



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: 33703030010

A. Applicant Information

Name of Owner Norm & Jarina Kennedy

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 13 Forest Glen Court

Town and Postal Code Simcoe, Ontario, N3Y4K4

Phone Number _____

Cell Number _____

Email nanticoke2020@icloud.com

Name of Authorized Applicant Darren Draaistra

Address 74066 Wellandport Road

Town and Postal Code Wellandport, Ontario L0R 2J0

Phone Number 289-455-8310

Cell Number 289-455-8310

Email darren@adraaistracontracting.ca



Name of Authorized Agent Darren Draaistra

Address 74066 Wellandport Road

Town and Postal Code Wellandport, Ontario L0R 2A0

Phone Number 289-455-8310

Cell Number _____

Email darren@adraaistracontracting.ca

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:
Norm earl & Karina Janine Kennedy

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
Roll number -33703030010, WDH Plan 1198 Lot 6, 13 Forest Glen Crt

Municipal Civic Address: 13 Forest Glen Crt

Land acquisition date (if known): _____

Present Official Plan Designation(s): Hamlet

Present Zoning: A - Agricultural - Provincially Significant Wetlands (PSW)

2. Is there a special provision or site specific zone on the subject lands?
 Yes No

If yes, please specify:
Provincially Significant Wetlands

3. Present use of the subject lands:
Single Family dwelling with Accessory Building

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	Single Family Dwelling/Accessory Building	Accessory Building - Addition
Number of Storey(s)	1	1
Number of Dwelling Units per lot	1	0
Buildings/Structures/ARDU Width (m)	21.9m/7.32m	12.19m
Building/ Structures /ARDU Length (m)	10.3m/9.75m	15.24m
Building/ Structures /ARDU Height (m)	1 storey/1 storey	6.82m
Usable Floor Area (sq.m)	315.87m ² /71.35m ²	185.8m ²
Lot coverage	0.44%/0.10%	Total Accessory-0.36%

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.

We are proposing to extend the Accessory Building on the property. The existing shop is 71.35m² and the proposed addition is going to be 185.8 m²

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:

8. Existing use of abutting properties:

Zoning Agricultural - Use Single Family Dwellings

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)	40 hec	n/a	n/a
Lot frontage (m)	30m	n/a	n/a
Lot depth (m)		n/a	n/a
Front Yard Setback (m)	Not allowable	210 +/- m	No deficiency
Left Side Yard Setback (m)	1.2m	261 +/- m	No deficiency
Right Side Yard Setback (m)	1.2m	24.21m	No deficiency
Rear Yard Setback (m)	9m	37.97m	No deficiency
Exterior side yard (if applicable) (m)	n/a	n/a	No deficiency
Height (m)	8m	6.82m	No deficiency
Lot coverage (%)	10% or 200m ²	0.36% or 257.15m ²	57.15m ² total over lot coverage
Buildings/structures separation (m)	n/a	n/a	No deficiency
Detached Additional Dwelling Unit (ADU) or Accessory Building i) Usable floor area (m ²) ii) Height (m) iii) Building separation (m)	as per site plan & ZR document	as per site plan & ZR document	as per site plan & ZR document
Number of parking spaces	n/a	n/a	No deficiency



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

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:

The placement of the proposed Accessory building addition is located outside of that area. It is an addition to the existing shop.

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 negative affect will come to the property due to the Accessory building, we are not near any bodies of water, and no contamination will come from this.

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 _____

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)

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)

Property drainage

2. Existing or proposed access to subject lands:

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

Name of road/street:

Forest Glen Court

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

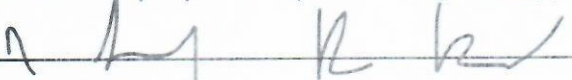
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner to undertake the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. The owner further acknowledges and agrees that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

March 9, 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 Norm & Karina Kennedy am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Darren Draaistra 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.

Norm Kennedy
Owner

March 11, 2026
Date

Karina Kennedy
Owner

March 11, 2026
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, Darren Draaistra of Township of West Lincoln

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:

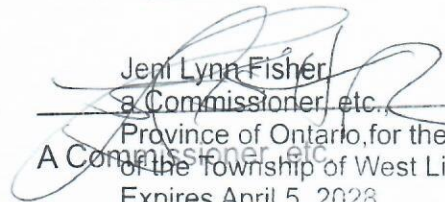
Township of West Lincoln


Owner/Applicant/Agent Signature

In Region of Niagara

This 13 day of March

A.D., 2026,


Jeni Lynn Fisher
a Commissioner, etc.
Province of Ontario, for the Corporation
of the Township of West Lincoln.
Expires April 5, 2028

ZONING REVIEW

Date: March 11th, 2026

1. Property Information - Kennedy Residence

- **Address:** 13 FOREST GLEN COURT
- **Roll # :** 33703030010
- **Legal Description:** WDH PLAN 1198 LOT 6
- **Municipality / Jurisdiction:** Norfolk County
- **Zoning Designation:** A - Agricultural & Provincially Significant Wetlands (PSW)
- **Applicable Zoning By-law:**
 - Zoning By law of Norfolk County 1-Z-2024
- **Official Plan Designation (if applicable):** Hamlet

2. Existing Conditions

- **Current Use:** Single family dwelling with Accessory building
- **Lot Size:** 71277.0 m² (17.61 ACRES, 7.13 HA)
- **Existing Structures:**
 - Single Family Dwelling - 3400ft² (315.87m²)
 - Accessory Structure 1: 768ft² (71.36m²)
- **Conservation Status:** Provincially Significant Wetlands

3. Proposed Development Summary

- **Description:** New Accessory Structure addition 40'x50' 2,000ft² (185.8m²)
- **Type of Application Required:**
 - Minor Variance Application
 - Building Permit

4. Zoning Compliance Review - A1 Agricultural - Accessory Structure

Zoning Standard	Required	Proposed	Complies
Minimum Front Yard	0m	N/A	<input checked="" type="checkbox"/>
Minimum Side Yard(s)	1.2m	24.21m +/-	<input checked="" type="checkbox"/>
Minimum Rear Yard	1.2m min	37.97m +/-	<input checked="" type="checkbox"/>
Maximum Height	8 meters	6.82m	<input checked="" type="checkbox"/>

Lot Coverage (%)

200 sq meter to a
maximum of 10%

257.15m² or 0.36%
Lot coverage

✘

5. Summary of Findings

- **Compliant As Proposed:** No
- **Minor Variance Likely Required:** Yes

- **Comments / Notes:**
 - Apply for a Minor Variance to exceed the lot coverage of 200 m² to 257.15m² for total lot coverage
 - 3.2.1 g) Agricultural Zone (A) where a maximum size of 200 square metres of usable floor area is permitted to a maximum of 10 percent of the lot area.

6. Next Step

- Minor Variance application



SITE INFORMATION	
ADDRESS:	13 FOREST GLEN COURT
ROLL #:	33703030010
LEGAL DESCRIPTION:	WDH PLAN 1198 LOT 6
LOT AREA:	71277.0 m ² (17.61 ACRES, 7.13 HA)
ZONING:	AGRICULTURAL(A), PROVINCIALY SIGNIFICANT WETLANDS (PSW)
MAX. ACCESSORY BLDG AREA (A):	10% OF LOT AREA OR 200 m ²
PROP. ACCESSORY BLDG AREA:	0.26% (185.8 m ²)
TOTAL ACCESSORY BLDG AREA:	0.36% (257.15 m ²)
MAX. BLDG HEIGHT:	8 METERS
BLDG HEIGHT PROVIDED:	7.29 METERS
TOTAL PSW AREA:	16590.25 m ² (4.1 ACRES, 1.66 HA)

LEGEND	
	AGRICULTURAL ZONING
	PROVINCIALY SIGNIFICANT WETLANDS (PSW)
	EXISTING GRAVEL DRIVEWAY
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPERTY LINES



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1 FULL SITEPLAN
 1" = 60'-0"

SHOP ADDITION

NORM KENNEDY
 13 Forest Glen Ct.
 Simcoe ON.

