



For Office Use Only:

File Number _____
Related File Number _____
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.

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

Property Assessment Roll Number: 3310 54 3060107000600

A. Applicant Information

Name of Owner Spencer Coffin

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 9 Dogwood Dr

Town and Postal Code Tillsonburg N4G 5S5

Phone Number 519 403 6144

Cell Number _____

Email Spencer.Coffin@yahoo.ca

Name of Authorized Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____



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:

Spencer Coffin Alex Coffin Jennifer Coffin 9 Dogwood Dr

B. Location, Legal Description and Property Information

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

Long Point, 11 Pickereel Road, Lot 78 SWAL Plan 429

Municipal Civic Address: 11 Pickereel Road.

Land acquisition date (if known): July 1 2022

Present Official Plan Designation(s): _____

Present Zoning: Resort Residential

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:

Cottage / vacation home.

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

Type of Building	Existing		Proposed
	Cottage	Sheds	Boat house
Number of Storey(s)	1	Removed	
Number of Dwelling Units per lot	1		1
Buildings/Structures/ARDU Width (m)	6.28		9.14
Building/ Structures /ARDU Length (m)	9.85		12.8
Building/ Structures /ARDU Height (m)	4.27		8.41
Usable Floor Area (sq.m)	61.86		83.56
Lot coverage	7.9 %		15%

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.

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:

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

45 + years.

8. Existing use of abutting properties:

Cottage/ Vacation homes

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 ²)	1800		
Lot frontage (m)	18.0		
Lot depth (m)	100.0		
Front Yard Setback (m)	1.2		
Left Side Yard Setback (m)			
Right Side Yard Setback (m)	1.2	0.86	0.34
Rear Yard Setback (m)			
Exterior side yard (if applicable) (m)			
Height (m)	5	8.41	3.41
Lot coverage (%)	10	15	5%
Buildings/structures separation (m)			
Detached Additional Dwelling Unit (ADU) or Accessory Building			
i) Usable floor area (m ²)	56	83.56	27.56
ii) Height (m)	5	8.41	3.41
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:

Some zoning and cottage/conservation area forever.

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. 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:

No statement made regarding provincial interest.

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:

There is no site alteration or digging.
LPRCA Approved.

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:

No site alteration or digging.
LPRCA Approved

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 on Channel

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 Communal wells
 Individual wells Other (describe below)

private piped water

Sewage Treatment

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

Storm Drainage

- Storm sewers Open ditches
 Other (describe below)

Small gravelly channel.

2. Existing or proposed access to subject lands:

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

Name of road/street:

Pickering

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.



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.



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.

Owner/Applicant/Agent Signature

Feb 18 / 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

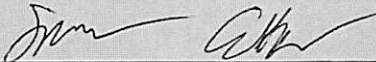
I, Spencer Coffin of Tillsonburg ON

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:

9:38 PM



Owner/Applicant/Agent Signature

In Tillsonburg

This 18 day of February

A.D., 2026

A Commissioner, etc.



K. Declaration

I, Spencer Coffin of Tillsonburg

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:

Norfolk County

Owner/Applicant/Agent Signature

In Simcoe

This 17 day of March

A.D., 2026

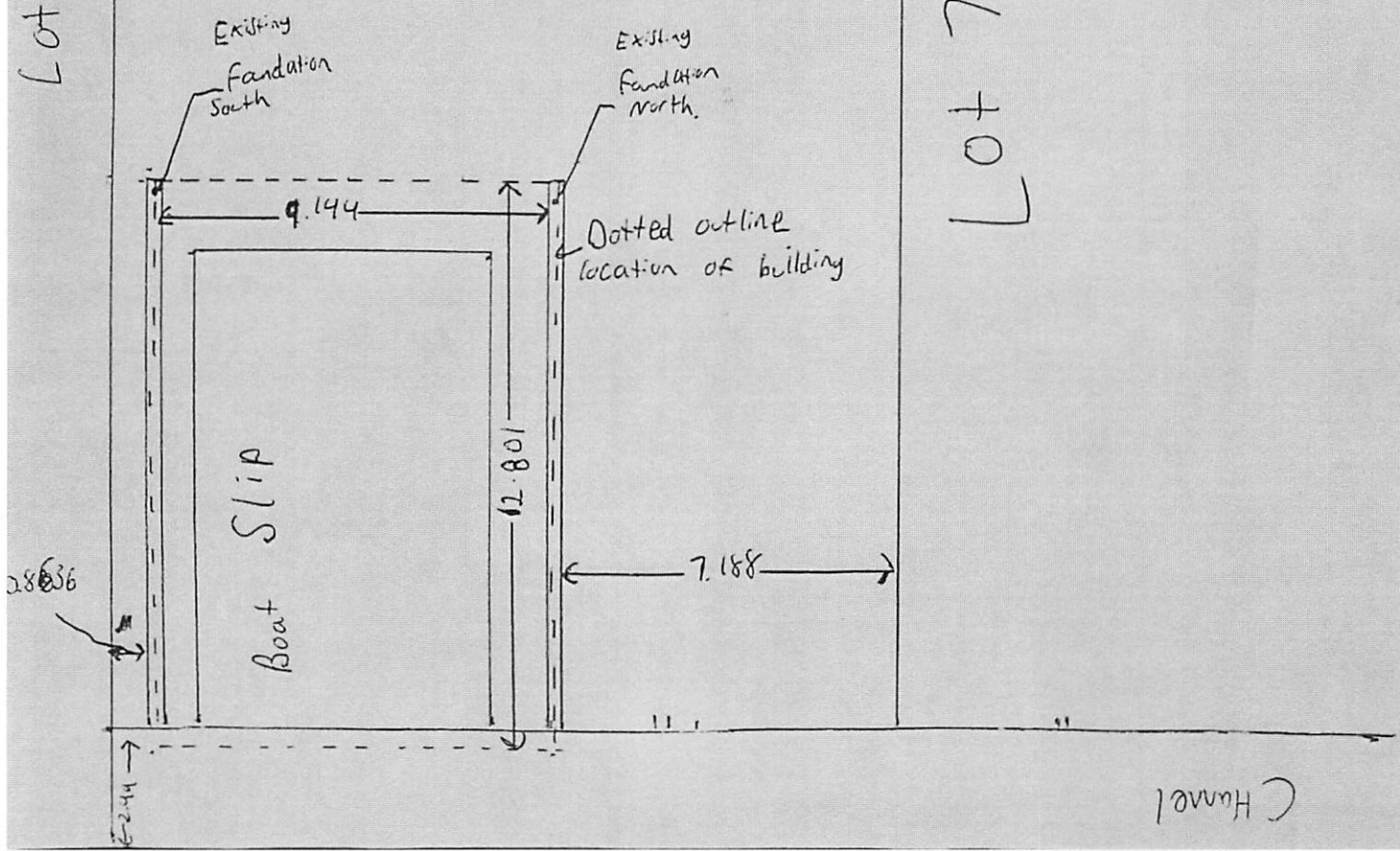
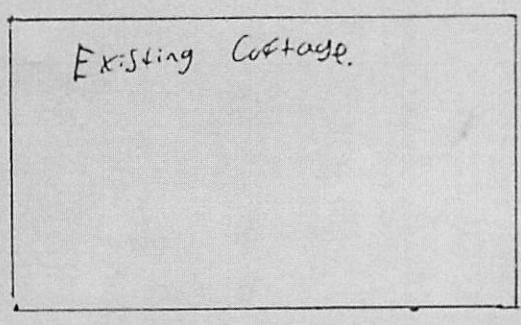
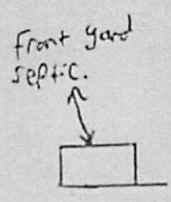
A Commissioner, etc.

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

Measurements In metres,
distance from septic 17

Lot 77

Lot 79



OWNERS:

ALEX COFFIN

11 PICKEREL ROAD
LONG POINT, ONTARIO
TEL: 1-519-403-5389
EMAIL: COFFIN1017@YAHOO.COM

DRAWING LIST:

- S-1 - EXISTING BOAT WELL & MAIN FLOOR FRAMING PLANS
- S-2 - UPPER FLOOR, ROOF FRAMING PLANS & DETAILS
- S-3 - WALL SECTIONS
- S4 - BUILDING ELEVATIONS

GENERAL CONSTRUCTION NOTES

- ALL FOOTINGS TO BEAR DIRECTLY ONTO UNDISTURBED SOIL. THE SOIL BEARING CAPACITY HAS BEEN DESIGNED FOR 2500^{psf}. THE SOIL BEARING CAPACITY IS TO BE CONFIRMED ON SITE BY A QUALIFIED SOIL TECHNICIAN PRIOR TO CONSTRUCTION SHOULD THE ENGINEER DEEM NECESSARY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF TEMPORARY BRACING DURING CONSTRUCTION. THE ENGINEER DOES NOT TAKE RESPONSIBILITY FOR TEMPORARY BRACING DURING CONSTRUCTION.
- ALL TRUSS BRACING TO BE INSTALLED AS PER TRUSS MANUFACTURERS DESIGN & SPECIFICATIONS AND AS PER ENGINEERS DESIGN & SPECIFICATIONS.
- NOTIFY THE ENGINEER A MINIMUM OF 24 HOURS IN ADVANCE FOR THE FOLLOWING INSPECTIONS:
 - A. EXCAVATION - PRIOR TO POURING FOOTINGS
 - B. ALL CONCRETE POURS IN WHICH REINFORCING STEEL IS SPECIFIED.
 - C. ROUGH FRAMING - PRIOR TO CLOSE-IN.
 - D. TRUSS FRAMING AND BRACING - PRIOR TO CLOSE-IN.
 - E. ERECTION OF STRUCTURAL STEEL & WELDING - PRIOR TO CLOSE-IN.
 - F. FINAL INSPECTION FOR CERTIFICATION. TO BE COMPLETED WITH CONTRACTOR & OWNER.
- THE CONTRACTOR / OWNER ARE RESPONSIBLE FOR NOTIFYING THE GOVERNING MUNICIPALITIES FOR ALL REQUIRED INSPECTIONS.

PROPOSED STORAGE BUILDING

2024 ONTARIO BUILDING CODE MATRIX - PARTS 3 & 9

PROJECT DESCRIPTION:	<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> ALTERATION	<input type="checkbox"/> PART 11	<input type="checkbox"/> PART 3 (DIVISION)	<input checked="" type="checkbox"/> PART 9 (DIVISION)					
MAJOR OCCUPANCY(S):	<input type="checkbox"/> ADDITION	<input type="checkbox"/> CHANGE OF USE	<input type="checkbox"/> PART 10	1.3.3.(A)	1.3.3.(A) / 9.10.1.3.(B)					
BUILDING AREA (M ²):	D - RESIDENTIAL OCCUPANCY		3.1.2.1.(1)(B)	3.1.2.1.(1)(B)	9.10.2.(B)					
GROSS AREA (M ²):	EXISTING: 0.00	NEW: 117.06	TOTAL: 117.06	1.4.1.2.(A)	1.4.1.2.(A)					
MEZZANINE AREA (M ²):	EXISTING: 0.00	NEW: 0.00	TOTAL: 0.00	3.2.1.1.(B)	9.10.4.1.(B)					
NUMBER OF STOREYS:	ABOVE GRADE: 2	BELOW GRADE: 0		1.4.1.2.(A) / 3.2.1.1.(B)	1.4.1.2.(A) / 9.10.4.(B)					
NUMBER OF STREETS (FIRE ROUTES):	1			3.2.2.10.(B) / 3.2.5.(B)	9.10.20.(B)					
BUILDING CLASSIFICATION:	D - RESIDENTIAL OCCUPANCY			3.2.2.20-(9)(B)	9.10.2.(B)					
SPRINKLERED BUILDING:	<input checked="" type="checkbox"/> NOT PROVIDED / REQUIRED	<input type="checkbox"/> ROOF ONLY		3.2.2.20-(9)(B)	9.10.8.2.(B)					
	<input type="checkbox"/> PROVIDED VOLUNTARILY	<input type="checkbox"/> BASEMENT ONLY		3.2.1.5.(B)	9.10.20.2.(B)					
	<input type="checkbox"/> ENTIRE REQUIRED	<input type="checkbox"/> LIEU OF RATING (COMPARTMENT(S))		3.2.2.17.(B)	9.10.16.1.(B)					
	<input type="checkbox"/> AREA(S) REQUIRED	<input type="checkbox"/> LIEU OF NON-COMBUSTIBLE(S)		3.6.2.5.(B)						
STANDPIPE REQUIRED:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> PROVIDED	3.2.5.8.(B) / 3.2.5.9.(B)						
FIRE ALARM SYSTEM REQUIRED:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> PROVIDED	3.2.4.(B)	9.10.18.(B)					
ADEQUATE FIRE FIGHTING WATER SUPPLY:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO		3.2.5.7.(B)						
HIGH BUILDING:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		3.2.6.(B)						
PERMITTED CONSTRUCTION:	<input type="checkbox"/> COMBUSTIBLE	<input type="checkbox"/> NON-COMBUSTIBLE	<input checked="" type="checkbox"/> BOTH							
ACTUAL CONSTRUCTION:	<input type="checkbox"/> COMBUSTIBLE	<input type="checkbox"/> NON-COMBUSTIBLE	<input checked="" type="checkbox"/> BOTH							
OCCUPANT LOAD BASED ON:	<input type="checkbox"/> POSTED LOAD	<input checked="" type="checkbox"/> AREA (M ²) / PERSON		3.2.2.20-(9)(B)	9.10.6.(B)					
BASEMENT:				3.1.17.(B)	9.9.1.3.(B)					
1st FLOOR:	3 PERSONS - BASED ON STORAGE AREA PER PERSON									
2nd FLOOR:										
3rd FLOOR:										
BARRIER FREE DESIGN:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		3.8.(B)	9.5.2.(B)					
SPECIAL PROTECTION:	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO		3.3.1.2.(B) / 3.3.1.21.(B)	9.10.1.3.(B)					
FIRE RESISTANCE RATING:	HOURS		LISTED DESIGN NO. OR DESCRIPTION (ISG-2)	3.2.2.20-(9)(B)	9.10.8.(B)					
FLOOR ASSEMBLIES:	N/A		N/A	3.2.1.4.(B)	9.10.9.(B)					
ROOF ASSEMBLIES:	N/A		N/A							
MEZZANINE ASSEMBLIES:	N/A		N/A							
FLOOR STRUCTURAL MEMBERS:	N/A		N/A							
ROOF STRUCTURAL MEMBERS:	N/A		N/A							
MEZZANINE STRUCTURAL MEMBERS:	N/A		N/A							
SPATIAL SEPARATION: (CONSTRUCTION OF EXTERIOR WALLS) - OF NEW CONSTRUCTION ONLY				3.2.3.(B)	9.10.14.(B) OR 9.10.15.(B)					
WALL (PROPOSED BUILDING)	AREA OF EBF (M ²)	L.D. (M)	L/H OR H/L	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	F.R.R. (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST.	COMB. CONST. NON-COMB. CLADDING	NON-COMB. CONST.
NORTH										
EAST										
SOUTH										
WEST										

