/A	AB #1: 0.36%, AB #2: 0.9%	Conforming
Front yard	D:12.7 m, AB: 21.8 m	AB: Not permitted, min. 13.0 m	3.2.1.b)i., 12.1.2.c)	AB#1: 74.68 m, AB#2: 28.34 m	Legal non-conforming
Rear yard	D: 68.7 m, AB: 64.10 m	min. 9.0 m	12.1.2.f)	AB#1: 11.89 m, AB#2: 58.12 m	Conforming
Height	D: 8.5 m, AB: 6.9m	AB: max. 8.0 m, D: max. 11 m	12.1.2.h)	AB #1: Under 8m, AB#2: 7.73m	Conforming
Left Interior side yard	D: 95.23 m (South), AB: 122.29 m	AB: min. 1.2m, D: min. 3.0 m	3.2.1.d) e), 12.1.2.e)	AB#1:112.73m, AB #2: 118.29m	Conforming
Right Interior side yard	D: 50.87 m (north) AB: 27.98 m	AB: min. 1.2m, D: min. 3.0 m	3.2.1.d) e), 12.1.2.e)	Ab#1: 40.33m, Ab#2: 25.64m	Conforming Conforming
Exterior side yard (corner lot)	N/A	N/A	N/A	N/A	N/A
Parking Spaces (number)	3 + 1 car existing garage.	2 parking space is req.	4.9.a)	3 parking spaces in proposed garage (Ab#2)	Conforming
Aisle width	7.3 metres at parking spots	7.3 metres	4.1.4.	Existing to remain, Refer to SP.	Conforming
Stall size	(3) 3 m x 5.8 m, then garage	Parking: 3 m x 5.8 m	4.1.3.	(3) 3m x 5.8m and garage	Conforming
Loading Spaces	N/A	N/A	N/A	N/A	N/A
Other	Refer to proposed	UFA AB: max 200 sqm	3.2.1.g)	AB#1 & AB#2: 333.7 sqm	Minor variance req.

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

We are seeking relief from the maximum useable floor area for accessory buildings of 200 sqm.

The proposed 2 storey detached garage will be 249.7 sqm and to be relocated the existing 1 1/2 storey garage will be 84 sqm.

Total proposed useable floor area of 333.70 sqm, which is 133.7 sqm over the max 200 sqm.

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

Frontage:	N/A
Depth:	N/A
Width:	N/A
Lot Area:	N/A
Present Use:	N/A
Proposed Use:	N/A

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

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

Description of land intended to be retained in metric units:

Frontage:	N/A
Depth:	N/A
Width:	N/A
Lot Area:	N/A
Present Use:	N/A
Proposed Use:	N/A

Buildings on retained land: N/A

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

Frontage:	N/A
Depth:	

Width: N/A
Area: N/A
Proposed Use: N/A

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: N/A
Total Acreage: N/A
Workable Acreage: N/A
Existing Farm Type: (for example: corn, orchard, livestock) N/A
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built N/A
Date of Land Purchase: N/A

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

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

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

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

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):

No industrial or commercial on the subject lands or adjacent lands.

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:

We asked the existing neighbours of their knowledge of the property and adjacent lands.

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 135 m to AB#2

Wooded area

☒ On the subject lands or ☐ within 500 meters – distance Inside Property lines

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance N/A

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance N/A

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

☐ On the subject lands or ☐ within 500 meters – distance N/A

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance N/A

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance N/A

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance N/A

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

☐ On the subject lands or ☐ within 500 meters – distance N/A

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance N/A

Seasonal wetness of lands

☐ On the subject lands or ☒ within 500 meters – distance 52.0 m west

Erosion

☐ On the subject lands or ☐ within 500 meters – distance N/A

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance N/A

No MDS I shall not be required for Accessory Structures of the garages as per guideline #13. Non-application of MDS to Accessory Structures of the MDS document.

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input checked="" type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|--|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input checked="" type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|---|--|
| <input type="checkbox"/> Storm sewers | <input checked="" type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

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.

See attached septic system evaluation for the addition of a 3 piece bath and double sink will not exceed the limits of the existing system

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

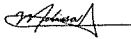
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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



Digitally signed by Melissa Snodgrass
Date: 2025.04.29 10:34:49 -04'00'

April 29, 2025

Owner/Applicant/Agent Signature

Date

J. Owner's Authorization

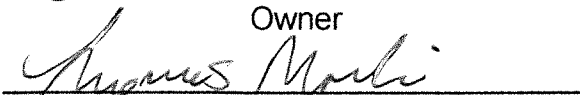
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Thomas and Caitlin Morkin am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Melissa Snodgrass of James Douglas Architect 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



Owner

4/30/25

Date

4/30/25

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, Melissa Snodgrass of James Douglas Architect

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


Owner/Applicant/Agent Signature

In Norfolk County

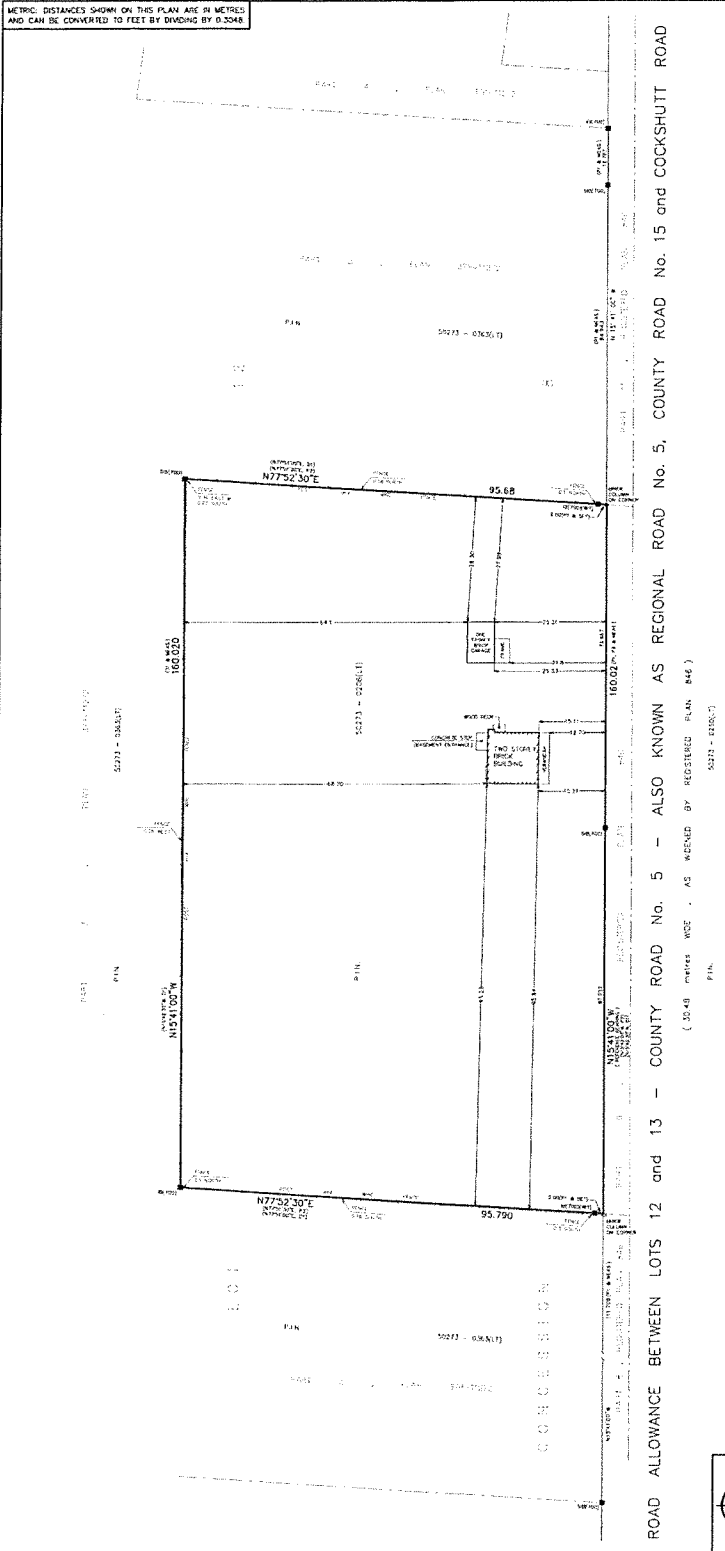
This 1ST day of April May

A.D., 2025

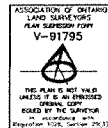

A Commissioner, etc.

Sherry Ann Mott, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires March 16, 2026.

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



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
PART OF LOT 12
CONCESSION 8
GEOGRAPHIC TOWNSHIP OF TOWNSEND
NORFOLK COUNTY
SCALE - 1 : 500
WEST & RUUSKA LTD.
COPYRIGHT, 2025.



PART 2-SUMMARY REPORT
THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED FEBRUARY 13, 2025.