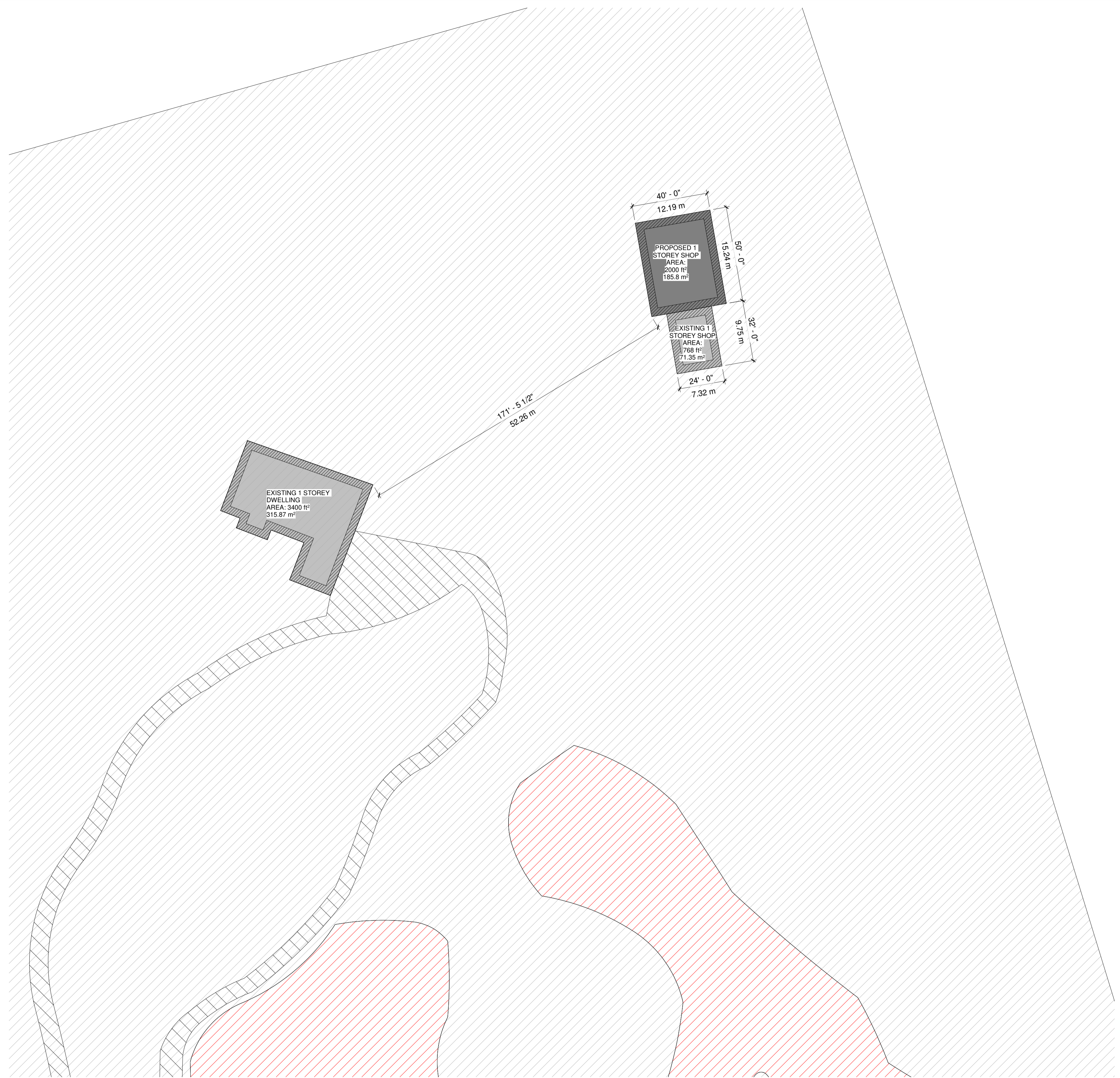
SITEPLAN

PROJECT NO: 26-XX
 PROJECT START: 2026-02-10
 LATEST REVISION: 2026-02-25
 DRAWN BY: KV

SCALE: As indicated

A01

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SITE INFORMATION	
ADDRESS:	13 FOREST GLEN COURT
ROLL #:	33703030010
LEGAL DESCRIPTION:	WDH PLAN 1198 LOT 6
LOT AREA:	71277.0 m ² (17.61 ACRES, 7.13 HA)
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MAX. BLDG HEIGHT:	8 METERS
BLDG HEIGHT PROVIDED:	7.29 METERS
TOTAL PSW AREA:	16590.25 m ² (4.1 ACRES, 1.66 HA)

LEGEND	
	AGRICULTURAL ZONING
	PROVINCIALLY SIGNIFICANT WETLANDS(PSW)
	EXISTING GRAVEL DRIVEWAY
	EXISTING BUILDING
	PROPOSED BUILDING
	PROPERTY LINES



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ENLARGED SITE

PROJECT NO: 26-XX
PROJECT START: 2026-02-10
LATEST REVISION: 2026-02-25
DRAWN BY: KV

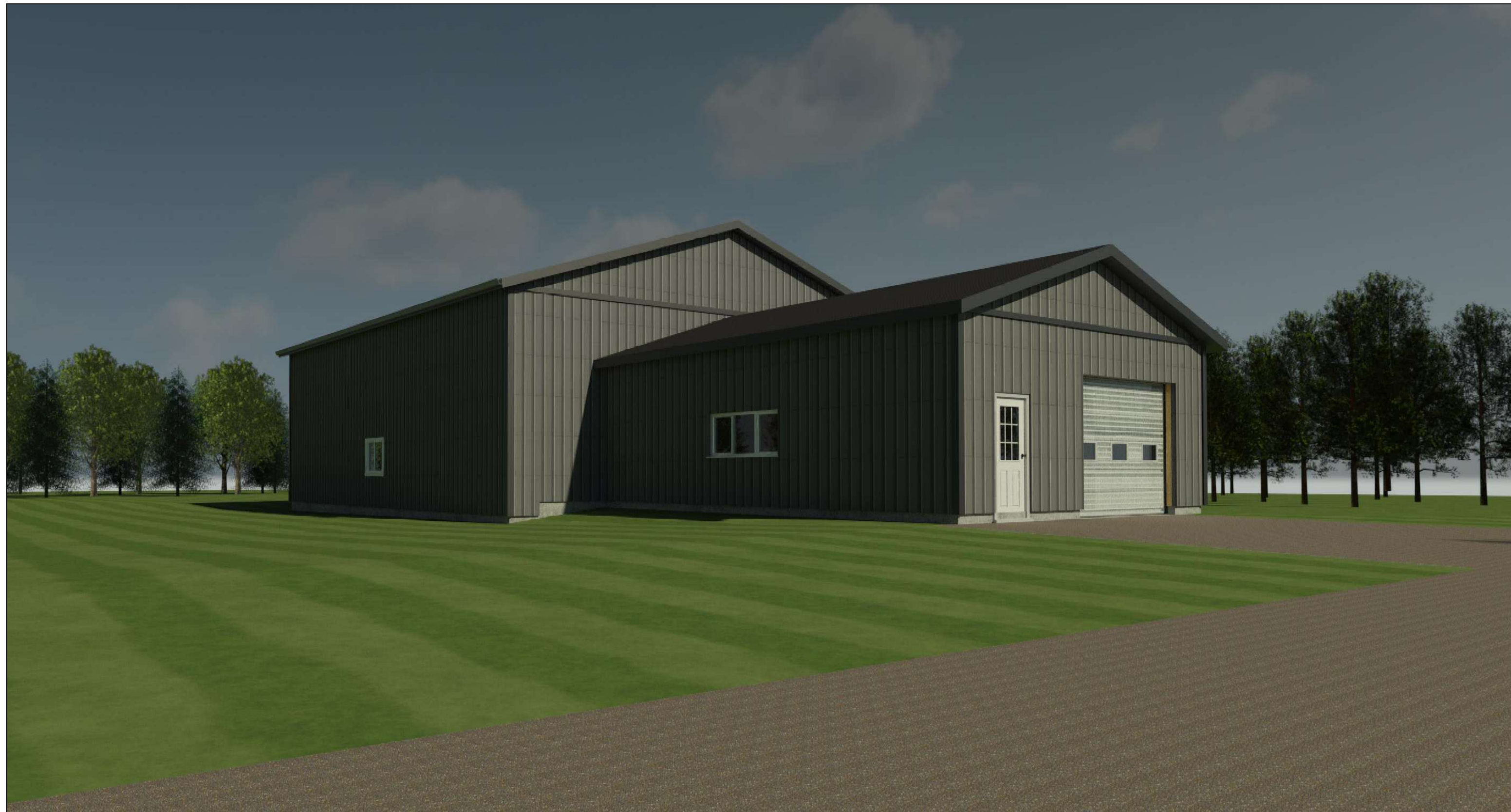
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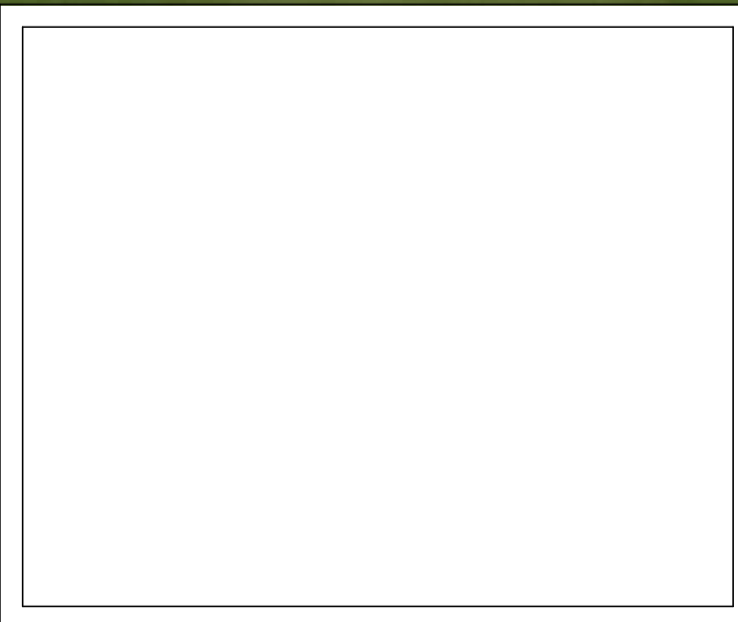
1 ENLARGED SITEPLAN
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SHOP ADDITION

