



516 Concession 5 Woodhouse

**For Office Use Only:**

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Application Submitted	_____	Well & Septic Info Provided	_____
Complete Application	_____	Planner	_____
		Public Notice Sign	_____

**Check the type of planning application(s) you are submitting.**

- Standard Minor Variance
- Complex Minor Variance (After the fact)
- Routine Minor Variance

Property Assessment Roll Number: 331033701023300

**A. Applicant Information**

Name of Owner Lena Gail Simmons

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 516 Con 5 Woodhouse

Town and Postal Code Simcoe N3Y 4K2

Phone Number 519-420-8370

Cell Number 519-420-8370

Email simmonsgail516@gmail.com

Name of Authorized Applicant \_\_\_\_\_

Address \_\_\_\_\_

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Cell Number \_\_\_\_\_

Email \_\_\_\_\_



516 Concession 5 Woodhouse

Name of Authorized 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:

RBC Royal Bank - Mortgage 308 Main St. Port Dover

**B. Location, Legal Description and Property Information**

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

PT LT 5-6 CON4 WOODHOUSE  
AS IN NR 581188; NORFOLK COUNTY

Municipal Civic Address: 516 Concession 5 Woodhouse  
Simcoe N3Y 4K2

Land acquisition date (if known): November 15, 2019

Present Official Plan Designation(s): Ag

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 with a portion rented out  
to be farmed. (crops)

4. Please describe **all existing and proposed** buildings and structures on the subject lands and whether they are to be retained, demolished or removed.

	Existing	Proposed
Type of Building	<u>House</u>	<u>ARDU Detached</u>
Number of Storey(s)	<u>1 1/2</u>	<u>1</u>
Number of Dwelling Units per lot	<u>One</u>	<u>2nd</u>
Buildings/Structures/ARDU Width (m)		<u>9.14 m</u>
Building/ Structures /ARDU Length (m)		<u>7.62 m</u>
Building/ Structures /ARDU Height (m)		<u>8.0 m</u>
Usable Floor Area (sq.m)		<u>111.112 m<sup>2</sup></u>
Lot coverage		<u>No Relief Required</u>

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. 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:

N/A

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

50+ years

8. Existing use of abutting properties:

A & Res

9. 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. Zoning Review (chart must be completed in metric units)**

Please fill out the required information for the main and accessory buildings and structures

	Zoning By-law Requirement	Proposed	Deficiency
Lot area (m <sup>2</sup> )			
Lot frontage (m)			
Lot depth (m)			
Front Yard Setback (m)			
Left Side Yard Setback (m)			
Right Side Yard Setback (m)			
Rear Yard Setback (m)			
Exterior side yard (if applicable) (m)			
Height (m)	5m	8m	3m
Lot coverage (%)			
Buildings/structures separation (m)			
Detached Additional Dwelling Unit (ADU) or Accessory Building			
i) Usable floor area (m <sup>2</sup> )	75 m <sup>2</sup>	111.112	36.112 m <sup>2</sup>
ii) Height (m)			
iii) Building separation (m)			
Number of parking spaces			

**D. Previous Use of the Property**

1. Has there been an industrial or commercial use on the subject lands or adjacent lands?

Yes  No  Unknown

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

---

---

---

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

Yes  No  Unknown

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

---

---

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 *N/A*

**E. Provincial Policy**

1. Is the requested amendment consistent with the Provincial Planning Statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?

Yes  No

If you answered no, please explain:

---

---

2. It is the 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 Planning Statement ?

Yes  No

If no, please explain:

Not necessary

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:

Not necessary

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

4. Does the property have any significant environmental features on the subject land or within 500 metres:

Yes  No

If yes, indicate:  Significant Woodland  Provincially Significant Wetland  Floodplain  Other N/A

5. Does the property have any livestock facility or stockyard on the subject land or within 1000 metres:

Yes  No

If yes, the submission of Minimum Distance Separation (MDS) calculations may apply.

**F. Servicing and Access**

1. Indicate what services are available or proposed:

Water Supply

- Municipal piped water
- Individual wells

- Communal wells
- Other (describe below)

Cistern

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:

Concession 5 Woodhouse

**G. Other Information**

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.

N/A

---

---

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

In order for your application to be considered complete, folded hard copies and an electronic version of the site plan drawings, additional plans, studies and reports will be required in addition to a sketch plan in accordance with Ontario Regulation 200/96.

### **i. Sketch in Metric Units**

A sketch showing the following, in metric units:

- a) The boundaries and dimensions of the subject land.
- b) The location, size, dimensions, and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- d) The current uses on land that is adjacent to the subject land.
- e) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- f) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- g) The location and nature of any easement affecting the subject land.
- h) Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures.



516 Concession 5 Woodhouse

**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 to undertake 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. The owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner to undertake 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 purpose 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 purpose of processing this application.

Debil Simmons  
Owner/Applicant/Agent Signature

January 11, 2026  
Date

**J. Owner's Authorization**

If the authorized 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, Gail Simmons 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:

Simcoe Ont.

