

**For Office Use Only:**

File Number

ANPL2018254

Application Fee

\$474

Related File Number

—

Conservation Authority Fee

Pre-consultation Meeting

—

OSSD Form Provided

Application Submitted

NOV. 21/2018

Planner

Complete Application

NOV. 5/2018

Public Notice Sign

New System installed.  
Maya Deleye.**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: 493 - 100 - 06000**A. Applicant Information**

Name of Owner

BRIAN MAWHINNEY

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

77 LANSDOWNE AVE

Town and Postal Code

DELHI ON N4B 1R2

Phone Number

—

Cell Number

519 - 427 - 4544

Email

BRIANMAWHINNEY@ICLOUD.COM

Name of Applicant

AGENT.

Address

—

Town and Postal Code

—

Phone Number

—

Cell Number

—

Email

—

Name of Agent	DAVID MCPHERSON
Address	8 CULVER LANE
Town and Postal Code	SIMCOE ON N3Y 5C8
Phone Number	519-426-7295
Cell Number	905-981-8795
Email	DAVID-A-MCPHERSON@NORTMAIL.COM

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

Owner

Agent

Applicant

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

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#### 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 45 PLAN 546 CHARLOTTEVILLE  
AND PART 10 OF RP37R6848

Municipal Civic Address: 394 CEDAR DR., TURKEY POINT.

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:

14.14 TO PERMIT A YEAR ROUND HOUSE

3. Present use of the subject lands:

RESIDENTIAL

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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, height, etc. on your attached sketch which must be included with your application:

EXISTING SFD TO BE DEMOLISHED (103 sqm) EXISTING SHED TO REMAIN (7.5 sqm) EXISTING BOATHOUSE TO REMAIN (60 sqm)

5. If an addition to an existing building is being proposed, please explain what will it be used for (e.g. bedroom, kitchen, bathroom, etc.). If new fixtures are proposed, please describe.

N/A

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

PROPOSED 2 STOREY SFD, GROUND FLOOR 138.7 m<sup>2</sup>, 82 m<sup>2</sup> ON 2ND FLOOR, LOT COVERAGE WITH VERANDAH 229 m<sup>2</sup>,

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:

\_\_\_\_\_

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

UNKNOWN

9. Existing use of abutting properties:

RESIDENTIAL

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:

\_\_\_\_\_



### C. Purpose of Development Application

Note: Please complete all that apply.

#### 1. Site Information

#### Existing

#### Proposed

Please indicate unit of measurement, i.e. m, m<sup>2</sup> or %, etc.

Lot frontage

18.3 m

18.3 m

Lot depth

41.3 m

41.3 m

Lot width

18.3 m

18.3 m

Lot area

747.22 m<sup>2</sup>

747.22 m<sup>2</sup>

Lot coverage

18.4 %

30.66 %

Front yard

14 m

11 m

Rear yard

12.2 m

11.89 m

Left Interior side yard

7.62 m

3.81 m

Right Interior side yard

1.5 m

1.2 m

Exterior side yard (corner lot)

#### 2. Please outline the relief requested (assistance is available):

SEE ATTACHED EXPLANATION

RELIEF OF 15.66% OVER THE ALLOWED  
COVERAGE OF 15% & 0.65 HEIGHT

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

SEE ATTACHED EXPLANATION

"NEW" DEFINITION OF LOT COVERAGE INCLUDES  
UNENCLOSED PORCH.

#### 4. 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: \_\_\_\_\_

5. Description of proposed right-of-way/easement in metric units:

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

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

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

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

Proposed use: \_\_\_\_\_

6. 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: (i.e., corn, orchard etc) \_\_\_\_\_

Dwelling Present?:  Yes  No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_



Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_

Dwelling Present?:  Yes  No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_

Dwelling Present?:  Yes  No If yes, year dwelling built \_\_\_\_\_

Owners Name: \_\_\_\_\_

Roll Number: \_\_\_\_\_

Total Acreage: \_\_\_\_\_

Workable Acreage: \_\_\_\_\_

Existing Farm Type: (i.e., corn, orchard etc) \_\_\_\_\_

Dwelling Present?:  Yes  No If yes, year dwelling built \_\_\_\_\_

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

#### **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 (example: gas station, petroleum storage, etc.):

\_\_\_\_\_

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:

OWNER'S RECOLLECTION



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 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:

SITE ALREADY DEVELOPED

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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:

NOT IN SOURCE WATER AREA

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



4. 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. Servicing and Access

1. Indicate what services are available or proposed:

### Water Supply

Municipal piped water       Communal wells

Individual wells       Other (describe below)

CONNECTED TO TURKEY PT WATER SYSTEM.

### Sewage Treatment

Municipal sewers       Communal system

Septic tank and tile bed       Other (describe below)

### Storm Drainage

Storm sewers       Open ditches

Other (describe below)

2. Existing or proposed access to subject lands:

Municipal road       Provincial highway

Unopened road       Other (describe below)

Name of road/street:

CEDAR DRIVE

## G. 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.



## **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. Names of adjacent streets
8. 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:**

- Zoning Deficiency Form
- On-Site Sewage Disposal System Evaluation Form
- 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 and Climate Change, 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.



Owner/Applicant/Agent Signature



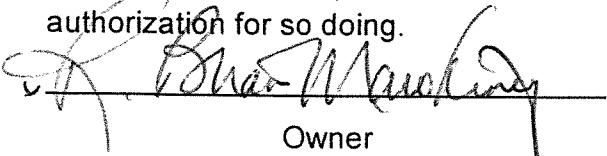
Date

### J. Owner's Authorization

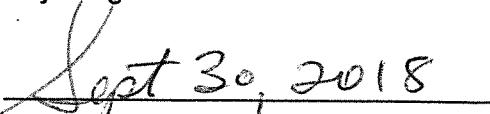
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We R. BRIAN MAWHINNEY am/are the registered owner(s) of the lands that is the subject of this application for site plan approval.

I/We authorize DAVID MCPHERSON 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



K. Declaration

I, DAVID mcPHERSON of SimcoE

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

CALEDONIA



Owner/Applicant/Agent Signature

In HALDIMAND COUNTY

This 9<sup>th</sup> day of OCTOBER

A.D., 20 18



A Commissioner, etc.

Barbara Lynn White, a Commissioner,  
etc., Province of Ontario, for the  
Corporation of Haldimand County.  
Expires July 21, 2020



NORFOLK COUNTY  
DEVELOPMENT  
PLANNING  
DEVELOPMENT AND CULTURAL SERVICES



## Zoning Deficiency

### PROPERTY INFORMATION

Address: 394 Cedar Drive

Legal Description: CHR PLAN 546 lot 45

Roll Number: 3310-493-100-06000  
Information Origin: drawing from Tony Wall dated Sep 2018, site plan hand sketchSince: 185 Robinson St.  
Sudbury, ON  
N3V 5L6  
519-465-5470  
12 Albert St.  
Lanark, ON  
N0R 1C0  
519-475-4485

Since: 185 Robinson St.

Sudbury, ON  
N3V 5L6  
519-465-5470  
12 Albert St.  
Lanark, ON  
N0R 1C0  
519-475-4485

### Resort Residential Zone (RR)

Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
5.8.2 a) minimum lot area	0.40	747.22	N/A N/A	ha m.sq
i) new lot	700.00			
ii) lot of record				
b) minimum lot frontage	15.00	N/A	m	
i) interior lot	18.00	N/A	m	
ii) corner lot	6.00	N/A	m	
c) minimum front yard	6.00	11.00	N/A	m
d) minimum exterior side yard				
e) minimum interior side yard				
f) attached garage	1.20	N/A	m	
g) detached garage	1.20	N/A	m	
h) minimum rear yard	9.00	11.83	N/A	m
i) maximum building height	9.10	9.00	0.50	m
j) maximum lot coverage (Note: Proposed Area)	15.00	30.65	15.65	%
k) lot				

lot coverage including all decks, porches, overhangs, steps is 229.00sqm as confirmed by designer. Lot area confirmed by surveyor. Drawings indicated that height may vary according to grade, but calculated height at 5.6m as per current drawings.

The proposed information and any supporting documents have been provided by the owner/applicant. The above information is only in respect to the associated planning application and does not relieve the owner/applicant from obtaining all other permits/approvals required. The owner/applicant hereby accepts full responsibility for the accuracy of the proposed information provided on this form.

#### Prepared By:

Roxanne Koot

I have read and understand the above.