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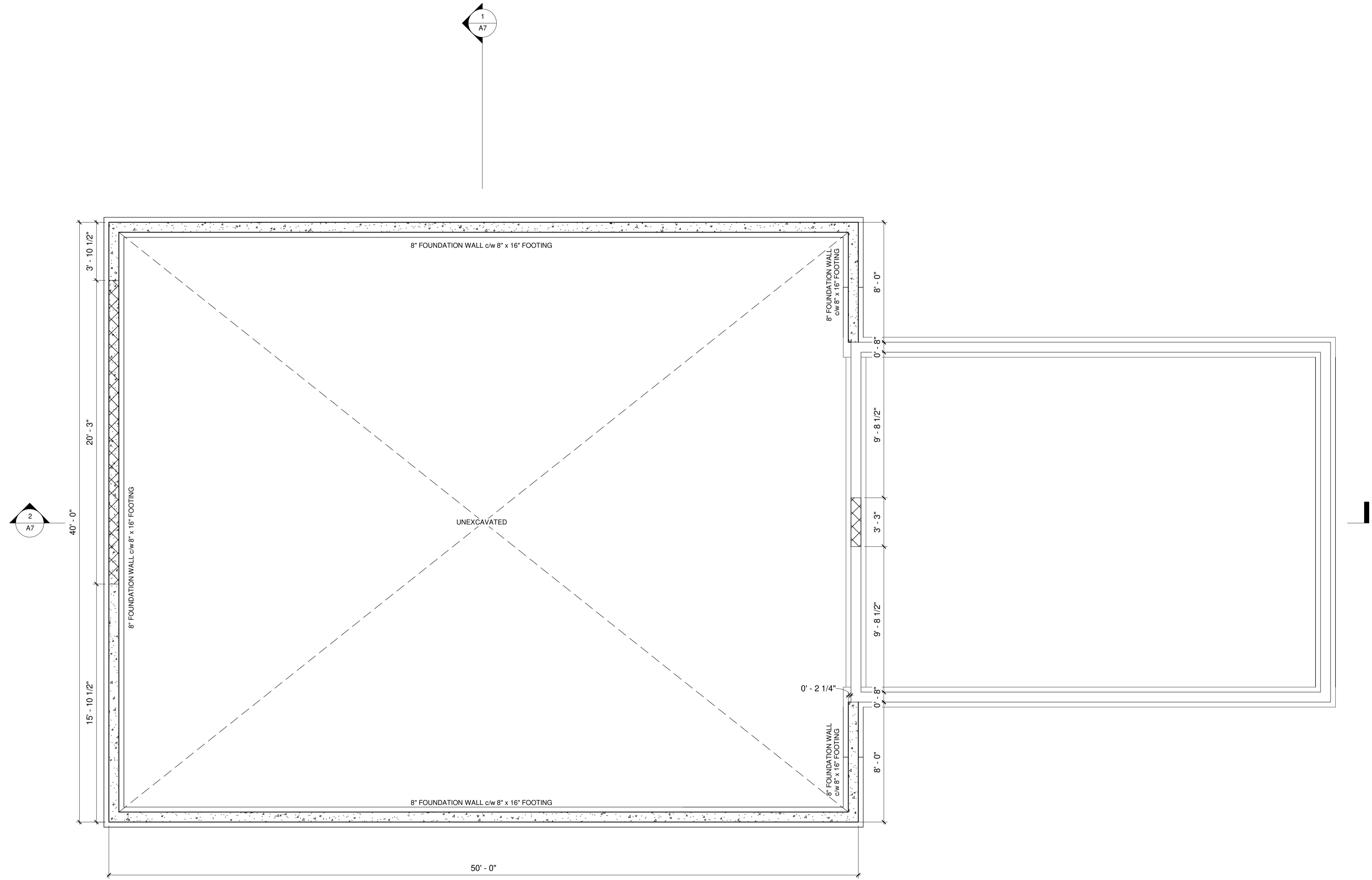
CONCEPTS

PROJECT NO:	26-XX
PROJECT START:	2026-02-10
LATEST REVISION:	2026-02-25
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1 FOUNDATION PLAN

1/4" = 1'-0"



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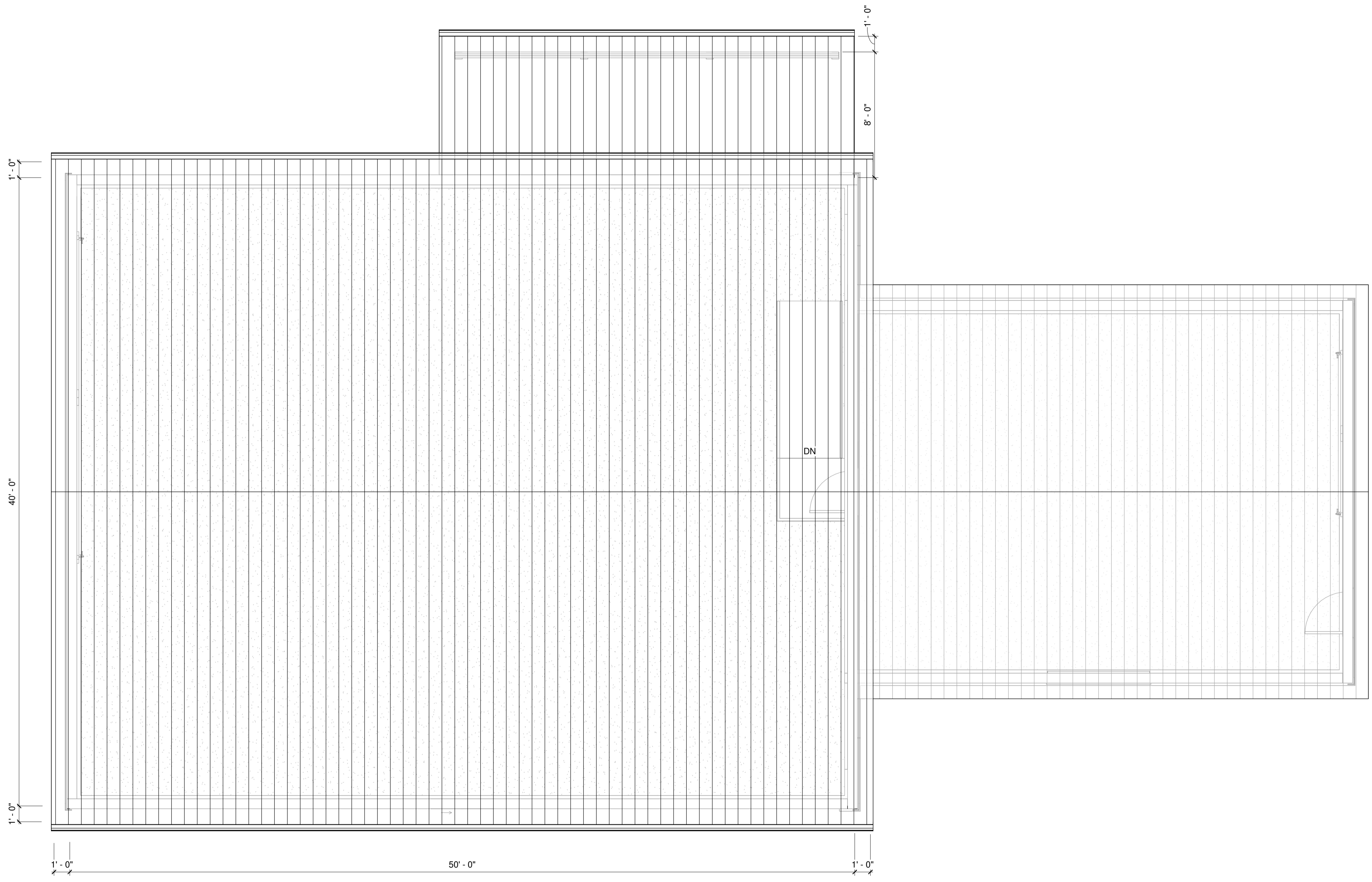
NORM KENNEDY
 13 Forest Glen Ct.
 Simcoe ON.

FOUNDATION PLAN

PROJECT NO: 26-XX
 PROJECT START: 2026-02-10
 LATEST REVISION: 2026-02-25
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SCALE: 1/4" = 1'-0"

A2



1 ROOF PLAN
1/4" = 1'-0"



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SHOP ADDITION

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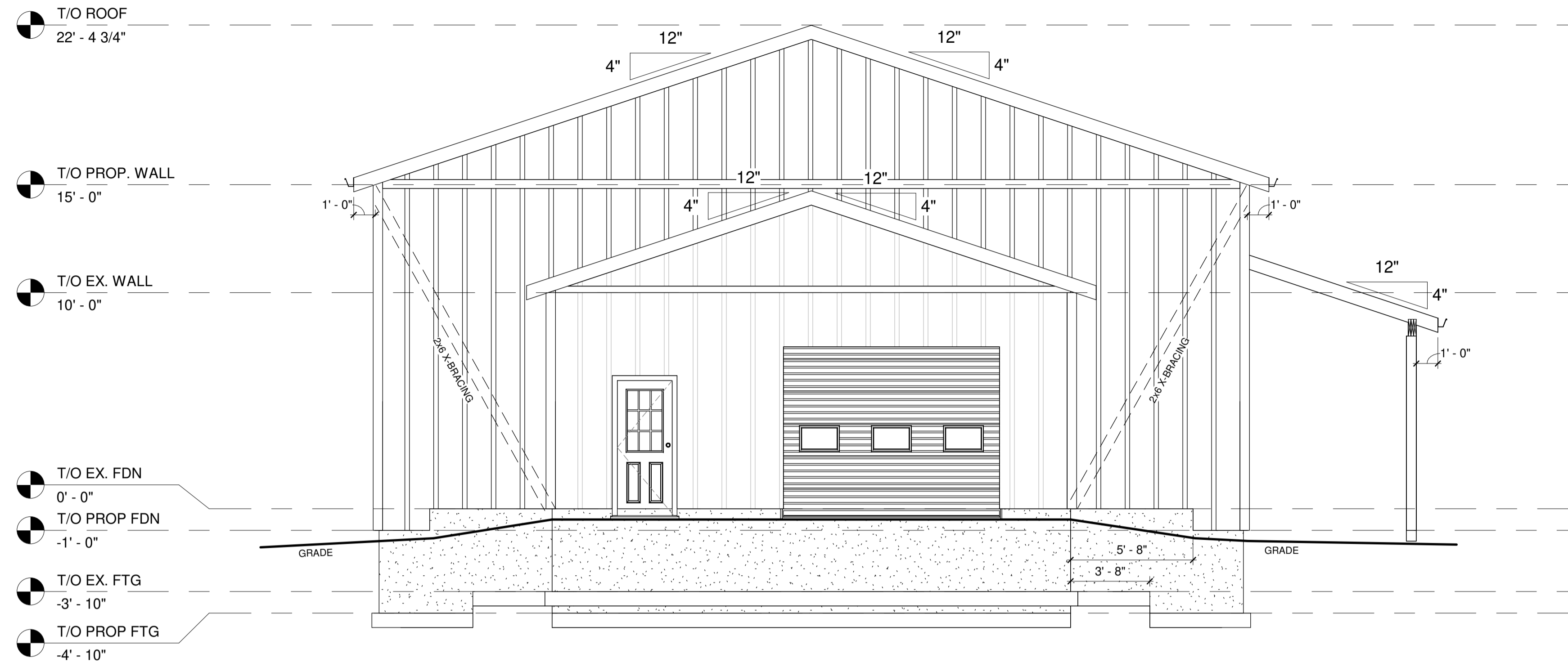
ROOF PLAN