Gail Simmons

Owner/Applicant/Agent Signature

In Norfolk County

This 12<sup>th</sup> day of January 2020

A.D., 20 20

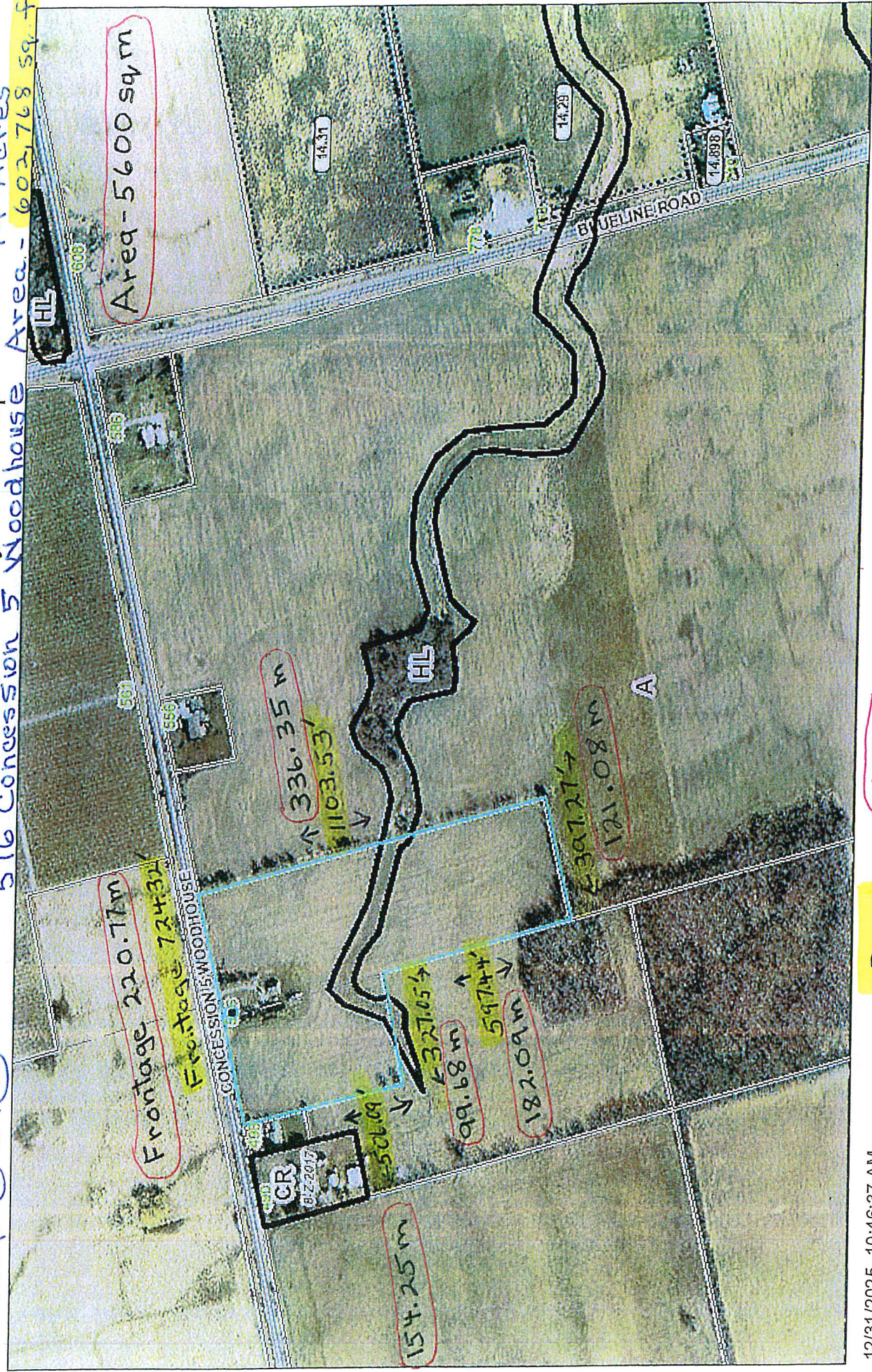
[Signature]  
A Commissioner, etc.

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

Zoning A + HL  
Map 1 of 2

# MAP NORFOLK - Community Web Map

516 Concession 5 Woodhouse Area - 602,768 sq. ft  
14 Acres



12/31/2025, 10:46:37 AM

Zones 1-Z-2014

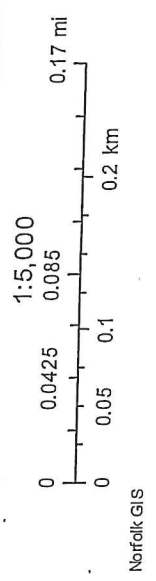
- Zone
- Zone with Holding Provision

**Feet**

- Special Provisions
- Site Plan Control
- Lakeshore Erosion Prone Areas

**Metre**

- Land Parcels
- Civic Address
- Plan Lines



Zoning A + HL  
Map 2 of 2

516 Concession 5 Woodhouse  
14 Acres  
Area - 602,768 sq. ft

MAP NORFOLK - Community Web Map



12/31/2025, 11:12:51 AM

Zones 1-Z-2014

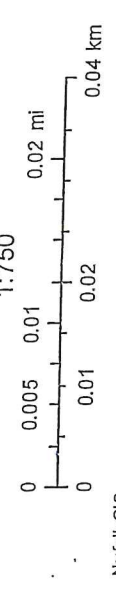
- Zone
- Zone with Holding Provision

→ Feet  
→ Metre

- Special Provisions
- Site Plan Control
- Lakeshore Erosion Prone Areas

- Land Parcels
- Civic Address
- Plan Lines

1:750



Norfolk GIS

# 516 Concession 5 Woodhouse

ZONING CHART		MUNICIPALITY: NORFOLK	
		PROPERTY ZONING: A	
DESCRIPTION	PROVIDED	REQUIRED	
LOT AREA	56,305m <sup>2</sup> +/-	400,000m <sup>2</sup>	
LOT DEPTH (MIN.)	222.6m +/-	---	
LOT FRONTAGE (MIN.)	339.6m +/-	30.0m	
LOT COVERAGE	97.5m <sup>2</sup> (0.17%)	200m <sup>2</sup> or 10% LOT AREA	
FRONT YARD	13.0m +	13.0m	
REAR YARD	3.3m +	3.3m	
INT. SIDE (LEFT)	3.3m +	3.3m	
INT. SIDE (RIGHT)	3.3m +	3.3m	
MAX. PERMITTED SIZE	111.11m <sup>2</sup>	86.8m <sup>2</sup> (45% MAIN DWELLING)	
DISTANCE FROM MAIN DWELLING	>30.0m	30.0m MAX.	
BUILDING HEIGHT (MAX.)	4.2m	8.0m	
PARKING	1	1	

NOTE: RED TEXT REQUIRES MINOR VARIANCE/APPROVAL FROM THE CITY.

### 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 (7 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 1ft (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

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 6'-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 1/16" T 11'-1"  
BL-4 6' V x 3 1/2" H x 1/2" T 11'-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 BEARING LINTELS TO BE MIN. C/J FLY 2X10 C/W 2X4 DRYWALL NAILER & PLYWOOD FILERS 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

FINISHED BASEMENT	441 sq ft.
MAIN FLOOR PLAN	754 sq ft.
TOTAL FINISHED AREA	1196 sq ft.
COVERED PORCH	298 sq ft.
LOT COVERAGE	1050 sq ft.