Signature of owner or authorized agent

Signature of owner or authorized agent date

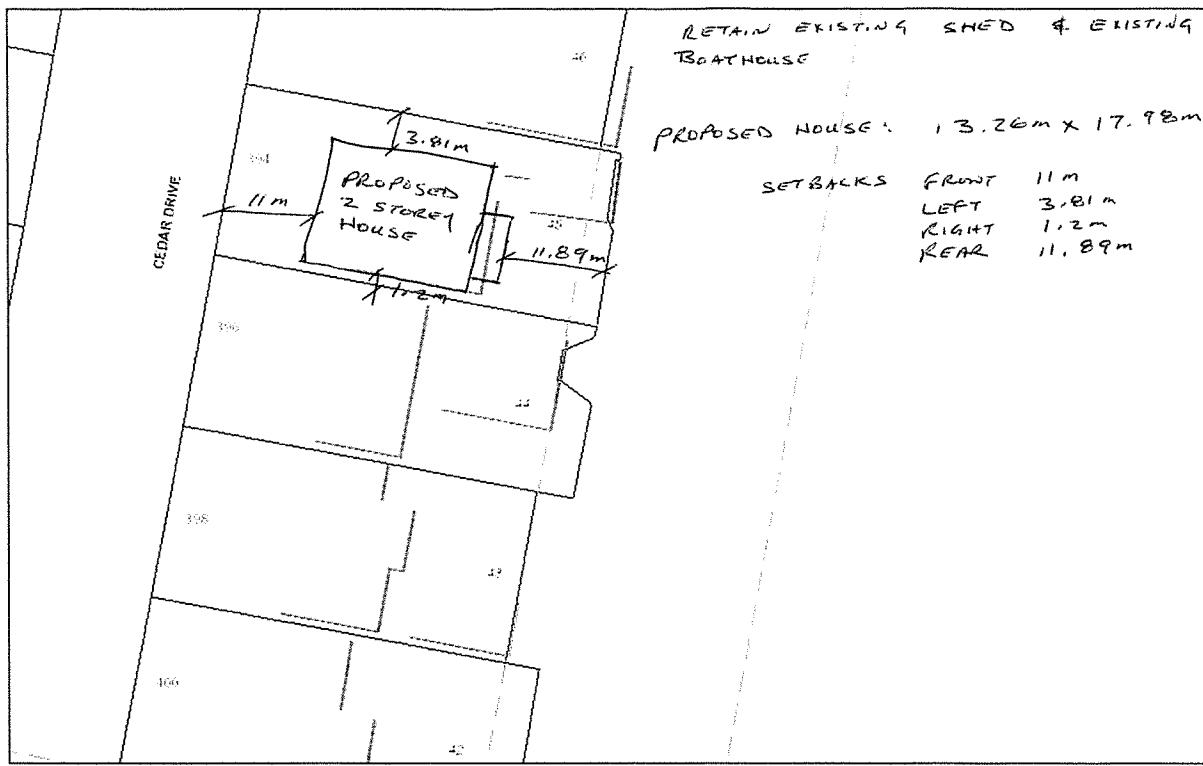
AS PER: Fritz R. Enzlin, GCO, CRBO.  
Chief Building Official Manager,  
Building & Bylaw Division, Norfolk  
County

Signature of Zoning Administrator date

Signature of Zoning Administrator County

PROPOSED

MAP NORFOLK - Community Web Map



9/30/2018, 2:04:35 PM

- Land Parcels
- Plan Lines

1:500  
0.004 0.008 0.016 km

Norfolk GIS

Norfolk GIS

**394 CEDAR DRIVE, TURKEY POINT  
LOT 45 PLAN 546 CHARLOTTESVILLE  
AND PART 10 OF RP 37R 6848  
ROLL # 493 – 100 – 06000**

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The existing single family dwelling at 394 Cedar Drive, Turkey Point is to be demolished and removed from the site to make way for a new two-storey single family dwelling of similar footprint but adding a wrap-around verandah.

The property enjoys special provision 14.14, which permits a year around house.

The existing house has a combined building and deck area of 137.49 sqm. Existing lot coverage is 18.4%.

Proposed two-storey house has a building area of 138.7 sqm., only a marginal increase over the existing footprint. However, the “new” zoning bylaw 1-Z-2014 definition of lot coverage includes decks and “enclosed porches”. (2.85 & 2.41). Previous zoning bylaw 1-DE-80’s definition of lot coverage did not include “enclosed porch”. (4.50 & 4.100)

Had this house been constructed under zoning bylaw 1-DE-80, the lot coverage would be 18.56%, and increase over existing by only 0.16%.

The proposed house is virtually the same size as the existing house. But because of the change in definition from the “old” to the “new” zoning bylaw, we have to include the verandah, which brings the lot coverage up to 30.66%.

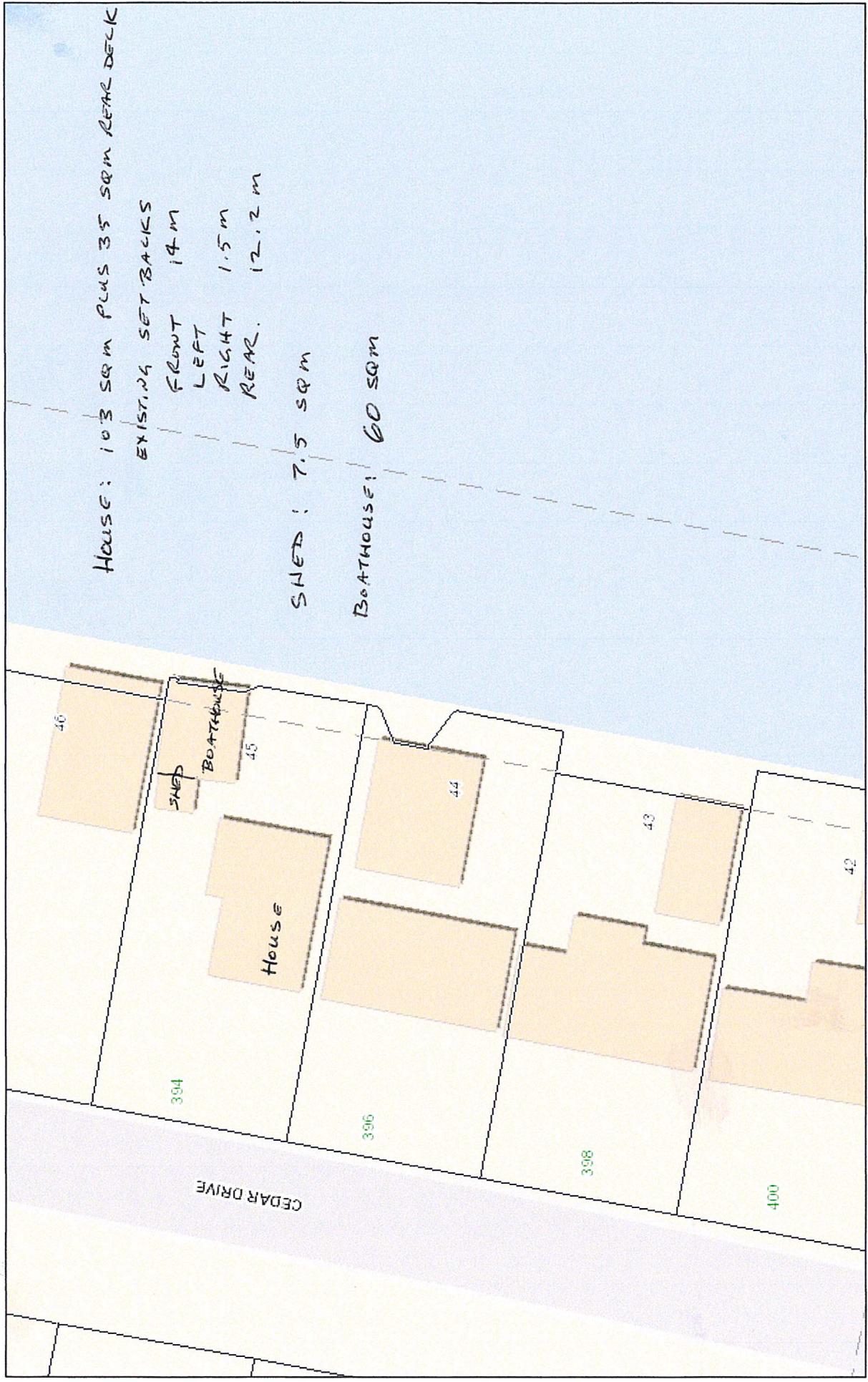
The mass and scale of the proposed house is in keeping with the majority of buildings in this block of Cedar Drive. They were all constructed under the previous lot coverage definition and did not need to consider their decks, porches, and verandahs in the calculation of lot coverage.

