

For Office Use Only:

File Number ANK2021191
Related File Number _____
Pre-consultation Meeting _____
Application Submitted JUNE 29, 2021
Complete Application _____

Application Fee \$ 1560.00
Conservation Authority Fee pd
Well & Septic Info Provided _____
Planner _____
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: 3310-49200100600

A. Applicant Information

Name of Owner

CHURCH STREET PROPERTIES INC

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

41 TRUBOY ROAD

Town and Postal Code

DELHI N4B 1Z7

Phone Number

(519) 500-8828

Cell Number

SAME

Email

Churchstreetinc@yahoo.com

Name of Applicant

Shao Kaufman

Address

827482 TOWNSHIP RD 8

Town and Postal Code

DRUMBO, ONT N0J 1G0

Phone Number

(519) 500-8828

Cell Number

same

Email

Churchstreetinc@yahoo.com

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

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

☐ Owner

☐ Agent

☒ Applicant

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

N/A

B. Location, Legal Description and Property Information

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

PLAN 189 BUK 43 PT LOTS 7+8
RP 378796 PART 1 (DEHI)

Municipal Civic Address: 41 TALBOT ROAD, DELHI, N4B 1Z7

Present Official Plan Designation(s): URBAN RESIDENTIAL

Present Zoning: IC (INSTITUTIONAL COMMUNITY)

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:

PLACE OF WORSHIP (church)

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:
- ONE EXISTING BUILDING ON SUBJECT LANDS WHICH WILL BE RETAINED. IT IS A 2 STOREY CHURCH (BELICE)
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.
- NO NEW ADDITIONS

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:

- THERE WILL BE A 31' x 12' WOOD DECK ATTACHED TO THE BACK OF THE EXISTING BUILDING.
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:

N/A.

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

1933 - 2020 (PLACE OF WORSHIP)

9. Existing use of abutting properties:

WEST-RESIDENTIAL (SF) EAST-RESIDENTIAL (SF) N-N/A.

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

Please indicate unit of measurement, for example: m, m² or %

1. Site Information	Existing	Proposed
Please indicate unit of measurement, for example: m, m ² or %		
Lot frontage	14.58m	SAME
Lot depth	68.58m	SAME
Lot width	14.58m	SAME
Lot area	1714.06m ²	SAME
Lot coverage	11%	SAME
Front yard	9.4488m	SAME
Rear yard	39.68m	SAME
Left Interior side yard	2.77m	SAME
Right Interior side yard	1.68m	SAME
Exterior side yard (corner lot)	N/A	SAME

SEVERES

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

(PARKING REDUCTION)

SEEKING RELIEF TO ALLOW ONE (1) PARKING SPACE INSTEAD OF THE TWO (2) REQUIRED SPACES FOR A SINGLE FAMILY DWELLING. PARKING SPACE TO BE LOCATED IN FRONT YARD.

3. Please explain why it is not possible to comply with the provision(s) of the Zoning

By-law: BY-LAW STATES THAT TWO (2) PARKING SPACES ARE REQUIRED FOR A SINGLE FAMILY DWELLING ONE (1) SPACE PERMITTED IN "FRONT" YARD & ONE (1) SPACE IN "SIDE YARD". SIDE YARD MEASUREMENTS ARE INAPPROPRIATE TO FIT A PARKING SPACE.

4. Description of land intended to be severed in metric units.

N/A

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: N/A.

Description of land intended to be retained in metric units:

Frontage:

Depth:

Width:

Lot Area:

Present Use:

Proposed Use:

Buildings on retained land:

5. Description of proposed right-of-way/leasehold 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: (for example: corn, orchard, livestock) _____

Dwelling Present?:

☐ Yes ☒ No If yes, year dwelling built _____

Owners Name:

N/A

Roll Number:

Total Acreage:

Workable Acreage:

Existing Farm Type: (for example: corn, orchard, livestock)

Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built

Owners Name:

N/A

Roll Number:

Total Acreage:

Workable Acreage:

Existing Farm Type: (for example: corn, orchard, livestock)

Dwelling Present?: ☐ Yes ☒ No If yes, year dwelling built

Owners Name:

N/A

Roll Number:

Total Acreage:

Workable Acreage:

Existing Farm Type: (for example: corn, orchard, livestock)

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 (for example: gas station, or petroleum storage):

N/A

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:

Built as a "Place of worship" (church) in 1933 until
Closed in 2018. I have spoken with many members
of the church who confirmed
there is no reason to believe
any contamination on site neighboring
properties are, and always have been.
Norfolk County Committee of Adjustment Development Application (LIFE LONG)
Revised April 2019 Page 6 of 12

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:

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: THE ONLY EXTERIOR WORK COMPLETED ON THE PROPERTY IS (1) WOOD DECK (12'X31') ATTACHED TO THE BUILDING. & (2) INSTALLATION OF A NEW SINGLE CAR DRIVEWAY (TO REPLACE EXISTING) IN FRONT YARD.
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:

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. 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 5m NORTH OF property

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
☐ Individual wells

☐ Communal wells
☐ Other (describe below)

Sewage Treatment

☒ Municipal sewers
☐ Septic tank and tile bed in good working order

☐ Communal system
☐ Other (describe below)

Storm Drainage

☒ Storm sewers
☐ Other (describe below)

☐ Open ditches

2. Existing or proposed access to subject lands

☒ Municipal road
☐ Unopened road
Name of road/street:

☐ Provincial highway
☐ Other (describe below)

G. Other Information

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

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

N/A

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 NA ✓
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 N/A.
8. Names of adjacent streets ✓
9. Natural features, watercourses and trees N/A

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 (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

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.

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 Church Street Properties Inc am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize SEAN KAUFMAN 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, Shao HAUEMAN of Drumbo
solemnly declare that:

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

Declared before me at:

9:00 AM

In

Drumbo

This 12 day of

June

A.D., 20 21


A Commissioner, etc.

Sherry Ann Mott, ^a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County,
Expires January 5, 2023.


