

**For Office Use Only:**

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

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

- Consent/Severance/Boundary Adjustment
- Surplus Farm Dwelling Severance and Zoning By-law Amendment
- Minor Variance
- Easement/Right-of-Way

**Property Assessment Roll Number:** 331054306035600000

**A. Applicant Information**

**Name of Owner** LORI AND JOHN NEAL

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** 69 JAMIESON DRIVE

**Town and Postal Code** CALEDONIA, ONTARIO

**Phone Number** 289.921.7976

**Cell Number** SAME AS ABOVE

**Email** JNEAL@ARMSTRONGMILLING.COM

**Name of Applicant** LORI AND JOHN NEAL

**Address** 69 JAMIESON DRIVE

**Town and Postal Code** CALEDONIA, ONTARIO

**Phone Number** 289.921.7976

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

**Email** JNEAL@ARMSTRONGMILLING.COM

**Name of Agent** GARY J. GERARD - 4THG STUDIO INC.  
**Address** P.O. BOX 481 DORCHESTER POST OFFICE  
**Town and Postal Code** THAMES CENTRE, ONTARIO  
**Phone Number** \_\_\_\_\_  
**Cell Number** 519 495 8980  
**Email** 4THGSTUDIO@GMAIL.COM

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and agent noted above.

Owner                       Agent                       Applicant

Names and addresses of any holder of any mortgages, charges or other encumbrances on the subject lands:

\_\_\_\_\_  
 \_\_\_\_\_

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

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

LOT 158 , TSWAL, PORT ROWAN

Municipal Civic Address: 38 WOODSTOCK AVENUE

Present Official Plan Designation(s): RR1 RESORT RESIDENTIAL

Present Zoning: RR = SAME

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:

RESORT RESIDENTIAL - COTTAGE

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

EXISTING SINGLE STOREY COTTAGE WITH DETACHED GARAGE STRUCTURE.

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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.

INCREASED LIVING AREA AND RENOS.

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

ELEVATION OF EXIST. COTTAGE WITH NEW ADDITION AND FOUNDATION.

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7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes  No

If yes, identify and provide details of the building:

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

50+ YEARS

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9. Existing use of abutting properties:

SAME - RR AND COTTAGES

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10. Are there any easements or restrictive covenants affecting the subject lands?

Yes  No If yes, describe the easement or restrictive covenant and its effect:

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

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

	<b>Zoning By-law Requirement</b>	<b>Proposed</b>	<b>Deficiency</b>
Lot area (m <sup>2</sup> )	0.4hA 5.8.2.a	0.05hA	-0.35hA
Lot frontage (m)	15.0m 5.8.2.b.i	15.24m	---
Lot depth (m)	---	---	---
Front Yard Setback (m)	6.0m 5.8.2.c	-0.6m As built	-0.6m As built
Left Side Yard Setback (m)	3.0m 5.8.2.e.ii	2.9m As built	---
Right Side Yard Setback (m)	1.2m 5.8.2.e.ii	3.7 As built	---
Rear Yard Setback (m)	9.0m 5.8.2.f	18.6m Prop.	---
Exterior side yard (if applicable) (m)	-----	-----	-----
Height (m)	9.1m MAX 5.8.2.g	6.1m Proposed	-----
Lot coverage (%)	15% MAX 5.8.2.h	153.6 sm Proposed	+ 14.1% Proposed
Buildings/structures separation (m)			
Detached Additional Dwelling Unit (ADU) or Accessory Building			
i) Usable floor area (m <sup>2</sup> )			
ii) Height (m)			
iii) Building separation (m)			
Number of parking spaces			

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

MAINTAIN OF ASBUILT BUILDING AREAS AND LOCATIONS.  
\_\_\_\_\_  
\_\_\_\_\_

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

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Proposed final lot size (if boundary adjustment): \_\_\_\_\_

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

Description of land intended to be retained in metric units:

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_

Lot Area: \_\_\_\_\_

Present Use: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Buildings on retained land: \_\_\_\_\_

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

Frontage: \_\_\_\_\_

Depth: \_\_\_\_\_

Width: \_\_\_\_\_  
Area: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_

**5. Surplus Farm Dwelling Severances Only:** List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

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

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

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

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

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

**Note: If additional space is needed please attach a separate sheet.**

**D. All Applications: Previous Use of the Property**

1. Has there been an industrial or commercial use on the subject lands or adjacent lands?  Yes  No  Unknown

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?  Yes  No  Unknown

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

\_\_\_\_\_  
\_\_\_\_\_

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached?  Yes  No

**E. All Applications: Provincial Policy**

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*?  Yes  No

If no, please explain:

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2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7?  Yes  No

If no, please explain:

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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:

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

4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard (submit MDS Calculation with application)**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Wooded area**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

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

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Floodplain**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

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

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Active railway line**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Erosion**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

On the subject lands or  within 500 meters – distance \_\_\_\_\_

**F. All Applications: Servicing and Access**

1. Indicate what services are available or proposed:

Water Supply

- Municipal piped water
- Individual wells
- Communal wells
- Other (describe below)

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Sewage Treatment

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

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Storm Drainage

- Storm sewers
- Open ditches
- Other (describe below)

ASBUILT SWALES AND OVERLAND FLOWS

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2. Existing or proposed access to subject lands:

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

Name of road/street:

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**G. All Applications: Other Information**

1. Does the application involve a local business?  Yes  No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

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

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- Environmental Impact Study
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

**All final plans must include the owner's signature as well as the engineer's signature and seal.**

**I. Transfers, Easements and Postponement of Interest**

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

**Permission to Enter Subject Lands**

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

**Freedom of Information**

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

<u><i>L. Neal</i></u>	<u><i>John Neal</i></u>	<u>3/27/2026</u>	<u>3/22/2026</u>
Owner/Applicant/Agent Signature		Date	

**J. Owner's Authorization**

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

I/We LORI AND JOHN NEAL am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize 4thGStudio Inc. (Gary J. Gerard) 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.

<u>LORI NEAL</u>	<u><i>L. Neal</i></u>	<u>3/27/2026</u>
JOHN NEAL	<u><i>John Neal</i></u>	<u>3/22/2026</u>
Owner	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, LORI AND / OR JOHN NEAL of NORFOLK COUNTY

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:

At Simcoe

John Neal      Gary Simcoe  
Lori Neal      Gary Simcoe

Owner/Applicant/Agent Signature

In Norfolk County

Gary Simcoe

This 15 day of April

A.D., 20 20

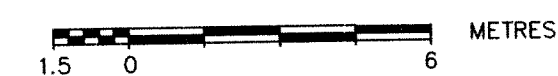
Jodi Lynn Pfaff-Schimus

Jodi Lynn Pfaff-Schimus, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires March 6, 2028.

A Commissioner, etc.

PLAN OF SURVEY  
OF ALL OF  
**LOT 158**  
**REGISTERED PLAN 436**  
IN THE GEOGRAPHIC  
**TOWNSHIP OF SOUTH WALSHINGHAM**  
IN  
**NORFOLK COUNTY**

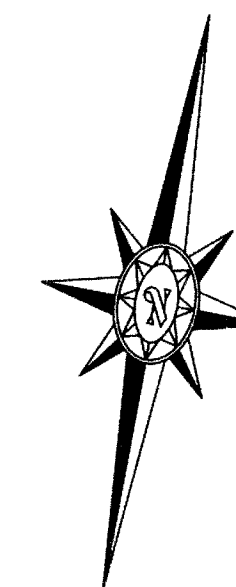
SCALE: 1 : 150



**JEWITT AND DIXON LTD.**

METRIC NOTE:

DISTANCES AND COORDINATES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



LEGEND

2.5cm X 2.5cm X 1.2m STANDARD IRON BARS	SHOWN	□	SIB
2.5cm ROUND X 1.2m STANDARD IRON BARS	SHOWN	□	SIB $\phi$
1.6cm X 1.6cm X 0.6m IRON BARS	SHOWN	□	IB
1.6cm ROUND X 0.6m IRON BARS	SHOWN	□	IB $\phi$
IRON PIPE	SHOWN	□	IP
PLASTIC BAR	SHOWN	□	PB
LOT LINES	SHOWN	---	
DEED LINES	SHOWN	---	
FENCE LINES	SHOWN	-X-X-X-X-X-	
ROAD LINES	SHOWN	---	
CENTRE LINES	SHOWN	---	
FOUND IRON BARS	SHOWN	□	
PLANTED IRON BARS	SHOWN	□	
SURVEYOR'S REAL PROPERTY REPORT BY K. HUSTED O.L.S., DATED MAY 19, 2022 (JOB #22-17713)	SHOWN	(P1)	
BOUNDARY SURVEY BY JEWITT & DIXON LTD. DATED SEPTEMBER 14, 2022 (JOB # 22-3471)	SHOWN	(P2)	
REGISTERED PLAN 436	SHOWN	(P3)	
JEWITT AND DIXON LTD.	SHOWN	(700)	
K. S. HUSTED, O.L.S.	SHOWN	(1582)	
WITNESS MONUMENT	SHOWN	(WT)	
NO IDENTIFICATION MEASURE	SHOWN	(M)	
SET	SHOWN	(S)	
PROPERTY IDENTIFICATION NUMBER	SHOWN	PIN	