NOTES:

APPROVED BY:



NOTE: THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND ARE NOT VALID UNLESS SEALED WITH HIS/HER SIGNATURE. THESE DRAWINGS ARE NOT TO BE REPRODUCED UNLESS AUTHORIZED BY THE ENGINEER.

ISSUED FOR:

PERMIT & CONSTRUCTION AUGUST 18, 2025

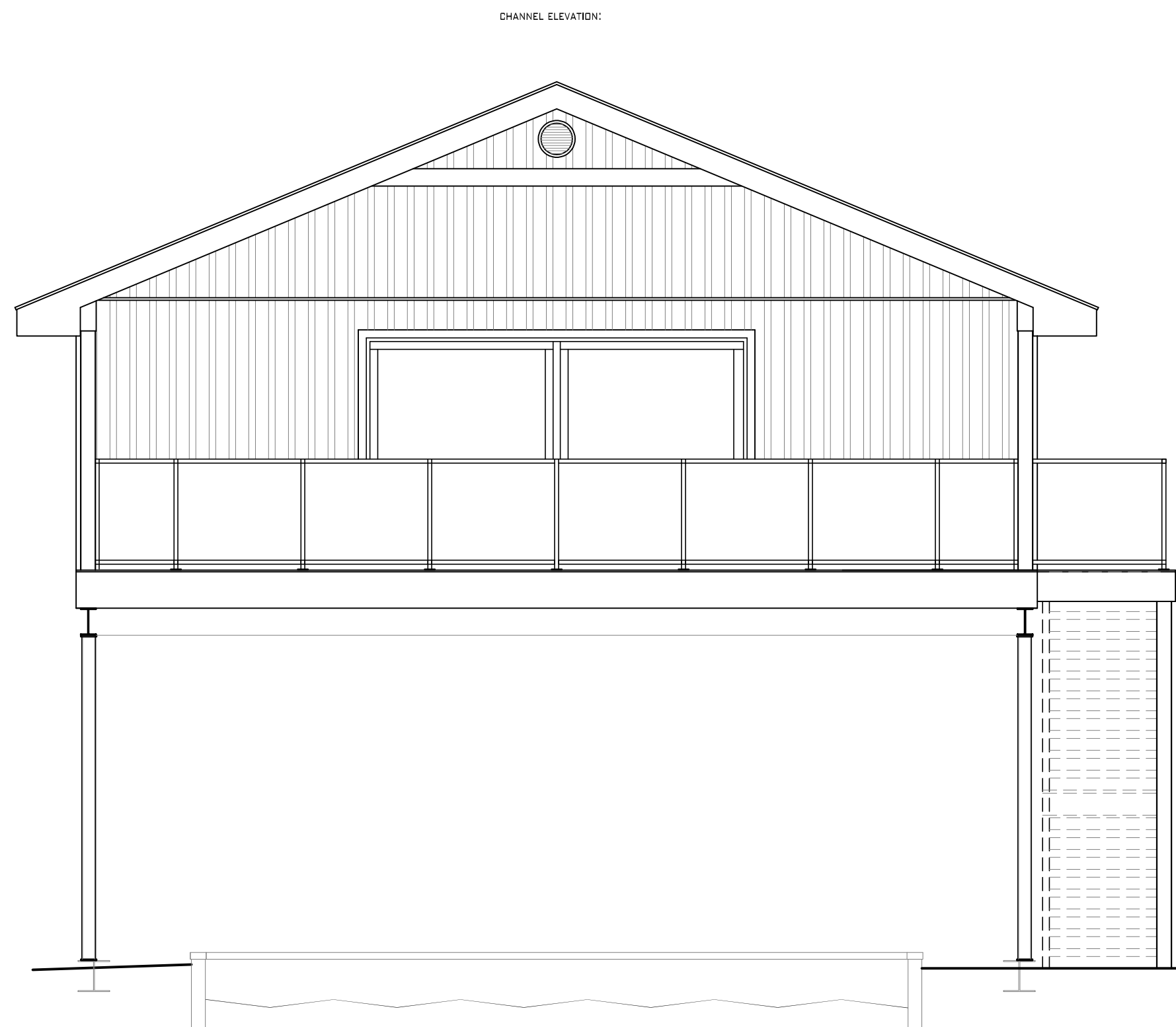
DESIGNED BY:

girard
ENGINEERING
24781 53 ONTARIO INC.
WOODSTOCK OTTERTVILLE
TEL: 1-519-879-6875
EMAIL: INFO@GIRARDEENGINEERING.CA

MUNICIPALITY:

NORFOLK COUNTY
GILBERTSON ADMINISTRATION
BUILDING
12 GILBERTSON DRIVE
SIMCOE, ONTARIO, N3Y 4N5
PHONE: 519-426-58707 EXT. 6016

CONSTRUCTED BY:



Map data ©2025 Google 100 m

DESIGN LOADS: - LONG POINT, ONTARIO

Table with 2 columns: Load Type and Value. Includes Ground Snow Load, Roof Dead Load, and Wind Loads.

GENERAL NOTES:

- 1. THESE GENERAL NOTES SHALL BE READ IN CONJUNCTION WITH THE LATEST REVISION OF DESIGN DRAWINGS AND SPECIFICATIONS PREPARED BY ALL ENGINEERING AND ARCHITECTURAL DISCIPLINES.
2. ALL WORK INCLUDING DESIGN, DETAILING, SHOP DRAWINGS, CONSTRUCTION, AND SHORING SHALL CONFORM TO THE LATEST EDITIONS OF THE ONTARIO BUILDING CODE, OCCUPATIONAL HEALTH AND SAFETY ACT, AND THE MINISTRY OF LABOUR REGULATIONS FOR CONSTRUCTION PROJECTS.
3. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES ON THESE DRAWINGS TO THE ENGINEER AND/OR ARCHITECT PRIOR TO CONSTRUCTION.
4. ALL STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUBCONTRACTORS.
6. OPERATIONS OF THE EXISTING FACILITY ARE NOT TO BE INTERRUPTED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR LOSS CAUSED BY CONSTRUCTION OPERATIONS.
7. ALL SHOP DRAWINGS SHALL BE STAMPED BY A LICENSED PROFESSIONAL ENGINEER (PROVINCE OF ONTARIO).
8. THE CONTRACTOR SHALL VERIFY DIMENSIONS OF EXISTING STRUCTURES PRIOR TO THE COMMENCEMENT OF WORK.

ENGINEERS GENERAL NOTES:

- 1. CONTRACTOR TO CHECK & VERIFY ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.
2. DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.
3. ALL CONSTRUCTION, MATERIALS, AND EQUIPMENT TO ADHERE TO LATEST EDITION OF O.B.C. & LOCAL BY-LAWS.
4. ALL STRUCTURAL ELEMENTS NOT OBTAINABLE THROUGH O.B.C. CHARTS TO BE ENGINEER APPROVED (STRUCTURAL ENGINEER TO REVIEW, CALCULATE LOADS AND SIZES, STAMP, AND APPROVE).
5. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL. ALL EXTERIOR FOUNDATION WALL FOOTINGS TO EXTEND DOWN BELOW LOCAL FROST LEVELS (48" MINIMUM BELOW FINISHED GRADE).
6. REFER TO PLANS, CROSS SECTIONS, AND DETAILS FOR ALL TYPICAL CONSTRUCTION DETAILS AND NOTES.

ENGINEERING NOTES:

- 1. NOTIFY THE ENGINEER A MINIMUM OF 24 HOURS IN ADVANCE FOR THE FOLLOWING INSPECTIONS:
A. EXCAVATION - PRIOR TO POURING FOOTINGS
B. FLOOR - DURING POUR TO VERIFY CONCRETE & THICKNESS
C. ALL CONCRETE POURS IN WHICH REINFORCING STEEL IS SPECIFIED.
D. ROUGH FRAMING - PRIOR TO CLOSE-IN.
E. TRUSS FRAMING AND BRACING - PRIOR TO CLOSE-IN.
F. ERECTION OF STRUCTURAL STEEL & WELDING - PRIOR TO CLOSE-IN.
G. FINAL INSPECTION FOR CERTIFICATION - TO BE COMPLETED WITH BOTH OWNER & CONTRACTOR PRESENT.
2. CONTRACTOR OR OWNER TO COMPLETE AND SUBMIT COPIES OF ALL CONCRETE TESTS AS PER C.S.A. A23.1 - ONE TEST REQUIRED PER 100M³ MINIMUM.
3. CONTRACTOR OR OWNER TO SUBMIT TRUSS DRAWINGS FOR REVIEW.
4. CONTRACTOR OR OWNER TO SUBMIT SHOP DRAWINGS OF ALL PRECAST AND / OR PRE-ENGINEERED ELEMENTS FOR REVIEW.
5. CONTRACTOR OR OWNER TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
6. THE DESIGN ON THESE DRAWINGS IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE USED OR COPIED WITHOUT CONSENT IN WRITING.
7. CHANGES OR SUBSTITUTIONS ARE NOT TO BE MADE WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

ENGINEERING NOTES CONTINUED:

INSTALL LATERAL TRUSS BRACING AS PER TRUSS DRAWINGS.
CROSS BRACE WEB LATERAL BRACING AS FOLLOWS:
SINGLE BRACE - EVERY 48"
DOUBLE BRACE - EVERY 48"
TRIPLE BRACE - CONTINUOUS
TEMPORARY ERECTION BRACING TO BE DESIGNED, CERTIFIED, AND INSPECTED BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF TEMPORARY BRACING DURING CONSTRUCTION.

SOIL & FOUNDATION NOTES:

- 1. ALLOWABLE SOIL BEARING CAPACITY FOR THIS PROJECT HAS BEEN ASSUMED AT 2500 psf (120 kPa).
2. THE CONTRACTOR SHALL REPORT ANY UNSTABLE SOIL CONDITIONS TO THE ENGINEER. FOOTINGS SHALL NOT BE POURED UNTIL THE EXCAVATION HAS BEEN INSPECTED AND APPROVED BY THE ENGINEER OR SOIL CONSULTANT.
3. THE DIRECTION OF THE SOIL CONSULTANT SHALL BE STRICTLY FOLLOWED.
4. ALL EXTERIOR FOOTINGS SHALL BE POURED ON UNDISTURBED NATIVE SOIL (OR APPROVED ENGINEERED FILL) AT A MINIMUM DEPTH OF 4'-0" (1.20M) BELOW FINISHED GRADE AND AT THE GRADES SHOWN ON THE DRAWINGS.
5. EXCAVATIONS SHALL CONFORM TO THE LATEST EDITIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND THE MINISTRY OF LABOUR REGULATIONS FOR CONSTRUCTION PROJECTS.
6. WALLS TO BE BACKFILLED ON BOTH SIDES SHALL BE BACKFILLED EVENLY UNLESS SHORED ON ONE SIDE TO THE SATISFACTION OF THE ENGINEER. PIT WALLS SHALL NOT BE BACKFILLED UNLESS BRACED AT THE TOP TO THE SATISFACTION OF THE ENGINEER. BACKFILL SHALL BE APPROVED MATERIAL COMPACTED TO 95% S.P.D. UNLESS OTHERWISE NOTED.
7. INSTALLATION DETAILS FOR WATERSTOPS AT WALL/FOOTING INTERFACE AND IN VERTICAL JOINTS SHALL BE PROVIDED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
8. WALLS AND PIERS SHALL BE CENTRED ON FOOTINGS WITHIN THE MIDDLE THIRD OF THE FOOTING.