### PROPOSED ARU FOR BOER HOMES

516 CON. 5 WOODHOUSE RD., SIMCOE

### PROJECT NUMBER

C119-25-03

## djDESIGN

Architectural • Energy • HVAC

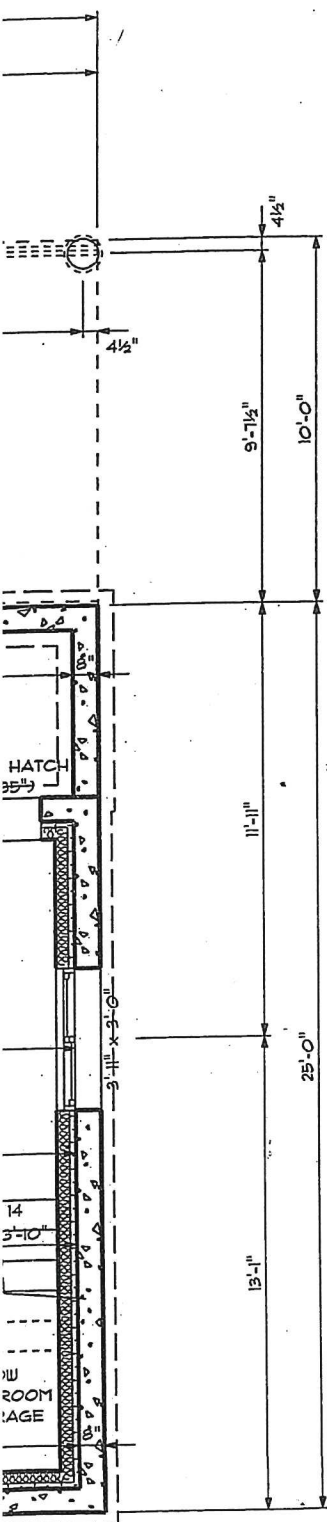
Phone: (519) 539-9587 378 Hunter Street Woodstock, ON N4S 4G2  
E-mail: plans@djdesign.ca  
Website: www.djdesign.ca

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 311.5.1 OF THE BUILDING CODE

DEREK JUKEMA 21T59  
NAME BCIN

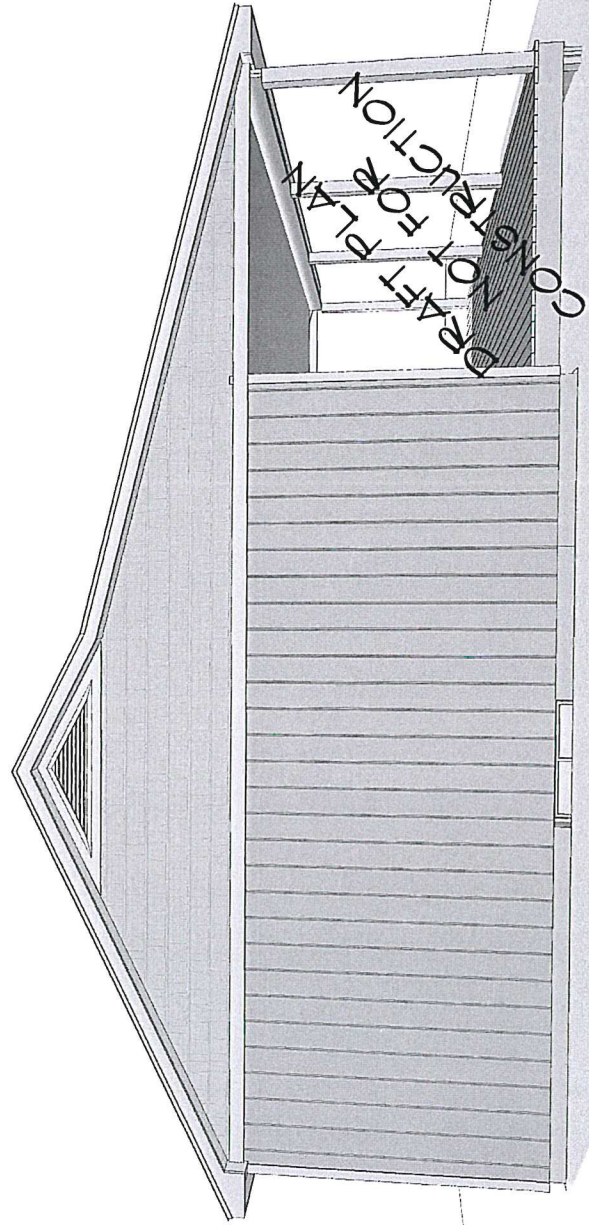
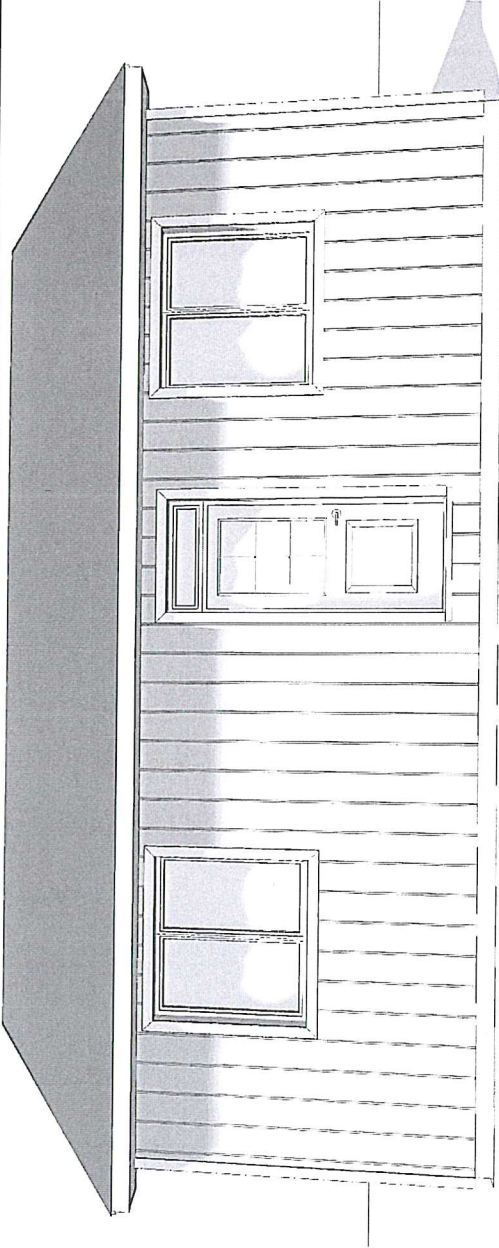


DRAFT PLAN  
LOT FOR  
CONSTRUCTION

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

Plans  
pg ① of ④

516 Concession 5 Woodhouse



**GENERAL NOTES**

1. CONSTRUCTION TO BE ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
3. ALL MATERIALS TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
6. ALL MATERIALS SHALL BE DELIVERED TO THE PROJECT SITE AND SHALL BE STORED PROPERLY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**DESIGN NOTES**