Owner/Applicant/Agent Signature

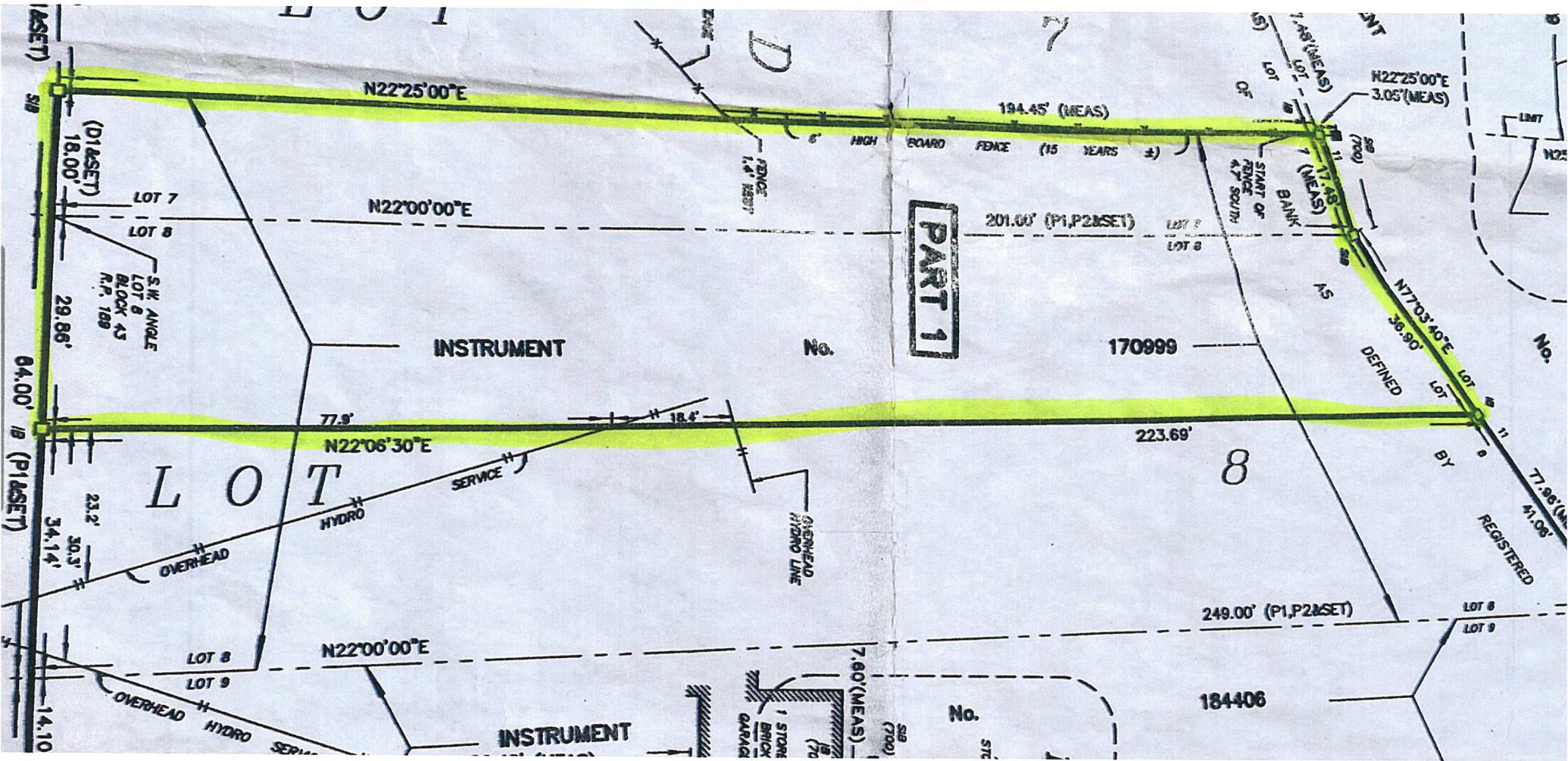


MINOR VARIANCE 101 4.1 MINOR VARIANCE, DEFINED

To obtain a successful variance you would need to meet the four tests of a Minor variance. You would be looking at pursuing a Minor Variance application. S 45(1) of the **Planning Act** (the "Act") gives the Committee of Adjustments and the Ontario Municipal Board the authority to grant or deny minor variances, commonly referred to as the "four tests" for approval. The variance must meet the following tests:

- ✓ 1. Maintain the general intent and purpose of the official plan;
- ✓ 2. Maintain the general intent and purpose of the zoning by-law;
- ✓ 3. Be desirable for the appropriate development or use of the land, building or structure; and
- ✓ 4. Be minor in nature.

HI TALBOT SURVEY



M. H. HED WARD LAND SURVEYOR					THE REGISTRAR FOR LAND DIVISION OF NORFOLK (No. 37)	
SCHEDULE						
PART	PART LOT	BLOCK	PLAN	INSTRUMENT	AREA (Ac.)	
1	7 AND 8	43	189	170899	0.225	
2	8, 9 AND 10			170899, 184405 AND 184596	0.597	
3	9 AND 10			184405 AND 184596	0.026	

PLAN OF SURVEY
 OF
LOT 8
 AND PART OF
LOTS 7, 9 AND 10
 ALL IN
BLOCK 43
REGISTERED PLAN 189
 IN THE
 TOWN OF DELHI
 NOW IN
 NORFOLK COUNTY
 SCALE 1" = 20'
 JEWITT AND DIXON LTD.



PROPERTY LINES ARE UNFENC
ALL HEDGE, BUSH AND TREE

174.90' (RISET)

464.76' (MEAS)

IMPERIAL NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND
BE CONVERTED TO METRES BY MULTIPLYING BY 0.3

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO
TALBOT STREET AS SHOWN ON REGISTERED PLAN 8

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND
THE SURVEYS ACT, THE SURVEYORS ACT,
AND THE REGULATIONS MADE UNDER THEM
2. THE SURVEY WAS COMPLETED ON THE 4TH

DATED: SEPTEMBER 5, 2002

LEGEND

1" X 1" X 48" STANDARD IRON BARS	SHOWN	<input type="checkbox"/>	SIB
5/8" X 5/8" X 24" IRON BARS	SHOWN	<input type="checkbox"/>	IB
5/8" ROUND X 24" IRON BARS	SHOWN	<input type="checkbox"/>	IB
LOT LINES	SHOWN	---	---
DEED LINES	SHOWN	---	---
FENCE LINES	SHOWN	-X-X-X-X-X-	
CENTER LINES	SHOWN	---	---
FOUND IRON BARS	SHOWN	<input checked="" type="checkbox"/>	PLANTED IRON BARS SHOWN <input type="checkbox"/>
JEWITT AND DIXON LTD.	SHOWN	(700)	
REGISTERED PLAN 81-B	SHOWN	(P1)	
REGISTERED PLAN 189	SHOWN	(P2)	
PLAN OF SURVEY BY H.V. JEWITT, O.L.S.	SHOWN	(P3)	
DATED JULY 28, 1967 (D-11-20)			
PLAN 37R-3565	SHOWN	(P4)	
PLAN 37R-4311	SHOWN	(P5)	
RECORDS OF JEWITT AND DIXON LTD.	SHOWN	(R1)	
DATED OCT. 18, 1972 (D-13-24-25)			
INSTRUMENT No. 170999	SHOWN	(D1)	
INSTRUMENT No. 212675	SHOWN	(D2)	
INSTRUMENT No. 543868	SHOWN	(D3)	

JEWITT AND DIXON
ONTARIO LAND SURVEY

R.R.1, SIMCOE, ONTARIO, N3Y
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519)
E-mail: surveyors@amtelecc

4

14

JEWITT AND DIXON LTD.