We are requesting relief of an additional 15.66% over the maximum permitted lot coverage of 15% to bring the maximum permitted lot coverage to 33.66%.

We submit that the enclosed building plans illustrate a new house that is in keeping with the existing streetscape.

## EXISTING

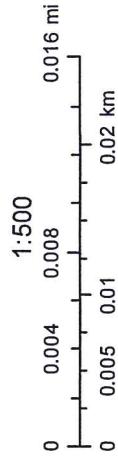
## MAP NORFOLK - Community Web Map



9/30/2018, 2:04:35 PM

Land Parcels

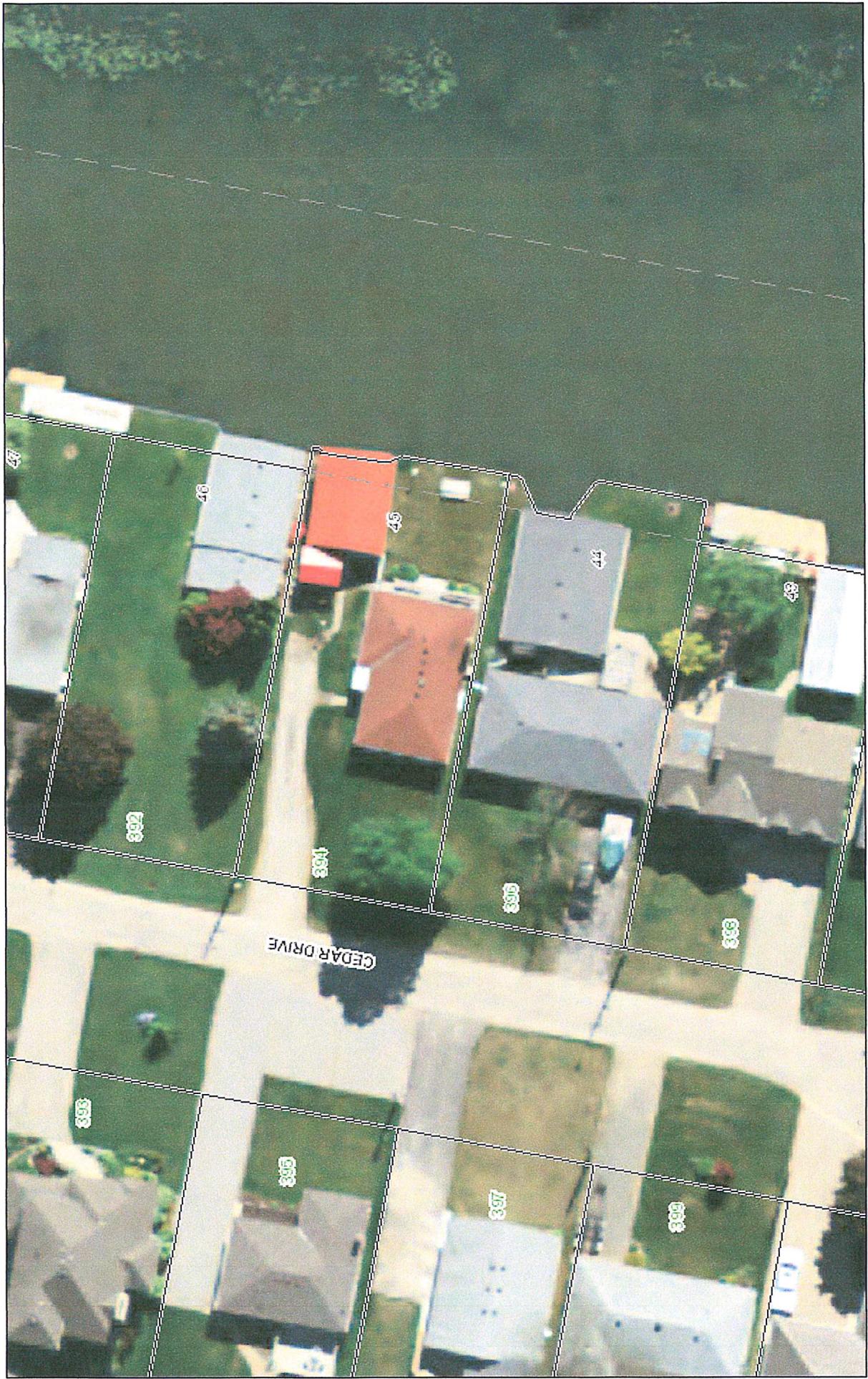
Plan Lines



Norfolk GIS

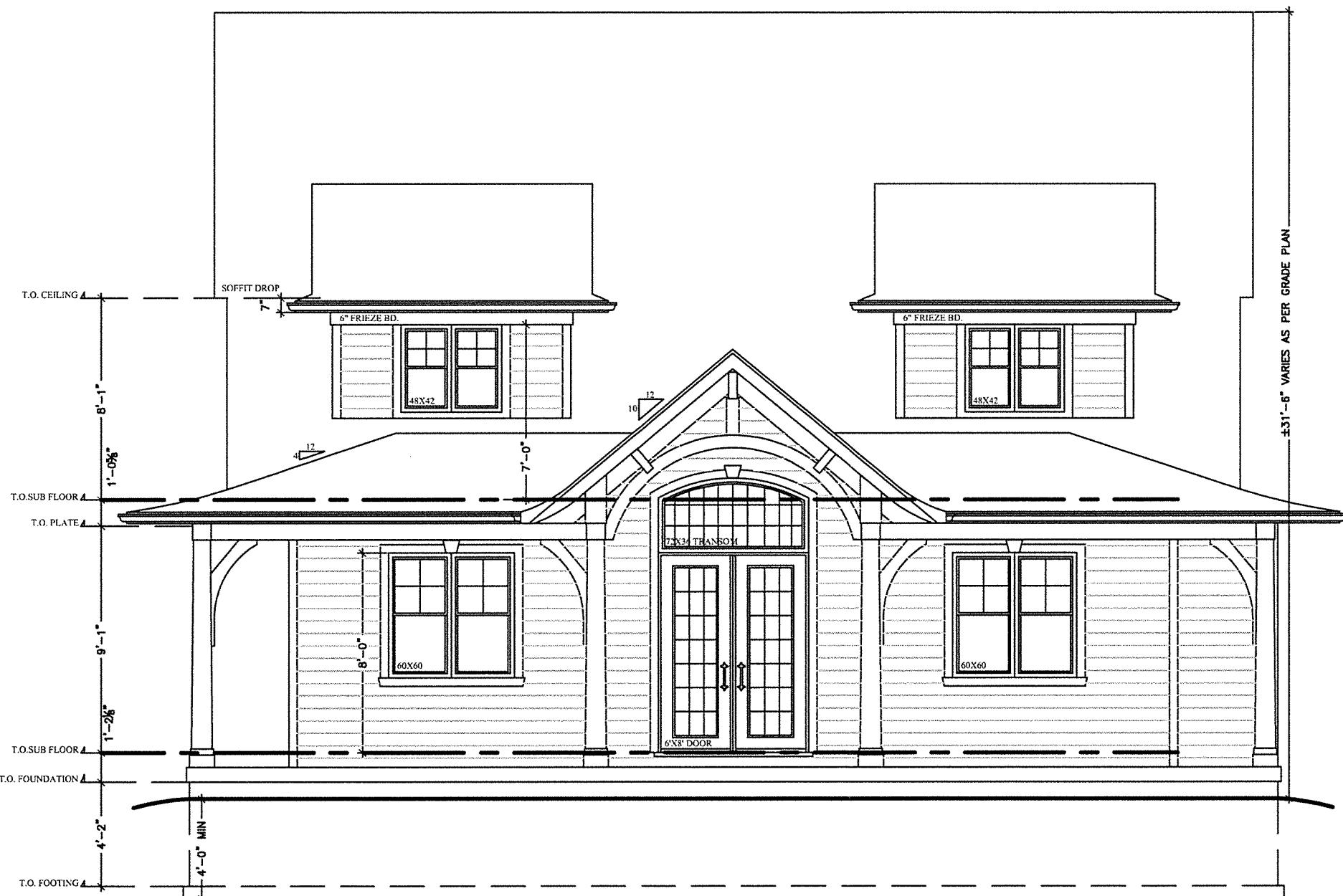
Norfolk GIS

# MAP NORFOLK - Community Web Map



# FRONT ELEVATION

Scale 3/16"-1'-0"

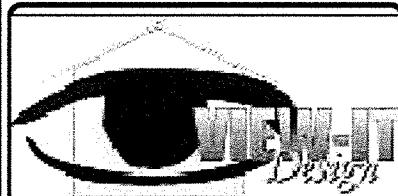


## GENERAL NOTES:

- FOUNDATION PLAN NOTES:
  1. ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
  2. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL (ASSUMED SOIL BEARING CAPACITY: 2500 P.S.F.)
  3. APPROVED GRANULAR FILL SHALL BE COMPAKTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
  4. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4'-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.
  5. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (65% AIR, 4" SLUMP)
  6. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.