1. PERIMETER FINISHES SHALL BE AS NOTED.
2. ALL INTERIORS SHALL BE FINISHED WITH SHEETROCK 5/8\"
3. ALL INTERIORS SHALL BE FINISHED WITH SHEETROCK 5/8\"
4. ALL INTERIORS SHALL BE FINISHED WITH SHEETROCK 5/8\"
5. ALL INTERIORS SHALL BE FINISHED WITH SHEETROCK 5/8\"
6. ALL INTERIORS SHALL BE FINISHED WITH SHEETROCK 5/8\"
7. ALL INTERIORS SHALL BE FINISHED WITH SHEETROCK 5/8\"
8. ALL INTERIORS SHALL BE FINISHED WITH SHEETROCK 5/8\"
9. ALL INTERIORS SHALL BE FINISHED WITH SHEETROCK 5/8\"
10. ALL INTERIORS SHALL BE FINISHED WITH SHEETROCK 5/8\"

**STRUCTURAL NOTES**

1. ALL STRUCTURAL MEMBERS SHALL BE AS NOTED.
2. ALL STRUCTURAL MEMBERS SHALL BE AS NOTED.
3. ALL STRUCTURAL MEMBERS SHALL BE AS NOTED.
4. ALL STRUCTURAL MEMBERS SHALL BE AS NOTED.
5. ALL STRUCTURAL MEMBERS SHALL BE AS NOTED.
6. ALL STRUCTURAL MEMBERS SHALL BE AS NOTED.
7. ALL STRUCTURAL MEMBERS SHALL BE AS NOTED.
8. ALL STRUCTURAL MEMBERS SHALL BE AS NOTED.
9. ALL STRUCTURAL MEMBERS SHALL BE AS NOTED.
10. ALL STRUCTURAL MEMBERS SHALL BE AS NOTED.

**DESIGNER DISCLAIMER**

THESE PLANS ARE PROVIDED WITH NO WARRANTY OR REPRESENTATION OF ANY KIND. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND CONDITIONS PRIOR TO CONSTRUCTION.

**PLAN AREAS**

FINISHED BASEMENT	241 sq ft
FINISHED 1ST FLOOR	182 sq ft
TOTAL FINISHED AREA	423 sq ft
COVERED PORCH	298 sq ft
LOT COVERAGE	1030 sq ft

**PROPOSED ARJ FOR BOER HOTES**  
516 CON. 5 WOODHOUSE RD., SIMCOE  
PROJECT NUMBER  
C19-25-03



Architectural + Energy + HVAC  
1000 Lakeshore Blvd. E.  
Unit 100  
Burlington, ON L7R 4A8  
QUALIFICATION INFORMATION  
Professional Engineer  
No. 12345  
DEREK JANEHA  
2199  
2022

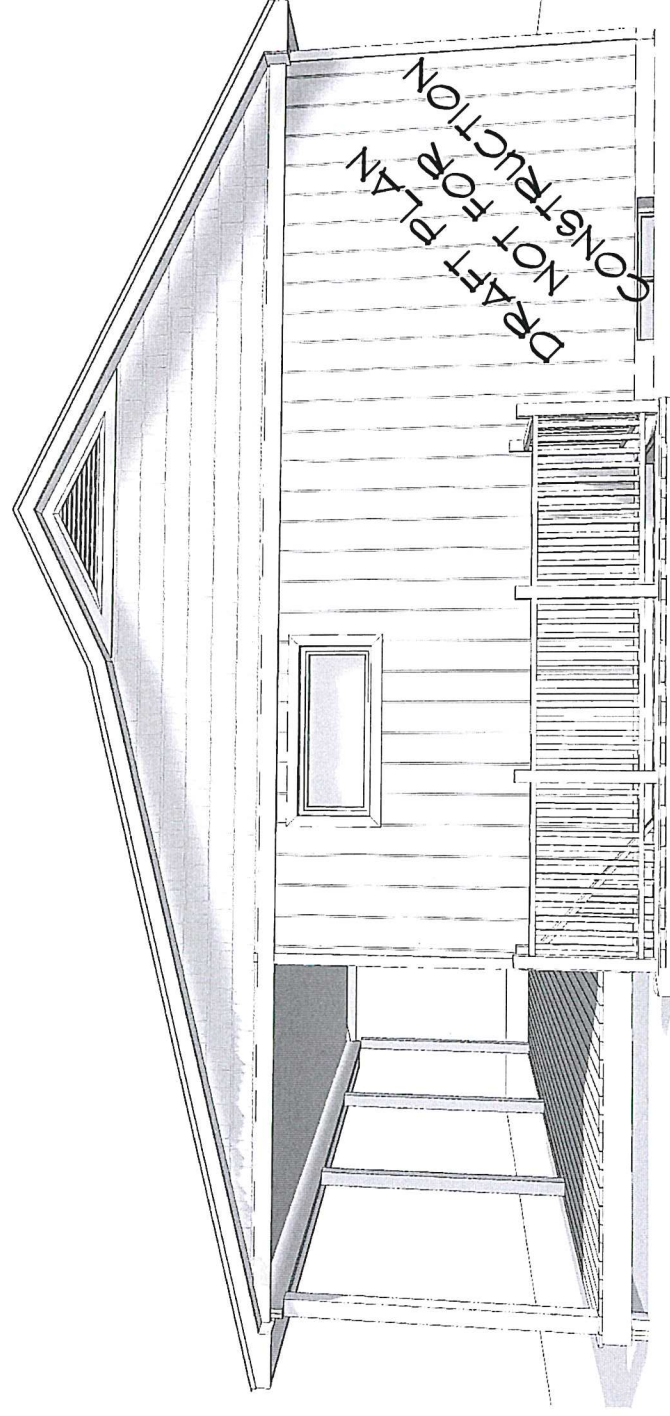
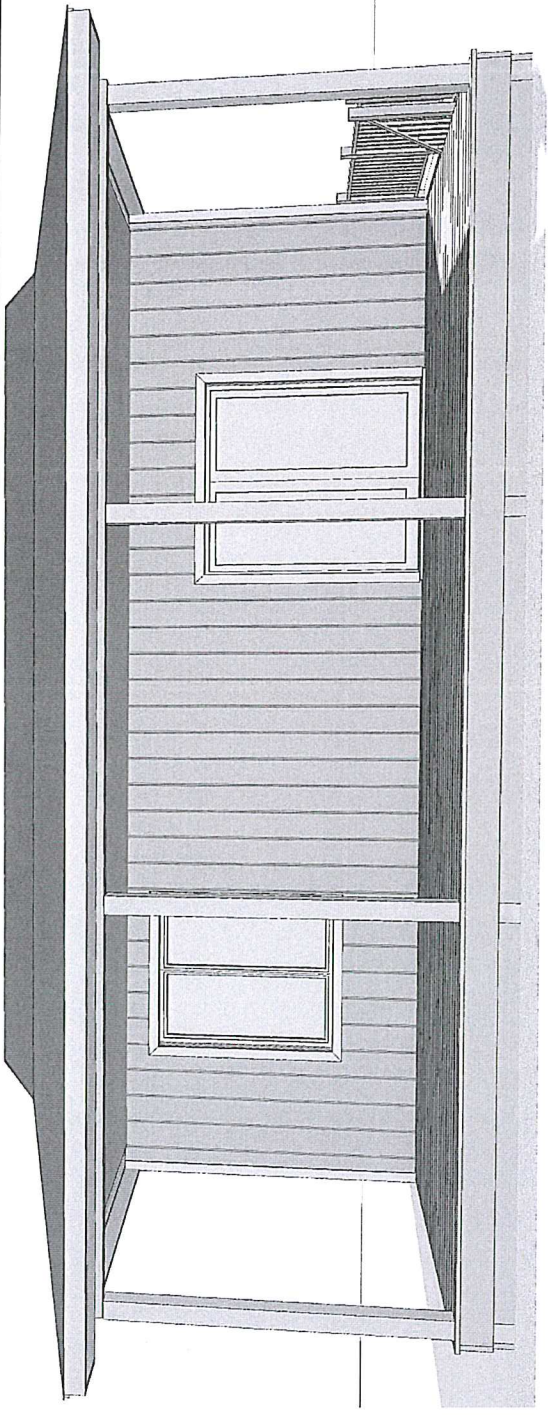
DATE: 10/10/2022  
SCALE: AS SHOWN  
DRAWING NO.: K21\_01B  
PROJECT NO.: 516 CON. 5 WOODHOUSE RD.