NOTE:
THE FOLLOWING APPLY UNLESS OTHERWISE NOTED: ALL
ALL BUILDING TIES ARE PERPENDICULAR TO PROPERTY LINES.
PROPERTY LINES ARE UNFENCED. FENCES ARE ON LINE.
ALL HEDGE, BUSH AND TREE DIMENSIONS ARE TO CENTERLINE.

IMPERIAL NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND CAN
BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF
TALBOT STREET AS SHOWN ON REGISTERED PLAN 81-B, BEING N65°00'00"W.

SURVEYORS CERTIFICATE

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH
THE SURVEYS ACT, THE SURVEYORS ACT, AND THE REGISTRY ACT.
 2. THE SURVEY WAS COMPLETED ON THE 4TH DAY OF SEPTEMBER, 2002.


MICHAEL W. YEO
ONTARIO LAND SURVEYOR

DATED: SEPTEMBER 5, 2002

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

R.R.1 SINCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

P02 06 A9388

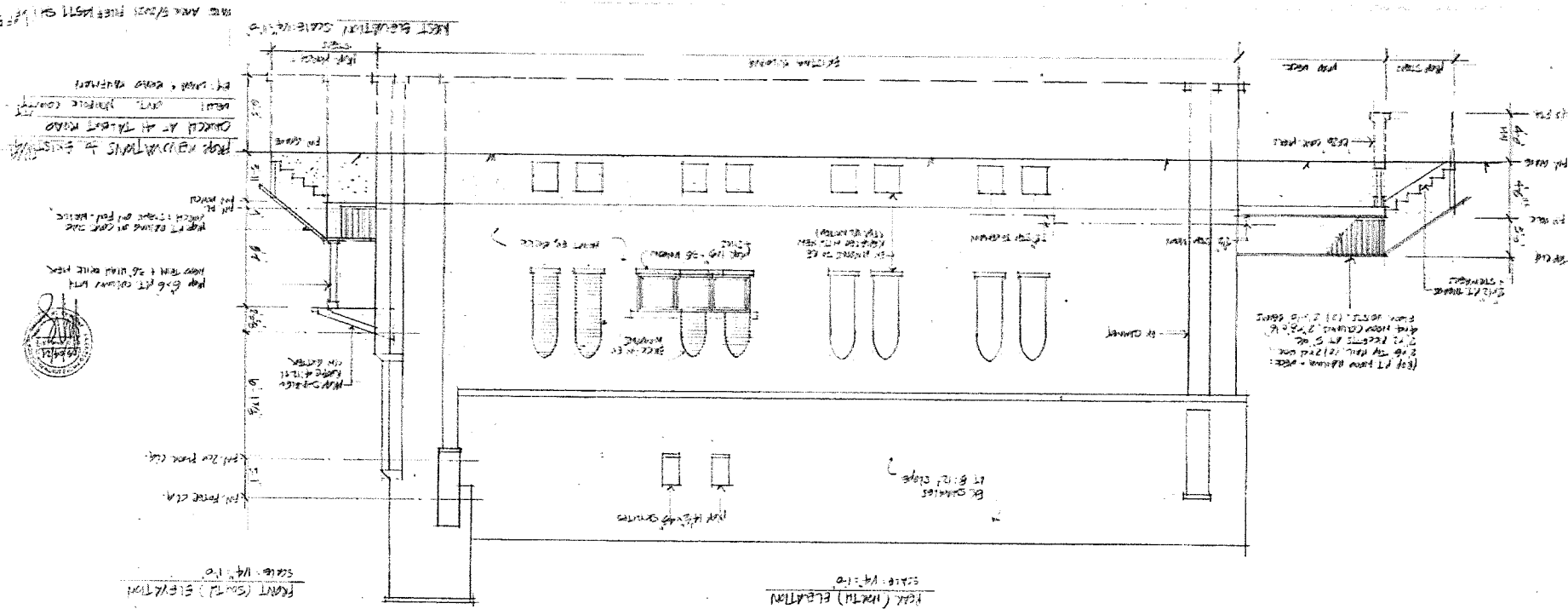
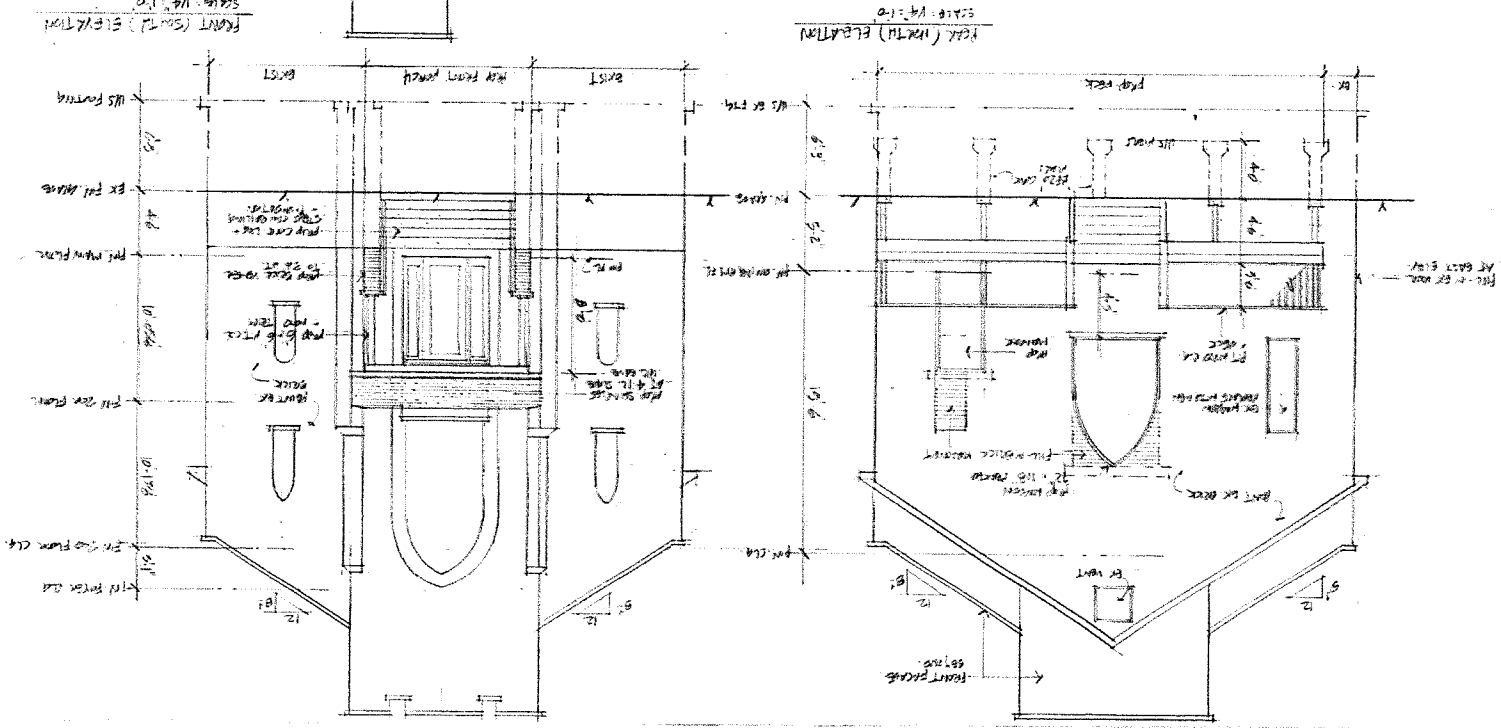
CLIENT - THE EPISCOPAL
CORPORATION OF THE DIOCESE
OF LONDON ONTARIO
JOB No. - 02-224