NOTE
THIS PLAN IS NOT FOR REGISTRATION PURPOSES.
THE BEARINGS ARE ASTROLOGICAL AND ARE REFERRED TO THE
REGISTERED LOT OF REGIONAL ROAD NO. 5, AS SHOWN ON
PLAN 374-11772, HAVING A BEARING OF N15°41'00"W

LEGEND

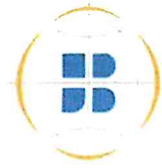
11	DIAGONALS	SURVEY MONUMENT SET
12	STANDARD IRON BAR	
13	SHORT STANDARD IRON BAR	
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100	STANDARD IRON BAR	

THIS REPORT IS PREPARED FOR THOMAS MORRIS
AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY
FOR USE BY OTHER PARTIES.

SURVEYOR'S CERTIFICATE
I, CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEY ACT AND THE SURVEYOR ACT AND THE REGULATIONS
MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 16th DAY OF NOVEMBER, 2024.
DATED: FEBRUARY 13, 2025

WEST & RUUSKA LTD.
ONTARIO LAND SURVEYORS
A Wholly Owned Subsidiary of J.D. Barnes Limited
17 NELSON STREET, BRANTFORD, ON N3T 2M6
Tel (519) 752-8641 www.julbarnes.com

Surveyor:
Ted S. Kutyla, C.S.S.
Checked:
Jim Johnson, C.S.S.
Ref. No.:
24-50-333-00



MacAulay White & Muir Ltd
Ontario Land Surveyors
Canada Lands Surveyors
A Wholly Owned Subsidiary of I.D. Jones Limited

SURVEYOR'S REAL PROPERTY REPORT PART 2

DATE: February 13, 2025

TO: Thomas Morkin

OUR REFERENCE: 24-50-333-00

DESCRIPTION OF LAND

Part of Lot 12
Concession 8
Geographic Township of Townsend
Norfolk County

PIN: 50262-0205(LT)
Known as Municipal: 2157 Cockshutt Road

BOUNDARY FEATURES

- The location of the post and wire fence in the vicinity of the north, west and south limits.
- Due to the location of brick columns at the north east and south east corners, existing witness survey bars were located 2.00 metres west of the true corners along the north and south limits.

REGISTERED EASEMENTS AND/OR RIGHT OF WAY

No easements or rights of way registered on title.

COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS

Not certified by this report.

ADDITIONAL REMARKS

WEST & RUUSKA LTD.

A handwritten signature in black ink, appearing to read 'Jim Johnson', with a stylized, flowing script.

Jim Johnson
Ontario Land Surveyor

2157 Cockshutt Road, Waterford, ON - Concept

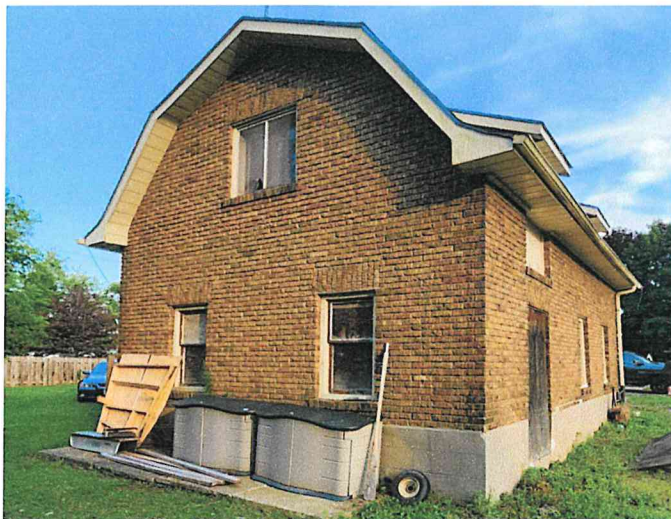
Accessory Building (AB): Existing Garage with sunroom (Images below)

The proposed concept of Accessory Building #1 (AB#1): will be to move the 1.5 storey portion of the existing garage further to the west on the site with the one storey sunroom to be demolished. The proposed relocated garage dimensions will be 20'-0" / 6.10 m wide by 30'-0" / 9.15 m long by +/- 6.9 m in building height. Refer to A1.0 Site Plan. The relocation will be coordinated by Chuck Thompson and the existing bricks will be removed by the owners to be reinstalled on the proposed new garage. AB #1 will be resided with natural wood batten and board to resemble the look of a barn.

South Elevation (below):



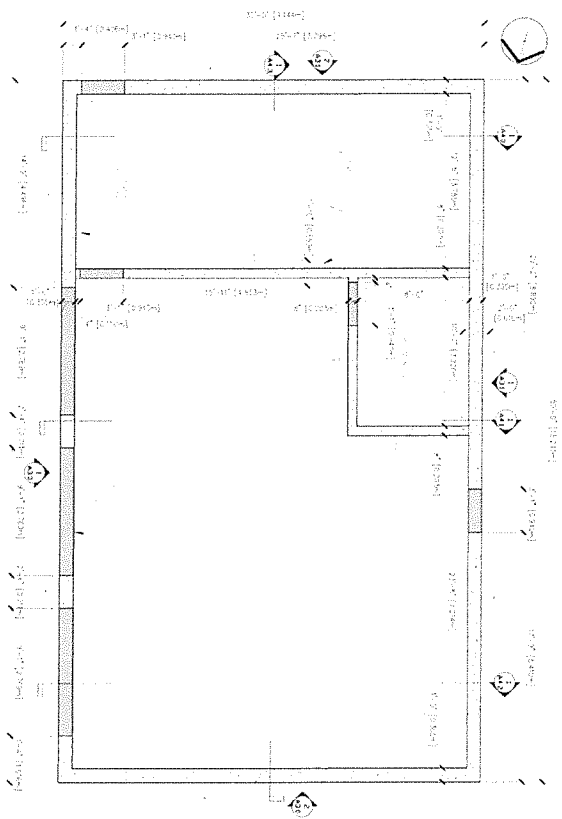
East Elevation (below):



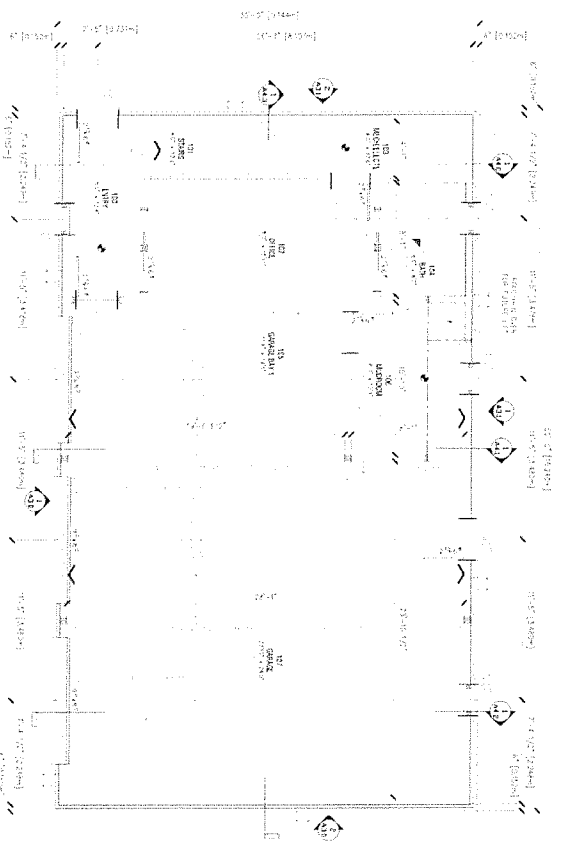
North Elevation (above):



West Elevation (above):