SURVEYOR'S CERTIFICATE

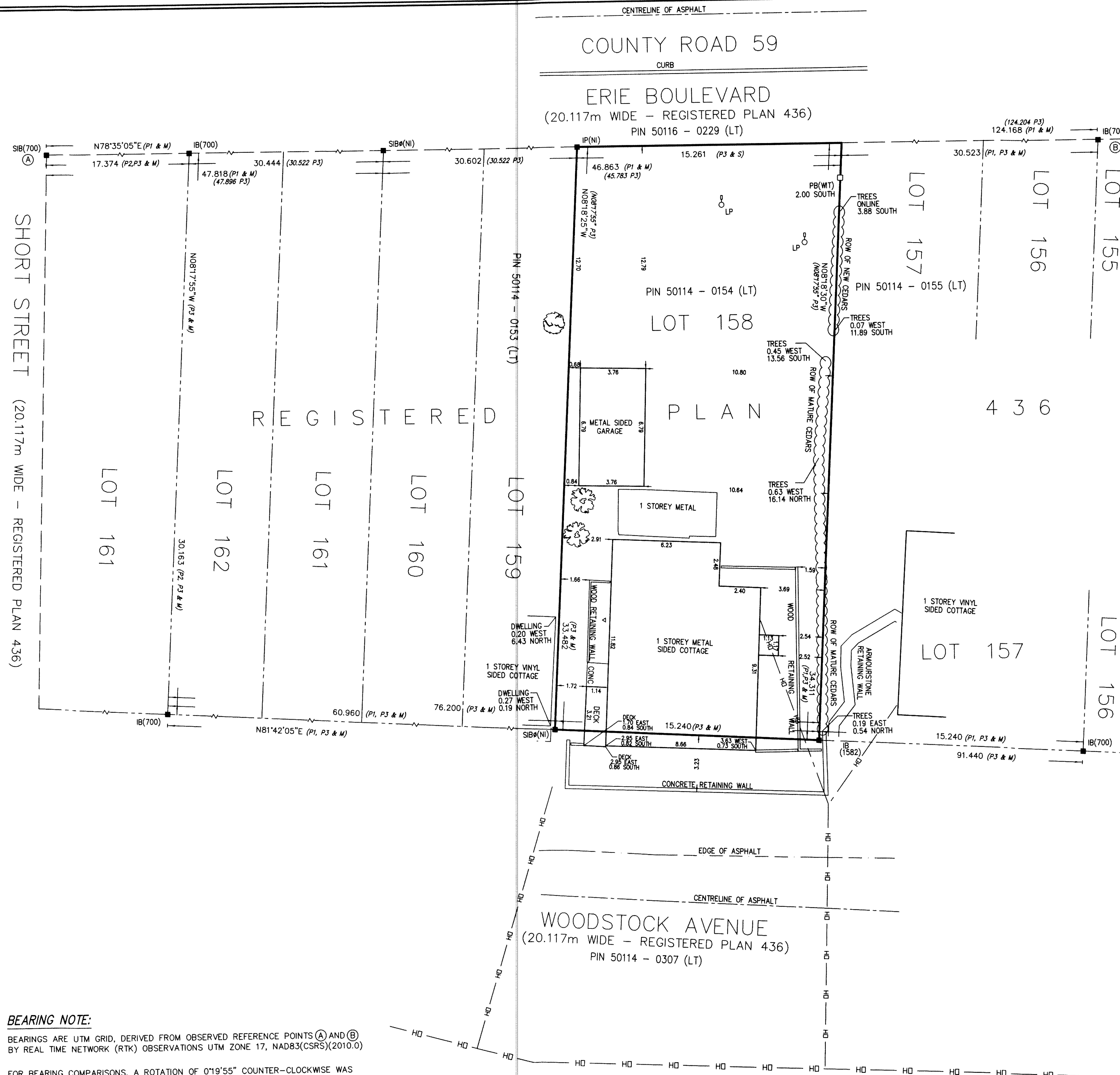
- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON THE 16TH DAY OF OCTOBER, 2025

DATED: NOVEMBER 4, 2025

*R. C. Dixon*  
R. C. DIXON, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-119891