CONCRETE AND REINFORCED CONCRETE NOTES:

- 1. ALL CONCRETE SHALL CONFORM TO CAN/CSA-A23.1, "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION" WITH A MAXIMUM AGGREGATE SIZE OF 3/4" (19MM), TYPE 10 NORMAL PORTLAND CEMENT (UNLESS OTHERWISE NOTED), AND A COMPRESSIVE STRENGTH AT 28 DAYS.
2. SUPPLY AND PLACE CONCRETE AS FOLLOWS:
FOOTINGS - 25 MPA, MAX. W/C RATIO OF 0.50, AIR CONTENT 6% ± 1%
FOUNDATION WALLS - 25 MPA, MAX. W/C RATIO OF 0.50, AIR CONTENT 6% ± 1%
PIERS - 30 MPA, MAX. W/C RATIO OF 0.45, AIR CONTENT 6% ± 1%
SLABS ON GRADE - 25 MPA, MAX. W/C RATIO OF 0.50, NO AIR CONTENT REQUIRED
PIT WALLS & FLOORS (SUBJECT TO ACID ATTACK) - 32 MPA TYPE 50 CEMENT (OR EQUIVALENT), MAX. W/C RATIO OF 0.40, AIR CONTENT 6% ± 1%
SIDEWALKS, EXPOSED CURBS, AND OTHER CONCRETE - 32 MPA, MAX. W/C RATIO OF 0.45, AIR CONTENT 6% ± 1%
3. ALL REINFORCEMENT SHALL CONFORM TO CSA G30.3, G30.5 & G30.18 (LATEST EDITION) WITH A YIELD STRENGTH OF 400 MPA FOR DEFORMED BARS OR 360 MPA FOR WELDED WIRE MESH.
4. MINIMUM CORNER REINFORCING SHALL BE 24x24" (600mmx600mm) L-BARS.
5. MINIMUM COVER ON REINFORCING FOR FORMED CONCRETE EXPOSED TO EARTH OR WEATHER SHALL BE 2" (50MM) FOR 20M OR LARGER BARS, 1 1/2" (38MM) FOR 15M OR SMALLER BARS, 3" (75MM) FOR REINFORCING IN FOOTINGS AND UNFORMED CONCRETE AGAINST EARTH, 1" (25MM) FOR SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER, 1 1/2" (38MM) FOR REINFORCING IN BEAMS, AND 2" (50MM) FOR MAIN PIER STEEL.
6. CONDUITS OR PIPES IN SLABS SHALL NOT EXCEED 1/3 OF THE SLAB THICKNESS IN DIAMETER AND SHALL HAVE A MINIMUM COVER OF 1" (25MM).
7. CONTROL JOINTS SHALL BE INSTALLED AS SHOWN OR AS NOTED ON DRAWINGS WITH A MAXIMUM SPACING OF 30'-0" (9.00M) IN WALLS. MAXIMUM SLAB POUR LENGTH OF 100'-0" (30.00M). ALL SAW CUTS SHALL BE A MINIMUM OF 1/3 OF THE SLAB DEPTH AND SHALL BE CUT WITHIN 24 HOURS OF THE POUR.

WOOD NOTES:

- 1. STRUCTURAL WOOD ELEMENTS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH CAN/CSA 086-01 'ENGINEERING DESIGN IN WOOD' AND THE WOOD DESIGN MANUAL (CANADIAN WOOD COUNCIL) LATEST EDITIONS.
2. WOOD TRUSSES SHALL BE DESIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER (PROVINCE OF ONTARIO). THE CONTRACTOR SHALL SUBMIT TRUSS SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
3. WOOD STUDS, JOISTS, NAILERS, BLOCKING, BUILT-UP BEAMS, AND COLUMNS SHALL BE S.P.F. NO. 2 (CONSTRUCTION GRADE) OR BETTER - CONFORMING TO CAN/CSA-041-91 'SOFT WOOD LUMBER'. GRADING SHALL CONFORM TO THE NATIONAL LUMBER GRADES AUTHORITY 'STANDARD GRADING RULES FOR CANADIAN LUMBER'. WOOD FRAME CONSTRUCTION SHALL CONFORM TO THE ONTARIO BUILDING CODE 2006 - SECTION 9.23.
4. PLYWOOD SHEATHING SHALL CONFORM TO CSA STANDARD O121-M1978 'DOUGLAS FIR PLYWOOD' AND O151-M1978 'CANADIAN SOFT WOOD PLYWOOD'.
5. WATERBOARD AND O.S.B. SHALL CONFORM TO CSA STANDARD CAN3-0437.1-M85 'WATERBOARD AND STRANOSGARD'.
6. FASTENING DEVICES (NAILS) SHALL CONFORM TO CSA STANDARD B111-1974 'WIRE NAILS, SPIKES, AND STAPLES'.
7. TRUSS TIE DOWNS, JOIST HANGERS, ETC. SHALL CONFORM TO 'ACCEPTANCE CRITERIA FOR JOIST HANGERS AND SIMILAR DEVICES' (THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS) AND SHALL BE A MINIMUM OF 20 GAUGE GALVANIZED STEEL.

STRUCTURAL STEEL NOTES:

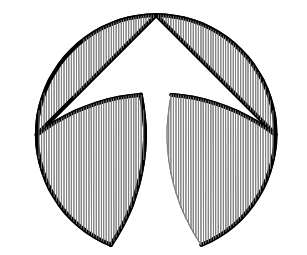
- 1. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-S16-01 'LIMIT STATES DESIGN OF STEEL STRUCTURES' AND SUPPLEMENT 91681-05.
2. STEEL BEAMS AND COLUMNS SHALL CONFORM TO CAN/CSA-G40.21-04 'QUALITY STRUCTURAL STEEL' WITH A YIELD STRENGTH OF 267 MPA (40000 psi) FOR BEAMS AND WIDE FLANGE COLUMNS, AND 333 MPA (50000 psi) FOR H.S.S. SECTIONS.
3. BOLTS FOR STRUCTURAL STEEL CONNECTIONS SHALL CONFORM TO ASTM A325. BOLTS AND THREADED ROD FOR WOOD CONNECTIONS SHALL CONFORM TO ASTM A307.
4. WELDING SHALL BE PERFORMED BY PERSONS CERTIFIED BY THE CANADIAN WELDING BUREAU IN CONFORMANCE WITH THE LATEST CSA STANDARD FOR WELDING - CLAUSE 24.3 OF S16-01.
5. SHOP DRAWINGS FOR ALL FABRICATED STEEL MEMBERS SHALL BE STAMPED BY A LICENSED PROFESSIONAL ENGINEER (PROVINCE OF ONTARIO) AND SUBMITTED TO THE ENGINEER PRIOR TO CONSTRUCTION.

WALLS:

- WOOD FRAME CONSTRUCTION TO COMPLY WITH O.B.C. 2012 9.23.
- WOOD FRAMING SPANS AND SIZES TO CONFORM TO TABLE A-1 - A-16, INCLUDING ALL APPLICABLE FOOTNOTES.
- 1 1/2" MINIMUM REQUIRED END BEARING OF JOISTS AND RAFTERS.
- HEAT TRANSFER, AIR LEAKAGE, AND CONDENSATION CONTROL TO COMPLY WITH O.B.C. 2012 9.25.
- ALL SIDING TO COMPLY WITH O.B.C. 2012 9.27.
- EXTERIOR WALLS TO HAVE A MINIMUM OF R22 INSULATION.
- ALL VAPOUR BARRIER TO BE 6MM POLYETHYLENE (CGS8-51.34) AIR AND VAPOUR BARRIER - SEALED AS PER O.B.C. 2012 9.25.
- DOORS AND WINDOWS TO COMPLY WITH FORCED ENTRY REQUIREMENTS AS PER O.B.C. 2012 9.6.B.
- FLOOR LEVELS CONTAINING BEDROOMS ARE TO HAVE ONE OPENING WINDOW WITH AN UNOBSTRUCTED AREA OF 3.80 sq.ft. MINIMUM - WITH NO DIMENSION LESS THAN 15".
- ALL ATTACHED GARAGES ARE TO HAVE GAS-PROOF WALLS WITH A MINIMUM OF R-19 INSULATION.

ROOF:

- ROOF CONSTRUCTION AND FLASHING TO COMPLY WITH O.B.C. 2006 9.26.
- ROOF SPACES TO COMPLY WITH O.B.C. 2012 9.19.
- UNOBSTRUCTED VENT AREA TO BE NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA.
- MINIMUM ATTIC ACCESS TO BE 20'x28" - FITTED WITH A COVER COMPLETE WITH WEATHERSTRIPPING AND RIGID INSULATION.



CONSTRUCTION NORTH

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THESE DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.

Table with 4 columns: NO., REVISION, BY, DATE. Contains revision history for the drawing.

CONSTRUCTED BY:

DESIGNED BY:

girard ENGINEERING
2478153 ONTARIO INC.
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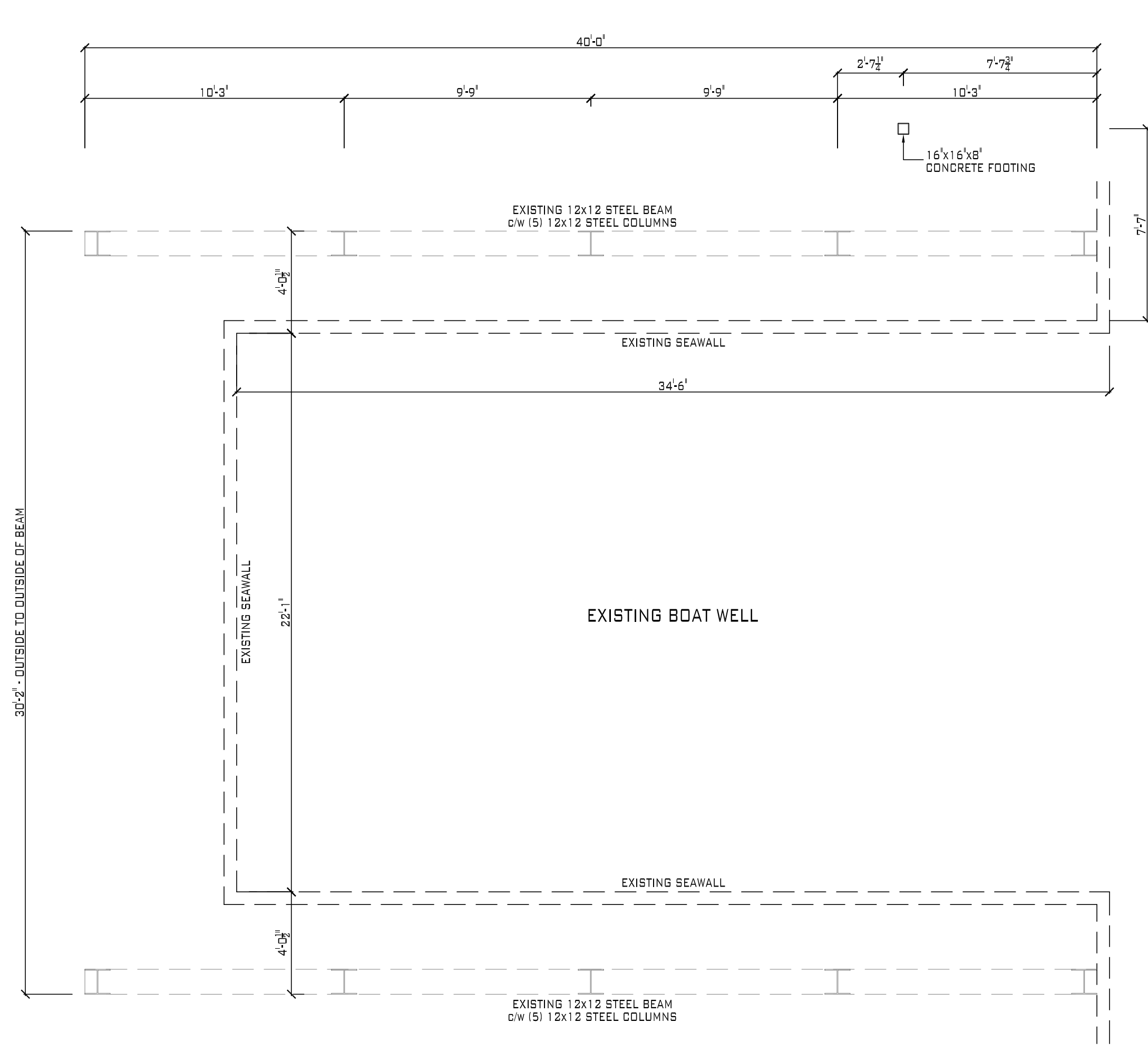
ALEX COFFIN
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LONG POINT, ONTARIO
TEL: 1-519-403-5389
EMAIL: COFFIN1017@YAHOO.COM