SQUARE FOOTAGE	
MAIN FLOOR	1493 SQ.FT.
UPPER FLOOR	889 SQ.FT.

REV #	DATE	DESCRIPTION:
4		
3		
2		
1	09/20	TRADE REVIEW/MINOR VARIANCE



\*PROPERTY OF VIEW-IT DESIGN\*

VIEW-IT DESIGN  
RR# 1 PORT BURWELL  
OFFICE: 519-851-173  
FAX: 519-874-0887

MAWHINEY RESIDENCE  
394 CEDAR DR  
TURKEY POINT

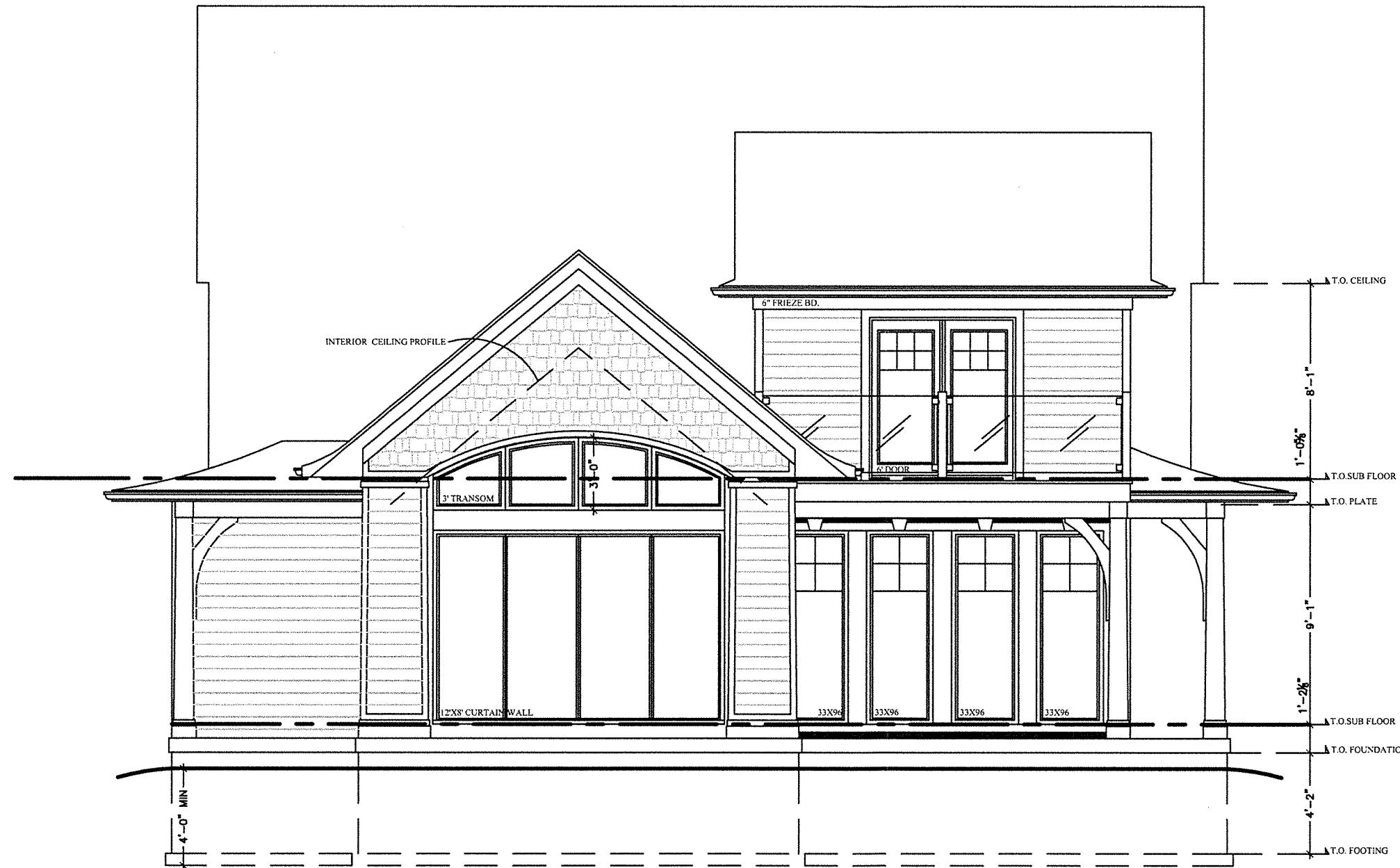
PROPOSED HOUSE PLANS

ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620	PO#
DATE: SEPTEMBER 2018	
SHEET NO. 1 OF	A3

## BACK ELEVATION

Scale 3/16"-1'-0"



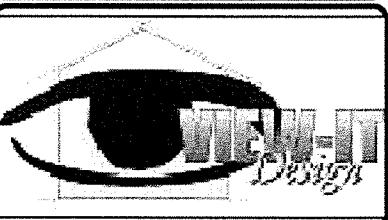
GENERAL NOTES:

FOUNDATION PLAN NOTES:

- ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
- ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL. (ASSUMED SOIL BEARING CAPACITY- 2500 P.S.F.)
- APPROVED GRANULAR FILL SHALL BE COMPAKTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
- ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4'-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.
- CONCRETE FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR / 4" SLUMP)
- REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.

SQUARE FOOTAGE		
MAIN FLOOR	1493 SQ.FT.	
UPPER FLOOR	880 SQ.FT.	