	<b>JEWITT AND DIXON</b>		SURVEYING MAPPING GIS
	ONTARIO LAND SURVEYORS A Division of Kim Husted Surveying Ltd.		
650 Ireland Rd., Simcoe, ON N3Y 4K2 T: (519) 426-0842 www.jdbarnes.com			
DRAWN BY: J.L.M.	CHECKED BY: K.H.	REFERENCE NO.:	25-54-425-00
			DATED: NOVEMBER 3, 2025



BEARING NOTE:

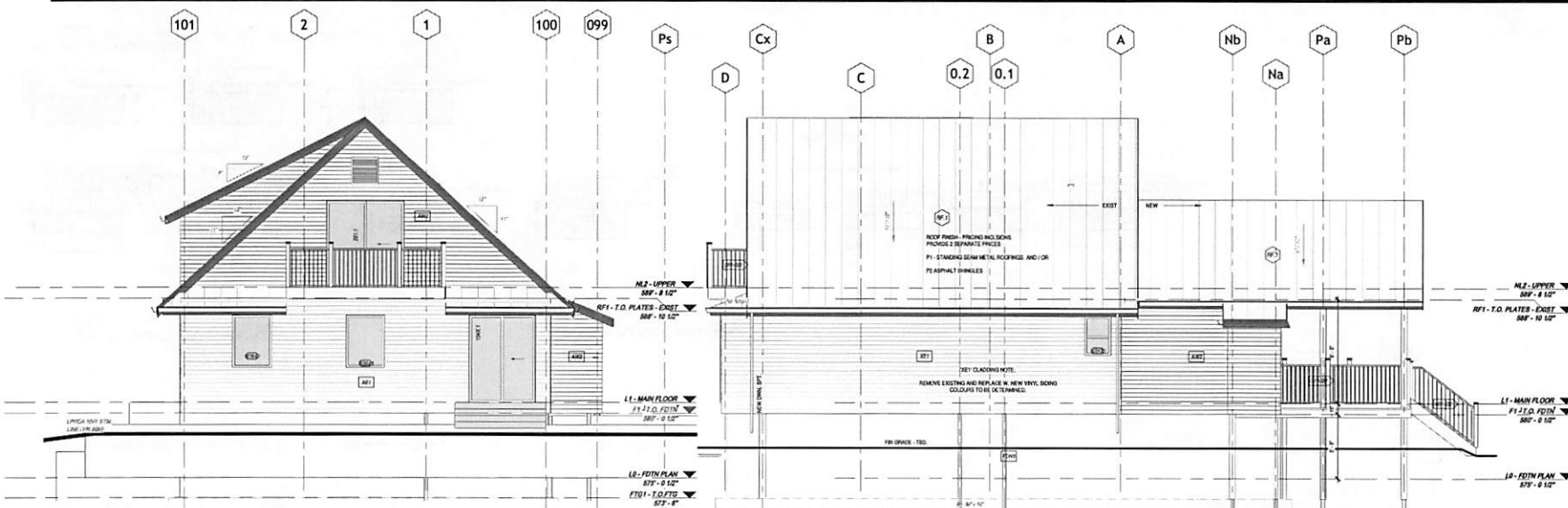
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS (A) AND (B) BY REAL TIME NETWORK (RTK) OBSERVATIONS UTM ZONE 17, NAD83(CSRS)(2010.0)