APPROVED BY: KRISTAL C. DESIGN/CA

**A-1**

516 Concession 5 Woodhouse

Plans pg 2 of 4

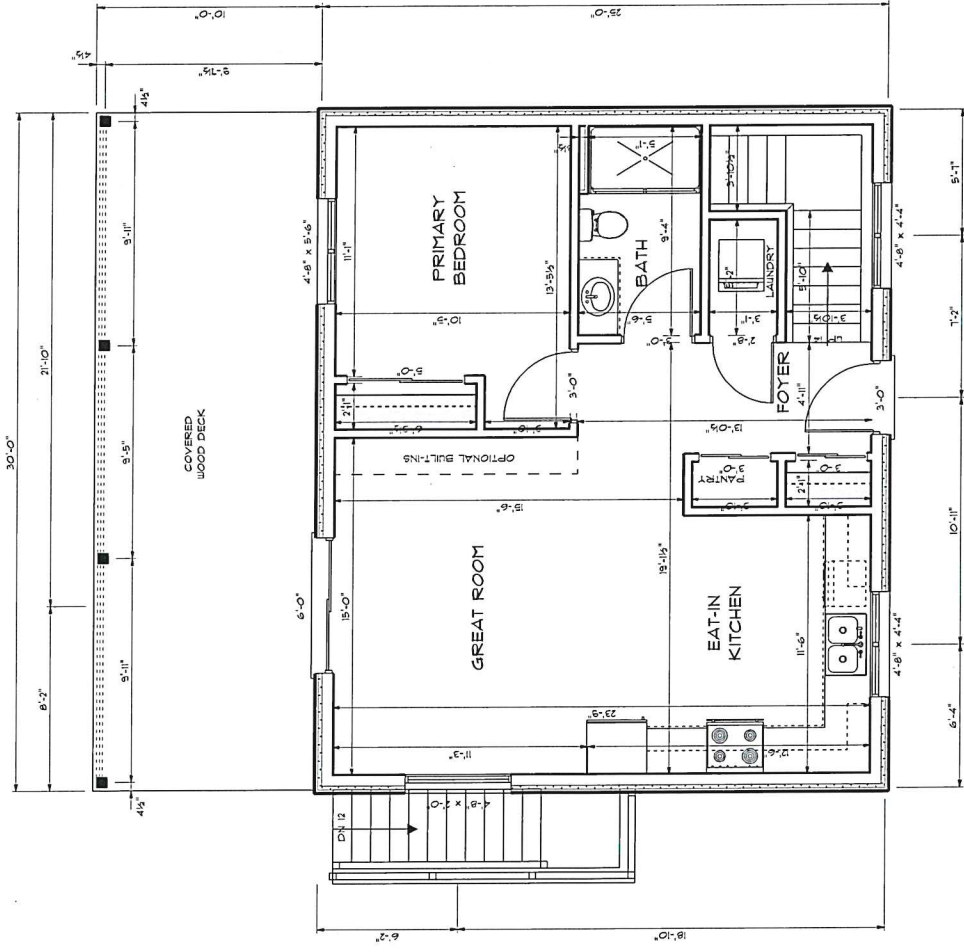


<p><b>GENERAL NOTES</b></p> <ul style="list-style-type: none"> <li>1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> <li>2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.</li> <li>3. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.</li> <li>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> <li>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> <li>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> <li>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> <li>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> <li>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> <li>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> </ul>	
<p><b>DESIGN NOTES</b></p> <ul style="list-style-type: none"> <li>1. PERMITTER EXPANSION JOINT FOR POURED CONCRETE SLABS SHALL BE LOCATED 1/2" FROM THE FACE OF THE SLAB.</li> <li>2. ALL REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.</li> <li>3. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.</li> <li>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> <li>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> <li>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> <li>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> <li>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> <li>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> <li>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> </ul>	
<p><b>STRUCTURAL NOTES</b></p> <ul style="list-style-type: none"> <li>1. ALL STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.</li> <li>2. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.</li> <li>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> <li>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> <li>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> <li>6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> <li>7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> <li>8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> <li>9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> <li>10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</li> </ul>	
<p><b>DESIGNER'S DISCLAIMER</b></p> <p>THE ARCHITECT MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR SUITABILITY OF ANY INFORMATION PROVIDED BY ANY OTHER PARTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN ANY INFORMATION PROVIDED BY ANY OTHER PARTY.</p>	
<p><b>PLAN AREAS</b></p> <p>FINISHED GARMENT 441 sq. ft.          MAIN FLOOR 716 sq. ft.          TOTAL FINISHED AREA 1156 sq. ft.          COVERED PORCH 238 sq. ft.          LOT COVERAGE 1050 sq. ft.</p>	
<p><b>PROPOSED ARJ FOR</b>          BOER HOMES          516 CON. 5 WOODHOUSE RD., SIMCOE          PROJECT NUMBER          C119-25-03</p>	
<p><b>djDESIGN</b>          Architectural • Energy • HVAC          10000 W. 10TH AVE., SUITE 100          DENVER, CO 80231          PHONE: 303.755.1234          FAX: 303.755.1235          WWW: DJDESIGN.COM</p>	
<p><b>QUALIFICATION INFORMATION</b>          DENVER, JACOBIA 71905          1000 W. 10TH AVE. SUITE 100          DENVER, CO 80231</p>	
<p><b>REAR &amp; LEFT VIEW</b></p>	
<p><b>A-2</b></p>	