PROPOSED STORAGE BUILDING

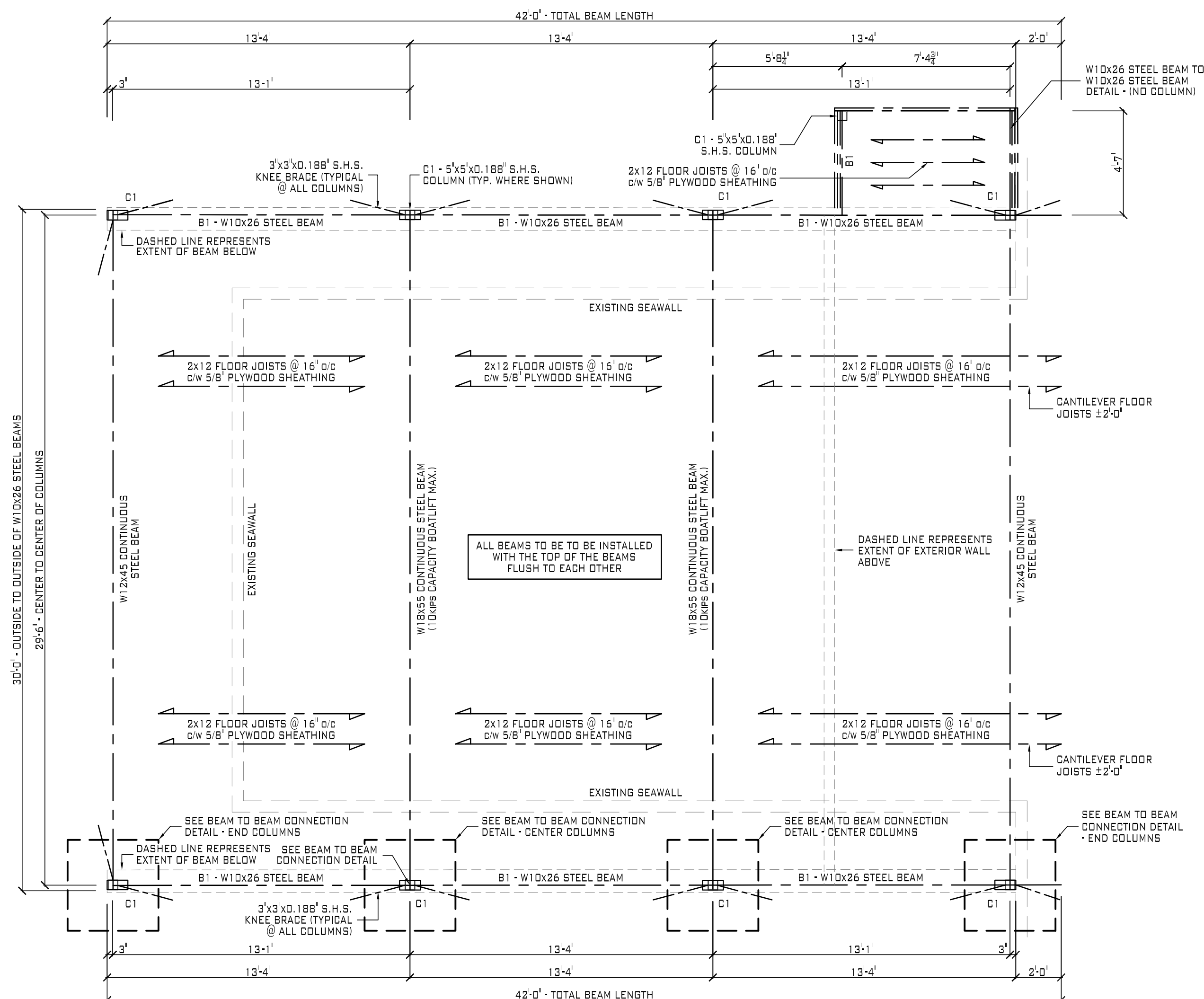
EXISTING BOAT WELL & MAIN FLOOR FRAMING PLANS

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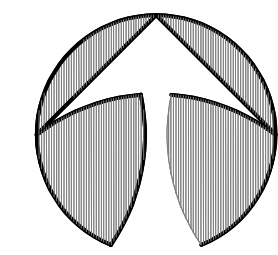
S-1



EXISTING BOAT WELL PLAN
SCALE: 1/4" = 1'-0"



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



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5	REVISED AS PER CLIENTS REQUEST - SHG REVIEW	TS	AUGUST 5, 2025
6	ISSUED FOR PERMIT & CONSTRUCTION	TS	AUGUST 18, 2025

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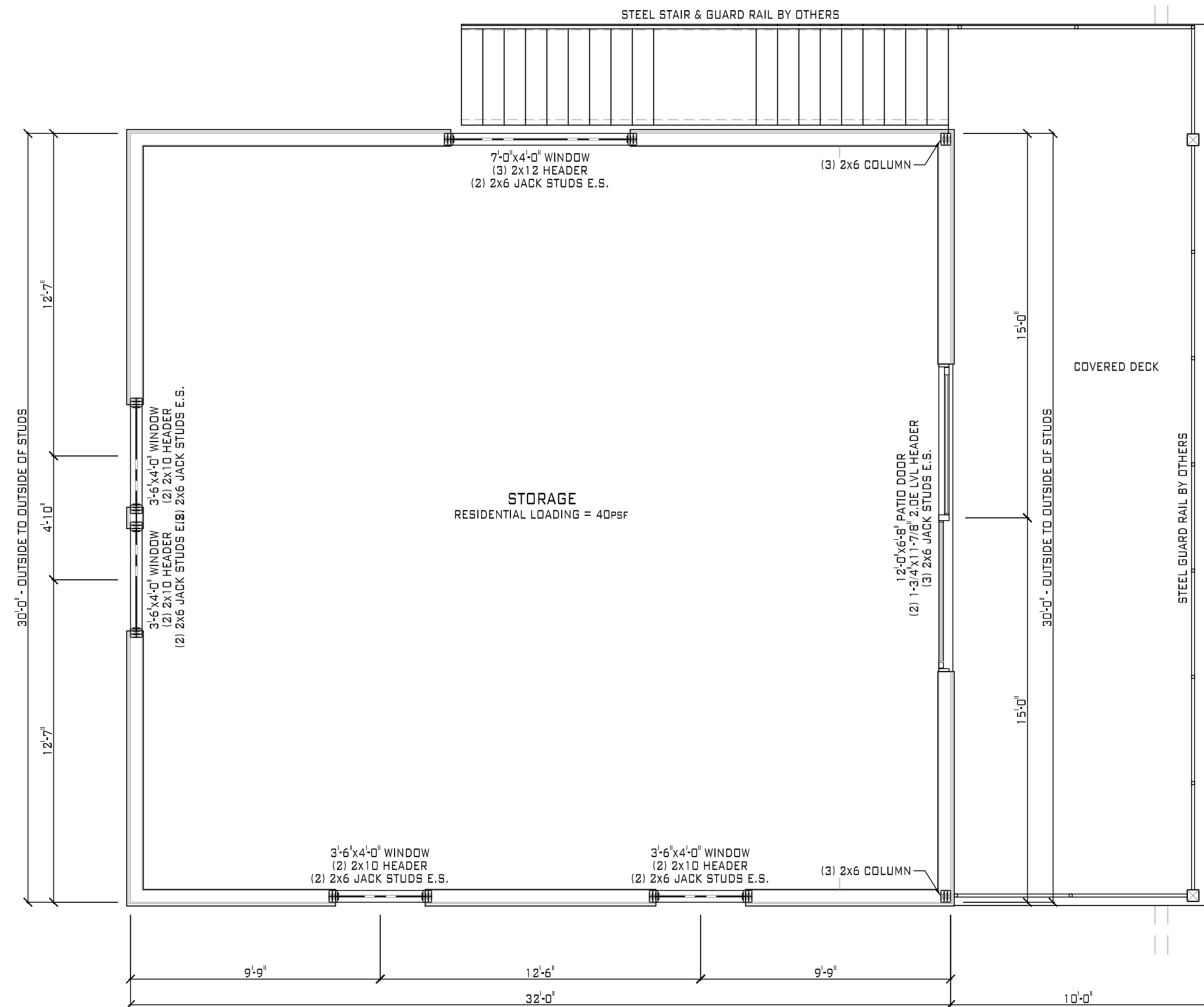
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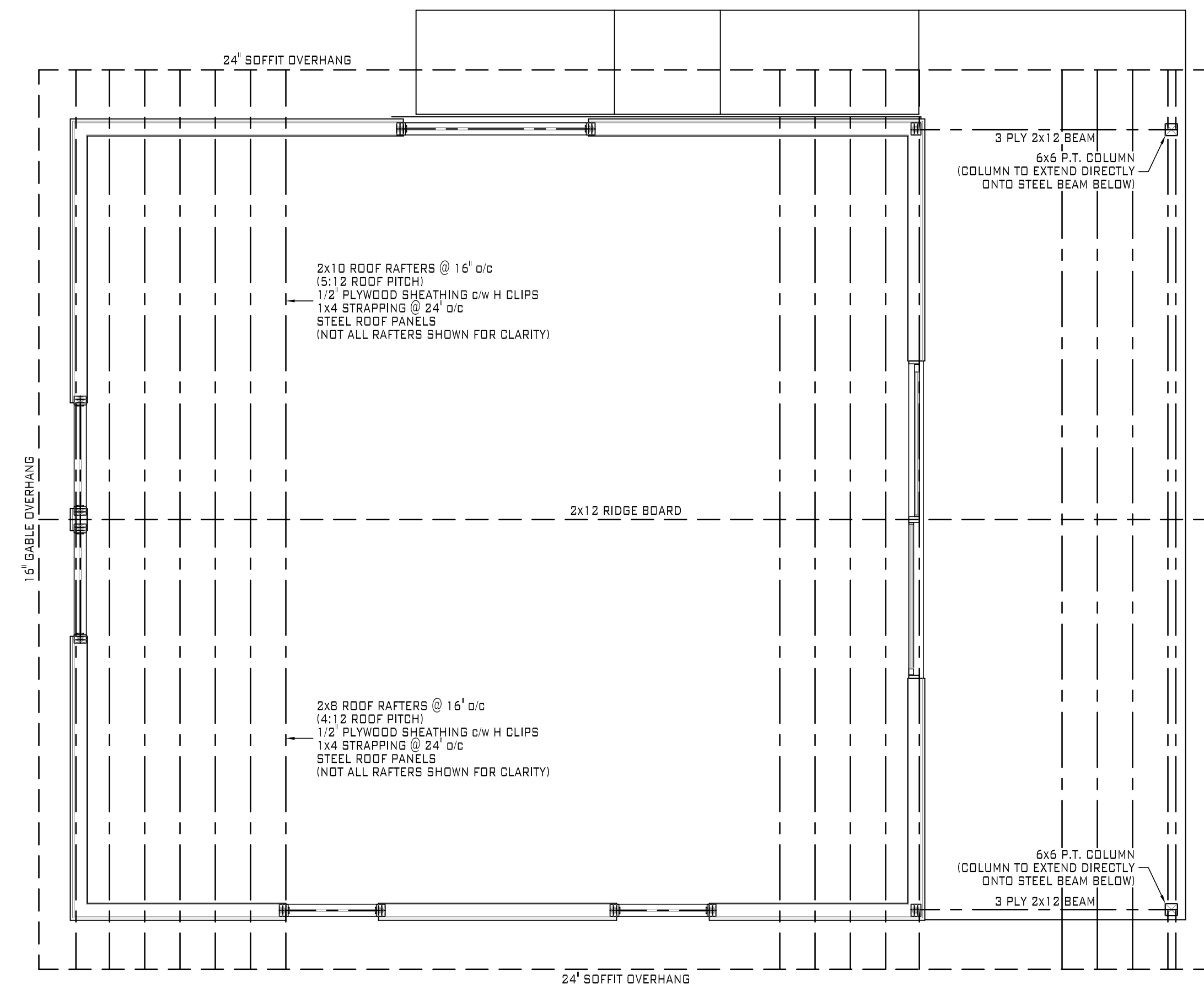
PROPOSED STORAGE BUILDING