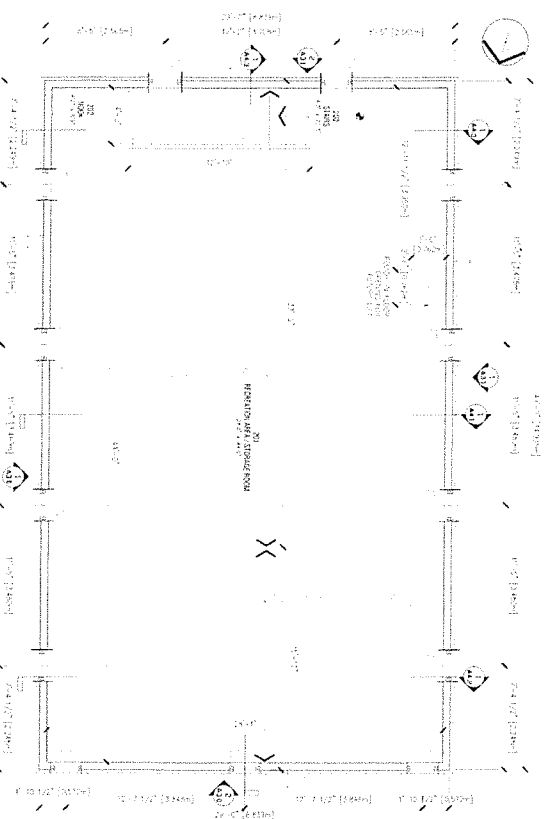
FOUNDATION FLOOR PLAN



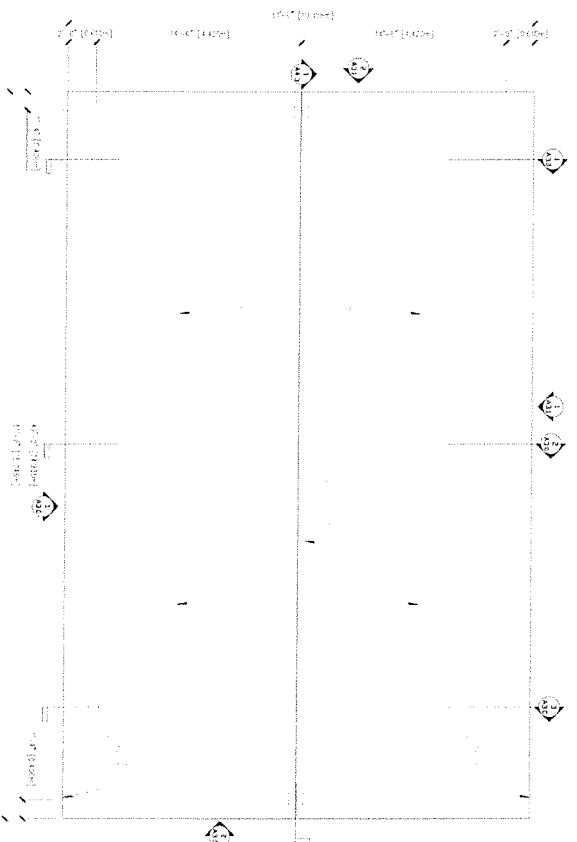
2
A20

MAIN FLOOR PLAN

1:4"=1'-0"



3 SECOND FLOOR PLAN



ROOF PLAN

GENERAL NOTES

1. I am a member of the following organization:
 2. I am a member of the following organization:
 3. I am a member of the following organization:
 4. I am a member of the following organization:
 5. I am a member of the following organization:
 6. I am a member of the following organization:
 7. I am a member of the following organization:
 8. I am a member of the following organization:
 9. I am a member of the following organization:
 10. I am a member of the following organization:

LEGEND

$$E_{\text{eff}} = E_0 \left(1 - \frac{1}{2} \frac{v_{\text{eff}}^2}{c^2} \right) \quad (1)$$

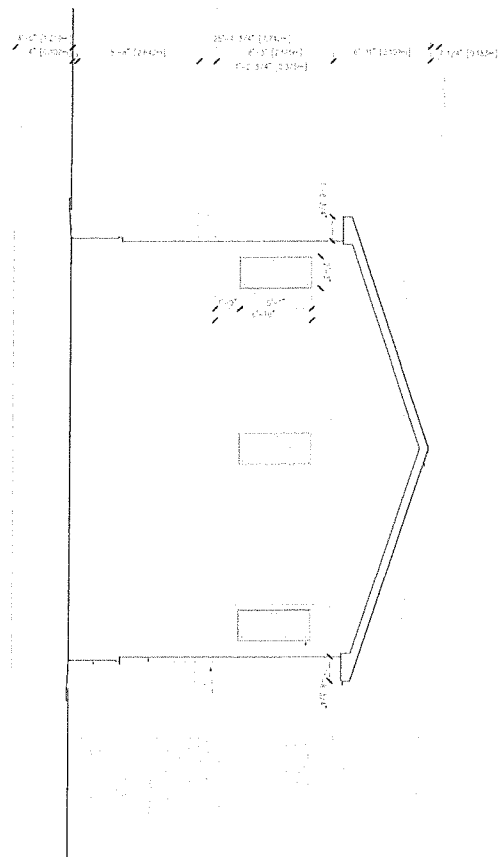
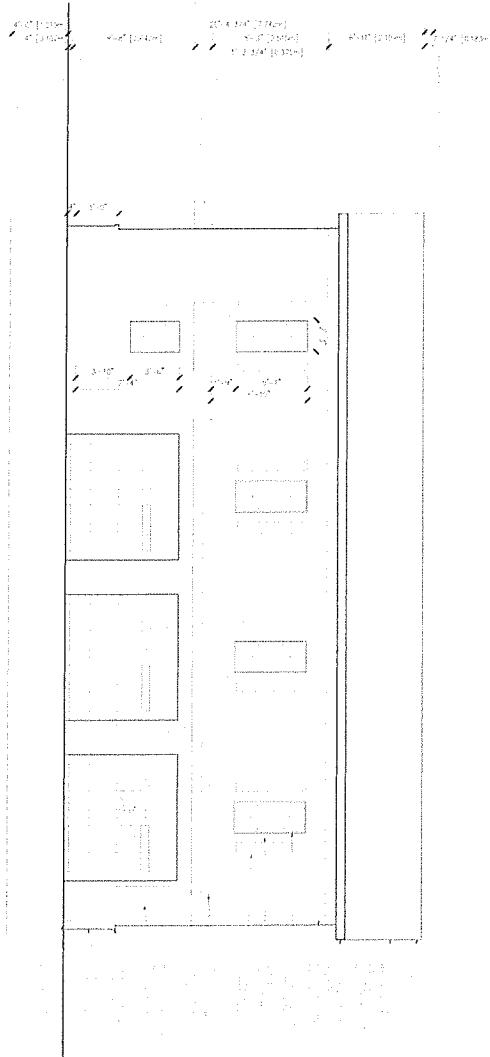
JAMES DOUGLAS ARCHITECT
1000 17th St., Suite 1000
San Francisco, CA 94103
415.774.2222
james@jamesdouglas.com

[illegible]