DRAFT PLAN NOT FOR CONSTRUCTION

Plans  
pg 3 of 4

516 Concession 5 Woodhouse

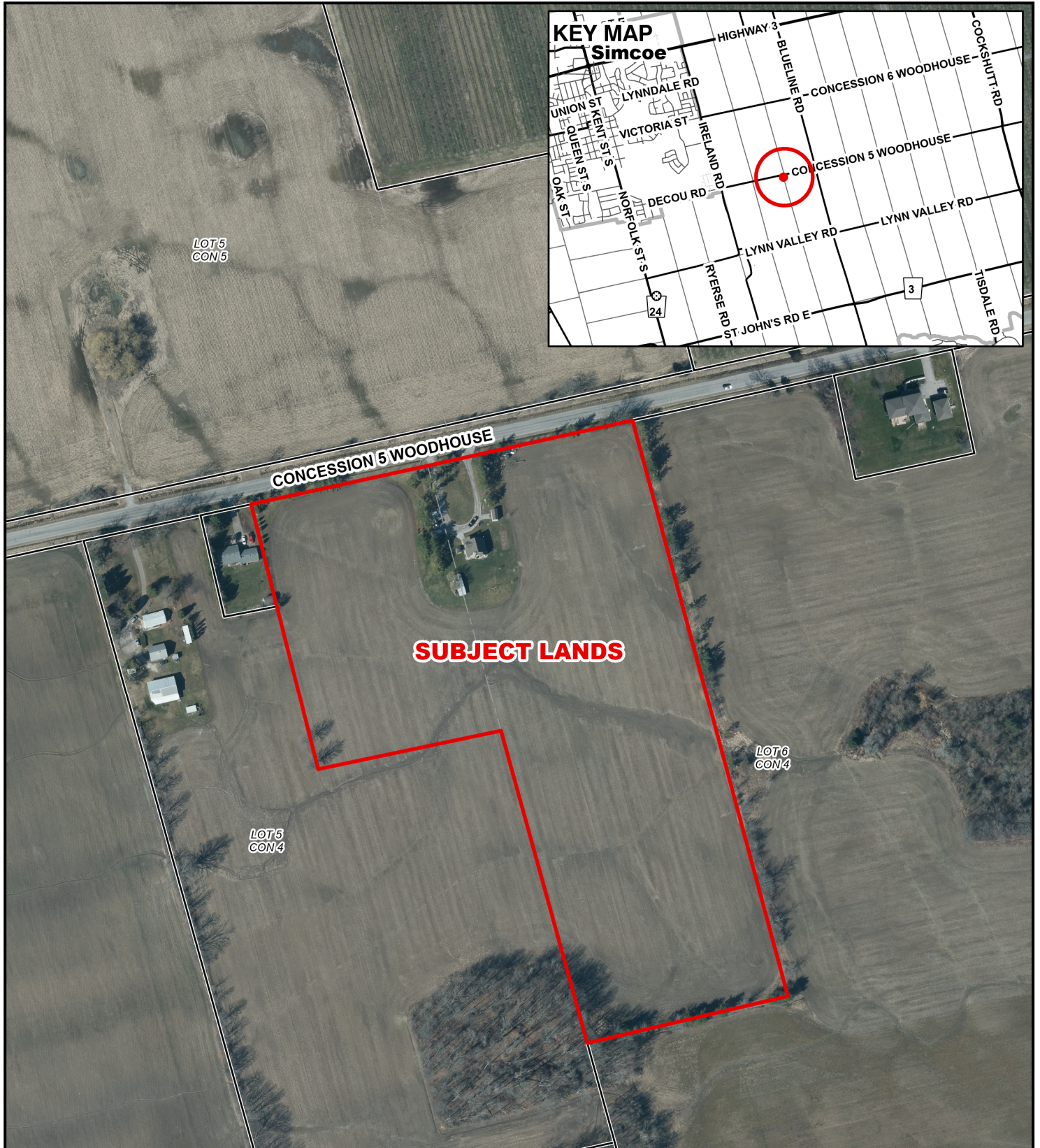


MAIN FLOOR PLAN  
SCALE: 3/16" = 1'-0"