UPPER FLOOR, ROOF FRAMING PLANS & DETAILS

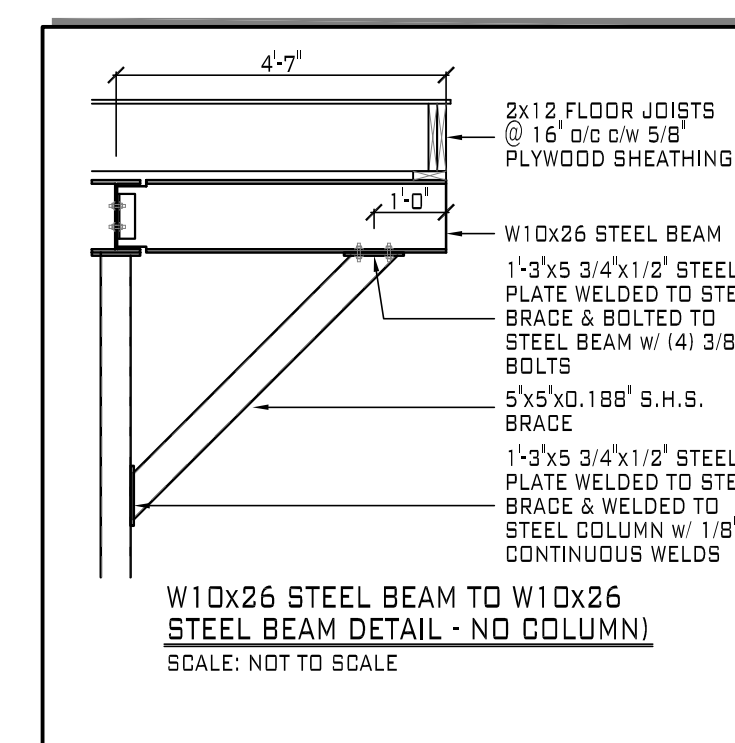
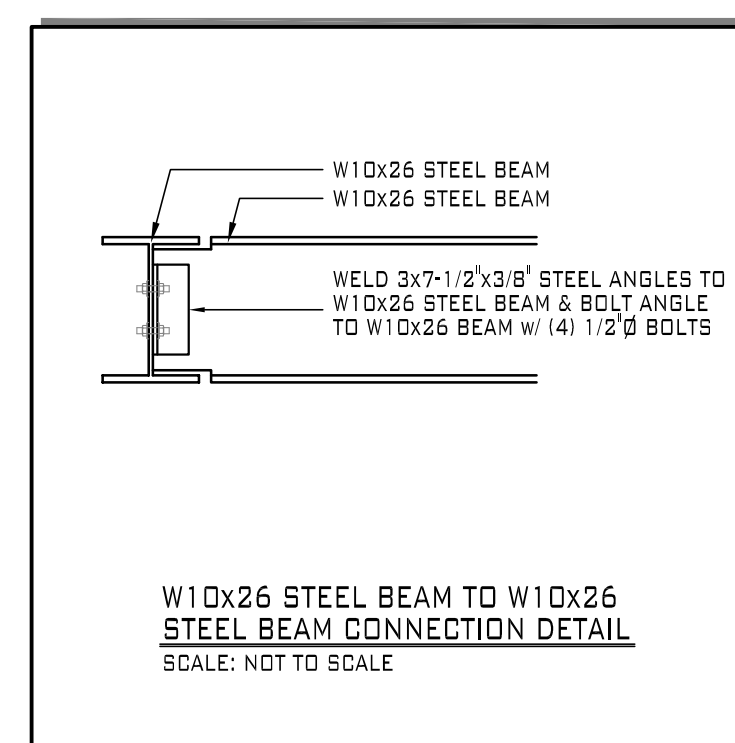
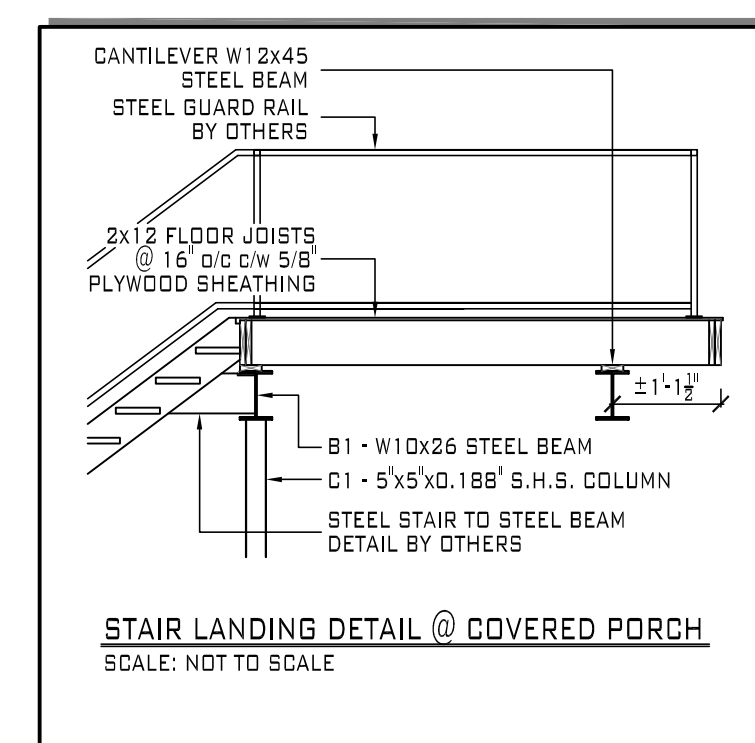
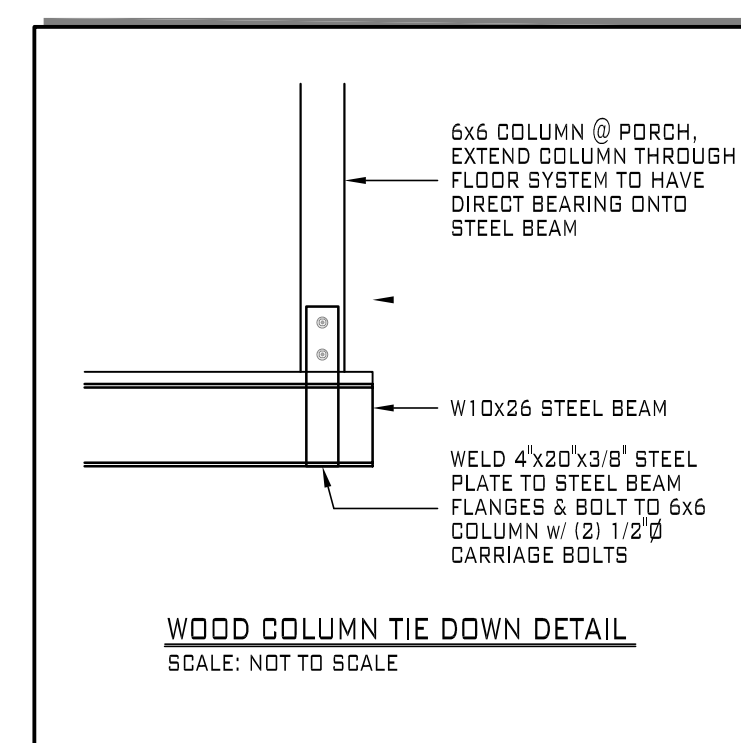
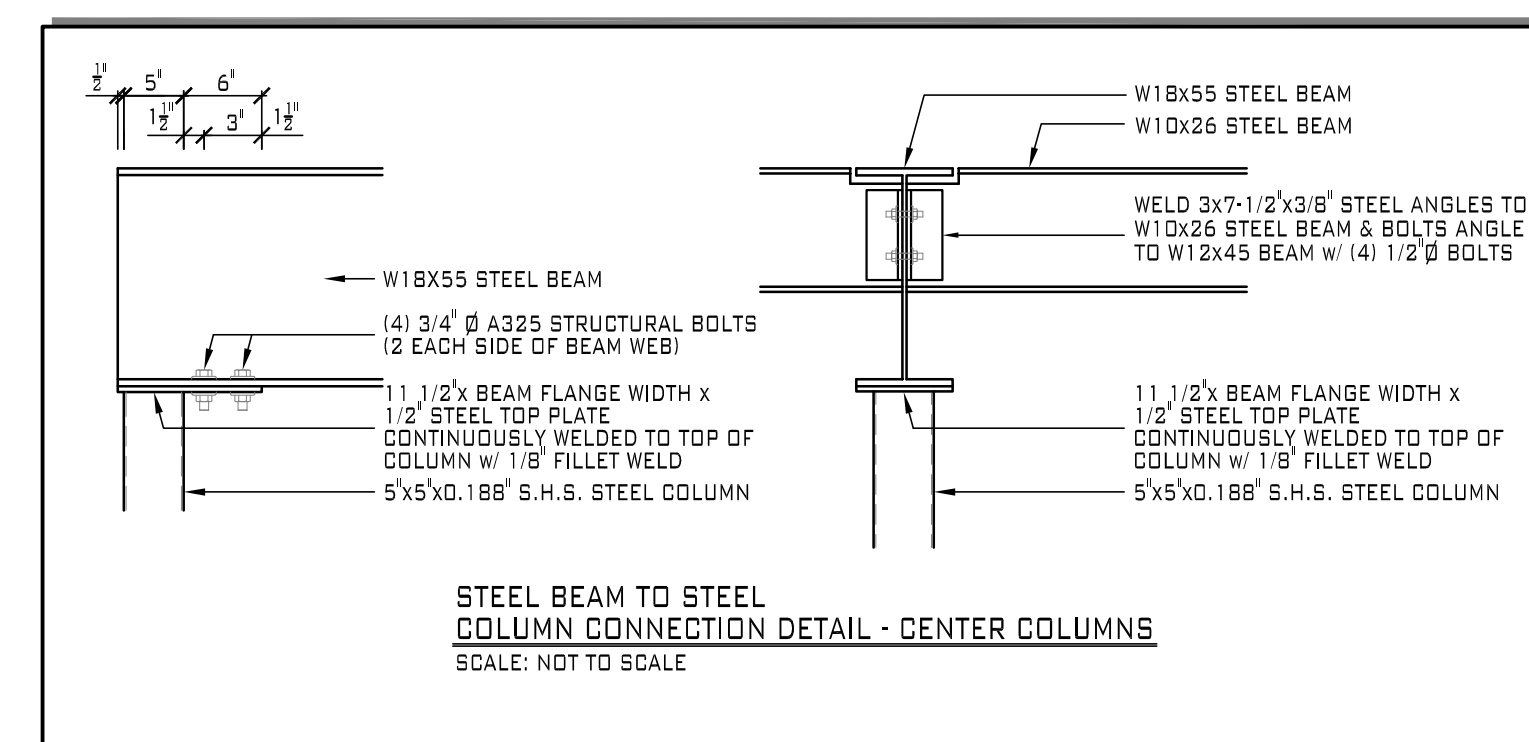
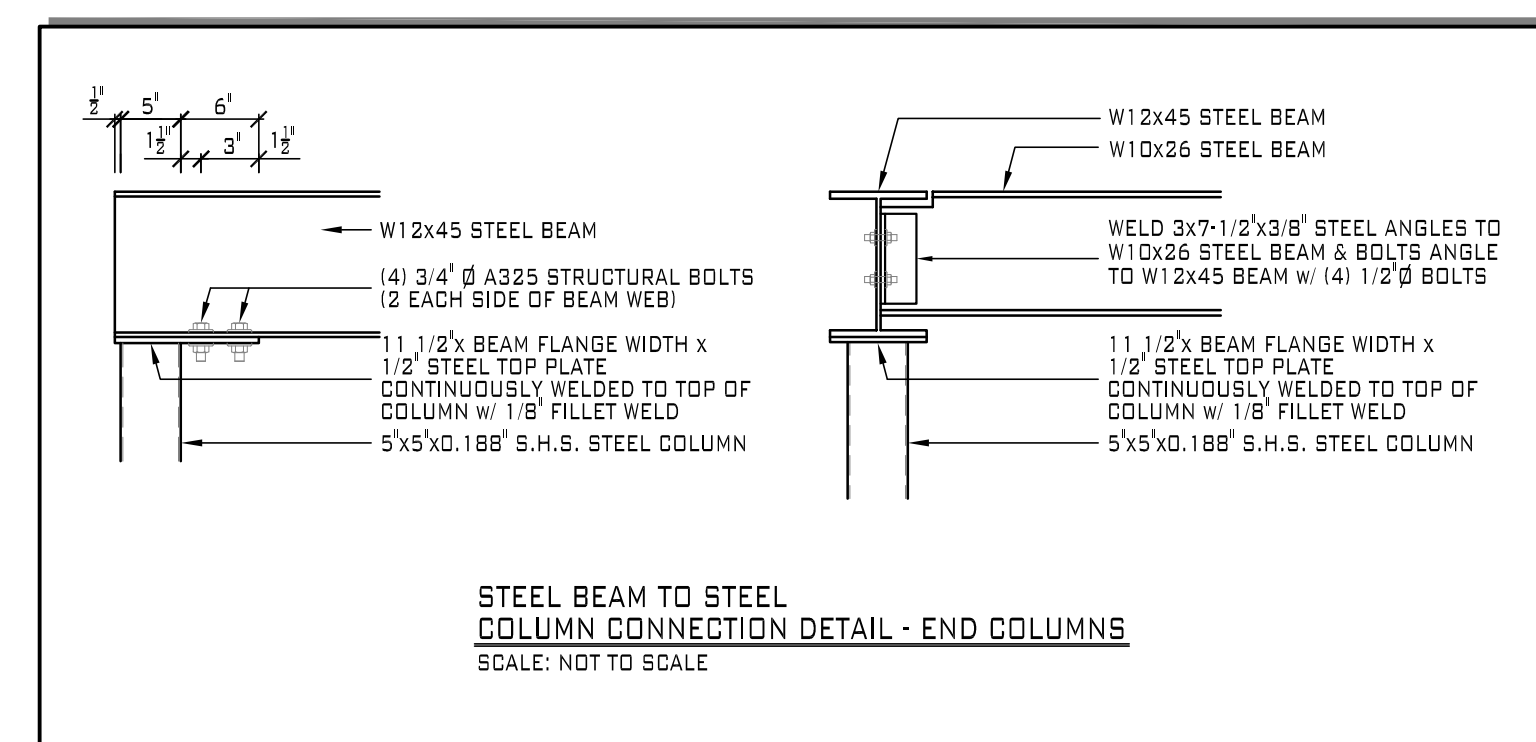
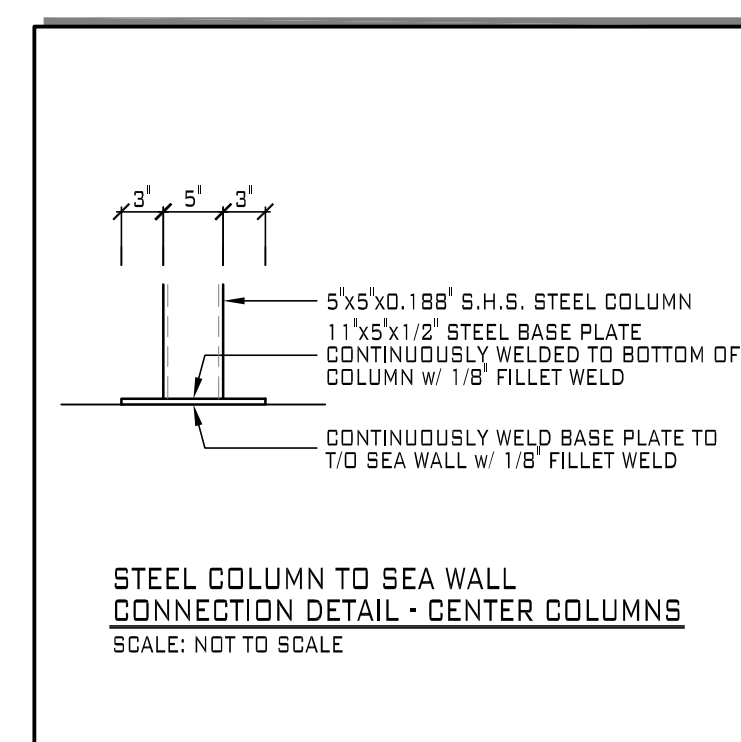
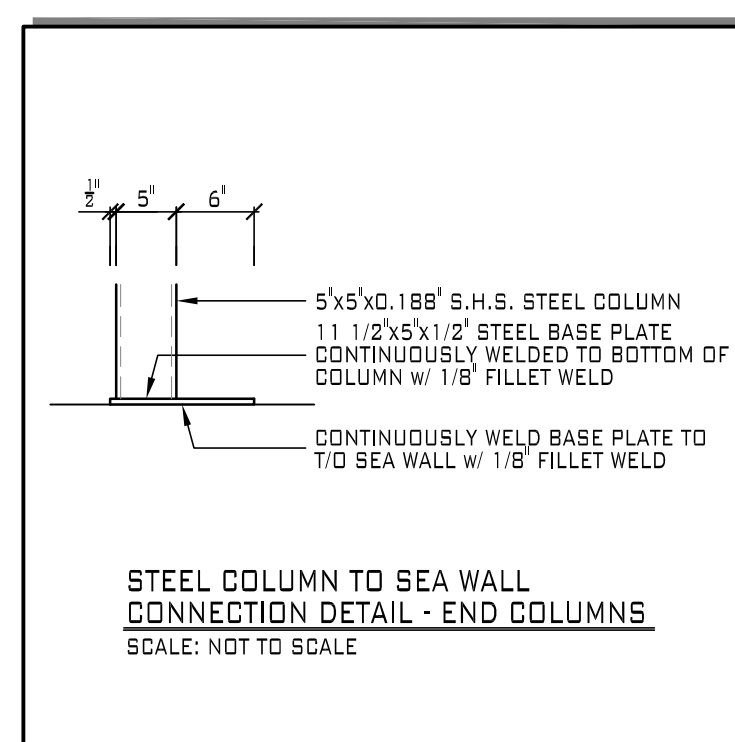
SCALE: 1/4" = 1'-0"	DRAWING NO:
DATE: FEBRUARY 2025	DRAWN BY: T. SPRAGUE
DESIGNED BY: M. VASANTHA	CHECKED BY: M. VASANTHA
PROJECT NO: 24-237	S-2