F.W. - D.H.L.
BOOK - D-26-33-37
CALC. /PLAN - M.V.L.
CHECK - M.W.Y.

N - ☐ - SIB
N - ☐ - IB
N - ☐ - IB
--- X ---

SHOWN - ☐
(700)
(P1)
(P2)
(P3)
(P4)
(P5)
(R1)
(D1)
(D2)
(D3)

ELEVATIONS 41 TALBOT ROAD. (PDT EMULED)



Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information

Building number, street name	41 TALBOT ROAD MELHILL			Unit no.	Lot/con.
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Municipality	Postal code	Plot number/ other description	E-mail
NORFOLK COUNTY		B&M + LIVING KAUFMAN # 14511	rphilips@cohome.ca

B. Individual who reviews and takes responsibility for design activities

Name	Firm	Unit no.	Lot/con.
ROBERT PHILIPS	J.H. COLEMAN ENGINEERING LTD.	1	
Street address			
440 HARVEY ROAD			
Municipality	Postal code	Province	
RENTON RD	N3T 5L8	ON	
Telephone number	Fax number	Cell number	
(519) 453-2650	(519) 153-4203	()	

C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]

<input checked="" type="checkbox"/> House <input type="checkbox"/> Small Buildings <input type="checkbox"/> Large Buildings <input type="checkbox"/> Complex Buildings	<input type="checkbox"/> HVAC – House <input type="checkbox"/> Building Services <input type="checkbox"/> Detection, Lighting and Power <input type="checkbox"/> Fire Protection <input type="checkbox"/> Building Structural <input type="checkbox"/> Plumbing – House <input type="checkbox"/> Plumbing – All Buildings <input type="checkbox"/> On-site Sewage Systems
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RENOVATE EX. 206.1m² CHURCH INTO
SINGLE FAMILY RESIDENCE

D. Declaration of Designer

I <u>ROBERT PHILIPS</u>	declare that (choose one as appropriate):
(print name)	

☐ I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.
 Individual BCIN: _____

Firm BCIN: _____

☐ I review and take responsibility for the design and am qualified in the appropriate category as an "other designer" under subsection 3.2.5. of Division C, of the Building Code.
 Individual BCIN: _____

Basis for exemption from registration: _____

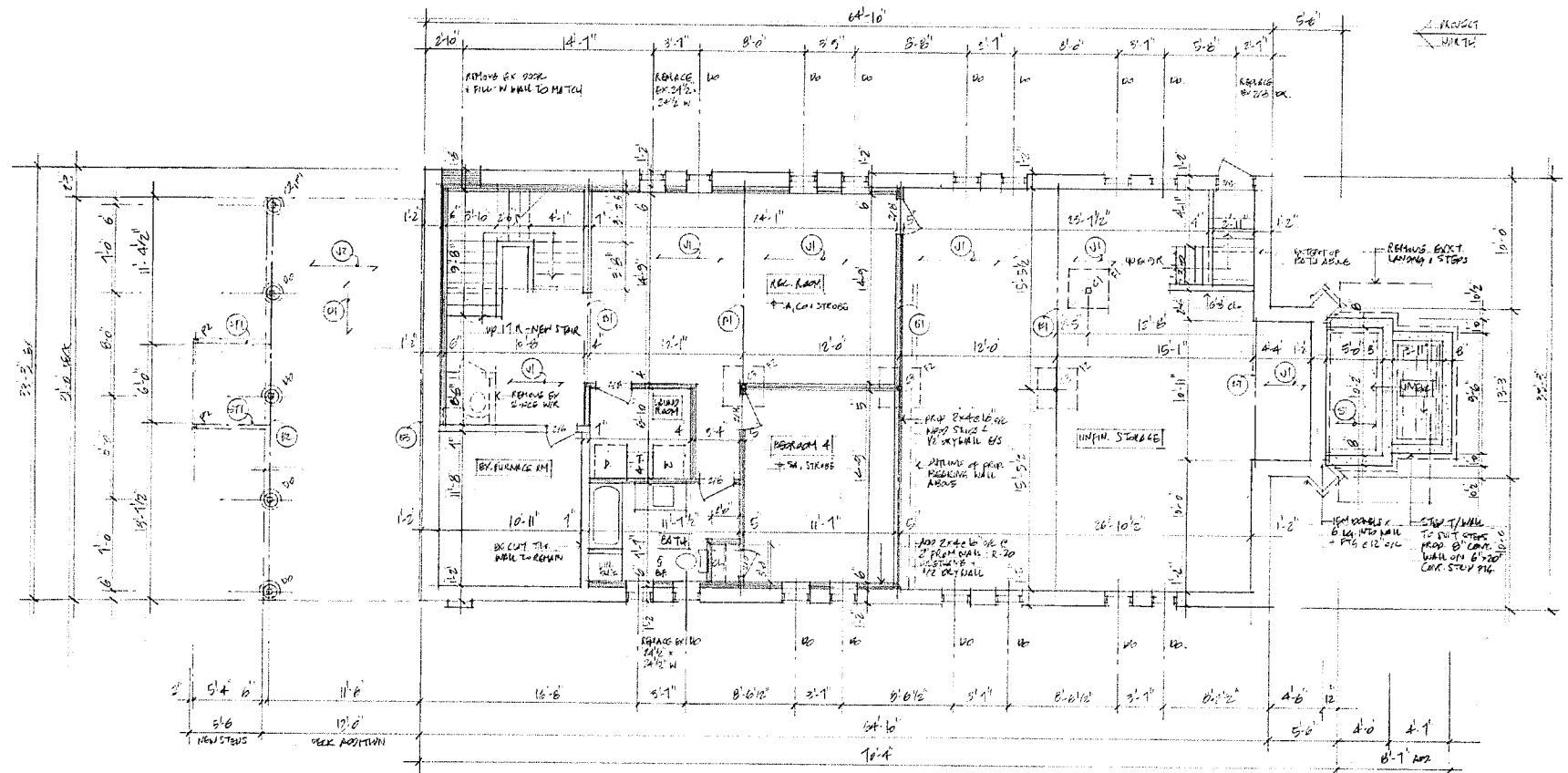
☒ The design work is exempt from the registration and qualification requirements of the Building Code.
 Basis for exemption from registration and qualification: PROF. ENGINEER