REV #	DATE	DESCRIPTION
4		
3		
2		
1	09/20	TRADE REVIEW/MINOR VARIANCE



\*PROPERTY OF VIEW-IT DESIGN\*

VIEW-IT DESIGN  
RR# 1 PORT BURWELL  
OFFICE: 519-851-1173  
FAX: 519-874-4087

MAWHINEY RESIDENCE  
394 CEDAR DR  
TURKEY POINT

PROPOSED HOUSE PLANS

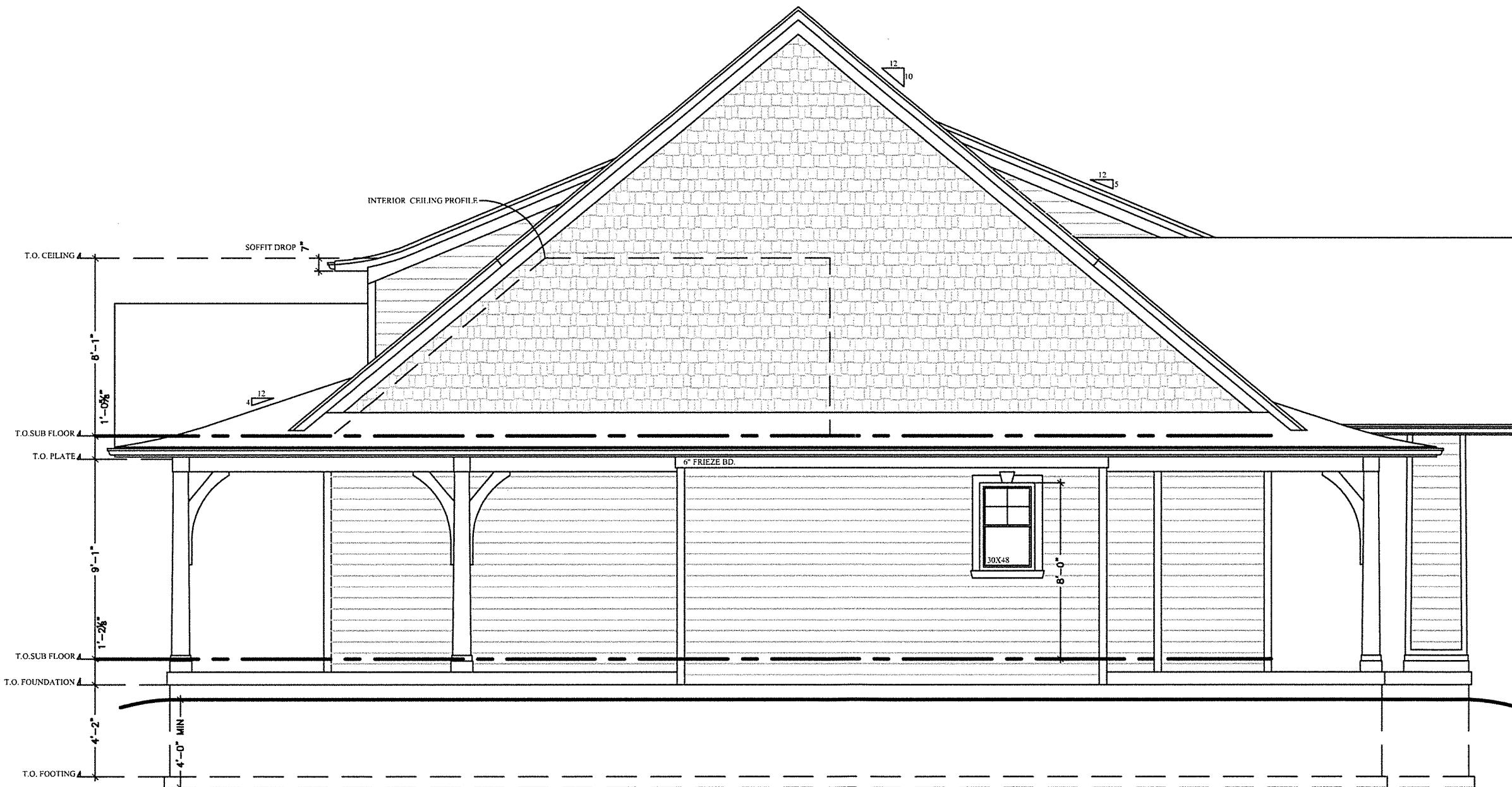
ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620	PO#
DATE: SEPTEMBER 2018	
SHEET NO. 1 OF	

A6

## RIGHT ELEVATION

Scale 3/16"-1'-0"



**GENERAL NOTES:**

**FOUNDATION PLAN NOTES:**

1. ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
2. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL (ASSUMED SOIL BEARING CAPACITY: 2500 P.S.F.)
3. APPROVED GRANULAR FILL SHALL BE CONSIDERED IN LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
4. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4"-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.
5. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR / 4" SLUMP)
6. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.

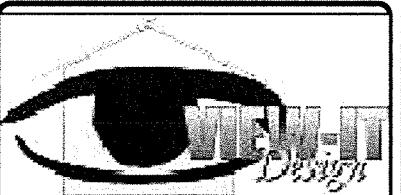
### SQUARE FOOTAGE

MAIN FLOOR 1491 SQ.FT.

UPPER FLOOR 880 SQ.FT.

### REV. DATE DESCRIPTION

4		
3		
2		
1	09/20	TRADE REVIEW/MINOR VARIANCE



\*PROPERTY OF VIEW-IT DESIGN\*

VIEW-IT DESIGN  
RR# 1 PORT BURWELL  
OFFICE: 519-851-1173  
FAX: 519-874-1087

MAWHINNEY RESIDENCE  
394 CEDAR DR.  
TURKEY POINT

### PROPOSED HOUSE PLANS

#### ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620	PO#
DATE: SEPTEMBER 2018	
SHEET NO. 1 OF	A5

## LEFT ELEVATION

Scale 3/16"-1'-0"



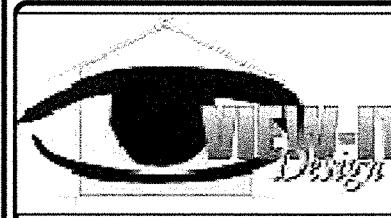
GENERAL NOTES:

FOUNDATION PLAN NOTES:

- ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
- ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL. (ASSUMED SOIL BEARING CAPACITY- 2500 P.S.F.)
- APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
- ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4'-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.
- CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR / 4" SLUMP)
- REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.

SQUARE FOOTAGE	
MAIN FLOOR	1493 SQ.FT.
UPPER FLOOR	889 SQ.FT.

REV.	DATE	DESCRIPTION
4		
3		
2		
1	09/20	TRADE REVIEW/MINOR VARIANCE



\*PROPERTY OF VIEW-IT DESIGN\*  
**VIEW-IT DESIGN**  
 RR# 1 PORT BURWELL  
 OFFICE: 519-831-1173  
 FAX: 519-874-4087

MAWHINNEY RESIDENCE  
 394 CEDAR DR.  
 TURKEY POINT

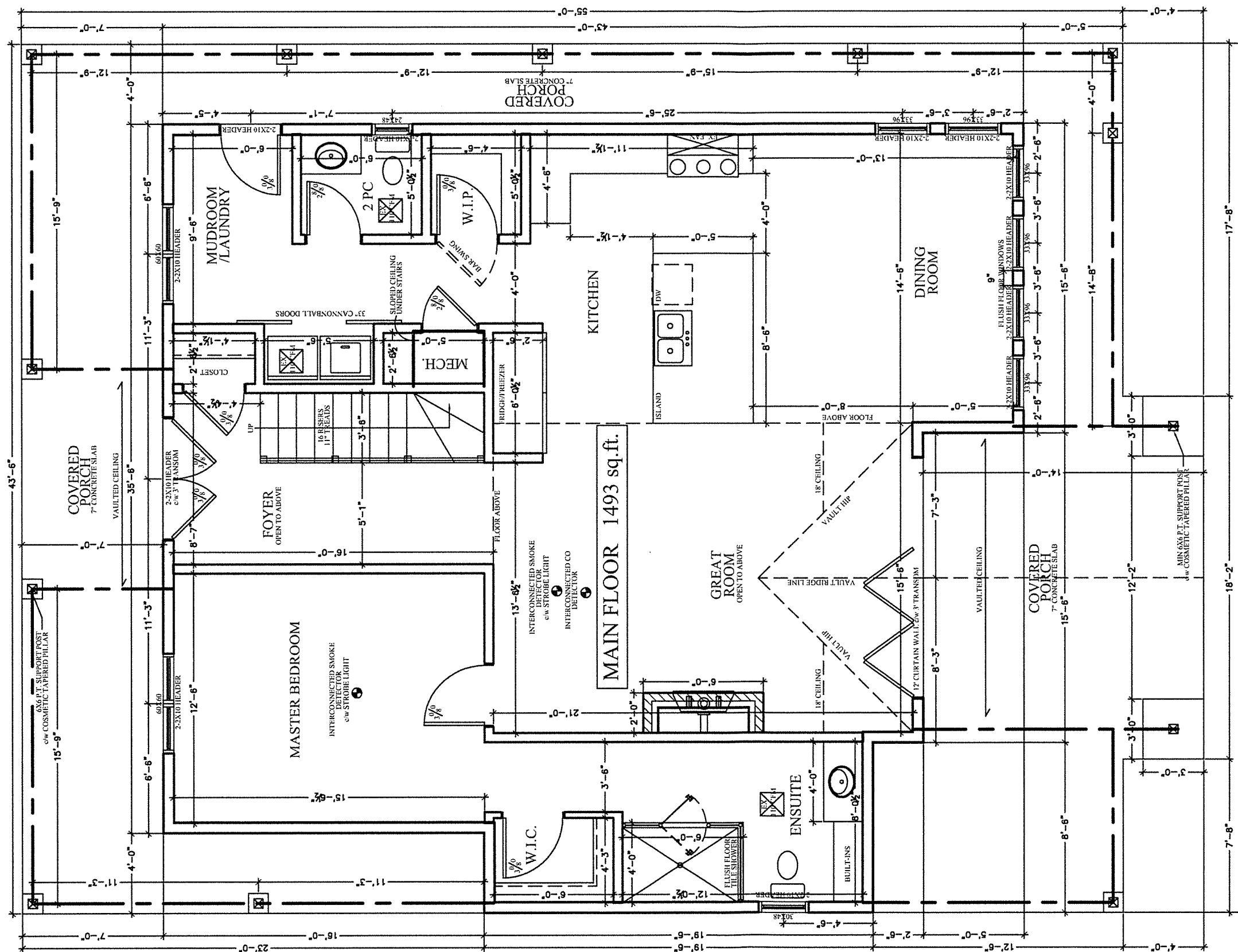
### PROPOSED HOUSE PLANS

#### ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620	PO#
DATE: SEPTEMBER 2018	
SHEET NO. 1 OF	A4

# MAIN FLOOR PLAN

Scale 3/16"-1'-0"