PROJECT NO: 26-XX
PROJECT START: 2026-02-10
LATEST REVISION: 2026-02-25
DRAWN BY: KV

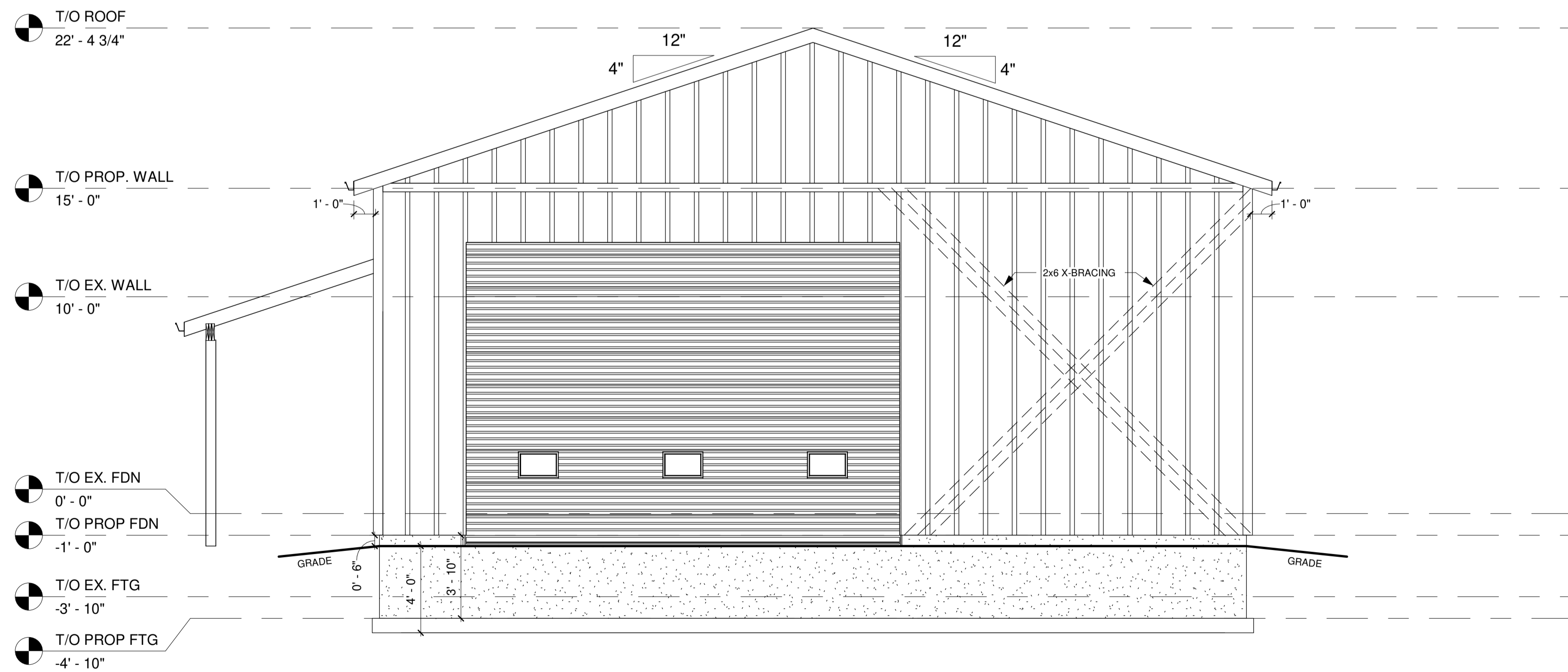
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A4

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



2 REAR ELEVATION
1/4" = 1'-0"



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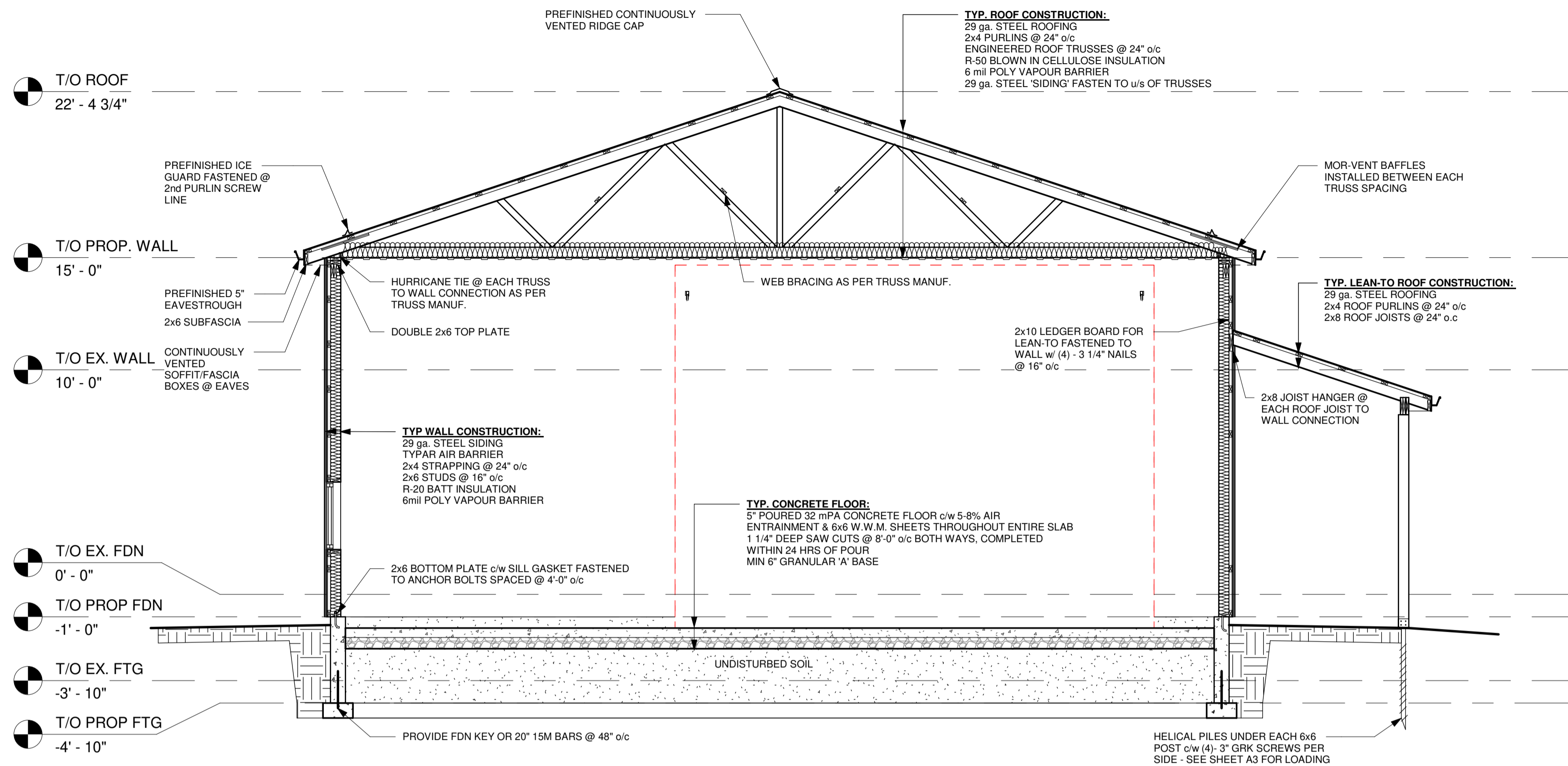
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Simcoe ON.

ELEVATIONS

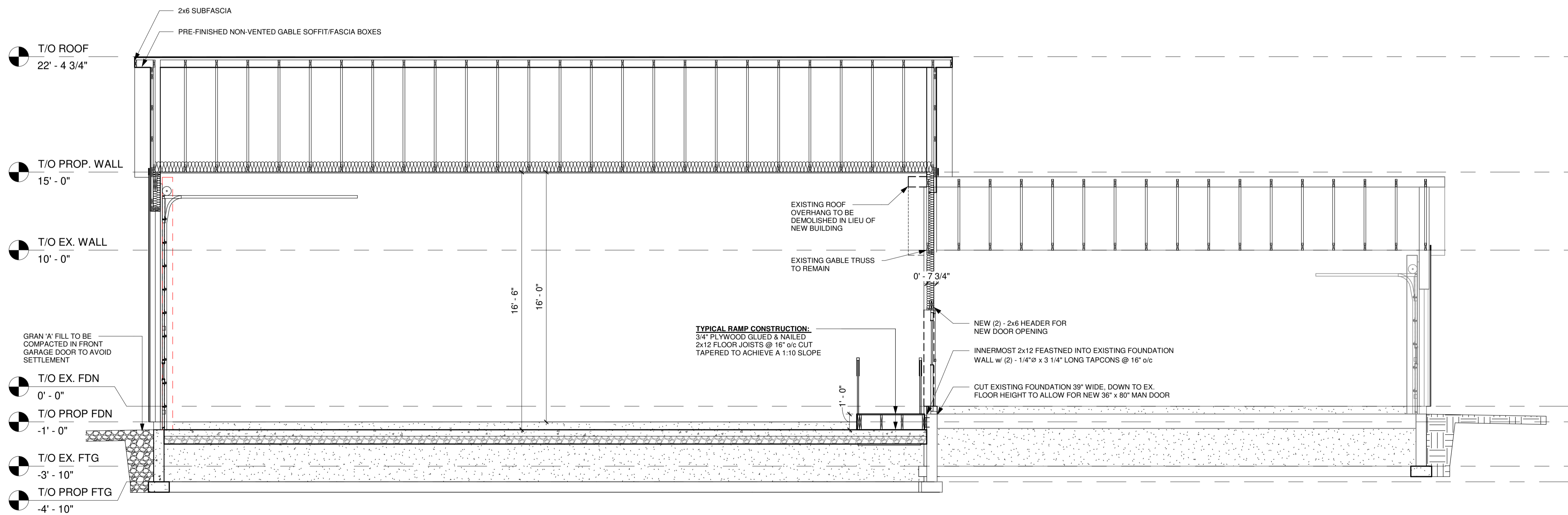
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PROJECT START: 2026-02-10
LATEST REVISION: 2026-02-25
DRAWN BY: KV

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

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1 CROSS SECTION 1
1/4" = 1'-0"



2 CROSS SECTION 2
1/4" = 1'-0"



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SHOP ADDITION

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Simcoe ON.