I certify that:

1. The information contained in this schedule is true to the best of my knowledge.
 2. I have submitted this application with the knowledge and consent of the firm.
- APR 5/2021
- Date
- Signature of Designer

NOTE:

1. For the purposes of this form, "individual" means the "person" referred to in clause 3.2.4.7(1) d) of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of authorization, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.



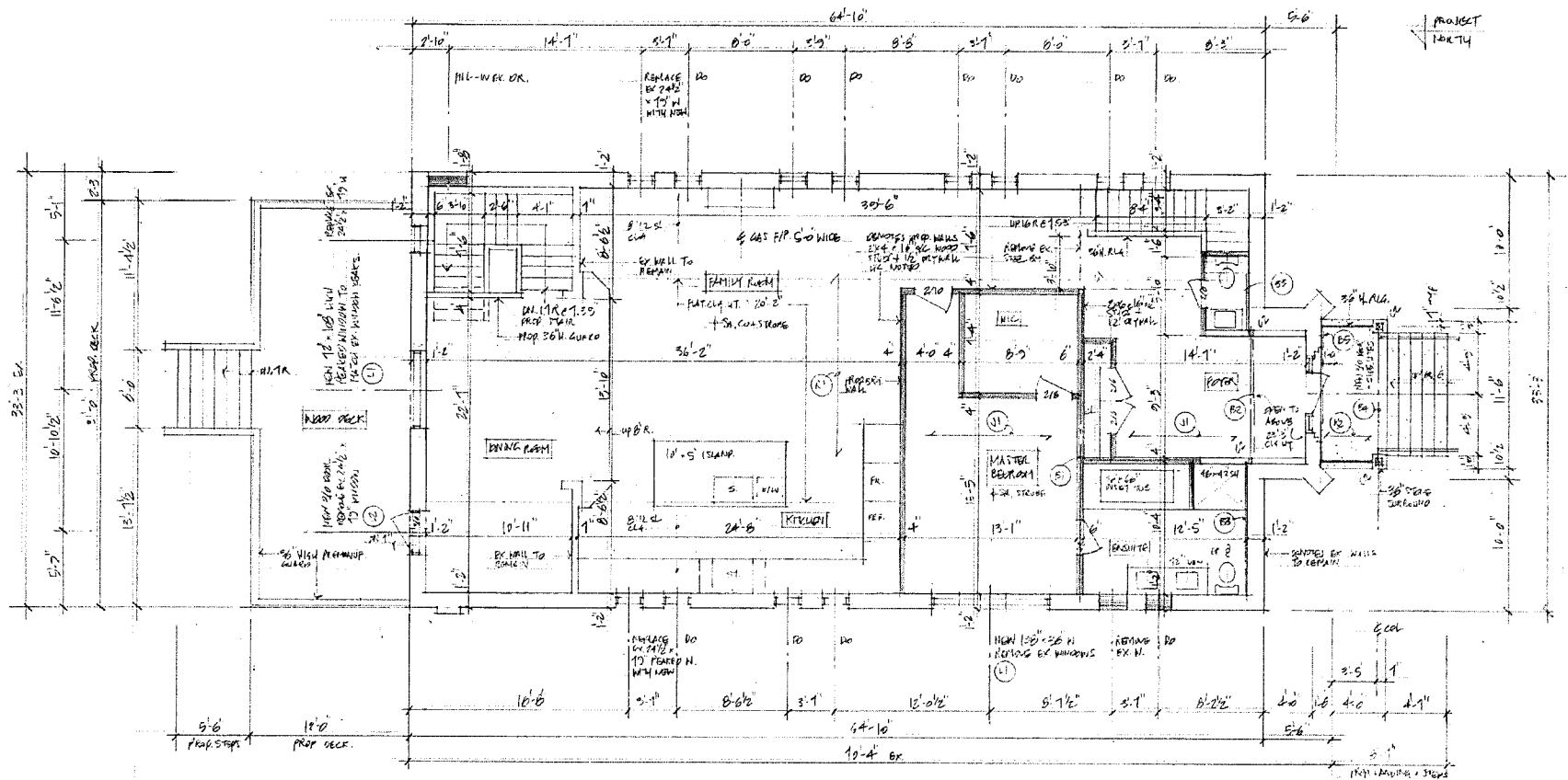
STRUCTURAL LEGEND

- (1) 6x12 S16x42.9 STEEL BEAM TO REMAIN
- (2) RIP 2x12x10 FT. WOOD BM (ONE EACH SIDE COL.) @ 4' 11/2" B.O. (CONNECTION)
- (3) RIP 2x6 FT. RM BOARD @ 6\"/>