DRAFT PLAN  
NOT FOR  
CONSTRUCTION

<p><b>GENERAL NOTES</b></p> <ul style="list-style-type: none"> <li>1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION BEGINS.</li> <li>2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.</li> <li>3. ALL CONCRETE SHALL BE PLACED AND FINISHED TO MATCH TO EXISTING CONCRETE.</li> <li>4. ALL FORMWORK SHALL BE PROTECTED FROM DAMAGE TO REMAIN IN PLACE UNTIL ALL CONCRETE HAS CURED.</li> <li>5. ALL FORMWORK SHALL BE PROTECTED FROM DAMAGE TO REMAIN IN PLACE UNTIL ALL CONCRETE HAS CURED.</li> <li>6. ALL FORMWORK SHALL BE PROTECTED FROM DAMAGE TO REMAIN IN PLACE UNTIL ALL CONCRETE HAS CURED.</li> <li>7. ALL FORMWORK SHALL BE PROTECTED FROM DAMAGE TO REMAIN IN PLACE UNTIL ALL CONCRETE HAS CURED.</li> <li>8. ALL FORMWORK SHALL BE PROTECTED FROM DAMAGE TO REMAIN IN PLACE UNTIL ALL CONCRETE HAS CURED.</li> <li>9. ALL FORMWORK SHALL BE PROTECTED FROM DAMAGE TO REMAIN IN PLACE UNTIL ALL CONCRETE HAS CURED.</li> <li>10. ALL FORMWORK SHALL BE PROTECTED FROM DAMAGE TO REMAIN IN PLACE UNTIL ALL CONCRETE HAS CURED.</li> </ul>	
<p><b>DESIGN NOTES</b></p> <ul style="list-style-type: none"> <li>1. PROVIDE 1/2" REINFORCING BARS FOR ALL CONCRETE.</li> <li>2. PROVIDE 1/2" REINFORCING BARS FOR ALL CONCRETE.</li> <li>3. PROVIDE 1/2" REINFORCING BARS FOR ALL CONCRETE.</li> <li>4. PROVIDE 1/2" REINFORCING BARS FOR ALL CONCRETE.</li> <li>5. PROVIDE 1/2" REINFORCING BARS FOR ALL CONCRETE.</li> <li>6. PROVIDE 1/2" REINFORCING BARS FOR ALL CONCRETE.</li> <li>7. PROVIDE 1/2" REINFORCING BARS FOR ALL CONCRETE.</li> <li>8. PROVIDE 1/2" REINFORCING BARS FOR ALL CONCRETE.</li> <li>9. PROVIDE 1/2" REINFORCING BARS FOR ALL CONCRETE.</li> <li>10. PROVIDE 1/2" REINFORCING BARS FOR ALL CONCRETE.</li> </ul>	
<p><b>STRUCTURAL NOTES</b></p> <ul style="list-style-type: none"> <li>1. PROVIDE 1/2" REINFORCING BARS FOR ALL CONCRETE.</li> <li>2. PROVIDE 1/2" REINFORCING BARS FOR ALL CONCRETE.</li> <li>3. PROVIDE 1/2" REINFORCING BARS FOR ALL CONCRETE.</li> <li>4. PROVIDE 1/2" REINFORCING BARS FOR ALL CONCRETE.</li> <li>5. PROVIDE 1/2" REINFORCING BARS FOR ALL CONCRETE.</li> <li>6. PROVIDE 1/2" REINFORCING BARS FOR ALL CONCRETE.</li> <li>7. PROVIDE 1/2" REINFORCING BARS FOR ALL CONCRETE.</li> <li>8. PROVIDE 1/2" REINFORCING BARS FOR ALL CONCRETE.</li> <li>9. PROVIDE 1/2" REINFORCING BARS FOR ALL CONCRETE.</li> <li>10. PROVIDE 1/2" REINFORCING BARS FOR ALL CONCRETE.</li> </ul>	
<p><b>FINISHED BASEMENT</b></p> <p>441 sq. ft.</p> <p><b>MAIN FLOOR PLAN</b></p> <p>1156 sq. ft.</p> <p><b>TOTAL FINISHED AREA</b></p> <p>1597 sq. ft.</p> <p><b>COVERED PORCH</b></p> <p>293 sq. ft.</p> <p><b>LOT COVERAGE</b></p> <p>1090 sq. ft.</p>	
<p><b>PROPOSED ARJ FOR</b></p> <p>BOER HOMES</p> <p>516 CON. 5 WOODHOUSE RD., SIMCOE</p> <p><b>PROJECT NUMBER</b></p> <p>C119-25-03</p>	
<p><b>djDESIGN</b></p> <p>Architectural - Energy - HVAC</p> <p>738 Lakeshore Ave. #200</p> <p>Scarborough, ON M1S 2T8</p> <p>Phone: (416) 291-9381</p> <p>Fax: (416) 291-9382</p> <p>Website: www.djdesign.ca</p> <p><b>QUALIFICATION INFORMATION</b></p> <p>LIST UPON THE REGISTRY OF PROFESSIONAL ENGINEERS</p> <p>DEREK JUREHA</p> <p>7195</p> <p>DATE</p> <p>2019</p>	
<p><b>MAIN FLOOR PLAN</b></p> <p>3/16" = 1'-0"</p> <p>DATE: 02/15/19</p> <p>SCALE: 3/16" = 1'-0"</p> <p>PROJECT BY: KRISTAL C. DEBONCA</p> <p>DATE: 02/15/19</p> <p>SCALE: 3/16" = 1'-0"</p> <p>PROJECT BY: KRISTAL C. DEBONCA</p> <p>DATE: 02/15/19</p> <p>SCALE: 3/16" = 1'-0"</p>	
<p><b>A-4</b></p>	