BUILDING SECTIONS

PROJECT NO: 26-XX
PROJECT START: 2026-02-10
LATEST REVISION: 2026-02-25
DRAWN BY: KV

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

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CONCRETE

9.3.1.1. General
 (1) Except as provided in Sentence (2), unreinforced and nominally reinforced concrete shall be designed, mixed, placed, cured and tested in accordance with the requirements for "F" class concrete stated in Clause 8.13 of CSA A23.1, "Concrete Materials and Methods of Concrete Construction".
 (2) Unreinforced and nominally reinforced site-batched concrete shall be designed, mixed, placed and cured in accordance with Articles 9.3.1.2, to 9.3.1.9.
 (3) Except as provided in Sentence (4), Subsection 9.15.4, and Section 9.3.9, reinforced concrete shall be designed to conform to the requirements of Part 4.

9.3.1.2. Cement
 (1) cement shall meet the requirements of CAN/CSA-A3001, "Cementitious Materials for Use in Concrete".
 9.3.1.3. Concrete in Contact with Sulfate Soil
 (1) Concrete in contact with sulfate soil, which is deleterious to normal cement, shall conform to the requirements in Clause 4.11.1.6, of CSA A23.1, "Concrete Materials and Methods of Concrete Construction".

9.3.1.4. Aggregates
 Aggregates shall:
 (a) consist of sand, gravel, crushed rock, crushed air-cooled blast furnace slag, expanded shale or expanded clay conforming to CSA A23.1, "Concrete Materials and Methods of Concrete Construction", and be clean, well-graded and free of injurious amounts of organic and other deleterious material.

9.3.1.6. Compressive Strength
 (1) Except as provided elsewhere in this Part, the compressive strength of unreinforced concrete after 28 days shall be not less than,
 (a) 32 MPa for garage floors, carport floors and all exterior flatwork,
 (b) 20 MPa for interior floors other than those for garages and carports, and
 (c) 10.70 for all other applications.
 (2) Concrete used for garage and carport floors and exterior steps shall have air entrainment of 5 to 8%.

9.3.1.7. Concrete Mixes
 (1) For site-batched concrete, the concrete mixes described in Table 9.3.1.7, shall be considered acceptable if the ratio of water to cementing materials does not exceed,
 (a) 0.45 for garage floors, carport floors and all exterior flatwork,
 (b) 0.65 for interior floors other than those for garages and carports, and
 (c) 0.70 for all other applications.
 (2) The size of aggregate in unreinforced concrete mixes referred to in Sentence (1) shall not exceed,
 (a) 1/5 the distance between the sides of vertical forms, or
 (b) 1/3 the thickness of flatwork.

9.3.1.8. Admixtures
 (1) Admixtures shall conform to ASTM C260 / C260M, "Air-Entraining Admixtures for Concrete", or ASTM C494 / C494M, "Chemical Admixtures for Concrete", as applicable.

9.3.1.9. Cold Weather Requirements
 (1) When the air temperature is below 5°C, concrete shall be,
 (a) kept at a temperature of not less than 10°C or more than 25°C while being mixed and placed, and
 (b) maintained at a temperature of not less than 10°C for 72 h after placing.
 (2) No frozen material or ice shall be used in concrete described in Sentence (1).

9.3.1.5. Foundation Walls
 9.3.1.5.2. Foundation Wall Thickness and Required Lateral Support
 (1) Except as required in Sentence (2), the thickness of foundation walls made of unreinforced concrete block or solid concrete and subject to lateral earth pressure shall conform to Table 9.15.4.2.A, for walls not exceeding 3.0 m in unsupported height.

9.3.1.5.4. Foundation Walls Considered to be Laterally Supported at the Top
 (1) Sentences (2) to (4) apply to lateral support for walls described in Sentence 9.15.4.2.1.
 (2) Foundation walls shall be considered to be laterally supported at the top if,
 (a) such walls support solid masonry superstructure,
 (b) the floor joists are embedded in the top of the foundation walls, or
 (c) the floor system is anchored to the top of the foundation walls with anchor bolts, in which case the joists may run either parallel or perpendicular to the foundation walls.
 (3) When the floor joists are embedded in the top of the foundation walls, the portion of the foundation wall beneath an opening shall be considered laterally unsupported, if,
 (a) the opening is more than 1.2 m wide, or
 (b) the total width of the openings in the foundation wall constitutes more than 25% of the length of the wall.
 (4) For the purposes of Sentence (3), the combined width of the openings shall be considered as a single opening if the average width is greater than the width of solid wall between them.
 (5) Flat insulating concrete form foundation walls shall be considered to be laterally supported at the top if the floor joists are installed according to Article 9.20.17.5.

9.3.1.5.4. Foundation Walls Considered to be Laterally Supported at the Bottom
 (1) Flat insulating concrete form foundation walls shall be considered to be laterally supported at the bottom when the foundation wall,
 (a) supports backfill not more than 1.2 m in height,
 (b) is supported at the footing by a shear key and is supported at the top by the ground floor framing, or
 (c) is dowelled to the footing with not less than 15M bars spaced not more than 1.2 m o.c.

9.3.1.5.4. Reinforcement for Flat Insulating Concrete Form Foundation Walls
 (1) Horizontal reinforcement in flat insulating concrete form foundation walls shall,
 (a) consist of,
 (i) one 10M bar placed not more than 300 mm from the top of the wall, and
 (ii) 10M bars spaced not more than 600 mm o.c., and
 (b) be located,
 (i) in the inside half of the wall section, and
 (ii) with a minimum cover of 30 mm from the inside face of the concrete.
 (2) Vertical wall reinforcement in flat insulating concrete form foundation walls shall,
 (a) conform to,
 (i) Table 9.15.4.5.A, for 140 mm walls, and
 (ii) Table 9.15.4.5.B, for 190 mm walls, and
 (b) be located in the inside half of the wall section with a minimum cover of 30 mm from the inside face of the concrete wall, and
 (c) where interrupted by wall openings, be placed not more than 600 mm from each side of the openings.
 (3) Cold joints in flat insulating concrete form foundation walls shall be reinforced with at least one 15M bar spaced not more than 600 mm o.c. and embedded not less than 300 mm on both sides of the joint.
 (4) Reinforcing around openings in flat insulating concrete form foundation walls shall comply with Article 9.20.17.3, or 9.20.17.4.

9.3.1.6.2. Material Beneath Floors
 9.3.1.6.2.1. Structural Floor Slabs
 (1) floors-on-ground that support loads from the superstructure shall be designed in conformance with Part 4.

9.3.1.6.1.3. Required Floors-on-Ground
 (1) All spaces within dwelling units, except crawl spaces, shall be provided with a floor-on-ground, where,
 (a) access is provided to the space, and
 (b) a floor supported by the structure is not provided.

9.3.1.6.2.1. Required Installation of Granular Fill
 (1) Except as provided in Sentence (2), not less than 100 mm of coarse clean granular material containing not more than 10% of material that will pass a 4.0 mm sieve shall be placed beneath floors-on-ground.
 (2) Granular material need not be installed under,
 (a) slabs in garages, carports or accessory buildings, or
 (b) buildings of industrial occupancy where the nature of the process contained in the occupancy permits or requires the use of large openings in the building envelope even during the winter.

9.3.1.6.4.1. Surface Finish
 (1) The finished surface of concrete floor slabs shall be trowled smooth and even.
 (2) Dry cement shall not be added to the floor surfaces to abate surplus water.

9.3.1.6.4.3. Thickness
 (1) Concrete slabs shall be not less than 75 mm thick exclusive of concrete topping. (See Note A-9.16.4.3 (1)).

Thickness of Solid Concrete, Concrete Core in Flat Wall Insulating Concrete Form and Unreinforced Concrete Block Foundation Walls
 Forming Part of Sentences 9.15.3.4 (1)

Type of Foundation Wall	Minimum Thickness of Concrete or Concrete Block, mm	Maximum Height of Finish Ground Above Basement Floor or Crawl Space Ground Cover, m		
		Height of Foundation Wall Laterally Unsupported at the Top ⁽¹⁾	Height of Foundation Wall Laterally Supported at the Top ⁽²⁾	Height of Foundation Wall Laterally Supported at the Top ⁽³⁾
		≤ 3.0 m	> 2.5 m and ≤ 2.75 m	> 2.75 m and ≤ 3.0 m
Solid concrete and concrete core in flat wall insulating concrete forms, ⁽¹⁾ 15 MPa min. strength	150 200	0.8 2.15	1.5 2.15	1.5 2.1
Solid concrete and concrete core in flat wall insulating concrete forms, ⁽²⁾ 20 MPa min. strength	150 200	0.8 2.15	1.8 2.6	1.6 2.85
Unreinforced concrete block	140 190	0.6 0.9	0.8 1.2	— —
	240	1.2	1.8	—
	290	1.4	2.2	—

Table 9.15.3.4 Minimum Ceiling Slab Forming Part of Sentence 9.15.3.4 (1)

Number of Floors Supported	Minimum Width of Strip Footings, mm	Minimum Footing Area for Columns Spaced 3 m o.c. ⁽¹⁾ , m ²
1	250	0.40
2	350	0.75
3	450	1.0

FRAMING

9.2.3.10.2. Wood Framing Construction
 9.2.3.2.1. Strength and Rigidity
 (1) All members shall be so framed, anchored, fastened, tied and braced to provide the necessary strength and rigidity.
 9.2.3.2.2. Lumber
 (1) Lumber shall conform to the appropriate requirements in Subsection 9.3.2.2. 9.2.3.3.1. Standards for Nails and Screws
 (1) Except as provided in Sentence (2), and elsewhere in this Part, nails specified in this Section shall be common steel wire nails or common spiral nails, conforming to,
 (a) ASTM F1667, "Driven Fasteners: Nails, Spikes and Staples", or
 (b) CSA B111, "Wire Nails, Spikes and Staples".
 (2) Nails used to comply with Table 9.2.3.3.4, shall have a diameter not less than that required by Table 9.2.3.3.1.
 (3) Wood screws specified in this Section shall conform to ANSI/ASME B18.6.1, "Wood Screws (Inch Series)". (See Note A-9.23.3.1.(3)).

9.2.3.2.3. Protection from Dampness
 (1) Except as permitted in Sentence (2), wood framing members that are not pressure-treated with a wood preservative and that are supported on concrete in contact with the ground or fill shall be separated from the concrete by not less than 0.65 mm polyethylene film or Type 5 roll roofing.
 (2) Dampproofing material referred to in Sentence (1) is not required where the wood member is at least 150 mm above the ground.