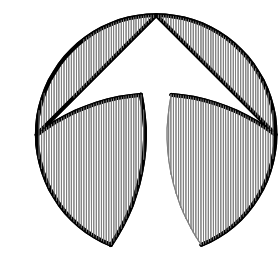
UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



1 1/2" x BEAM FLANGE WIDTH x 1/2" STEEL TOP PLATE CONTINUOUSLY WELDED TO TOP OF COLUMN W/ 1/8" FILLET WELD



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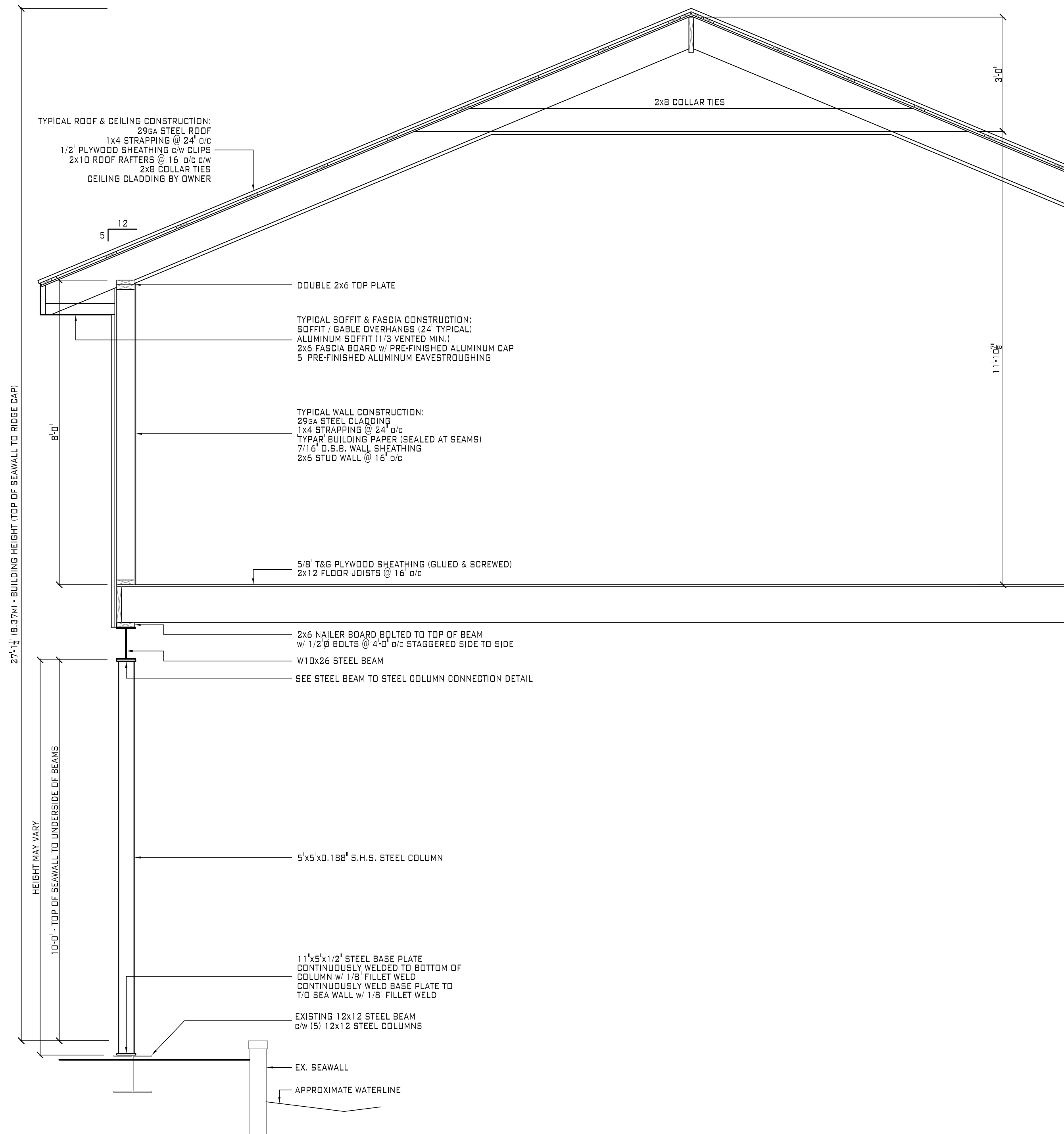
DESIGNED FOR:

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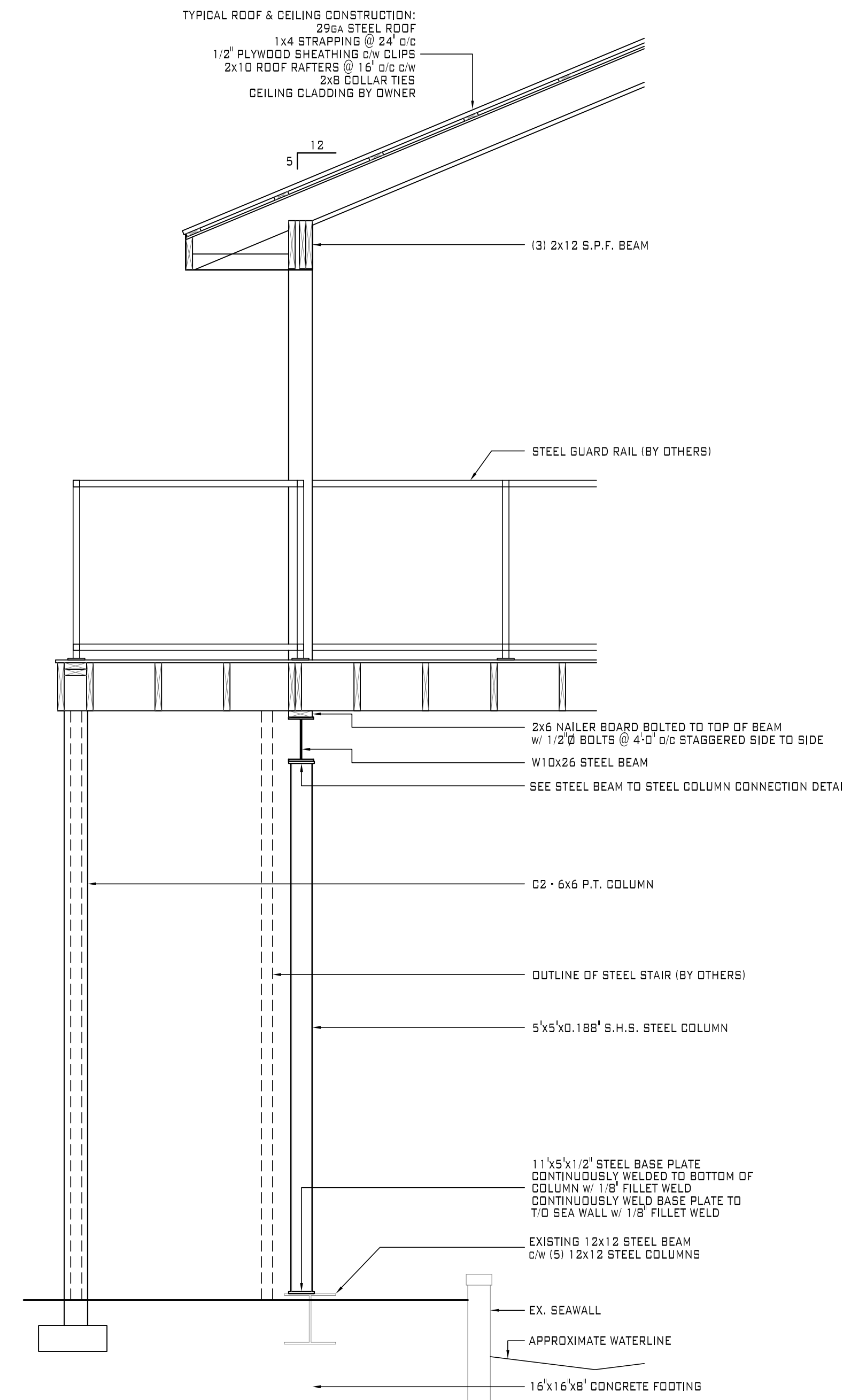
PROPOSED STORAGE BUILDING

WALL SECTIONS

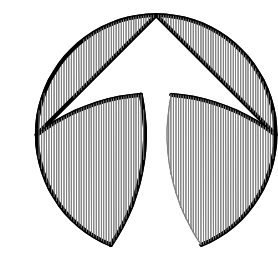
SCALE:	1/4" = 1'-0" OR AS NOTED	DRAWING NO: S-3
DATE:	FEBRUARY 2025	
DRAWING BY:	T. SPRAGUE	
DESIGNED BY:	M. VASANTHA	
CHECKED BY:	M. VASANTHA	
PROJECT NO:	24-237	



WALL SECTION - THROUGH STORAGE AREA
SCALE: 1/2" = 1'-0"



WALL SECTION - THROUGH COVERED PORCH
SCALE: 1/2" = 1'-0"