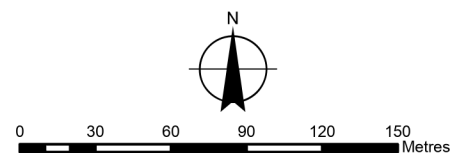


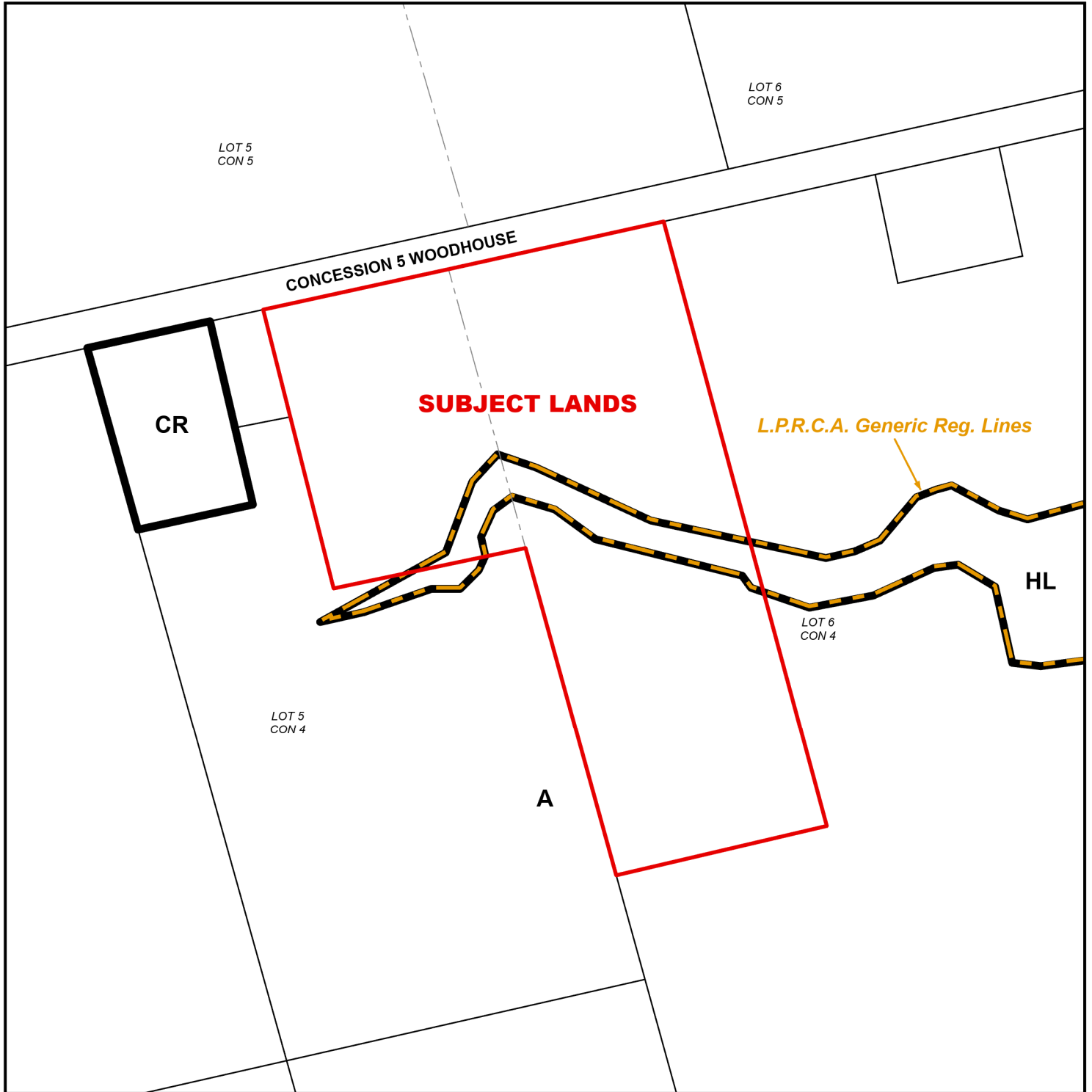
**Legend**

 Subject Lands



2/2/2026

2020 Air Photo





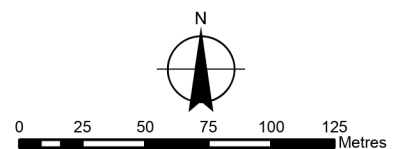
**LEGEND**

-  Subject Lands
-  LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

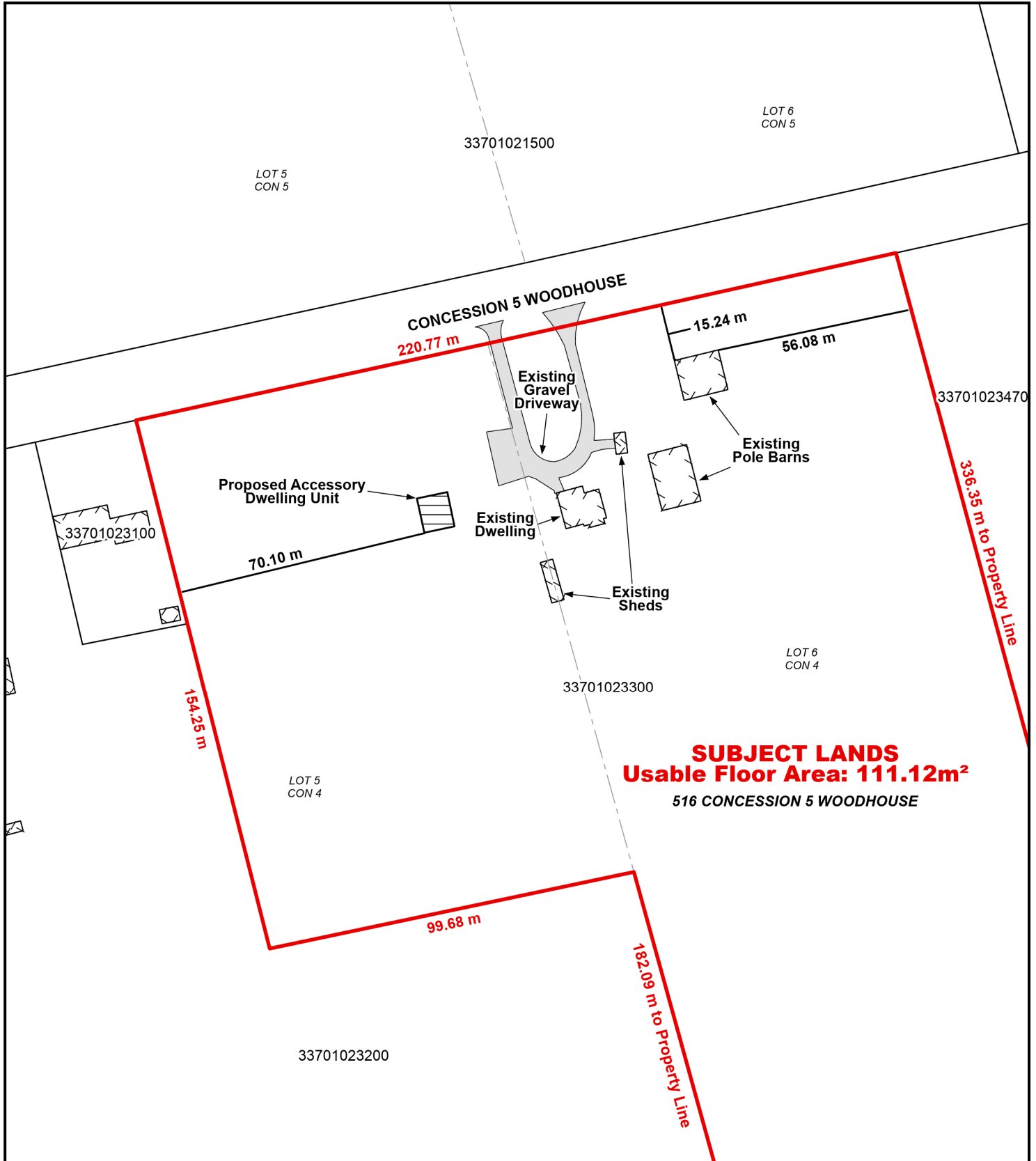
2/2/2026

- (H) - Holding
- A - Agricultural Zone
- CR - Rural Commercial Zone
- HL - Hazard Land Zone




CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



Legend

 Subject Lands

2/2/2026