9.2.3.2.4. Connections to Preservative-Treated Wood
 Except as provided in Sentence (3), connectors in contact with preservative-treated wood shall be made of:
 (a) hot-dipped, zinc-coated galvanized steel with a coating weight not less than 2550 conforming to ASTM A653, "Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvalume) with the Hot-Dip Process", or
 (b) a material that provides an equivalent level of corrosion protection to that provided by the material described in Clause (a), or
 (c) Fasteners used to attach the connectors referred to in Sentence (1) shall be made of:
 a) galvanized steel coated with zinc in accordance with ASTM A153/A153M, "Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware", or
 b) a material that provides an equivalent level of corrosion protection and is compatible with the connector.
 Connectors and fasteners that are in contact with wood that has been treated with a disodium octabrate tetrhydrate (SBX (DOT)) or zinc borate preservative and is installed in a dry interior environment are permitted to be made of uncoated carbon steel.

9.2.3.4. Steel Beams
 (1) The spans for steel beams with laterally supported top flanges shall conform to Table 9.23.4.3, for floors and roofs. (See Note 9.23.4.3.4, to 9.23.4.3.4, for roofs and floors.
 (2) Beams described in Sentence (1) shall at least meet the requirements for Grade 350 W steel in CSA G40.21, "Structural Quality Steel".
 (3) A beam may be considered to be laterally supported if,
 (a) the wood joist bear on its top flange at intervals of 600 mm or less over its entire length,
 (b) the load being applied to this beam is transmitted through the joists, and
 (c) 19 mm by 38 mm wood strips in contact with the top flange are nailed on both sides of the beam to the bottom of the joist supported.

9.2.3.4.1. Holes Drilled in Framing Members
 (1) Holes drilled in roof, floor, or ceiling framing members shall be not larger than one-quarter the depth of the member and shall be not larger than 50 mm from the edges, unless the depth of the member is increased by the size of the hole.
 9.2.3.5. Notching of Framing Members
 (1) Floor, roof, and ceiling framing members are permitted to be notched provided the notch is located on the top of the member within half the joist depth from the edge of bearing and is not deeper than one-third the joist depth, unless the depth of the member is increased by the size of the notch.

9.2.3.5.1. Wall Studs
 (1) Wall studs shall not be notched, drilled, or otherwise damaged so that the undamaged portion of the stud is less than two-thirds the depth of the stud if the stud is loadbearing, or 40 mm if the stud is non-loadbearing, unless the weakened studs are suitably reinforced.
 9.2.3.5.4. Top Plates
 (1) Top plates in loadbearing walls shall be notched, drilled, or otherwise weakened to reduce the undamaged width of the plate to less than 50 mm, unless the weakened plates are suitably reinforced.
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9.2.3.5.5. Roof Trusses
 (1) Roof trusses members shall not be notched, drilled, or otherwise weakened unless such notching or drilling is allowed for in the design of the truss.

9.2.3.6.1. Anchorage of Building Frames
 (1) Building frames shall be anchored to the foundation unless a structural analysis of wind and earth pressures shows anchorage is not required.
 (2) Except as provided in Article 9.23.6.3., anchorage shall be provided by embedding the ends of the first floor joists in concrete, or fastening to a sill plate to the foundation with not less than 12.7 mm diam anchor bolts spaced not more than 2.4 m o.c.

9.2.3.9.1. End Bearing for Joists
 (1) Floor joists must have a minimum end bearing length of 38 mm, except when supported on ribbon boards.
 (2) Ribbon boards used for support should be at least 19 mm by 89 mm and properly integrated into the studs.
 9.2.3.9.2. Joists Supported by Beams
 (1) Floor joists can be supported on top of beams or framed into their sides.
 (2) When framed into the side of a wood beam, joists must be supported by:
 (a) joist hangers or other acceptable mechanical connectors, or
 (b) Ledger strips not less than 38 mm by 64 mm, or 38 mm by 38 mm if each joist is nailed to the beam with at least four 89 mm nails, in addition to the required nailing for the ledger strip.
 (3) For joists framed into the side of a steel beam, support must be provided by:
 (a) The bottom flange of the beam, or
 (b) Lumber not less than 38 mm by 38 mm bolted to the web bolts with at least 6.3 mm diameter, spaced no more than 600 mm o.c. and embedded not less than 300 mm on both sides of the joist.
 (4) Joists must be spliced above the beam with lumber at least 38 mm by 38 mm and 600 mm long to support the flooring.
 (5) A minimum 12 mm space should be provided between the splice and the beam to allow for wood shrinkage.

9.2.3.9.3. Restraint of Joist Bottoms
 Bottoms of floor joists must be restrained from twisting at each end by:
 Toe-nailing to supports.
 End-nailing to header joists, or
 Providing continuous strapping, blocking, or cross-bridging near the supports.
 9.2.3.9.4. Strapping, Bridging, Furring, and Ceilings
 (1) Where strapping is specified, it should be:
 At least 19 mm by 64 mm
 Nailed to the underside of floor joists.
 Located no more than 2,100 mm from each support or other rows of strapping, and
 Fastened at each end to a sill or header.
 (2) Bridging, where specified, must consist of:
 At least 19 mm by 64 mm or 38 mm by 38 mm cross-bridging, located no more than 2,100 mm from each support or other rows of bridging.
 (3) Where both bridging and strapping are specified:
 Bridging should comply with the above or consist of 38 mm solid blocking located no more than 2,100 mm from each support or other rows of bridging and securely fastened between the joists.

9.2.3.9.8. Support of Walls
 (1) Non-loadbearing walls parallel to floor joists must be supported by joists beneath the wall or on blocking between the joists.
 (2) Such blocking should be at least 38 mm by 89 mm lumber, spaced no more than 1.2 m apart.
 (3) Non-loadbearing interior walls at right angles to floor joists are not restricted in location.

9.2.3.10.1. Stud Size and Spacing
 Except as provided in Sentence (2), the size and spacing of studs shall conform to Table 9.23.10.1.
 Studs for walls not listed in Table 9.23.10.1 and supporting roof loads shall conform to Tables A-30 to A-33, provided:
 (a) The studs are clad with not less than 9.5 mm thick plywood, OSB, or waferboard sheathing on the exterior face, and not less than 12.5 mm gypsum board on the interior face; and
 (b) Solid bridging is provided at not more than 1.2 m o.c.
 9.2.3.10.2. Bracing and Lateral Support
 General Requirement: Except as provided in Sentence (2), each exterior wall in each storey shall be braced with at least one diagonal brace conforming to Sentence (3).
 Exceptions: Bracing is not required where the walls:
 a) Have an interior finish conforming to the requirements of Section 9.29., or
 b) Are clad with panel-type siding,
 c) Diagonally sheathed with lumber, or
 d) Sheathed with plywood, OSB, waferboard, gypsum, or fibreboard sheathing.
 Bracing Specifications: Where bracing is required, it shall:
 a) Consist of not less than 19 mm by 89 mm wood members,
 b) Be applied to the studs at an angle of approximately 45° to the horizontal, and
 c) Extend the full height of the wall on each storey.
 Fastening: Bracing described in Sentence (3) shall be nailed to each stud and wall plate by at least two 63 mm nails.
 Interior Loadbearing Walls: Where loadbearing interior walls are not finished in accordance with Sentence (2), blocking or strapping shall be fastened to the studs at mid-height to prevent sideways buckling.

9.2.3.10.3. Orientation of studs
 (1) Except as permitted in Sentences (2) and (3), all studs shall be placed at right angles to the wall face.
 (2) Studs on the flat are permitted to be used in gable ends of roofs that contain only unfinished space or in non-loadbearing interior walls within the limits described in Article 9.23.10.1.
 (3) Wall studs that support only a load from an attic not accessible by a stairway are permitted to be placed on the flat within the limits permitted in Article 9.23.10.1, provided:
 (a) The studs are clad on at least one side with plywood, OSB or waferboard sheathing fastened to the face of the studs with a structural adhesive, and,
 (b) the portion of the roof supported by the studs does not exceed 2.1 m in width.

9.2.3.10.4. Continuity of studs
 (1) Wall studs shall be continuous for the full storey height except at openings and shall not be spliced except by finger-jointing with a structural adhesive.

9.2.3.10.5. Support for Cladding Materials
 (1) Corners and intersections shall be designed to provide adequate support for the vertical edges of exterior finishes, sheathing and cladding materials, and in no instance shall exterior corners be framed with less than the equivalent of two studs.
 (2) Where the vertical edges of interior finishes at wall intersections are supported at vertical intervals by blocking or jurring, the vertical distance between such supports shall not exceed the maximum distance between supports specified in Section 9.29.

9.2.3.10.6. Studs at Sides of openings
 (1) Except as provided in Sentence (2), studs shall be doubled on each side of openings so that the inner studs extend from the lintel to the bottom wall plate and the outer studs extend from the top wall plates to the bottom wall plate.
 (2) Single studs are permitted to be used on either side of openings,
 (a) in non-loadbearing interior walls not required to have fire-resistance ratings, provided the studs extend from the top wall plate to the bottom wall plate, or
 (b) in loadbearing non-loadbearing interior or exterior walls, provided,
 (i) the openings are less than and within the required stud spacing, and
 (ii) no two such openings of full stud space width are located in adjacent stud spaces.

9.2.3.10.7. Stud Posts Built into Walls
 (1) Stud posts shall be provided in Sentences (2) and (3), stud posts shall be designed in accordance with Part 4.
 (2) The number of studs in a wall directly below a girder truss or roof beam shall conform to Table 9.23.10.7.1.A to 9.23.10.7.1.D, provided:
 (a) The studs are fastened together to form a post in accordance with Sentence 9.17.4.2.(2),
 (b) the wall is not less than 1.2 m long and sheathed on at least one side with plywood, OSB, waferboard or gypsum sheathing, and
 (c) The width of the stud post shall be not less than the width of the girder or beam that it supports.