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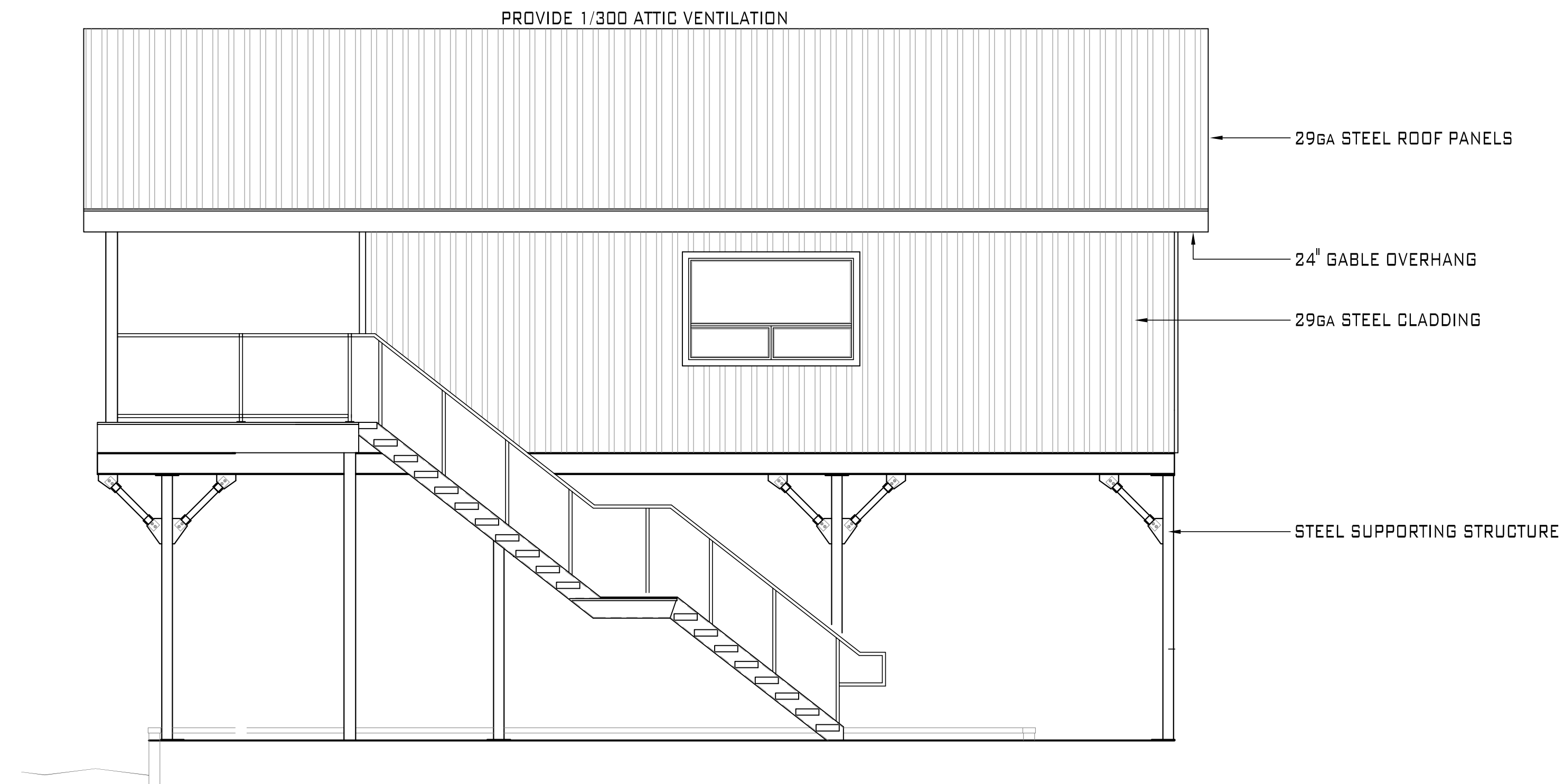
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PROPOSED STORAGE BUILDING

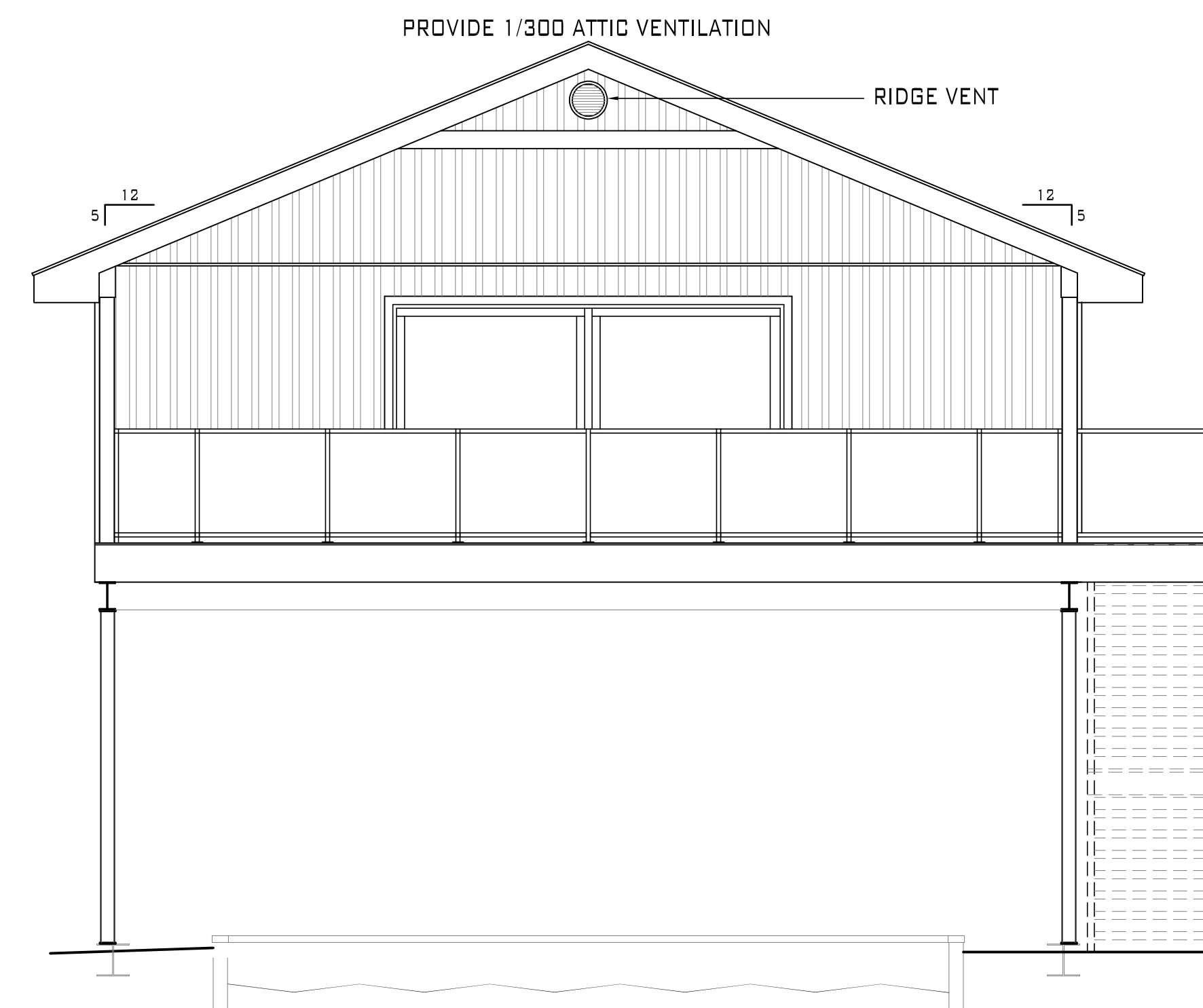
BUILDING ELEVATIONS

SCALE: 1/4" = 1'-0" OR AS NOTED	DRAWING NO:
DATE: FEBRUARY 2025	
DRAWING BY: T. SPRAGUE	
DESIGNED BY: M. VASANTHA	
CHECKED BY: M. VASANTHA	
PROJECT NO: 24-237	

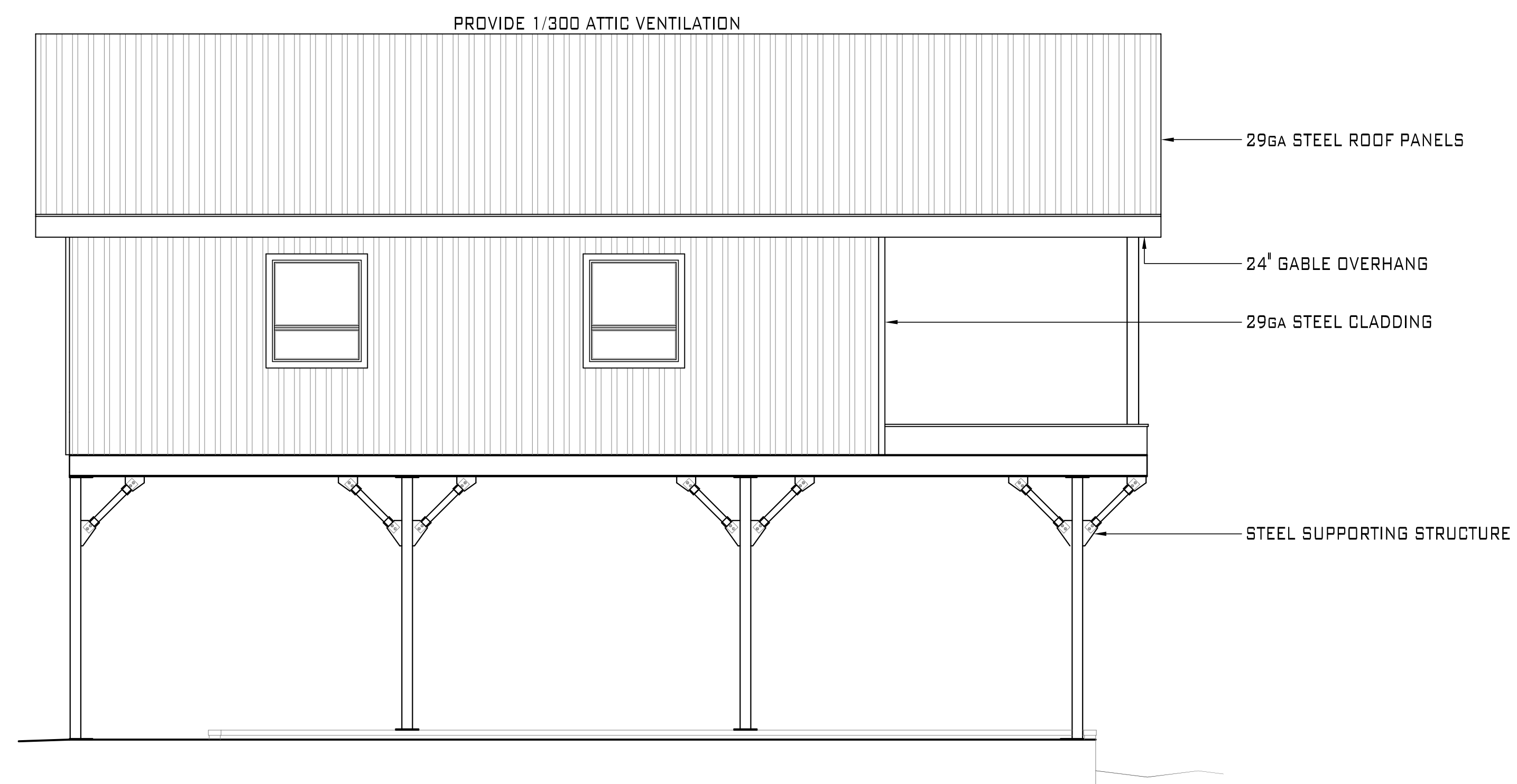
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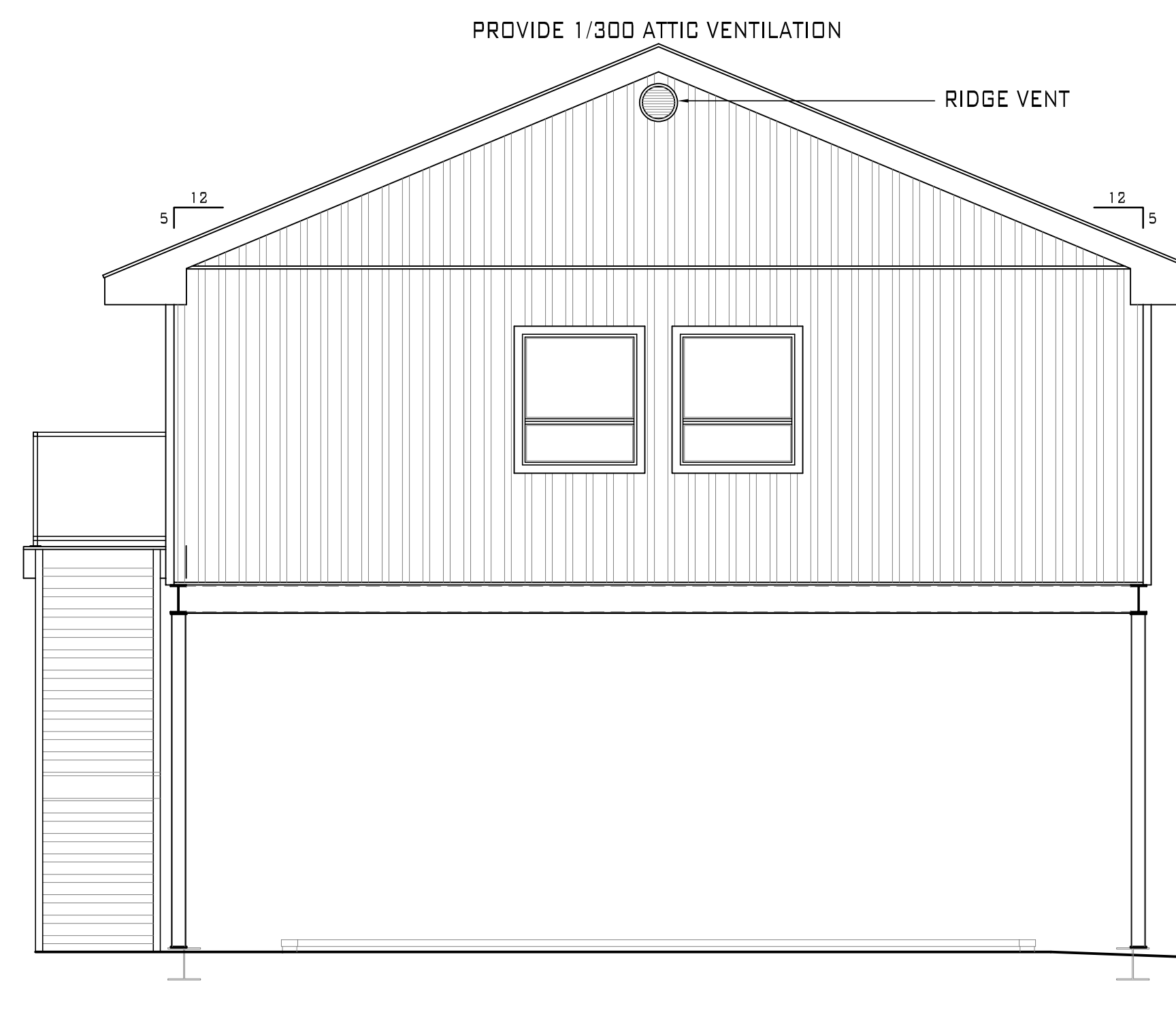
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