BASEMENT PLAN

SCALE: 1/4\"/>

PROP. REMOVALS TO EXISTING
CHURCH AT 41 TALBOT ROAD
BETHLEHEM, PA 18018
BY: LANCE & KIM CAMPBELL



STRUCTURAL LEGEND

- (S1) EX. ROOF R rafters AND COLLAR TIES TO REMAIN
- (J1) PROP. 2" x 10" x 16" NEW FLOOR JOISTS C/W 1" x 10" x 16" BRICKING
- (E1) EX. 3/8" x 12" STEEL BEAM ABOVE (REMOVE SECTION AS SHOWN)
- (B2) PROP. (3) 2" x 10" SASH BEAM C/W JOIST HANGERS
- (B3) PROP. 2" x 10" NEW BEAM C/W 3/8" x 16" EPDM ANCHORS x 6" x 6" x 16" x 16" W/ST. WANGERS
- (U) PROP. 1/2" x 12" STEEL BEAM + 10" x 14" OFFSET COTTON PATE FOR BRICK VENEER
- (A) PROP. 2" x 4" x 16" L/S, BACK TO BACK
- (C) PROP. 3" x 12" STEEL COLUMNS BY "MITE" PROPERTY TYPE 2 "BLACK JACK"
- (CL) PROP. 6" x 6" AT NEW COLUMN + RING CLAMPING + RING TIGHTENING TO 36" HEIGHT
- (R) PROP. 2" x 6" x 16" NEW ROOF R rafters + CEILING JOISTS
- (H) PROP. (2) 2" x 6" NEW WOOD BEAM
- (B5) PROP. 2" x 6" NEW WOOD + JOIST WANGERS + 1/2" x 6" NEW EPDM ANCHORS AT 16" ON C/W EX. MOUNTAIN. AT ROOF R rafters + CEILING JOISTS.

MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"
 FINISH AREA: 2117.44 sq. ft. (2001.11)

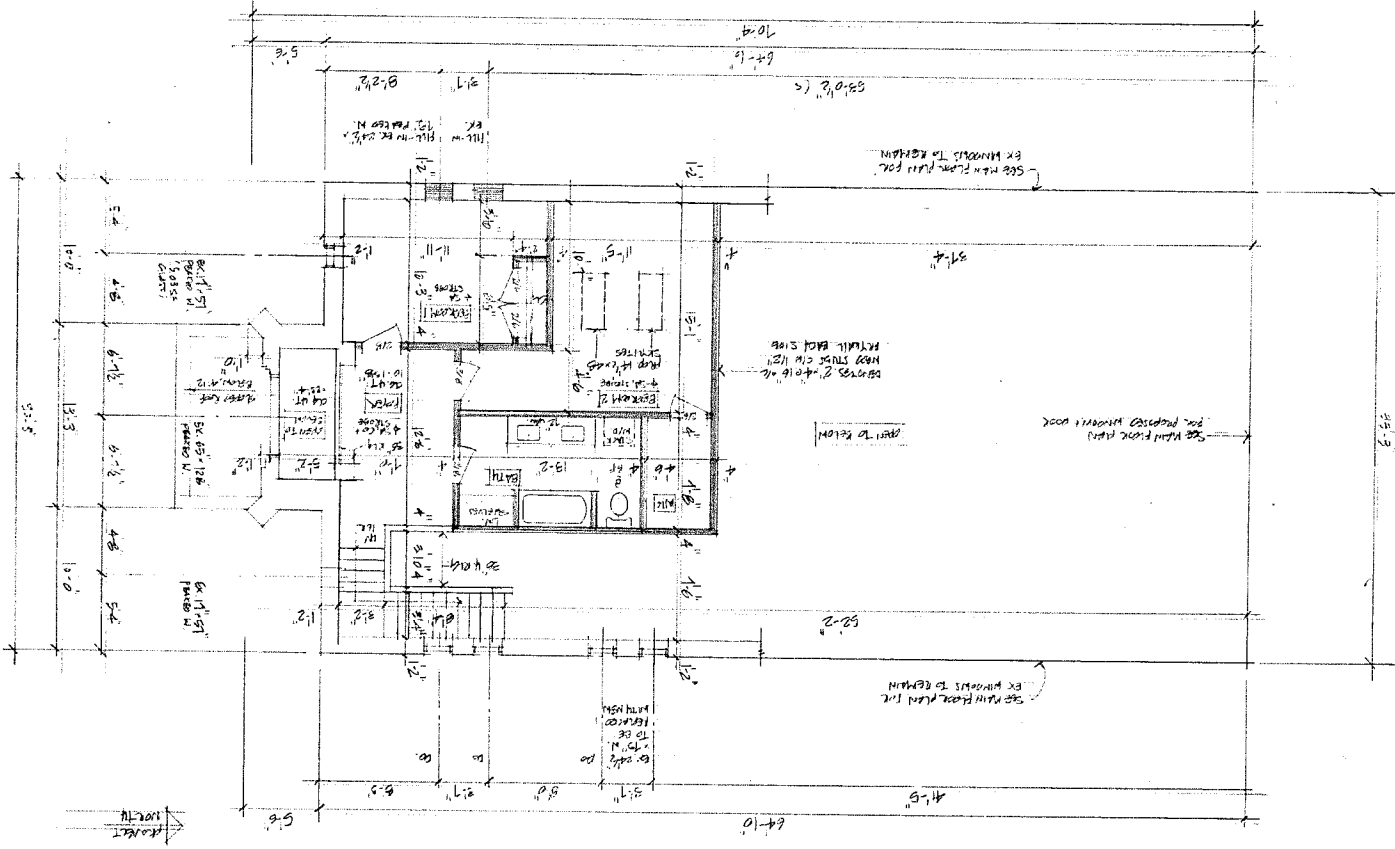
PROP. RENOVATION TO EXISTING
 CHURCH AT 41 TALBOT ROAD
 PHASE ONE: NORFOLK COUNTY
 BY VIKOR + BERO KAUFMAN

170. Mr. S. J. 1001 11th St. N. S. 5

STREET
CHURCH AT 11th ST
REAR OF EXISTING
BUILDING



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"
TOTAL AREA = 65.1 SF (60.8 m²)
SEE MAIN FLOOR PLAN FOR STRUCTURAL LAYOUT