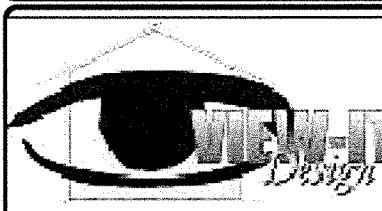


## GENERAL NOTES:

- ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
- ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL (ASSUMED SOIL BEARING CAPACITY = 2500 P.S.F.)
- APPROVED GRANULAR FILL SHALL BE COMPACTION IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
- ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4'-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.
- CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 16 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR / 4% SLUMP)
- REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.

SQUARE FOOTAGE		
MAIN FLOOR	1493 SQ.FT.	
UPPER FLOOR	880 SQ.FT.	

REV #	DATE:	DESCRIPTION:
4		
3		
2		
1	09/20	TRADE REVIEW/MINOR VARIANCE



\*PROPERTY OF VIEW-IT DESIGN\*

VIEW-IT DESIGN  
RR# 1 PORT BURWELL  
OFFICE: 519-851-1173  
FAX: 519-874-1687

MAWHINEY RESIDENCE  
394 CEDAR DR.  
TURKEY POINT

PROPOSED HOUSE PLANS

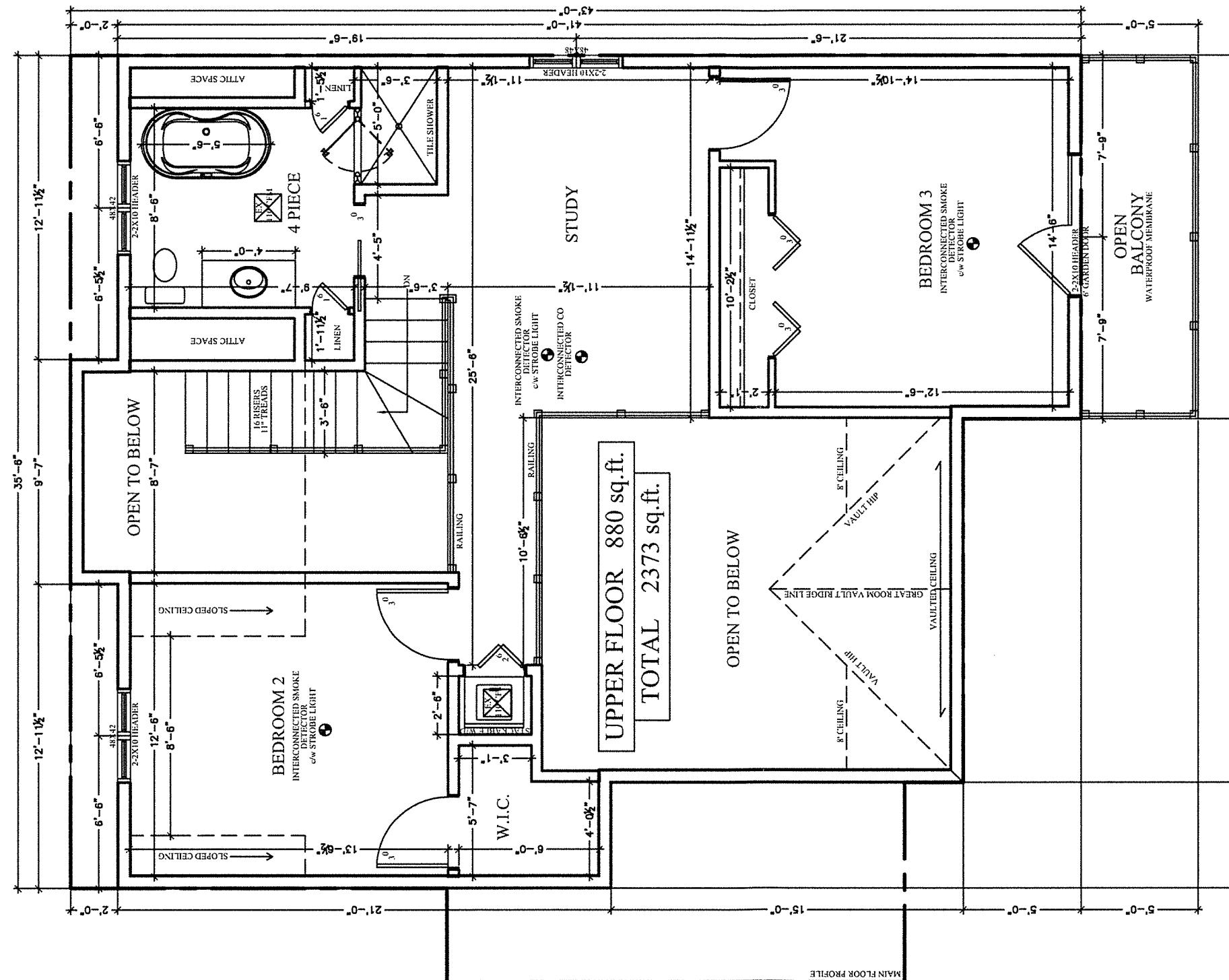
MAIN FLOOR PLAN

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620	PO#
DATE: SEPTEMBER 2018	
SHEET NO. 1 OF	

A1

## UPPER FLOOR PLAN

Scale 3/16"-1'-0"



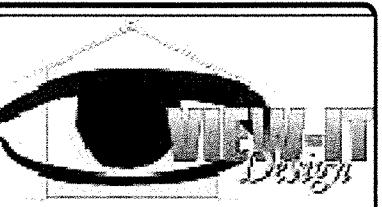
**GENERAL NOTES:**

EDUCATION PLAN NOTES:

ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS  
ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL (ASSUMED SOIL BEARING CAPACITY- 2500 P.S.F.)  
APPROVED GRANULAR FILL SHALL BE COMPAKTED IN 6" LAYERS TO 92% STANDARD PROCTOR MAXIMUM DRY DENSITY.  
ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4'-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.  
CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa; ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 20 MPa; UNLESS OTHERWISE SPECIFIED.  
REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.

	SQUARE FOOTAGE
MAIN FLOOR	1493 SQ.FT.
UPPER FLOOR	880 SQ.FT.