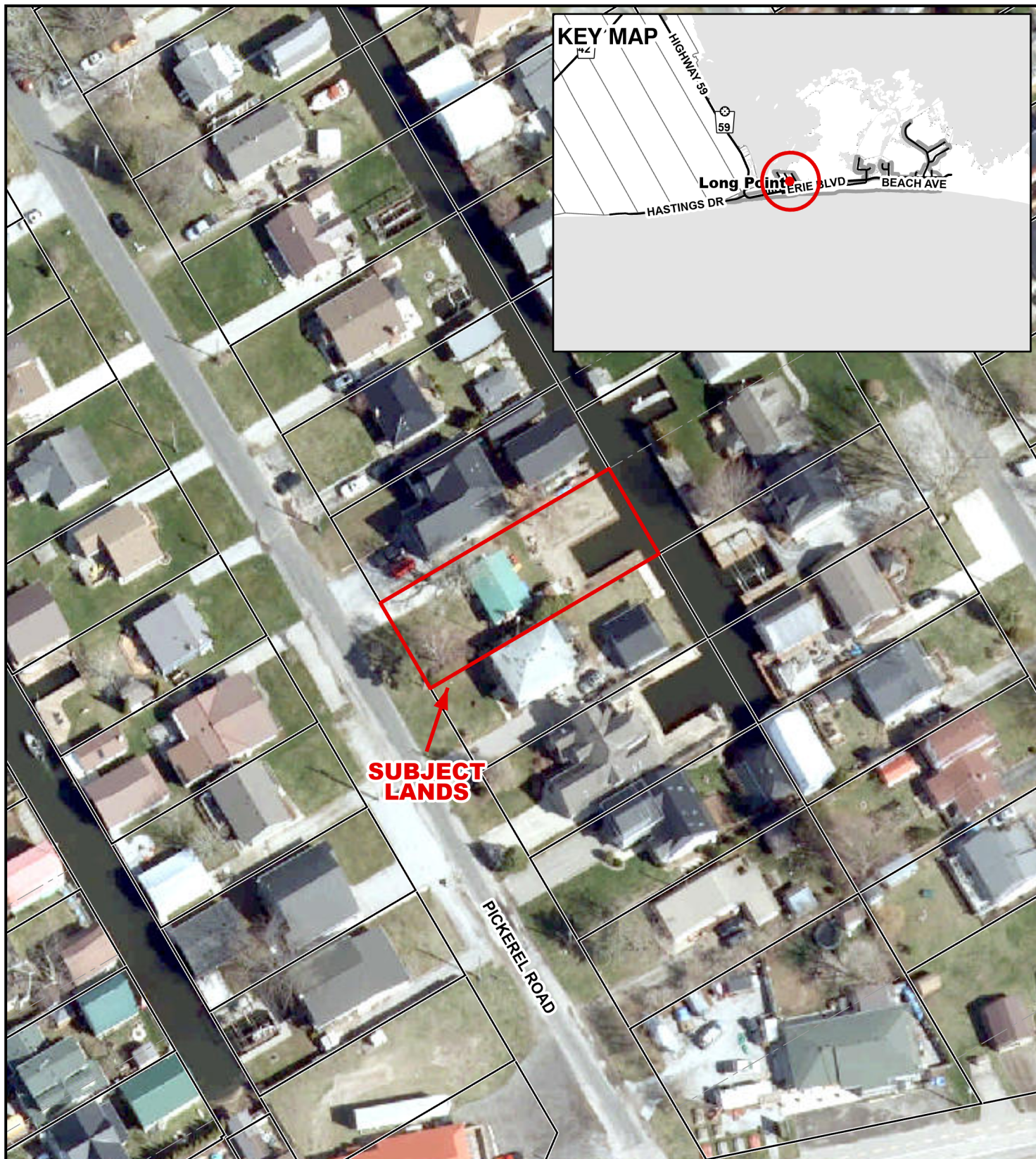
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"




WEST ELEVATION
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MAP A
CONTEXT MAP
Geographic Township of SOUTH WALSINGHAM

ANPL2026044

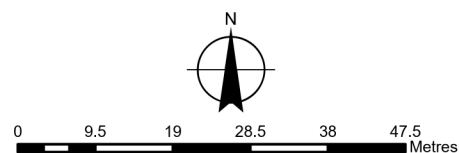


Legend

 Subject Lands

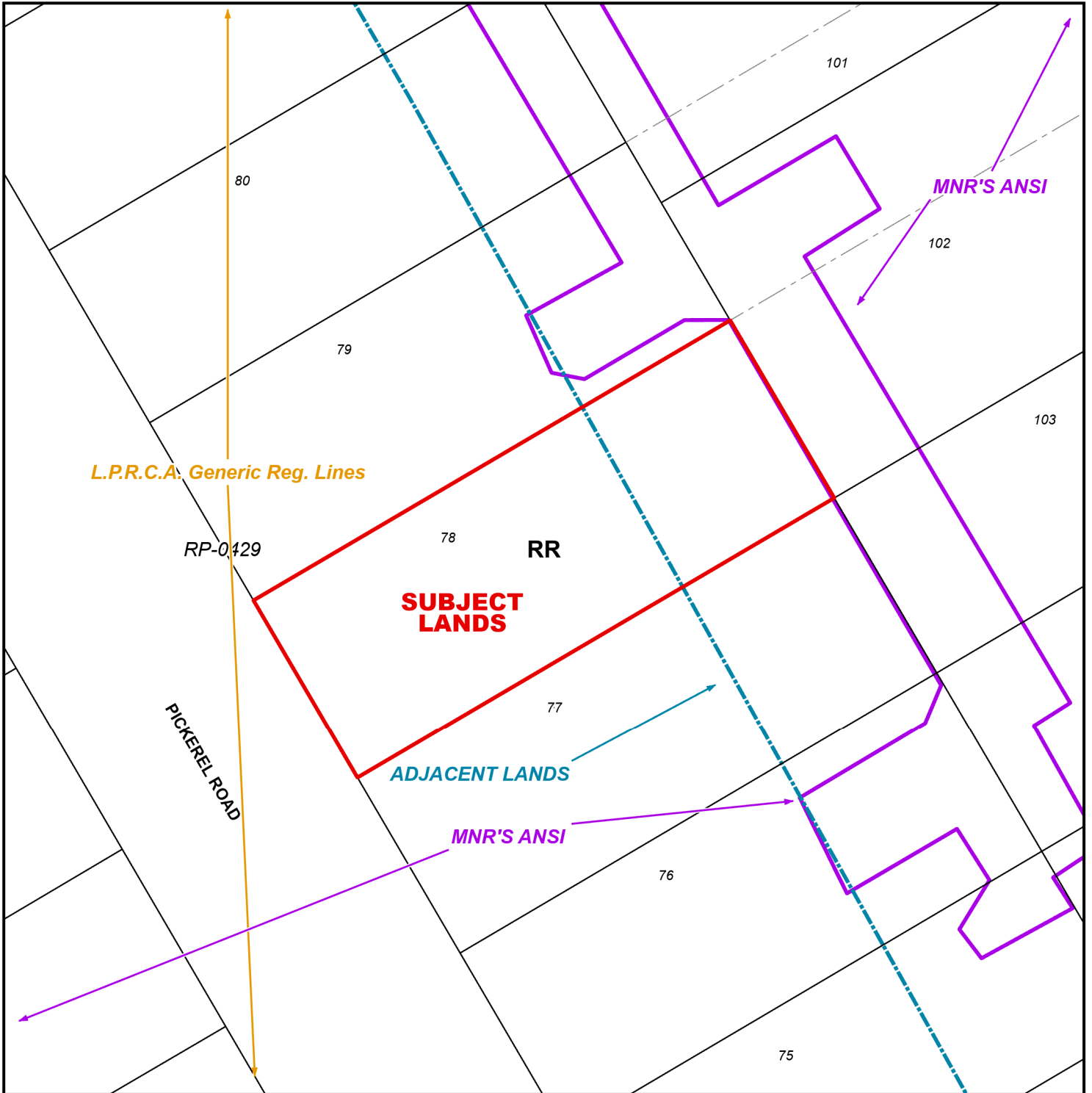
4/10/2026

2020 Air Photo







ZONING BY-LAW MAP

Geographic Township of SOUTH WALSINGHAM



LEGEND

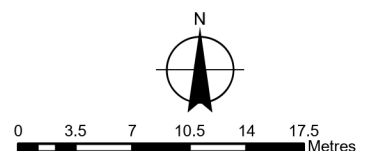
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-  Adjacent Lands
-  MNR ANSI
-  LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

4/10/2026

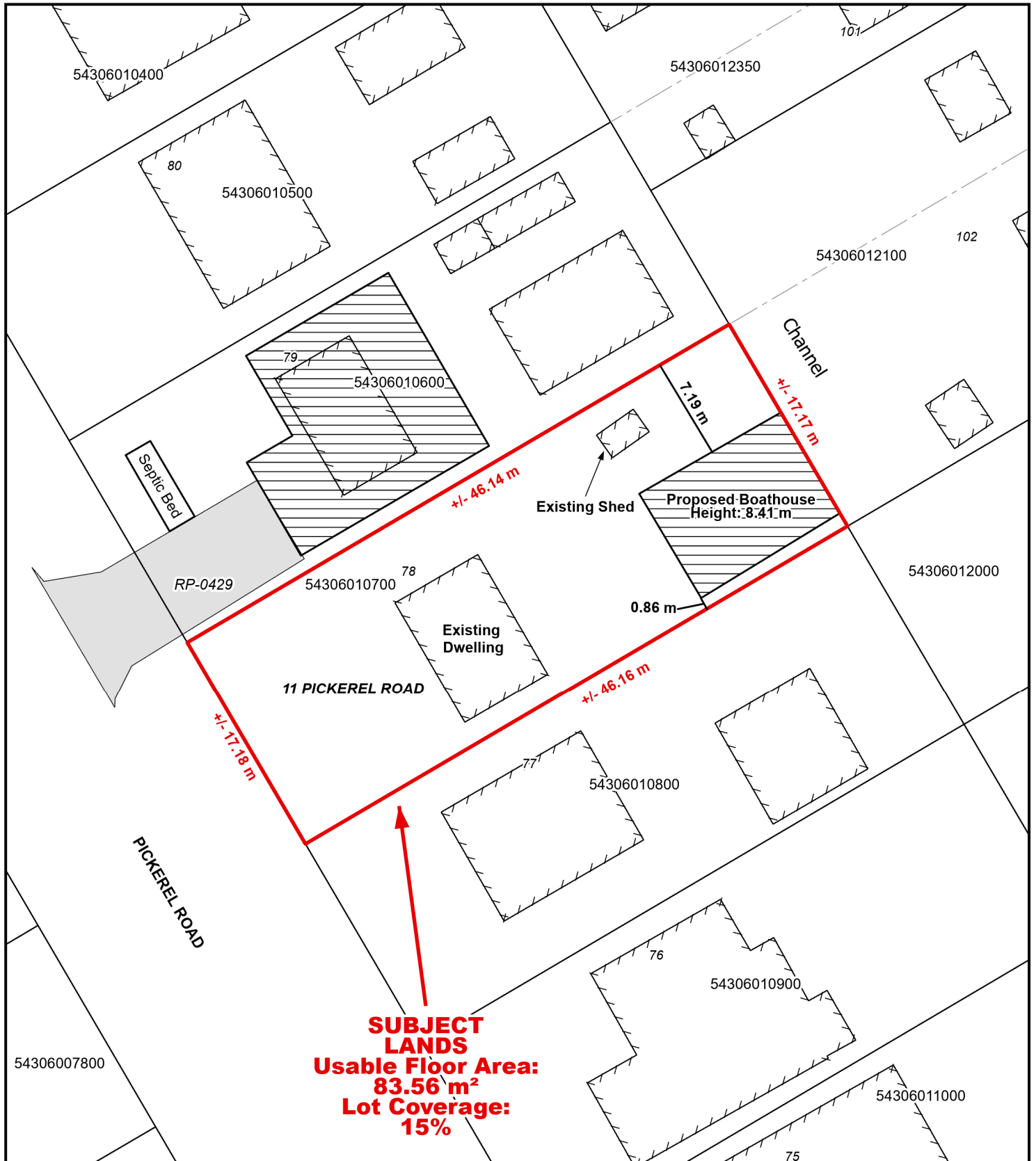
(H) - Holding

RR - Resort Residential Zone




CONCEPTUAL PLAN

Geographic Township of SOUTH WALSHINGHAM



Legend

 Subject Lands

4/10/2026