9.2.3.11. Wall Plates
 9.2.3.11.2. Bottom wall plates
 (1) The bottom wall plates shall be provided in all cases.
 (2) The bottom plate in exterior walls shall not project more than one-third the plate width over the support.
 9.2.3.11.3. Top Plates
 (1) Except as permitted in Sentences (2) to (4), no fewer than two top plates shall be provided in loadbearing walls.
 (2) A single top plate is permitted to be used in a section of a loadbearing wall containing a lintel opening if the top plate forms a tie across the lintel.
 (3) A single top plate is permitted to be used in loadbearing walls where the concentrated loads from ceilings, floors and roofs are not more than 50 mm to one side of the supporting studs and
 (4) The top plates need not be provided in a section of loadbearing wall containing a lintel provided the lintel is tied to the adjacent wall section with,
 (a) not less than 75 mm by 150 mm by 0.91 mm thick galvanized steel, or
 (b) 89 mm by 89 mm by 300 mm wood splice nailed to each wall section with at least three 63 mm nails.

9.2.3.11.4. Joints in Top Plates
 (1) Joints in the top plates of loadbearing walls shall be staggered not less than one stud spacing.
 (2) The top plates in loadbearing walls shall be lapped or otherwise suitably tied at corners and intermediate walls.
 (3) Joints in single top plates used with loadbearing walls shall be tied in accordance with Sentence (4).
 (4) Joints referred to in Sentences (2) and (3) shall be the equivalent of not less than 75 mm by 150 mm by 0.91 mm thick galvanized steel nailed to each wall with at least three 63 mm nails.

9.2.3.14. Roof and Ceiling Framing
 9.2.3.14.1. Roofing and Ceilings and Joists
 (1) Roof rafters and joists and ceiling joists shall be continuous or shall be spliced over vertical supports that extend to suitable bearing.
 9.2.3.14.2. Framing Around Openings
 (1) Roof and ceiling framing members shall be doubled on each side of openings greater than two rafter or joist spacings wide.
 9.2.3.12.3. End Bearing Length
 (1) The length of end bearing of joists and rafters shall be not less than 38 mm.

9.2.3.14.4. Location and Attachment of Rafters
 (1) Rafters shall be located directly opposite each other and tied together at the peak, or may be offset by their own thickness if nailed to a ridge board not less than 17.5 mm thick.
 (2) Except as permitted in Sentence (3), framing members shall be connected by gusset plates or by the peak in conformance with Table 9.23.3.4.
 (3) Where the roof framing on opposite sides of the peak is assembled separately, such as in the case of factory-built houses, the roof framing on opposite sides is permitted to be fastened together with galvanized-steel strips not less than 200 mm by 75 mm by 0.41 mm thick spaced not more than 1.2 m apart and nailed at each end to the framing by at least two 63 mm nails.

9.2.3.14.5. Shaping of Rafters
 9.2.3.14.7. Intermediate Support for Rafters and Joists
 (1) Ceiling joists and collar ties of not less than 38 mm by 89 mm lumber are permitted to be assumed to provide intermediate support to reduce the span for rafters and joists where the roof slope is 1 in 3 or greater.
 (2) Collar ties referred to in Sentence (1) more than 2.4 m long shall be laterally supported near their centres by not less than 19 mm by 89 mm continuous members at right angles to the collar ties.
 (3) Dwarf walls and struts may be used to provide intermediate support to reduce the span for rafters and joists.
 (4) When struts are used to provide intermediate support, they shall be not less than 38 mm by 89 mm material extending from each rafter to a loadbearing wall at an angle of not less than 45° to the horizontal.
 (5) When dwarf walls are used for rafter support, they shall be framed in the same manner as loadbearing walls and securely fastened top and bottom to the roof and ceiling framing to prevent overall movement.
 (6) Solid blocking shall be installed between floor joists beneath dwarf walls referred to in Sentence (5) that enclose finished rooms.

9.2.3.14.8. Ridge Support
 (1) Rafter shall be shaped at supports to provide even bearing surfaces and supported directly above the exterior walls.
 9.2.3.14.7. Intermediate Support for Rafters and Joists
 (1) Ceiling joists and collar ties of not less than 38 mm by 89 mm lumber are permitted to be assumed to provide intermediate support to reduce the span for rafters and joists where the roof slope is 1 in 3 or greater.
 (2) Collar ties referred to in Sentence (1) more than 2.4 m long shall be laterally supported near their centres by not less than 19 mm by 89 mm continuous members at right angles to the collar ties.
 (3) Dwarf walls and struts may be used to provide intermediate support to reduce the span for rafters and joists.
 (4) When struts are used to provide intermediate support, they shall be not less than 38 mm by 89 mm material extending from each rafter to a loadbearing wall at an angle of not less than 45° to the horizontal.
 (5) When dwarf walls are used for rafter support, they shall be framed in the same manner as loadbearing walls and securely fastened top and bottom to the roof and ceiling framing to prevent overall movement.
 (6) Solid blocking shall be installed between floor joists beneath dwarf walls referred to in Sentence (5) that enclose finished rooms.

Table 9.23.10.1 Stud Size and Spacing
 Forming Part of Sentences 9.23.10.1 (1), (2) and 9.23.14.4 (2)

Construction Detail	Minimum Length of Nails ⁽¹⁾	Minimum Number or Maximum Spacing of Nails	Minimum Length of Stud
Floor joist or blocking perpendicular to sill plate or top wall plate below – toe nail	82	2	150 mm o.c.
Rim joist, trimmer joist or blocking – supporting walls with required braced wall panels – to sill plate or top wall plate – toe nail	82	5	150 mm o.c.
Wood or metal sheathing to underside of floor joists	57	2	2 each end
On-site bridging joists	57	2	each end
Double header or trimmer joists	76	3	300 mm o.c.
Floor joist to wall (below construction)	76	2	2
Ledger strip to wood beam	82	2	2 per joist
Joist to joist splice (See also Table 9.23.14.8)	76	2	2 each end
Header joist end nailed to joists along perimeter	101	3	—
Tail joist to adjacent header joist	101	3	—
(end nailed) around openings	101	3	—
Each header joist to adjacent trimmer joist	82	5	—
(end nailed) around openings	101	3	—
Sheet to wall plate (each end)	63	4	—
or end nail	82	2	—
Doubled studs (openings, or studs at walls or wall intersections) and corners	76	750	mm o.c.
Doubled top wall plate	76	400	mm o.c.
Bottom wall plate or side plate to floor joists, rim joists or blocking (interior walls) ⁽²⁾	82	400	mm o.c.
Bottom wall plate or side plate to floor joists – in required braced wall panels – to floor joists, rim joists or blocking (interior walls) ⁽²⁾	82	450	mm o.c.
Interior walls to framing or sheathing	82	600	mm o.c.
Required braced wall panels – in interior walls – to framing above and below	82	150	mm o.c.
Horizontal member over openings in non-loadbearing walls – each end	82	2	—
Lintels to studs	82	2	2 each end
Rafter to joist splice – toe nail over opening	82	3	—
Rafter rafter, roof truss or roof joist to plate – toe nail ⁽³⁾	82	3	—
Rafter plate to each ceiling joist	101	2	—
Rafter to joist (with ridge support)	76	3	—
Interior wall to framing or sheathing	76	3	—
Roof ridge board – toe nail – end nail	82	3	—
Collar tie to rafter – each end	76	2	—
Collar tie lateral support to each collar tie	82	2	—
Jack rafter to hip or valley rafter	82	2	—
Roof stud to rafter	76	3	—
Roof stud to loadbearing wall – toe nail	82	2	—
Plank decking under joists	82	2	—
Plank decking under joists – 38 mm x 140 mm to support	82	3	—
38 mm edge lead plank decking to support (tie nail)	76	1	—
38 mm edge lead plate to each other	76	450	mm o.c.
End joist or end rafter to wall or wall stud ⁽⁴⁾	76	5	or 6 ⁽⁵⁾

Table 9.23.10.1 Stud Size and Spacing
 Forming Part of Sentences 9.23.10.1 (1), (2) and 9.23.14.4 (2)

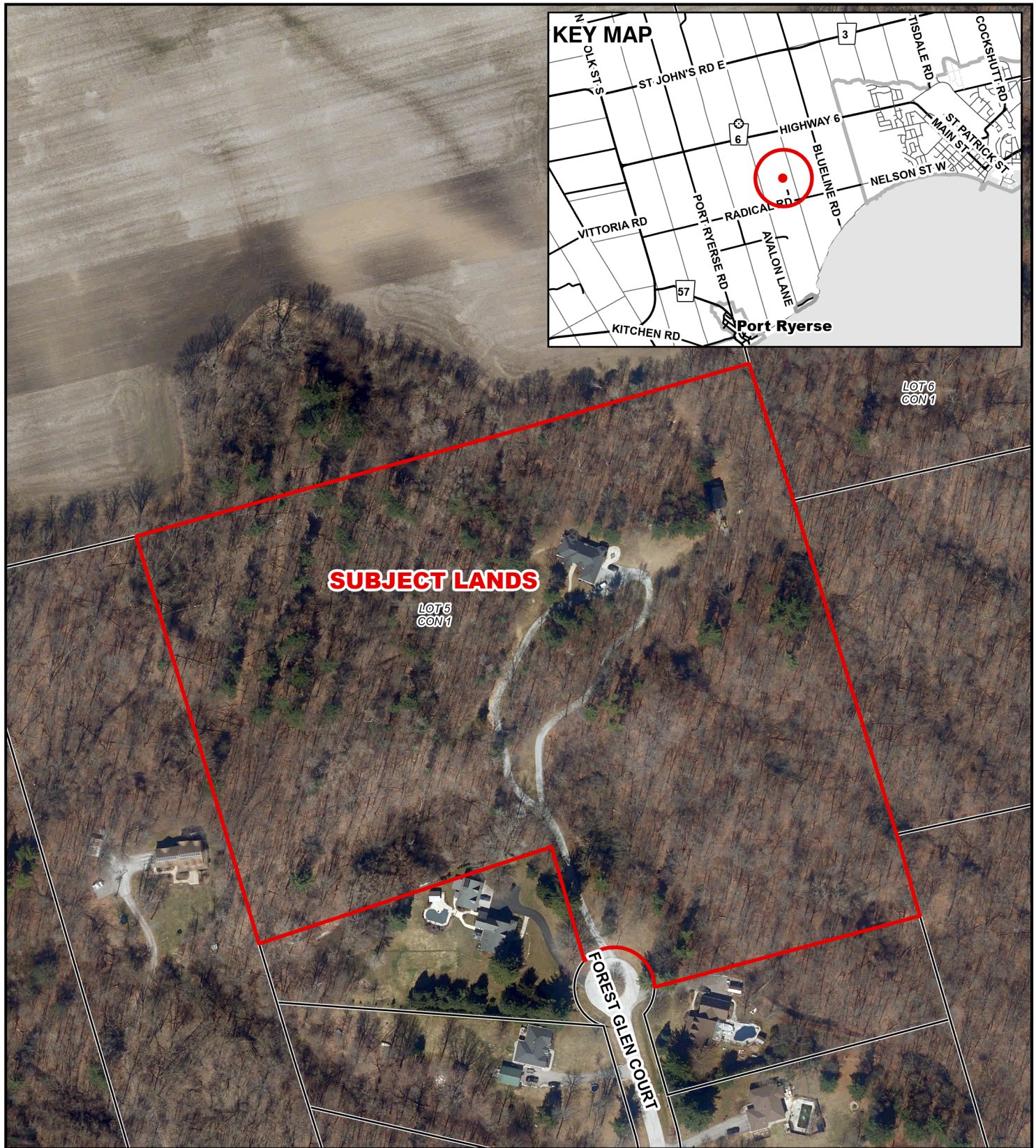
Type of Wall	Supported Loads (including dead loads)	Minimum Stud Size, mm	Maximum Stud Spacing, mm	Maximum Unsupported Height, m
No load	38 x 38	400	2.4	2.