**MORKIN GARAGE
2157 COCKSHUTT ROAD
WATERFORD ON**

**PROPOSE
GARAGE
PLANS**

A2.0

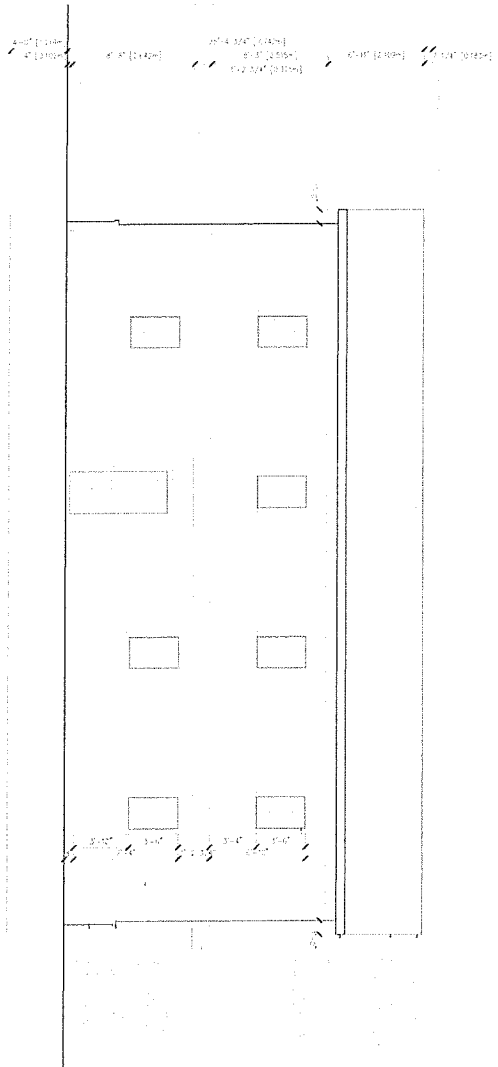


1. A. 2. B. 3. C. 4. D. 5. E. 6. F. 7. G. 8. H. 9. I. 10. J. 11. K. 12. L. 13. M. 14. N. 15. O. 16. P. 17. Q. 18. R. 19. S. 20. T. 21. U. 22. V. 23. W. 24. X. 25. Y. 26. Z. 27. AA. 28. AB. 29. AC. 30. AD. 31. AE. 32. AF. 33. AG. 34. AH. 35. AI. 36. AJ. 37. AK. 38. AL. 39. AM. 40. AN. 41. AO. 42. AP. 43. AQ. 44. AR. 45. AS. 46. AT. 47. AU. 48. AV. 49. AW. 50. AX. 51. AY. 52. AZ. 53. BA. 54. BB. 55. BC. 56. BD. 57. BE. 58. BF. 59. BG. 60. BH. 61. BI. 62. BJ. 63. BK. 64. BL. 65. BM. 66. BN. 67. BO. 68. BP. 69. BQ. 70. BR. 71. BS. 72. BT. 73. BU. 74. BV. 75. BW. 76. BX. 77. BY. 78. BZ. 79. CA. 80. CB. 81. CC. 82. CD. 83. CE. 84. CF. 85. CG. 86. CH. 87. CI. 88. CJ. 89. CK. 90. CL. 91. CM. 92. CN. 93. CO. 94. CP. 95. CQ. 96. CR. 97. CS. 98. CT. 99. CU. 100. CV. 101. CW. 102. CX. 103. CY. 104. CZ. 105. DA. 106. DB. 107. DC. 108. DD. 109. DE. 110. DF. 111. DG. 112. DH. 113. DI. 114. DJ. 115. DK. 116. DL. 117. DM. 118. DN. 119. DO. 120. DP. 121. DQ. 122. DR. 123. DS. 124. DT. 125. DU. 126. DV. 127. DW. 128. DX. 129. DY. 130. DZ. 131. EA. 132. EB. 133. EC. 134. ED. 135. EE. 136. EF. 137. EG. 138. EH. 139. EI. 140. EJ. 141. EK. 142. EL. 143. EM. 144. EN. 145. EO. 146. EP. 147. EQ. 148. ER. 149. ES. 150. ET. 151. EU. 152. EV. 153. EW. 154. EX. 155. EY. 156. EZ. 157. FA. 158. FB. 159. FC. 160. FD. 161. FE. 162. FF. 163. FG. 164. FH. 165. FI. 166. FJ. 167. FK. 168. FL. 169. FM. 170. FN. 171. FO. 172. FP. 173. FQ. 174. FR. 175. FS. 176. FT. 177. FU. 178. FV. 179. FW. 180. FX. 181. FY. 182. FZ. 183. GA. 184. GB. 185. GC. 186. GD. 187. GE. 188. GF. 189. GG. 190. GH. 191. GI. 192. GJ. 193. GK. 194. GL. 195. GM. 196. GN. 197. GO. 198. GP. 199. GQ. 200. GR. 201. GS. 202. GT. 203. GU. 204. GV. 205. GW. 206. GX. 207. GY. 208. GZ. 209. HA. 210. HB. 211. HC. 212. HD. 213. HE. 214. HF. 215. HG. 216. HH. 217. HI. 218. HJ. 219. HK. 220. HL. 221. HM. 222. HN. 223. HO. 224. HP. 225. HQ. 226. HR. 227. HS. 228. HT. 229. HU. 230. HV. 231. HW. 232. HX. 233. HY. 234. HZ. 235. IA. 236. IB. 237. IC. 238. ID. 239. IE. 240. IF. 241. IG. 242. IH. 243. II. 244. IJ. 245. IK. 246. IL. 247. IM. 248. IN. 249. IO. 250. IP. 251. IQ. 252. IR. 253. IS. 254. IT. 255. IU. 256. IV. 257. IW. 258. IX. 259. IY. 260. IZ. 261. JA. 262. JB. 263. JC. 264. JD. 265. JE. 266. JF. 267. JG. 268. JH. 269. JI. 270. JJ. 271. JK. 272. JL. 273. JM. 274. JN. 275. JO. 276. JP. 277. JQ. 278. JR. 279. JS. 280. JT. 281. JU. 282. JV. 283. JW. 284. JX. 285. JY. 286. JZ. 287. KA. 288. KB. 289. KC. 290. KD. 291. KE. 292. KF. 293. KG. 294. KH. 295. KI. 296. KJ. 297. KK. 298. KL. 299. KM. 300. KN. 301. KO. 302. KP. 303. KQ. 304. KR. 305. KS. 306. KT. 307. KU. 308. KV. 309. KW. 310. KX. 311. KY. 312. KZ. 313. LA. 314. LB. 315. LC. 316. LD. 317. LE. 318. LF. 319. LG. 320. LH. 321. LI. 322. LJ. 323. LK. 324. LL. 325. LM. 326. LN. 327. LO. 328. LP. 329. LQ. 330. LR. 331. LS. 332. LT. 333. LU. 334. LV. 335. LW. 336. LX. 337. LY. 338. LZ. 339. MA. 340. MB. 341. MC. 342. MD. 343. ME. 344. MF. 345. MG. 346. MH. 347. MI. 348. MJ. 349. MK. 350. ML. 351. MM. 352. MN. 353. MO. 354. MP. 355. MQ. 356. MR. 357. MS. 358. MT. 359. MU. 360. MV. 361. MW. 362. MX. 363. MY. 364. MZ. 365. NA. 366. NB. 367. NC. 368. ND. 369. NE. 370. NF. 371. NG. 372. NH. 373. NI. 374. NJ. 375. NK. 376. NL. 377. NM. 378. NN. 379. NO. 380. NP. 381. NQ. 382. NR. 383. NS. 384. NT. 385. NU. 386. NV. 387. NW. 388. NX. 389. NY. 390. NZ. 391. OA. 392. OB. 393. OC. 394. OD. 395. OE. 396. OF. 397. OG. 398. OH. 399. OI. 400. OJ. 401. OK. 402. OL. 403. OM. 404. ON. 405. OO. 406. OP. 407. OQ. 408. OR. 409. OS. 410. OT. 411. OU. 412. OV. 413. OW. 414. OX. 415. OY. 416. OZ. 417. PA. 418. PB. 419. PC. 420. PD. 421. PE. 422. PF. 423. PG. 424. PH. 425. PI. 426. PJ. 427. PK. 428. PL. 429. PM. 430. PN. 431. PO. 432. PP. 433. PQ. 434. PR. 435. PS. 436. PT. 437. PU. 438. PV. 439. PW. 440. PX. 441. PY. 442. PZ. 443. QA. 444. QB. 445. QC. 446. QD. 447. QE. 448. QF. 449. QG. 450. QH. 451. QI. 452. QJ. 453. QK. 454. QL. 455. QM. 456. QN. 457. QO. 458. QP. 459. QQ. 460. QR. 461. QS. 462. QT. 463. QU. 464. QV. 465. QW. 466. QX. 467. QY. 468. QZ. 469. RA. 470. RB. 471. RC. 472. RD. 473. RE. 474. RF. 475. RG. 476. RH. 477. RI. 478. RJ. 479. RK. 480. RL. 481. RM. 482. RN. 483. RO. 484. RP. 485. RQ. 486. RR. 487. RS. 488. RT. 489. RU. 490. RV. 491. RW. 492. RX. 493. RY. 494. RZ. 495. SA. 496. SB. 497. SC. 498. SD. 499. SE. 500. SF. 501. SG. 502. SH. 503. SI. 504. SJ. 505. SK. 506. SL. 507. SM. 508. SN. 509. SO. 510. SP. 511. SQ. 512. SR. 513. SS. 514. ST. 515. SU. 516. SV. 517. SW. 518. SX. 519. SY. 520. SZ. 521. TA. 522. TB. 523. TC. 524. TD. 525. TE. 526. TF. 527. TG. 528. TH. 529. TI. 530. TJ. 531. TK. 532. TL. 533. TM. 534. TN. 535. TO. 536. TP. 537. TQ. 538. TR. 539. TS. 540. TT. 541. TU. 542. TV. 543. TW. 544. TX. 545. TY. 546. TZ. 547. UA. 548. UB. 549. UC. 550. UD. 551. UE. 552. UF. 553. UG. 554. UH. 555. UI. 556. UJ. 557. UK. 558. UL. 559. UM. 560. UN. 561. UO. 562. UP. 563. UQ. 564. UR. 565. US. 566. UT. 567. UU. 568. UV. 569. UW. 570. UX. 571. UY. 572. UZ. 573. VA. 574. VB. 575. VC. 576. VD. 577. VE. 578. VF. 579. VG. 580. VH. 581. VI. 582. VJ. 583. VK. 584. VL. 585. VM. 586. VN. 587. VO. 588. VP. 589. VQ. 590. VR.

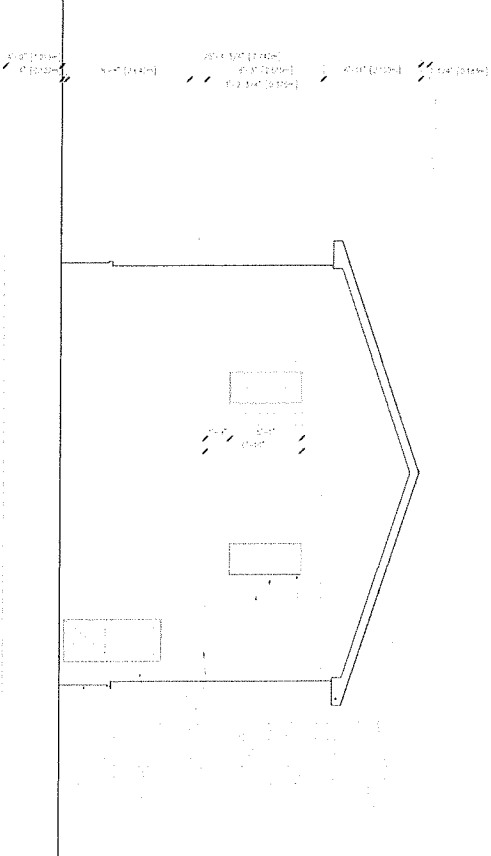
[illegible]

**PROPOSED
GARAGE
ELEVATIONS**

$$\begin{aligned} \text{Fe} &\rightarrow \text{Fe}^{2+} + 2e^- \\ \text{Fe}^{2+} + \text{Fe}^{3+} + e^- &\rightarrow \text{Fe}^{2.5+} \end{aligned}$$



1
A3.1
WEST ELEVATION
1/4" = 1'-0"



2
A3.1
SOUTH ELEVATION
1/4" = 1'-0"

- GENERAL NOTES:**
1. SHOWN FOR INFORMATION OF OWNER AND ARCHITECT ONLY. NOT TO BE USED FOR CONSTRUCTION.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON SPECIFICATIONS AND SCHEDULES.
 4. CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN BUILDCODE.