EV #	DATE:	DESCRIPTION:
4		
3		
2		
1	09/20	TRADE REVIEW/MINOR VARIANCE



\*PROPERTY OF VIEW-IT DESIGN\*

**VIEW-IT DESIGN  
RR# 1 PORT BURWELL**

MAWHINEY RESIDENCE  
394 CEDAR DR  
TURKEY POINT

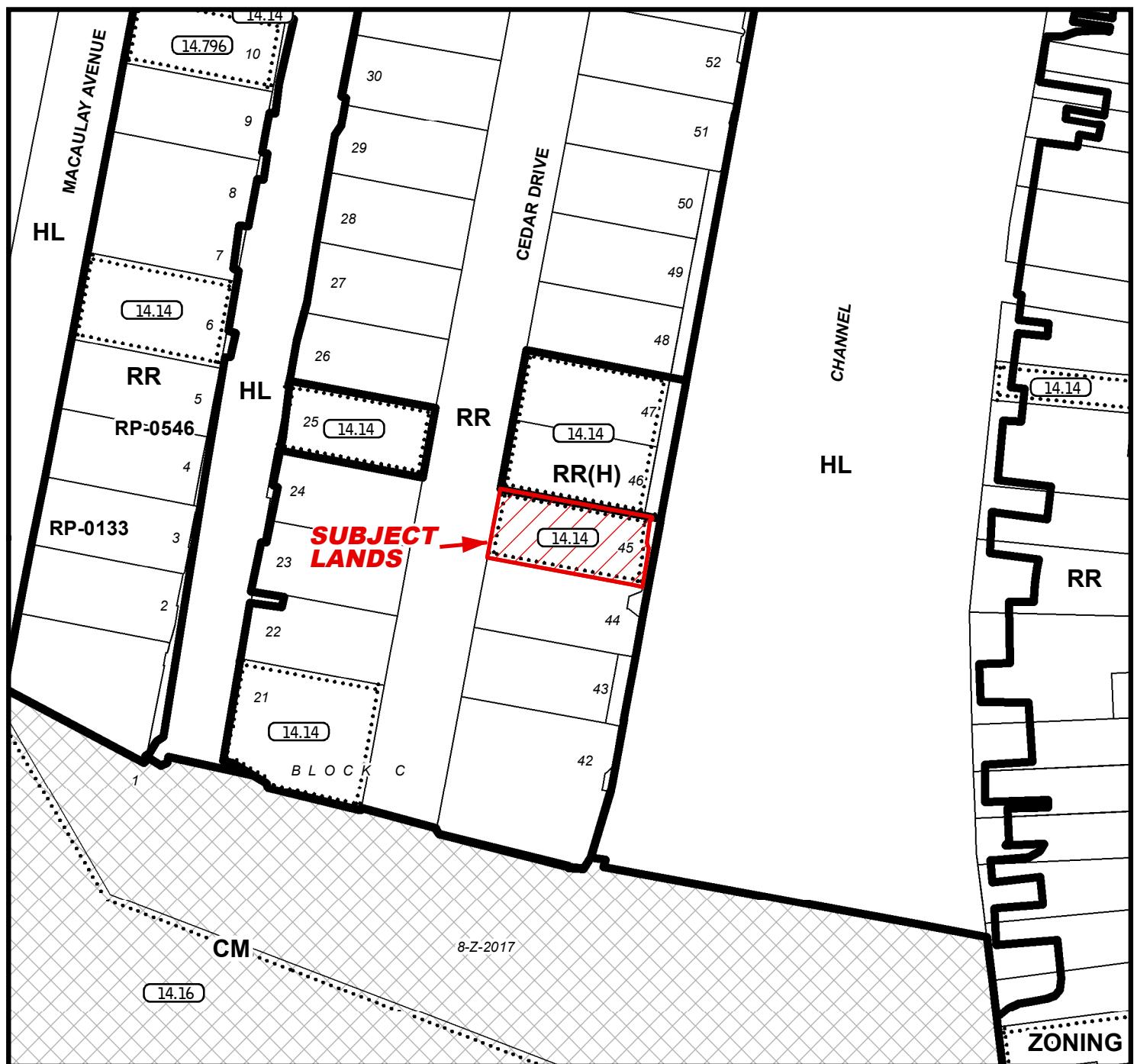
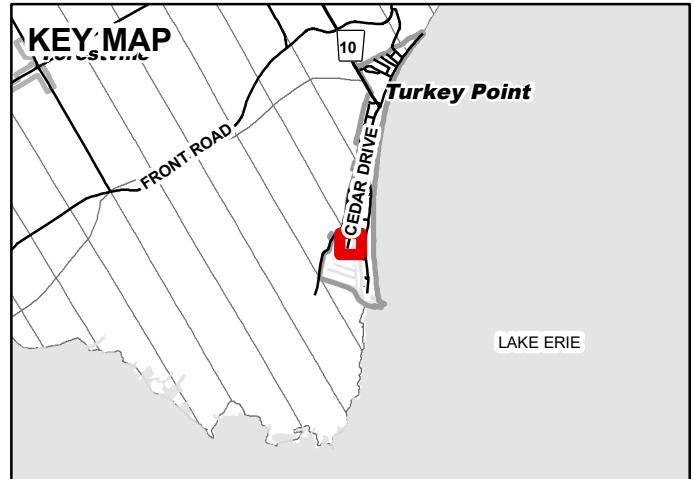
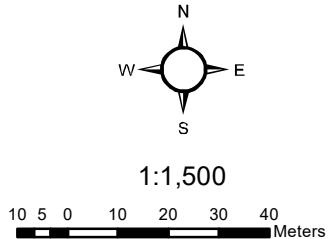
## PROPOSED HOUSE PLANS