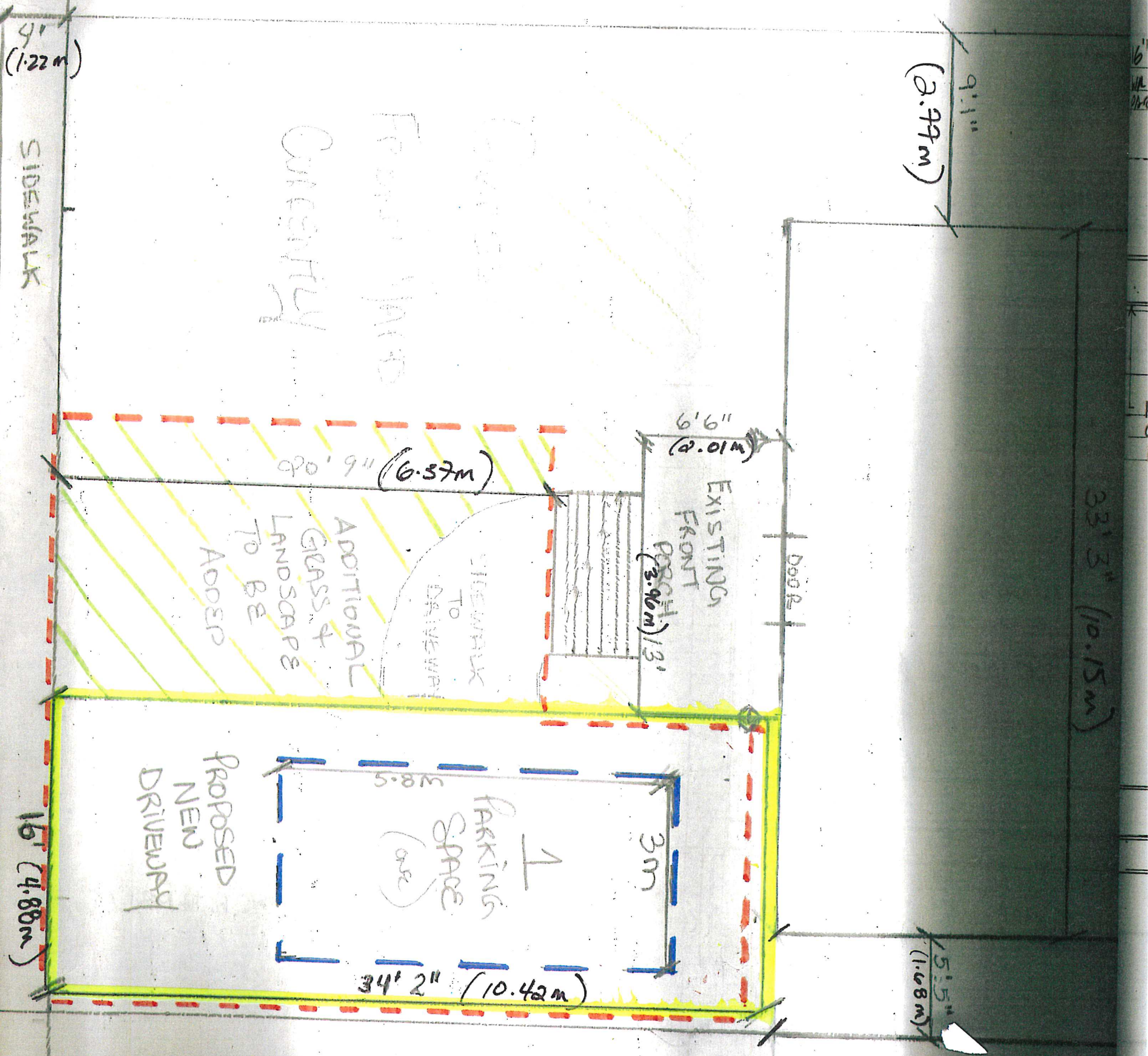


41 TALBOT ROAD
DECHI



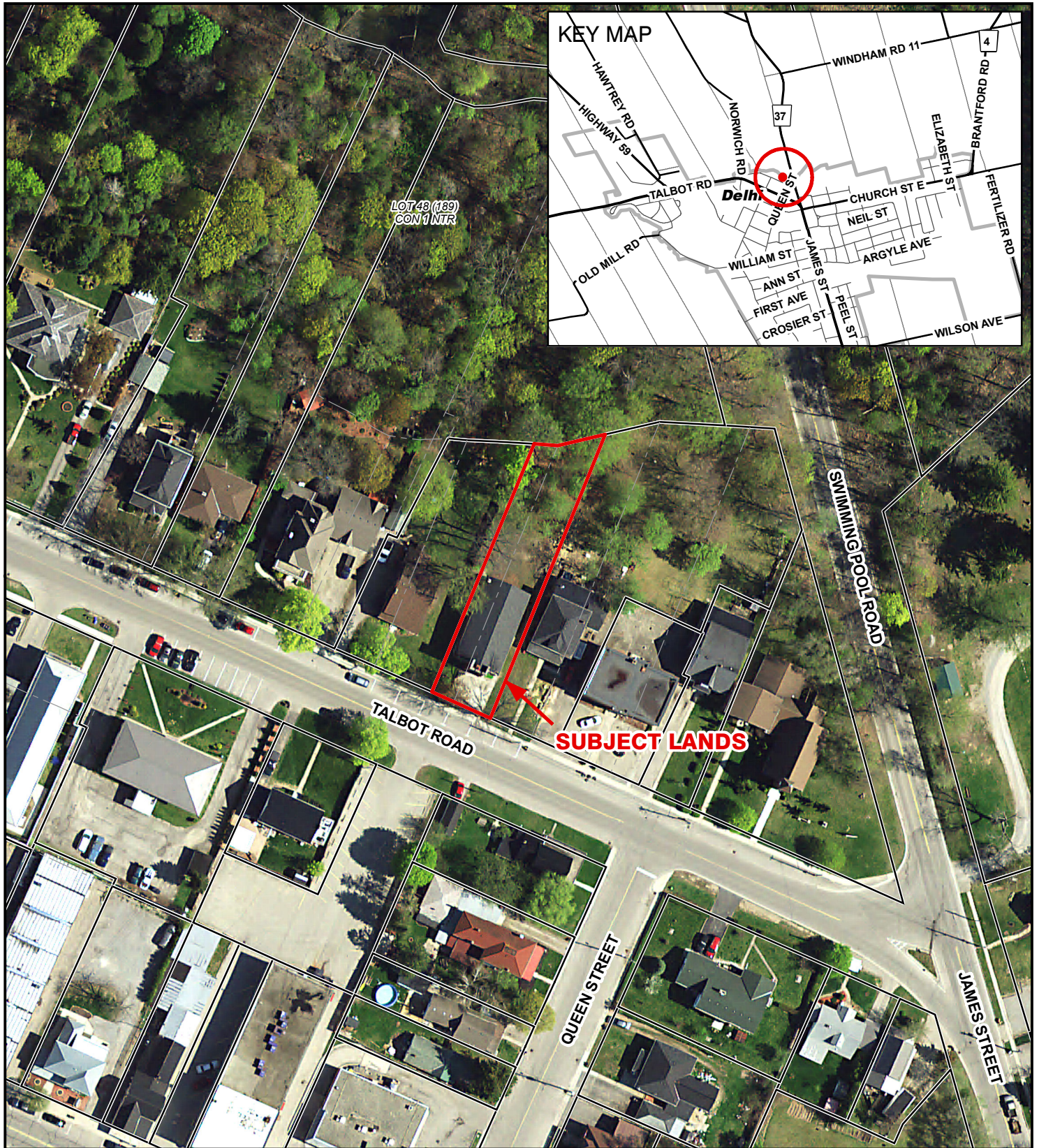
LEGEND	
---X---X---X---	FENCE
	PROPOSED DRIVEWAY
---	ASPHALT
---	PROPOSED DECK
- - - - -	EXISTING PARKING STALLS TO BE REMOVED (Concrete)
---	PARKING SPACE
NEAREST CROSS ROADS:	
EAST - TALBOT + JAMES	
WEST - TALBOT + MAIN	
ADDRESS - 41 TALBOT ROAD DECHI	