FOR BEARING COMPARISONS, A ROTATION OF 0°19'55" COUNTER-CLOCKWISE WAS APPLIED TO BEARING ON P1 & P3





REVISIONS			
NO.	DATE	REVISION	BY



3 SOUTH ELEVATION - Woodstock Ave.  
1/4" = 1'-0"

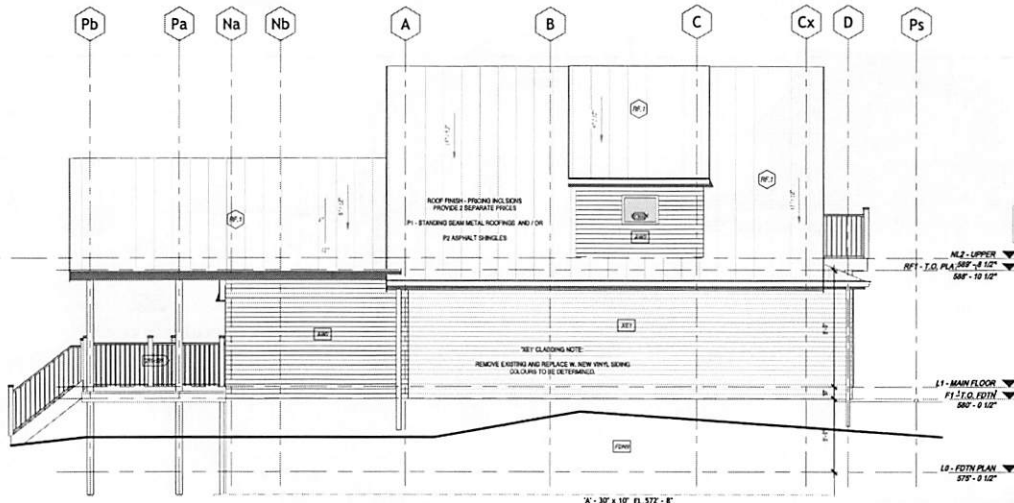
1 EAST ELEVATION  
1/4" = 1'-0"

**DRAFT - FOR BUDGET / ESTIMATING**

Date of Issue: 13 FEB 2026  
\*\*\* Not for Construction \*\*\*

**BALANCE SHEET SPECIFICATIONS (ALL WALLS):**  
OPTION 1 - FT. NO PER SB-2 W. MET. POCKETS  
OPTION 2 - FARM ALUM. AND GLASS GUARD AND RAILS

**BALANCE SHEET SPECIFICATIONS (ALL WALLS):**  
OPTION 1 - FT. NO PER SB-2 W. MET. POCKETS  
OPTION 2 - FARM ALUM. AND GLASS GUARD AND RAILS



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

2 NORTH ELEVATION - Erie Blvd.  
1/4" = 1'-0"

**BALANCE SHEET SPECIFICATIONS (ALL WALLS):**  
OPTION 1 - FT. NO PER SB-2 W. MET. POCKETS  
OPTION 2 - FARM ALUM. AND GLASS GUARD AND RAILS

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OPTION 1 - FT. NO PER SB-2 W. MET. POCKETS  
OPTION 2 - FARM ALUM. AND GLASS GUARD AND RAILS

**BCR DECLARATION:**  
ETHOS/DIO INC., GARY J. GERARD  
BCR #R-2024-10412  
SIGNATURE:

**ENERGY EFFICIENCY COMPLIANCE - PER O.B.C. 2015, 88-12 LATEST EDITION (AMENDMENTS) PER TABLE 2.1.1.2.6 (REDS TO L1.1) (REDS) "COMPLIANCE PACKAGE SELECTION - SEE EDS"**

**CODE CONFORMANCE:**  
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION AND AMENDMENTS OF THE 2015 ONTARIO BUILDING CODE. ASB DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS UNLESS ADVISED IN WRITING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED.