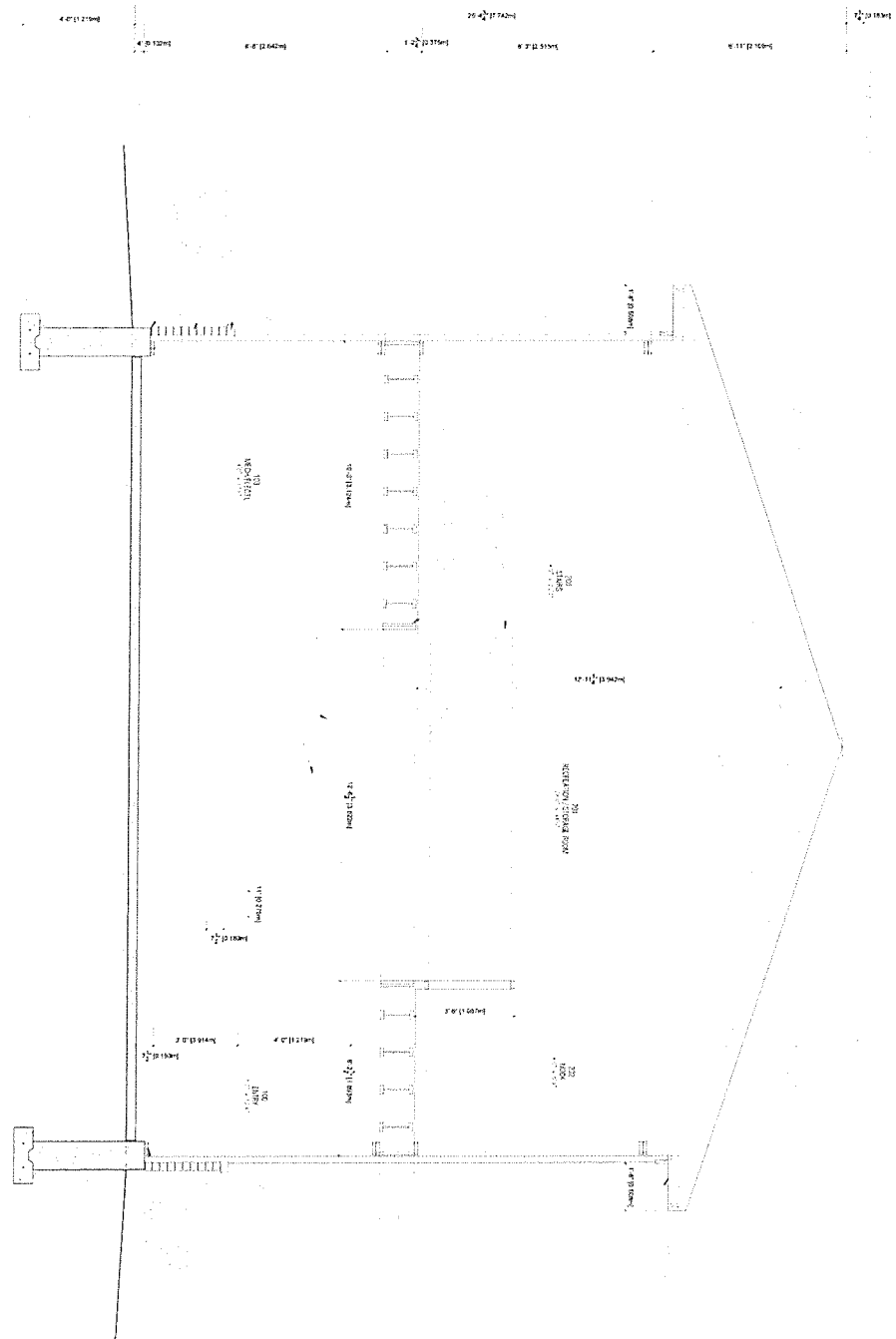
ONONDAGA ASSOCIATION OF ARCHITECTS

JAMES DOUGLAS ARCHITECT

6433 17th Street
Waterford, ON N2W 1G1
647-406-7773
james@jamesdouglass.com

MORRIS GARAGE
2180
WATERFORD ON
PROPOSED
GARAGE
ELEVATIONS

CROSS SECTION @ STAIRS



FOUNDATION WALLS

EXTERIOR WALLS

LOAD BEARING WALL

INTERIOR WALLS/PARTITIONS

FLOOR ASSEMBLIES (UNFINISHED INTERIOR)

ROOF ASSEMBLIES (UNFINISHED INTERIOR)

GENERAL NOTES:

1. CHECKS OF DRAWINGS BY ARCHITECT FOR CONSTRUCTION OF WORK.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT.
5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT.

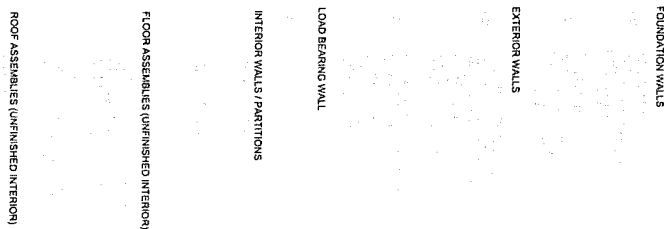


JAMES DOUGLAS ARCHITECT
 2157 COMMUNITY ROAD
 WATERLOO, ON
 N2L 1G6
 519-466-7100
 jda@jdaarchitect.com

WORKING GARAGE
 2157 COMMUNITY ROAD
 WATERLOO, ON

CROSS SECTION @ STAIRS

DATE	1/2/20
BY	JD
CHKD	JD
APP'D	JD
SCALE	1/2" = 1'-0"
SHEET	A4.0



1. The above information is being furnished to you for your information only. It is not to be used for any other purpose without the express written consent of the FBI.



ONTARIO ASSOCIATION
OF ARCHITECTS
JAMES DOUGLAS
LEITCH
SECRETARY

A4.1

Architectural drawing of a building floor plan. The plan shows a large rectangular structure with a central corridor and a large triangular area on the right. The drawing includes dimensions and labels for various rooms and areas.

Labels and dimensions visible in the drawing:

- Top left: 10' 0" (3.05m)
- Top center: 10' 0" (3.05m)
- Top right: 10' 0" (3.05m)
- Left side: 10' 0" (3.05m)
- Bottom left: 10' 0" (3.05m)
- Bottom center: 10' 0" (3.05m)
- Bottom right: 10' 0" (3.05m)
- Central corridor: 10' 0" (3.05m)
- Right side: 10' 0" (3.05m)
- Triangular area: 10' 0" (3.05m)

ROOF ASSEMBLIES (UNFINISHED INTERIOR)

$\frac{d}{dt} \left(\frac{\partial L}{\partial \dot{x}} \right) = \frac{\partial L}{\partial x}$	$\frac{d}{dt} \left(\frac{\partial L}{\partial \dot{y}} \right) = \frac{\partial L}{\partial y}$
$\frac{d}{dt} \left(\frac{\partial L}{\partial \dot{z}} \right) = \frac{\partial L}{\partial z}$	$\frac{d}{dt} \left(\frac{\partial L}{\partial \dot{\theta}} \right) = \frac{\partial L}{\partial \theta}$
$\frac{d}{dt} \left(\frac{\partial L}{\partial \dot{\phi}} \right) = \frac{\partial L}{\partial \phi}$	$\frac{d}{dt} \left(\frac{\partial L}{\partial \dot{\psi}} \right) = \frac{\partial L}{\partial \psi}$

A4.2

[illegible]

1. *Chomsky, A. V. (1965). On the nature of grammar. In: R. Jakobson (ed.), *Essays on the theory of language*. The Hague: Mouton.*
2. *Chomsky, A. V. (1965). On the nature of grammar. In: R. Jakobson (ed.), *Essays on the theory of language*. The Hague: Mouton.*
3. *Chomsky, A. V. (1965). On the nature of grammar. In: R. Jakobson (ed.), *Essays on the theory of language*. The Hague: Mouton.*
4. *Chomsky, A. V. (1965). On the nature of grammar. In: R. Jakobson (ed.), *Essays on the theory of language*. The Hague: Mouton.*



A4.3

GENERAL NOTES:

1. DRAWINGS ARE FOR THE USE OF THE ARCHITECT AND ENGINEER ONLY. NO PARTS OF THESE DRAWINGS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER.

2. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT AND ENGINEER.

3. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT AND ENGINEER.

4. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT AND ENGINEER.