### UPPER FLOOR PLAN

DRAWN BY: TONY WALL	SCALE: SEE DWG
DCIN: 29620	PO#
DATE: SEPTEMBER 2018	
SHEET NO. 1 OF	

A2

**MAP 1**  
**File Number: ANPL2018254**  
Geographic Township of  
**CHARLOTTESVILLE**

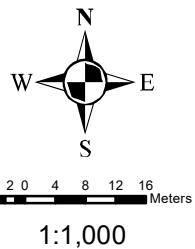


11/7/2018

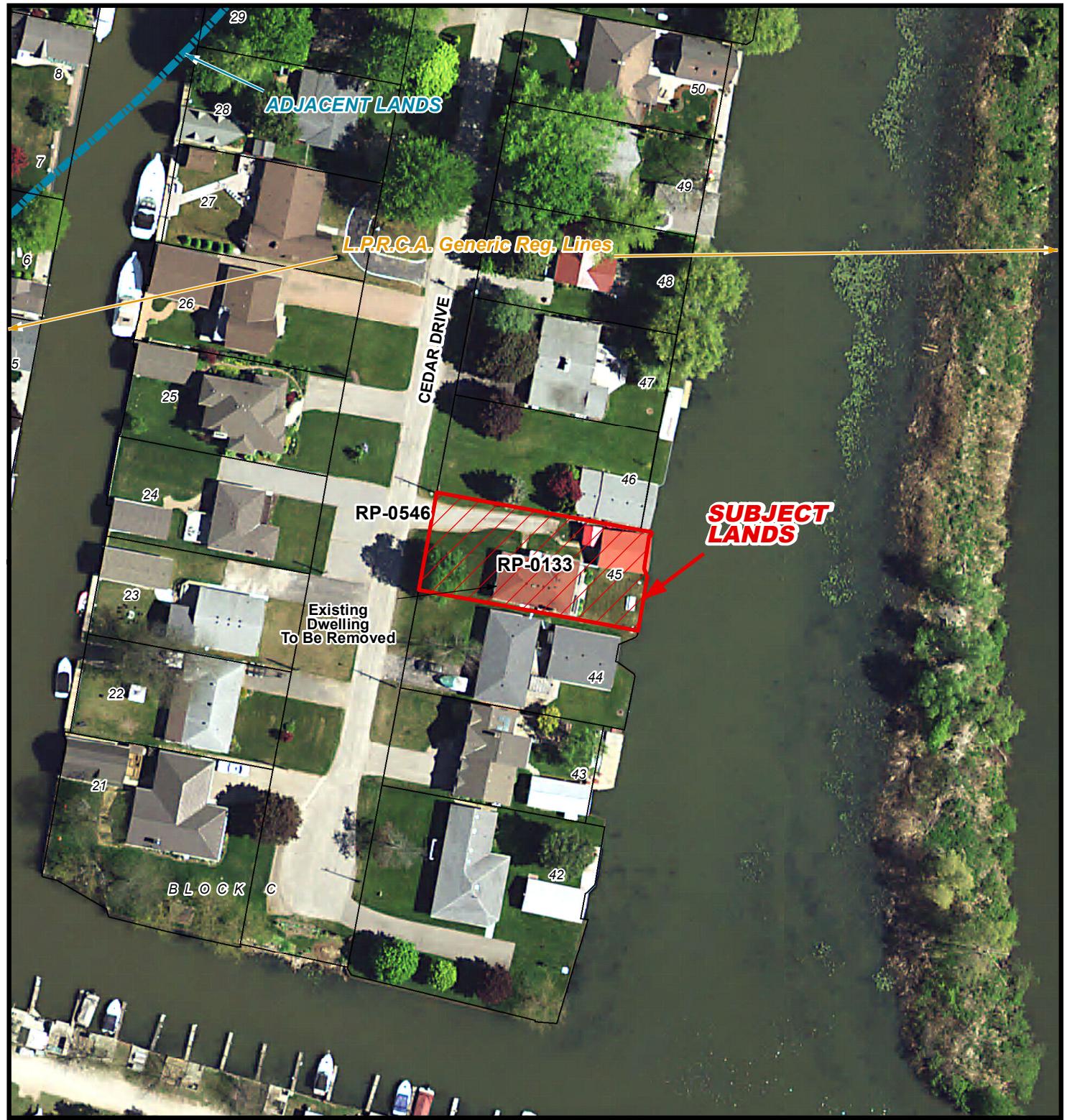
## MAP 2

File Number: ANPL2018254

Geographic Township of CHARLOTTEVILLE



1:1,000



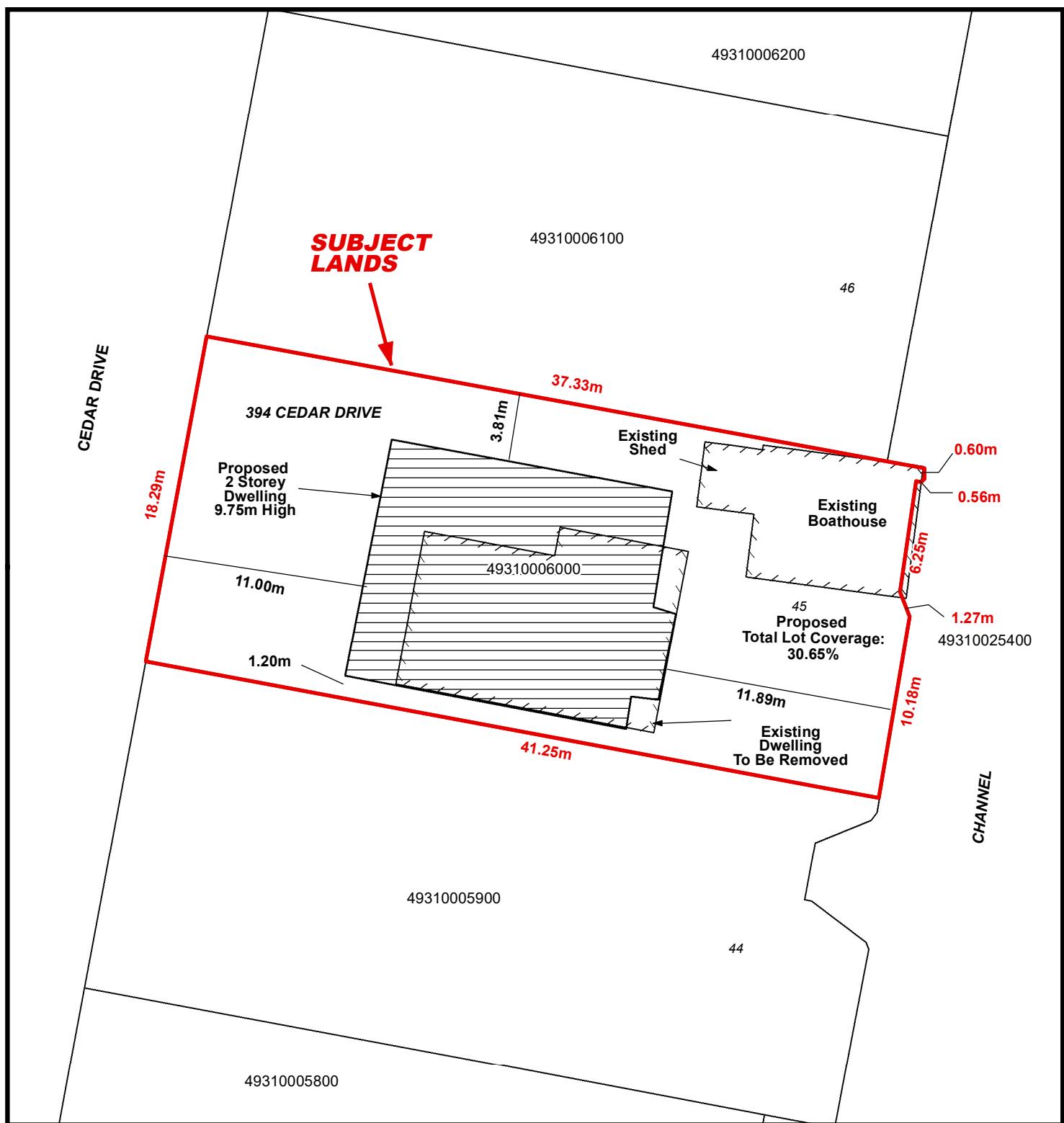
## MAP 3

File Number: ANPL2018254

Geographic Township of CHARLOTTEVILLE



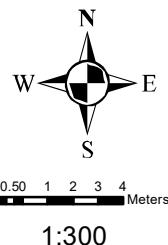
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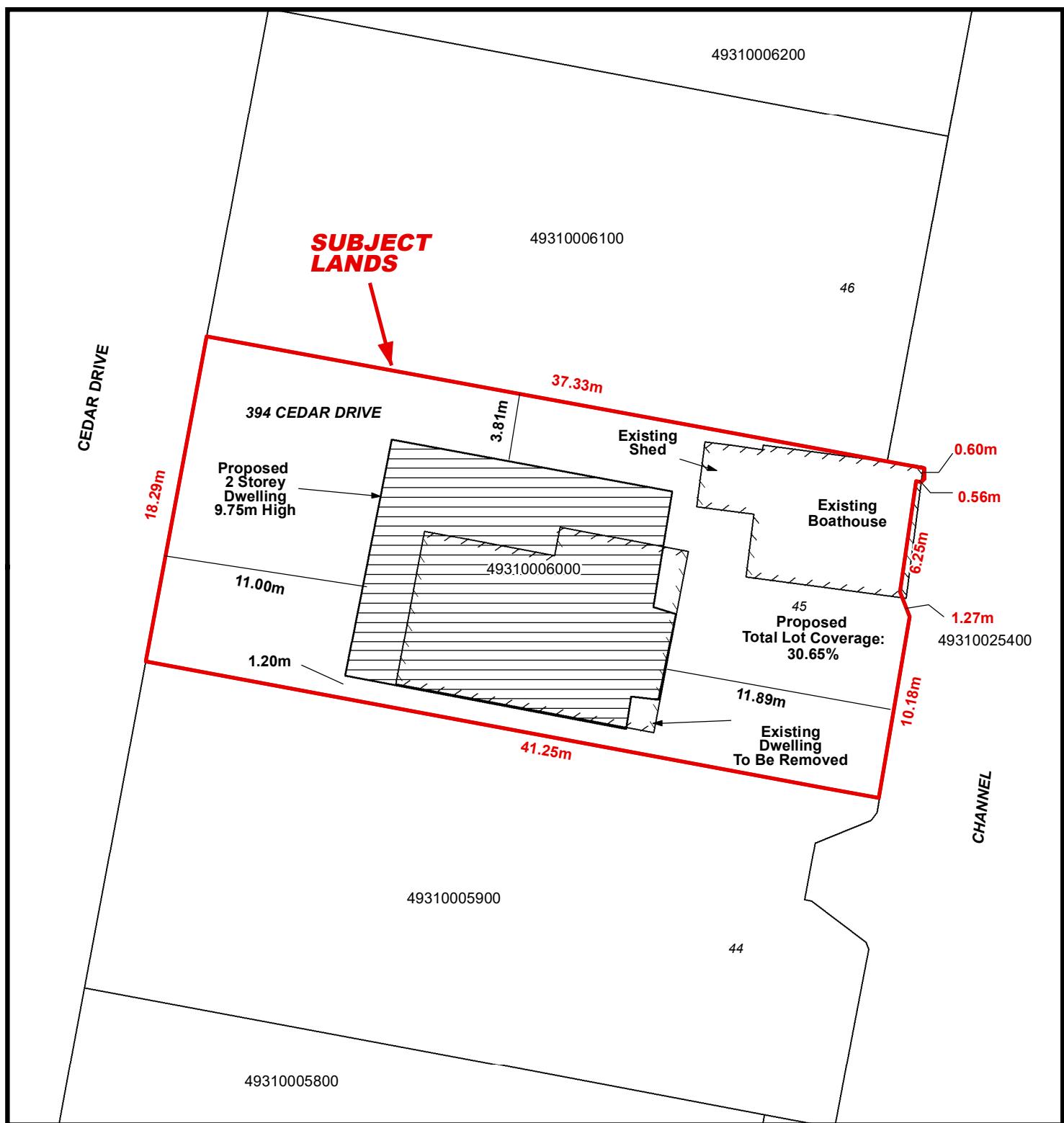
# LOCATION OF LANDS AFFECTED

File Number: ANPL2018254

Geographic Township of CHARLOTTEVILLE



1:300



11/7/2018