LONDON ONTARIO  
4thGSTUDIO@GMAIL.COM

PROJECT TITLE  
**COTTAGE UPGRADES - OPTION 'C'**

CLIENT:  
J & L Neal  
PROJECT TITLE  
38 WOODSTOCK AVE.  
PT. ROWAN, ON

DRAWING TITLE  
CONST. DOCS

CHECKED: JLN | DRAWN: CLG3 | DATE: 13FEB26

25.1724 A2.0C  
FILE DRAWING REVISION

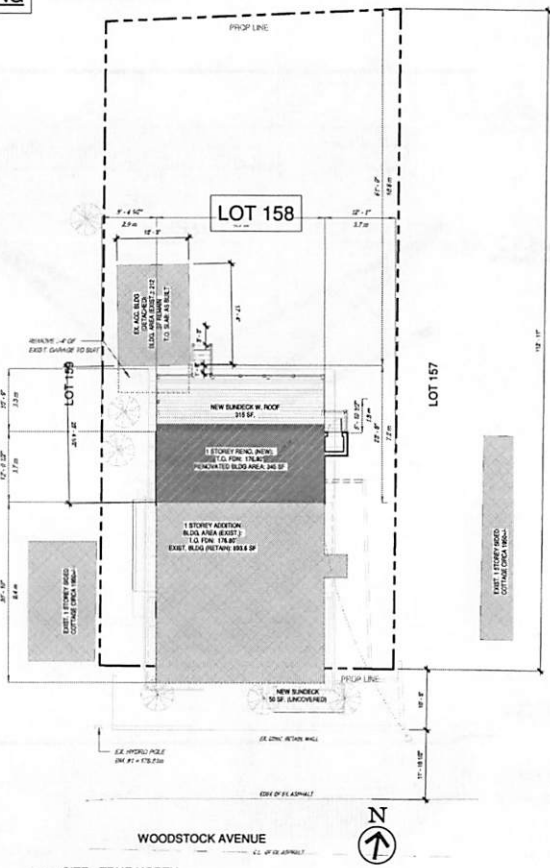
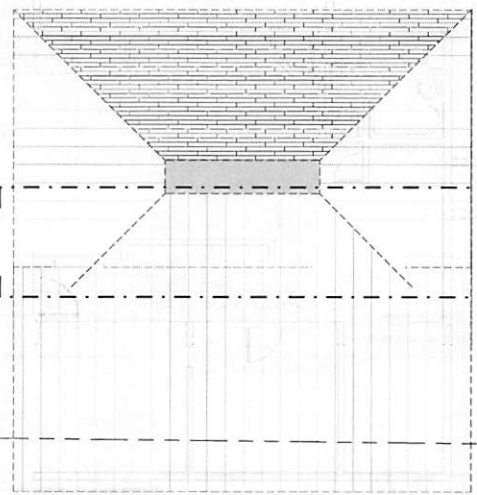
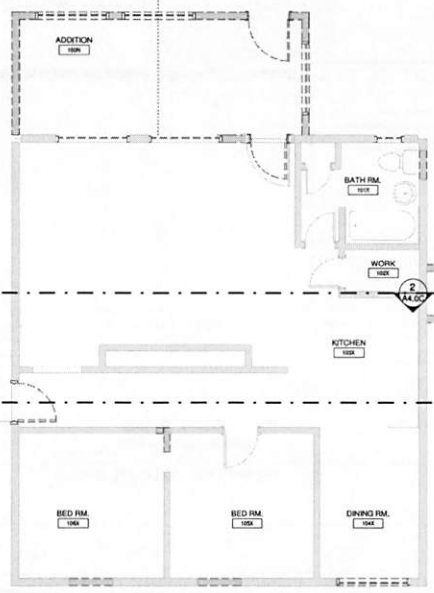
SCALE: 1/4" = 1'-0"  
DATE: 13 FEB 2026  
DRAWN: CLG3  
CHECKED: JLN

**DRAFT - FOR BUDGET / ESTIMATING**

Date of Issue: 13 FEB 2025  
 \*\*\* Not for Construction \*\*\*

REVISIONS

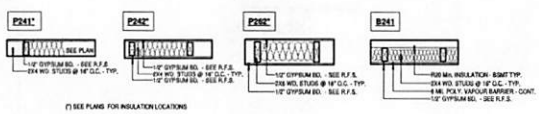
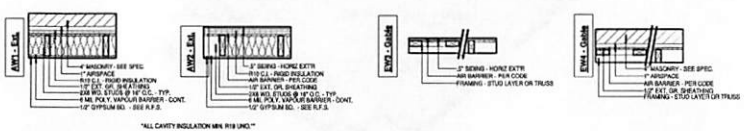
NO.	DATE	REVISION	BY



3 L1 - MAIN FLOOR - DEMOLITION  
 1/4" = 1'-0"

1 RF1 - T.O. PLATES - DEMOLITION  
 1/4" = 1'-0"

2 SITE - TRUE NORTH  
 1" = 10'-0"



01L - PARTITIONS  
 3/4" = 1'-0"

01L - EXTERIOR WALLS  
 3/4" = 1'-0"

**BCR DECLARATION:**  
 4THSTUDIO INC. - GARY J. GERARD  
 BCN # 2251 - 10413  
 SIGNATURE: \_\_\_\_\_

**ENERGY EFFICIENT COMPLIANCE - PER O.B.C. 2012, SO-12 (LATEST EDITION / AMENDMENTS) PER TABLE 2.1.3.2.A (NEW) T.S.1.1.1 (NEW) "COMPLIANCE PACKAGE SELECTION - SEE BIDS"**

**CODE CONFORMANCE:**  
 - ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION AND AMENDMENTS OF THE 2012 ONTARIO

**\*THESE PLANS ARE DRAWN IN ACCORDANCE TO THE CURRENT EDITION AND AMENDMENTS TO THE ONTARIO BUILDING CODE. 4TH DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS UNLESS ADDRESSED IN WRITING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED.**



LONDON ONTARIO  
 4THGSTUDIO@GMAIL.COM

PROJECT TITLE  
**COTTAGE UPGRADES - OPTION 'C'**

CLIENT:  
**J & L Neal**  
 PROJECT TITLE:  
**38 WOODSTOCK AVE. PT. ROWAN, ON**

DRAWING TITLE:  
**CONST. DOCS**


CHECKED / DRAWN: NEALS / GJG DATE: 13 FEB 2025

FILE: 25.1724 DRAWING: A1.0C REVISION:

LATEST REVISION: 2025 JAN 21 11:00 AM  
 25.1724 A1.0C  
 4THSTUDIO.COM  
 4THSTUDIO@GMAIL.COM

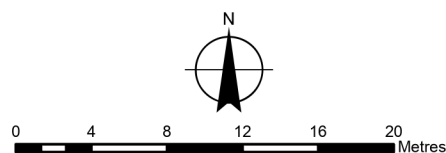


Legend

 Subject Lands

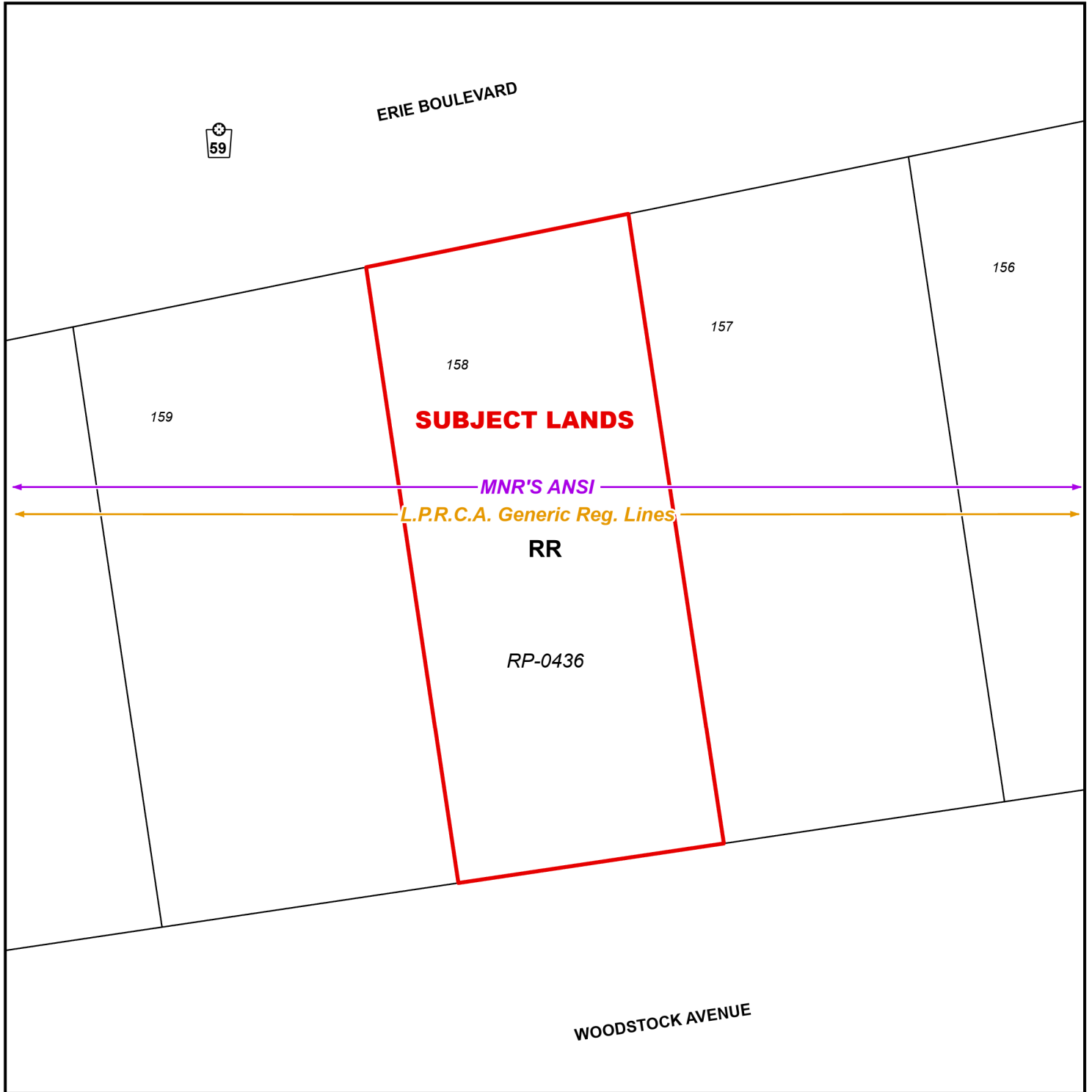
5/5/2026

2025 Air Photo



**ZONING BY-LAW MAP**

Geographic Township of SOUTH WALSINGHAM



**LEGEND**

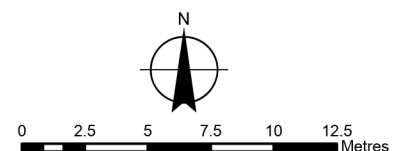
- Subject Lands
- MNR ANSI
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