17. MATERIALS

16. STAIRS AND RAILINGS

15. ROOF

14. FLOORING

13. BATHROOMS

12. KITCHEN / CO. TOPS

11. WINDOWS AND DOORS

10. FLOORING

9. AIR HANDLING

8. INSULATION

7. MECHANICAL EQUIPMENT

6. MECHANICAL INSULATION AND VAPOR BARRIERS

5. EXTERIOR FINISHES

4. STAIRS

3. EXTERIOR WALLS

2. EXTERIOR ROOF

WORKING GARAGE
2150 HANCOCK ROAD
WILMINGTON, DE 19804



JAMES DOUGLAS ARCHITECT
600 S. 17TH STREET
WILMINGTON, DE 19804
610-456-7890
james@jamesdouglas.com

GENERAL NOTES

A5.0



April 21, 2025

Thomas Morkin
2157 Cockshutt Road
Waterford, ON

RE: Septic System Evaluation

Dear Thomas Morkin:

With regard to the above – mentioned property and the present status of the septic system, the following was determined on April 7 2025 :

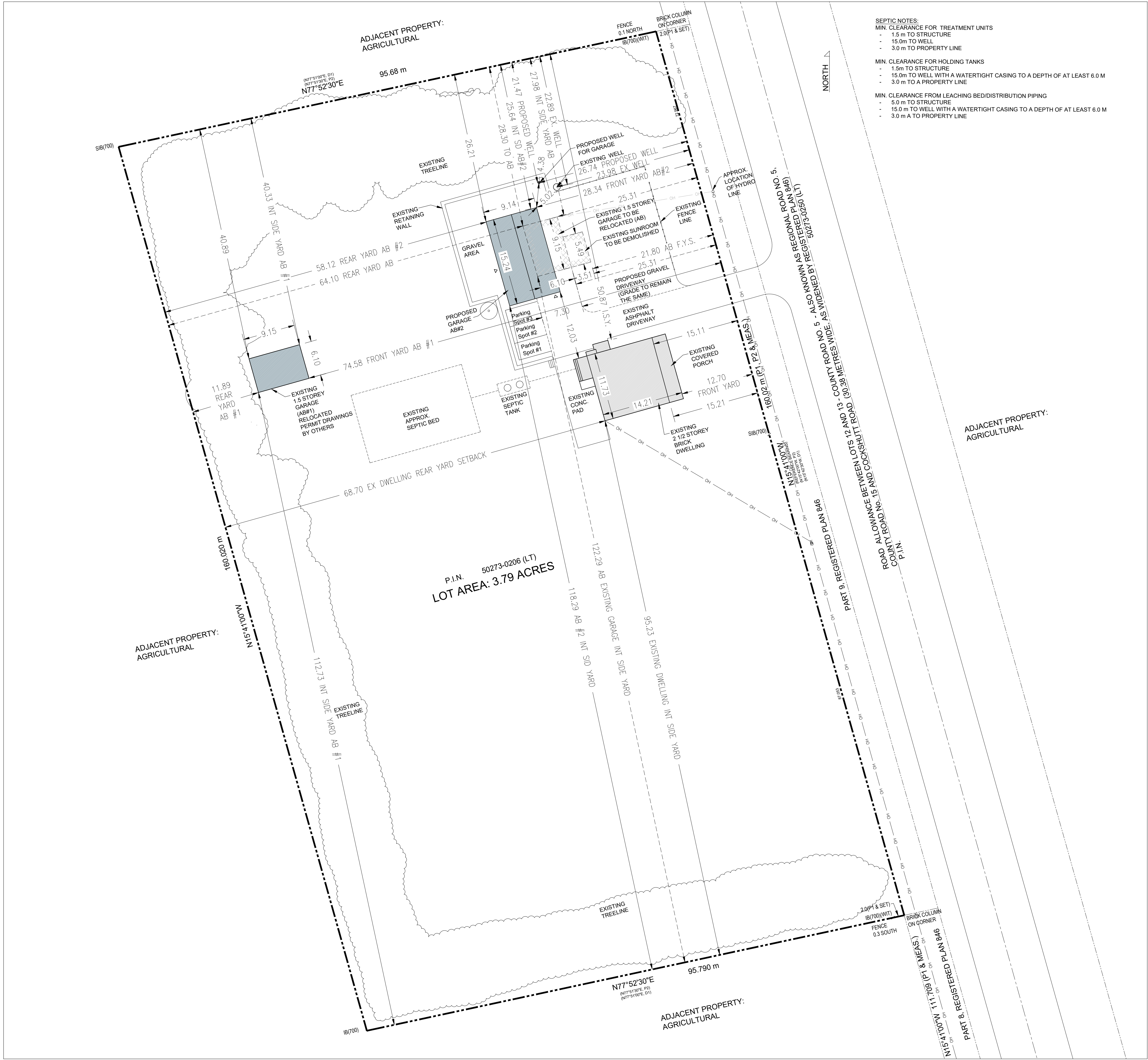
The septic tank is in good working order. Both inlet and outlet areas appeared to be functioning normally.

The weeping field is functioning normally for the size of the area. I am confident that the addition of a 3 piece bath and double sink will not exceed the limits of the existing system.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Craig McMillan', is written above the printed name.

Craig McMillan
McMillan Excavating LTD
BCIN 13464



1 SITE PLAN
SCALE: 1:1000

- SEPTIC NOTES:
- MIN. CLEARANCE FOR TREATMENT UNITS
- 1.5 m TO STRUCTURE
 - 15.0m TO WELL
 - 3.0 m TO PROPERTY LINE
- MIN. CLEARANCE FOR HOLDING TANKS
- 1.5m TO STRUCTURE
 - 15.0m TO WELL WITH A WATERTIGHT CASING TO A DEPTH OF AT LEAST 6.0 M
 - 3.0 m TO A PROPERTY LINE
- MIN. CLEARANCE FROM LEACHING BED/DISTRIBUTION PIPING
- 5.0 m TO STRUCTURE
 - 15.0 m TO WELL WITH A WATERTIGHT CASING TO A DEPTH OF AT LEAST 6.0 M
 - 3.0 m A TO PROPERTY LINE

ZONING AND SITE STATISTICS			
NOTE: SURVEY INFORMATION BASE FROM REPRESENTATION BY: WEST AND RUUSKA LTD., ONTARIO LAND SURVEYORS 17 NELSON STREET, BRANTFORD, ON N3T 2M6 P: 519-752-8841 DRAWN: TED S. KUTYLA, CST C.TECH. CHECKED/SIGNED BY JIM JOHNSON, O.L.S. ON FEB 13, 2025. REF. NO. 24-50-333-00		PERMITTED USES IN AGRICULTURAL ZONE: - ANIMAL KENNEL - BED & BREAKFAST - BUNK HOUSE - CANNABIS PRODUCTION AND PROCESSING - DWELLING, SINGLE DETACHED - FARM - FARM BREWERY - FARM DISTILLERY - FARM EXPERIENCE ACTIVITY - FARM PROCESSING - FARM PRODUCE OUTLET - FARM WINERY - HOME INDUSTRY - HOME OCCUPATION - ON-FARM DIVERSIFIED USE - SEASONAL STORAGE OF RECREATIONAL VEHICLES AND EQUIPMENT AS A SECONDARY USE TO A FARM - ACCESSORY RESIDENTIAL DWELLING UNIT SUBJECT TO SUBSECTION 3.2.3. (7-2-2020)	
DESCRIPTION OF PROPERTY: PART 1 - PLAN OF SURVEY OF PART OF LOT 12, CONCESSION 8 GEOGRAPHIC TOWNSHIP OF TOWNSEND, NORFOLK COUNTY		ROLL NUMBER: 33605018000	
OFFICIAL PLAN: SECONDARY		REGULATED BOUNDARY: NOT IN LONG POINT CONSERVATION	
ZONING BYLAW FOR ENTIRE PROPERTY: THE ZONING BY-LAW OF NORFOLK COUNTY 1-Z-2014		WATER: EXISTING PRIVATE WELL AND NEW TO BE DRILLED	
SANITARY: SEPTIC SYSTEM TO REMAIN		ELEVATION APPROX.: ±224m	
NO CHANGE TO EXISTING GRADING/DRAINAGE.			
ZONE: SECTION 12: AGRICULTURAL ZONE	REQUIREMENTS	EXISTING	PROVIDED
MIN LOT AREA:	40 HECTARES	±15298m²	
BUILDING AREA:	EXISTING DWELLING WITH COVERED PORCH (D)	±181.91 m²	±181.91 m²
	EXISTING 1 1/2 STOREY GARAGE WITH SUNROOM	±75.48m²	
	RELOCATED 1 1/2 STOREY GARAGE		±55.74 m²
	PROPOSED TWO STOREY GARAGE FOOTPRINT		±139.35 m²
	TOTAL EXISTING BUILDING AREA	±257.39m²	±377.0 m²
TOTAL EXISTING TO REMAIN AND PROPOSED AREA			
TOTAL LOT COVERAGE		1.68%	2.46%
MAIN DWELLING AGRICULTURAL SETBACKS		EXISTING	PROPOSED
GROSS FLOOR AREA	EXISTING HOUSE	±250.28 m²	
FRONT YARD	MIN. 13.0 m	12.7 PORCH 15.11 HOUSE	
REAR YARD	MIN 9.0 m	68.70 m	
INTERIOR SIDE YARD	MIN. 3.0 m	50.87 m	
INTERIOR SIDE YARD	MIN. 3.0 m	95.23 m	
MIN. SEPARATION BETWEEN A FARM PROCESSING FACILITY AND A DWELLING ON AN ADJACENT LOT	MIN. 30.0 m (FARM PROCESSING: shall mean the grading, sorting, packing, drying or processing of crops and produce produced on properties which form part of the farm operation where the facility is located.)		East: 119.0m barn w/ silo Conforming Existing
LOT FRONTAGE	MIN. 30 m FOR INTERIOR LOTS	160.02m	
BUILDING HEIGHT	MAX. 11.0 m	2 1/2 storeys/8.5m	