MAP A


ANPL2026069

CONTEXT MAP

Geographic Township of WOODHOUSE

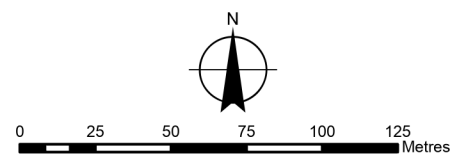


Legend

 Subject Lands

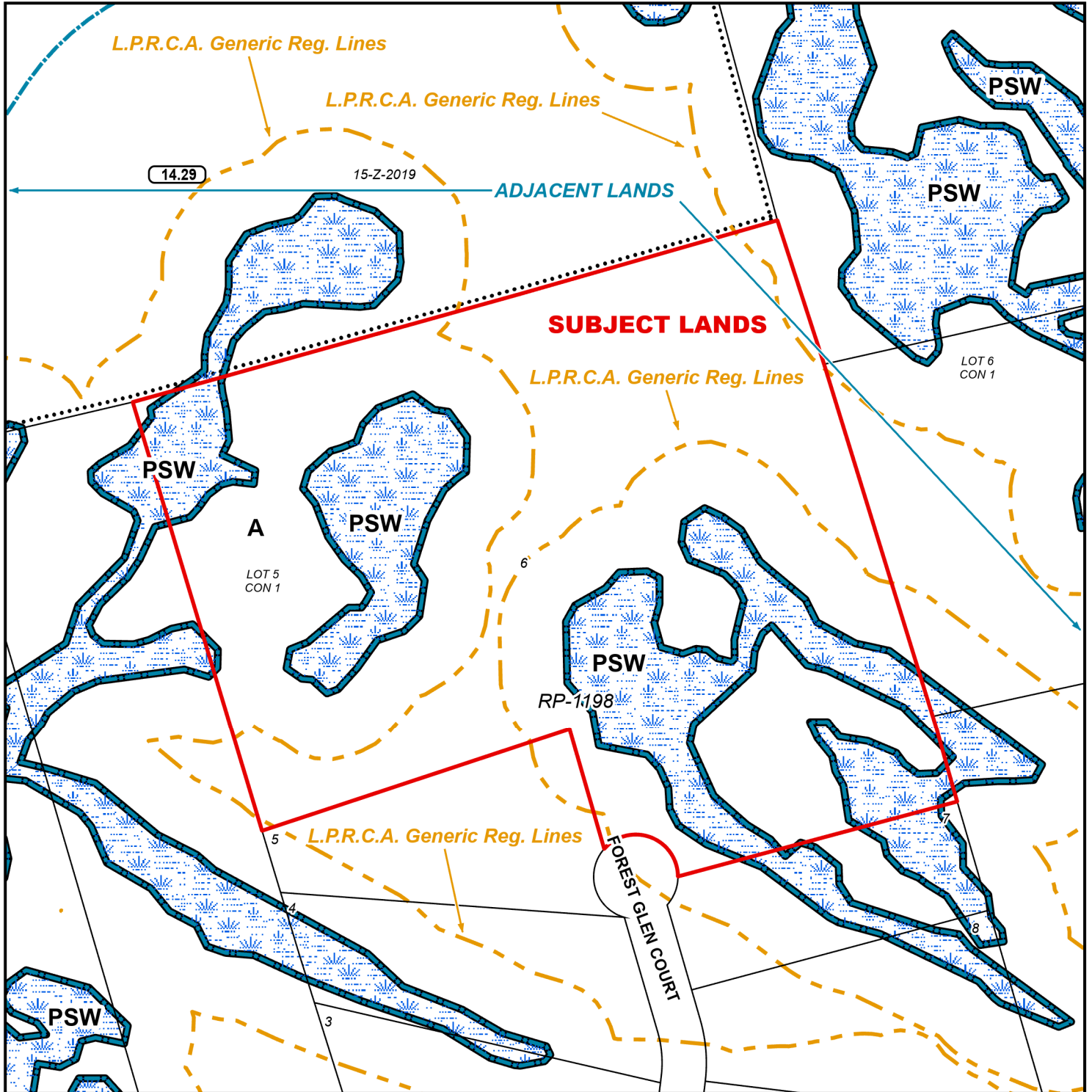
5/5/2026

2025 Air Photo



MAP B
ZONING BY-LAW MAP
 Geographic Township of WOODHOUSE

ANPL2026069



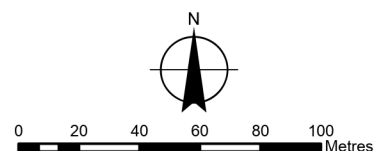
LEGEND

- Subject Lands
- Adjacent Lands
- Wetland
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

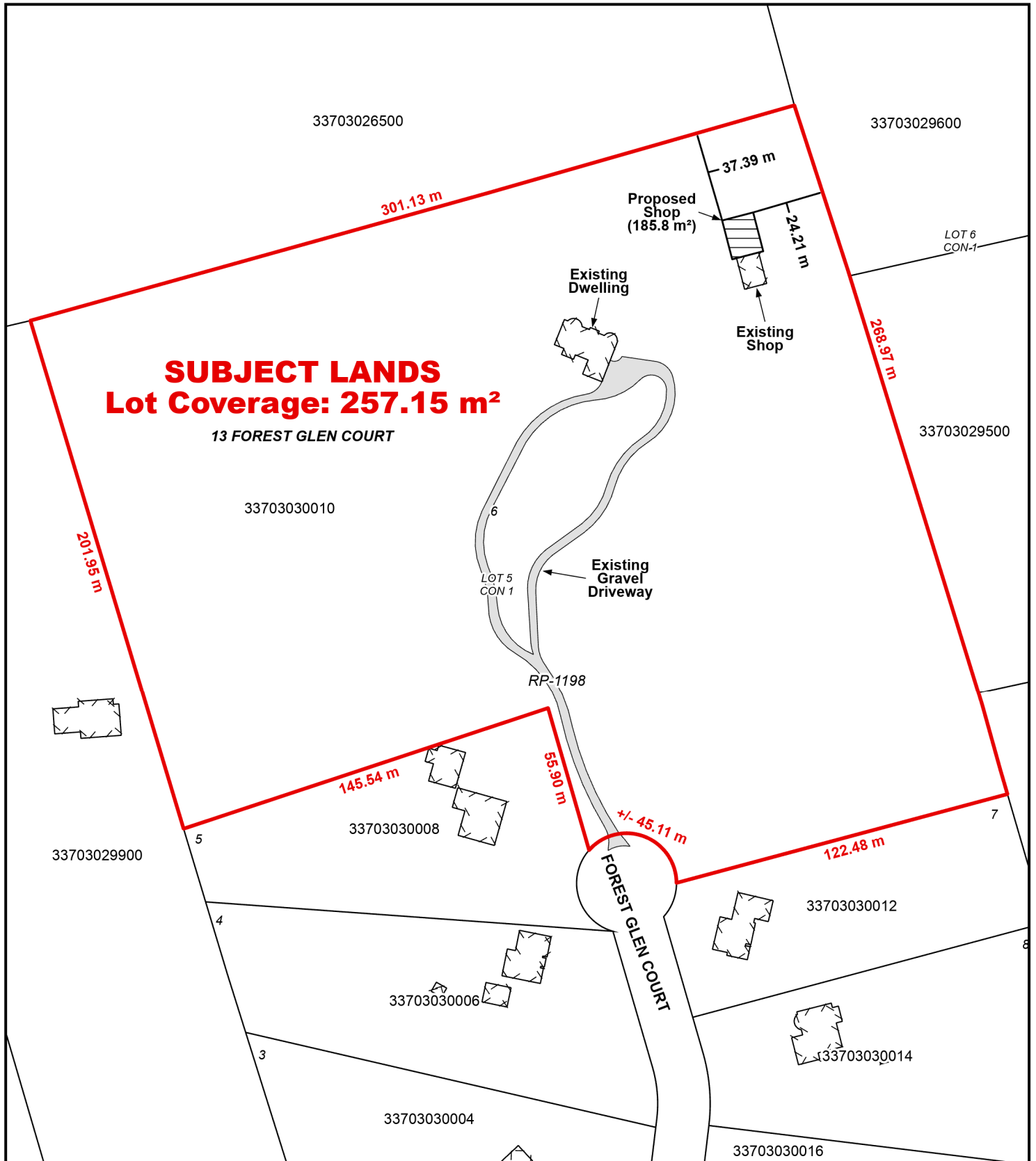
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- (H) - Holding
- A - Agricultural Zone
- PSW - Provincially Significant Wetland Zone




CONCEPTUAL PLAN

Geographic Township of WOODHOUSE



Legend

 Subject Lands

5/5/2026