5/5/2026

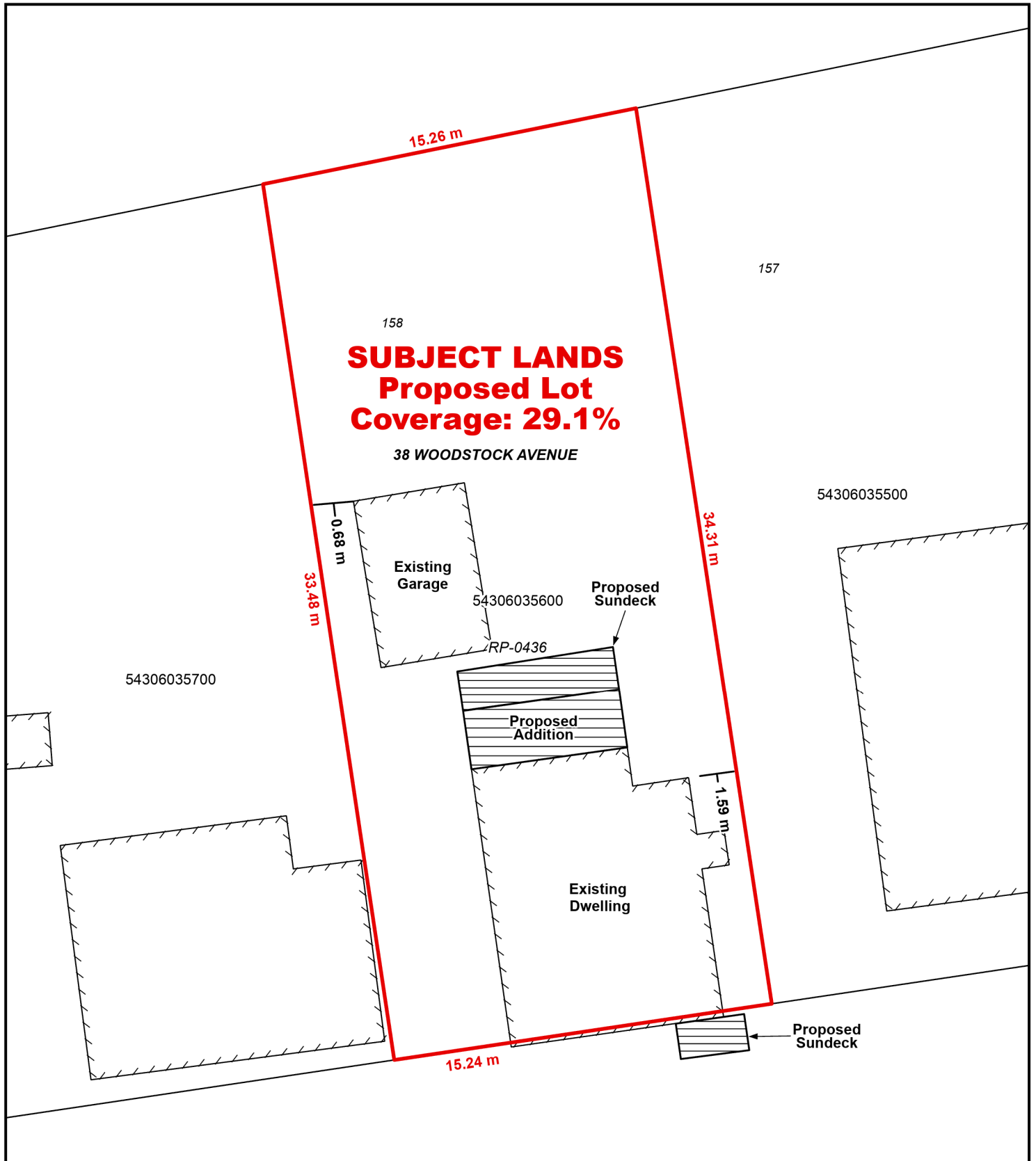
(H) - Holding

RR - Resort Residential Zone




CONCEPTUAL PLAN

Geographic Township of SOUTH WALSHINGHAM



Legend

 Subject Lands

5/5/2026