ACCESSORY USES TO RESIDENTIAL USES		EXISTING GARAGE W/ SUNROOM (AB)	RELOCATED GARAGE (STORAGE) AB #1:	PROPOSED GARAGE AB # 2:
MIN. FRONT YARD	NO BUILDING OR STRUCTURE WHICH IS ACCESSORY TO ANY PERMITTED RESIDENTIAL USE IN ANY ZONE SHALL OCCUPY ANY PART OF THE FRONT YARD, EXCEPT: 1. AN ACCESSORY BUILDING OR STRUCTURE IN AN AGRICULTURAL ZONE WHICH SHALL OCCUPY NO PART OF THE REQUIRED FRONT YARD. MIN. 13.0 m SETBACK FROM FRONT PROPERTY LINE	21.8m	±74.58 m	±28.34 m
MIN. INTERIOR SIDE YARD	MIN. 1.2 m	N: 27.88 m S: 122.29 m	N: ±40.33 m S: ±112.73 m	N: ±25.64m S: ±118.29 m
MIN. REAR YARD	9.0 m	64.1m	±11.89 m	±58.12 m
MAX. HEIGHT	MAX. 8.0 m FOR AGRICULTURAL ZONE	±6.9m	±6.9m	7.73 m
MAX. LOT COVERAGE	MAXIMUM 10 % OF THE LOT AREA	75.48 m² / 0.49%	55.74 m²/0.36%	139.35 m²/0.9%
MAX. USEABLE FLOOR AREA	MAXIMUM 200 SQUARE METRES ***USABLE FLOOR AREA* shall mean the total area of all floors of a building, outdoor patio or cafe, or dwelling unit including: a) a hallway, aisle, stairway and corridor within a suite or unit; b) an internal wall and partition within a suite or unit; c) a storage room and storage area within a suite or unit; d) a balcony in the case of a boathouse; e) a habitable room or area in the basement of a dwelling. BUT EXCLUDING: a) AN AREA OCCUPIED BY A COMMON AREA IN A MULTI-TENANT BUILDING INCLUDING BUT NOT LIMITED TO A PUBLIC STAIRWELL, PUBLIC OR SHARED CORRIDOR AND LOBBY; b) A MECHANICAL SHAFT; c) AN ENTRY VESTIBULE NOT WITHIN A DWELLING UNIT; d) A GARAGE ATTACHED TO A BUILDING; e) AN UNFINISHED BASEMENT IN A DWELLING USED FOR STORAGE OR LAUNDRY.	1ST : ±75.48 m² LOFT: ±28.26 m² TOT: 103.74m²	1ST: 55.74 m² LOFT: 28.26 m² TOT: 84 m²	1ST : 124.86m² 2ND: 124.86m² TOT: 249.72m²
LOCATION	BE ESTABLISHED ON A LOT UNTIL OR UNLESS THE MAIN BUILDING OR USE TO WHICH IT IS ACCESSORY IS ESTABLISHED	IS ON ESTABLISHED LOT AND ACCESSORY TO MAIN BUILDING	IS ON ESTABLISHED LOT AND ACCESSORY TO MAIN BUILDING	

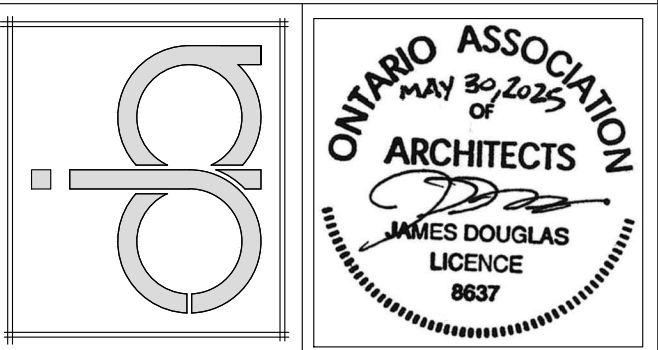
2 SITE STATISTICS
NTS

GENERAL NOTES:

1. DRAWINGS ARE INSTRUMENTS OF SERVICE AND COPYRIGHT PROPERTY OF JAMES DOUGLAS ARCHITECT.
2. DRAWINGS MAY NOT BE REPRODUCED, ALTERED OR REUSED WITHOUT WRITTEN CONSENT OF JAMES DOUGLAS ARCHITECT.
3. DO NOT SCALE DRAWINGS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

2025.05.30	ISSUED FOR C OF A COMMENTS
2025.04.28	ISSUED FOR COMMITTEE OF ADJUSTMENT
2025.04.11	ISSUED FOR REVIEW
2025.03.21	ISSUED FOR REVIEW
2025.02.28	ISSUED FOR REVIEW

JAMES DOUGLAS ARCHITECT
6335 17th Sideroad
Schomberg, ON
LOG 1T0
647-406-7160
jamie.douglas.arch@gmail.com



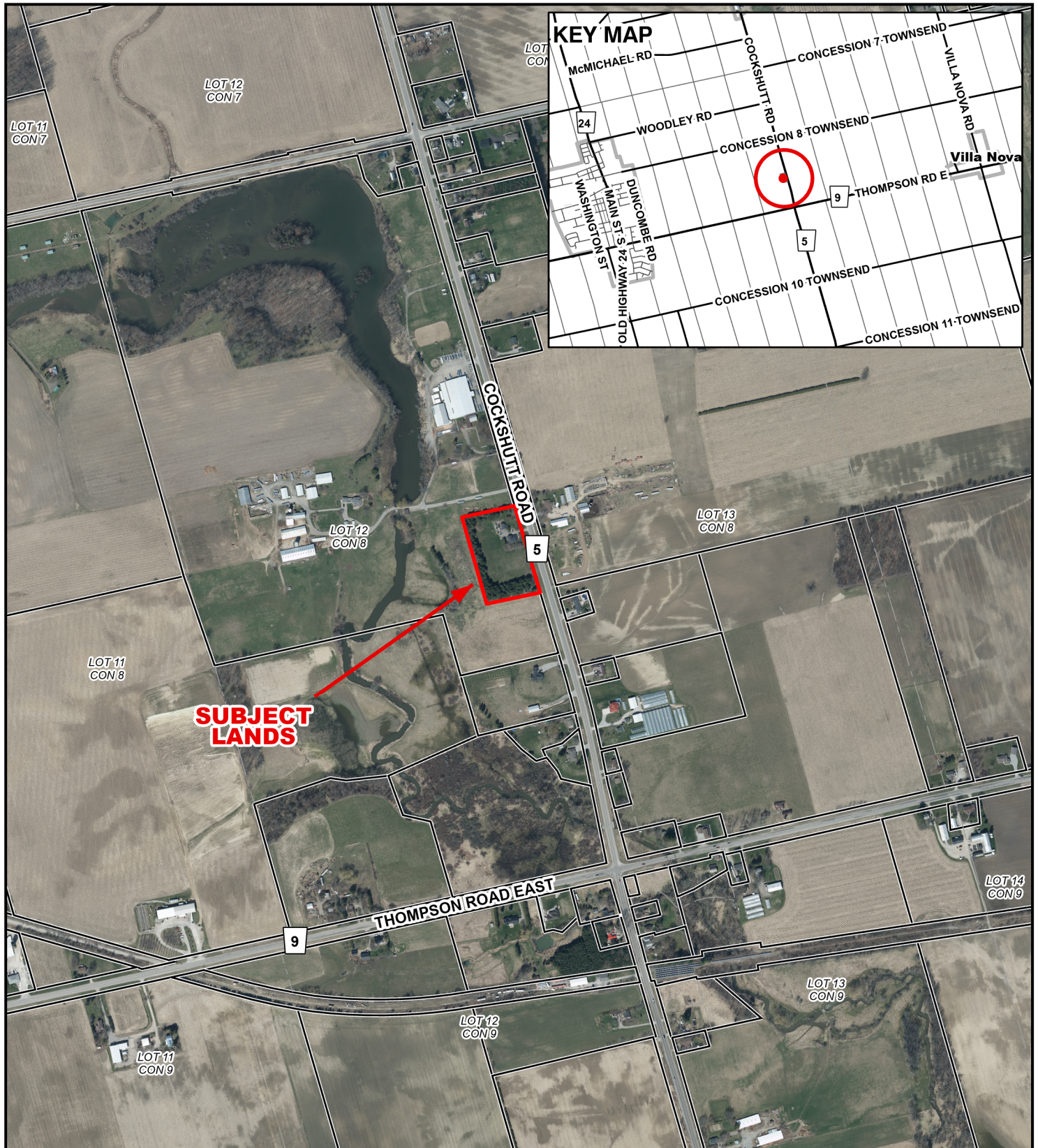
PROJECT:
MORKIN GARAGE
2157 COCKSHUTT ROAD
WATERFORD ON

DRAWING:
SITE PLAN & SITE STATISTICS

DRAWN BY: MRS	PROJECT NO.
CHECKED BY: JDD	DRAWING NO.
DATE FEB 2025	A1.0
SCALE AS NOTED	

CONTEXT MAP

Geographic Township of TOWNSEND

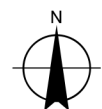


Legend

Subject Lands

2020 Air Photo

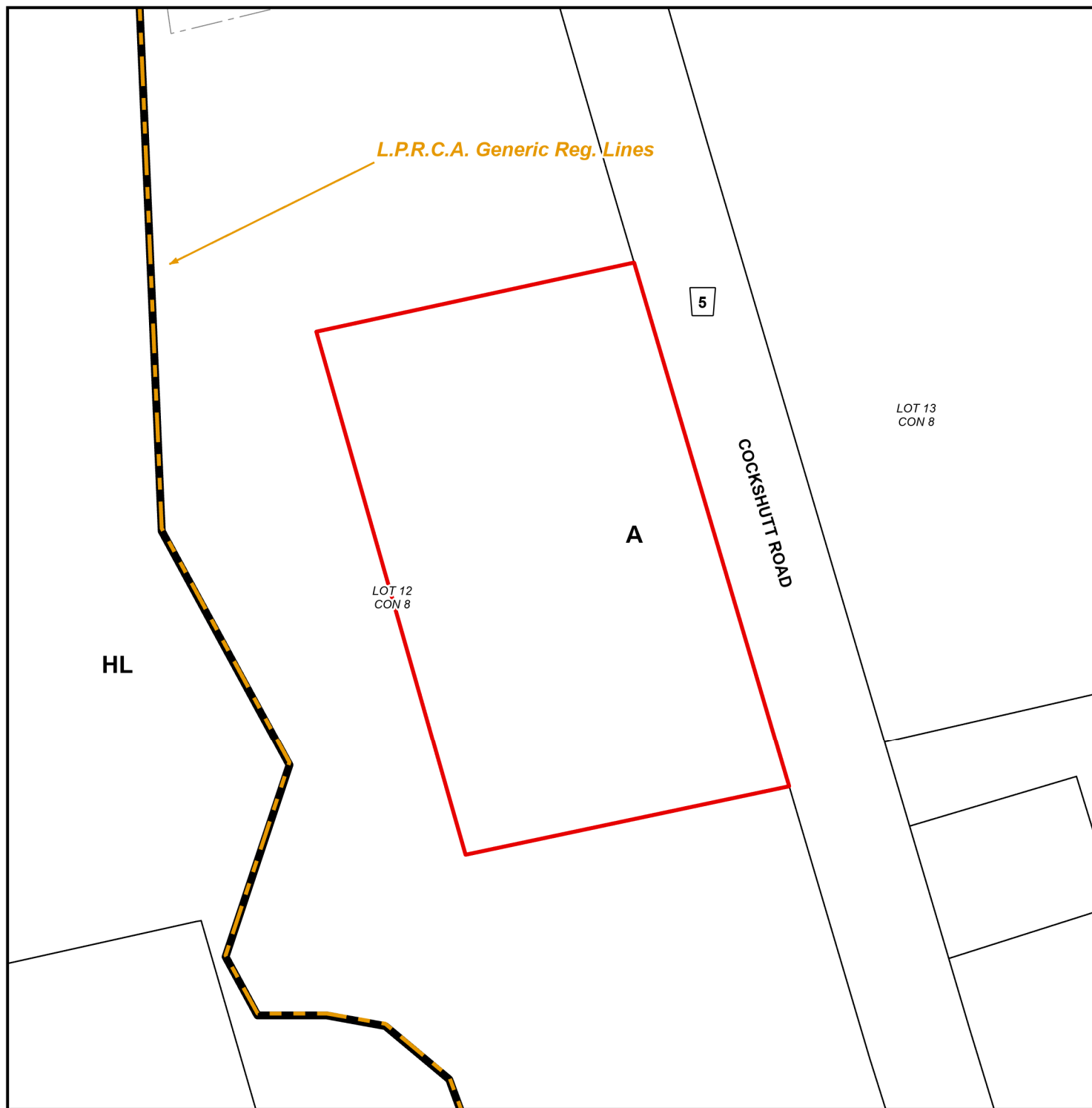
7/7/2025



70 35 0 70 140 210 280 Meters

MAP B
ZONING BY-LAW MAP
Geographic Township of TOWNSEND

ANPL2025153



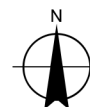
LEGEND

- Subject Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

7/7/2025

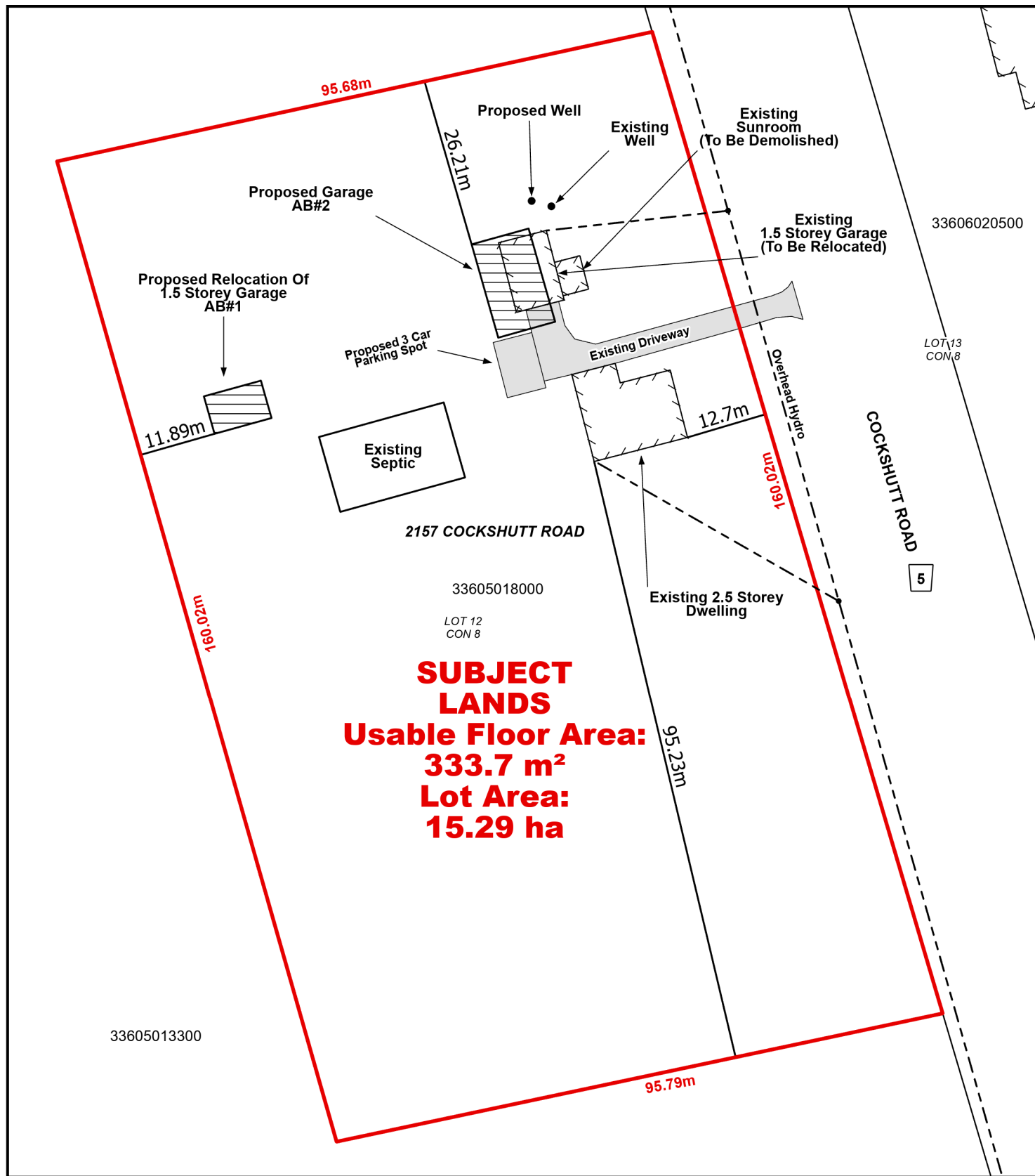
(H) - Holding
A - Agricultural Zone
HL - Hazard Land Zone



10 5 0 10 20 30 40
Meters

CONCEPTUAL PLAN

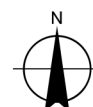
Geographic Township of TOWNSEND



**SUBJECT
LANDS**
Usable Floor Area:
333.7 m²
Lot Area:
15.29 ha

Legend

Subject Lands



7/7/2025

6.5 3.25 0 6.5 13 19.5 26 Meters