SCALE: .5m = 1'



MAP A
CONTEXT MAP
 Urban Area of DELHI

ANPL2021191

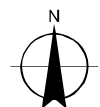


Legend

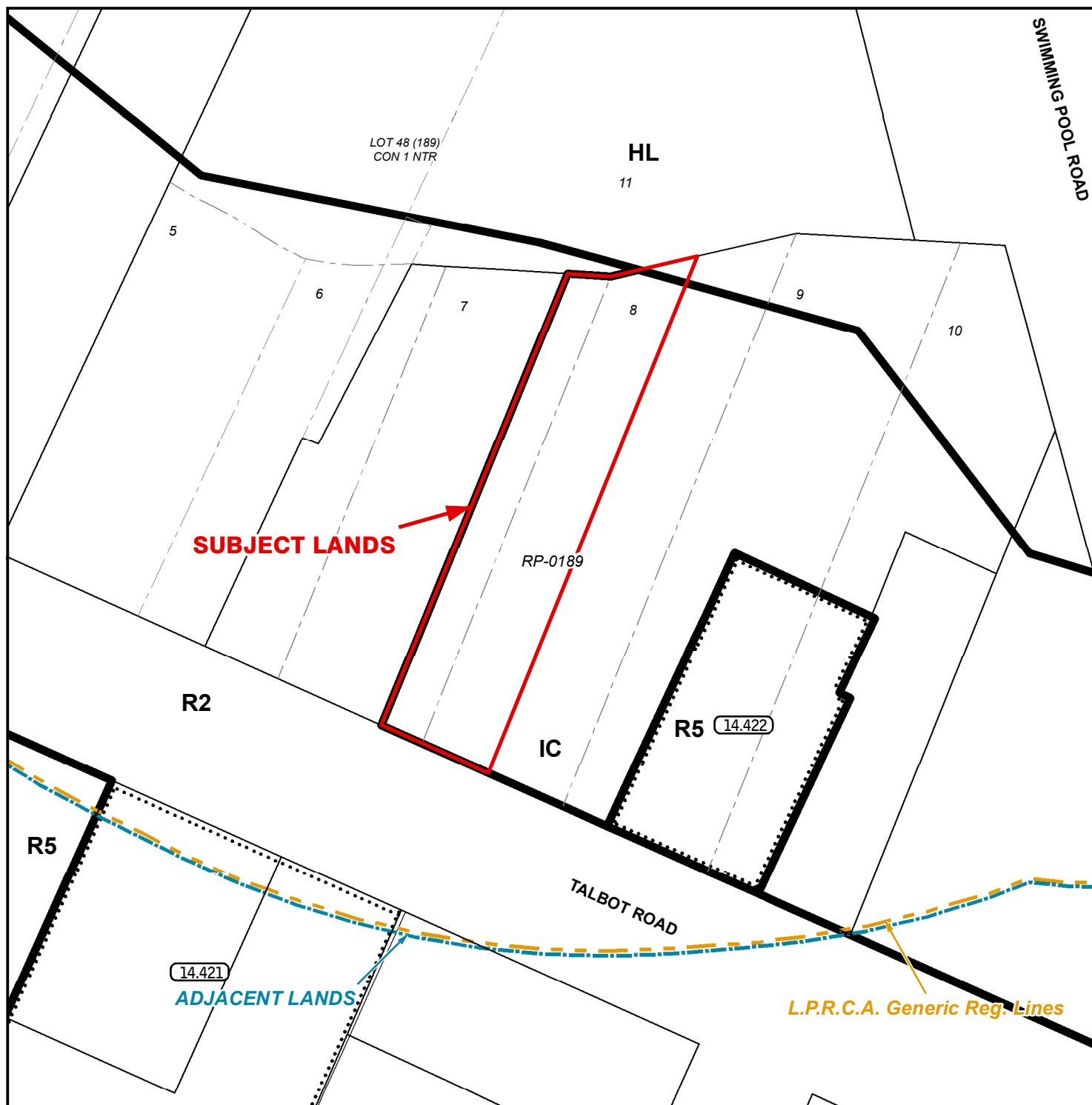
Subject Lands

2015 Air Photo

2021-06-30



9.54.75 0 9.5 19 28.5 38 Meters



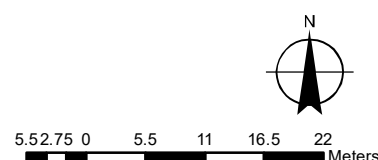
2021-06-30

ZONING BY-LAW 1-Z-2014

- (H) - Holding
- IC - Community Institutional Zone
- HL - Hazard Land Zone
- R2 - Residential R2 Zone
- R5 - Residential R5 Zone

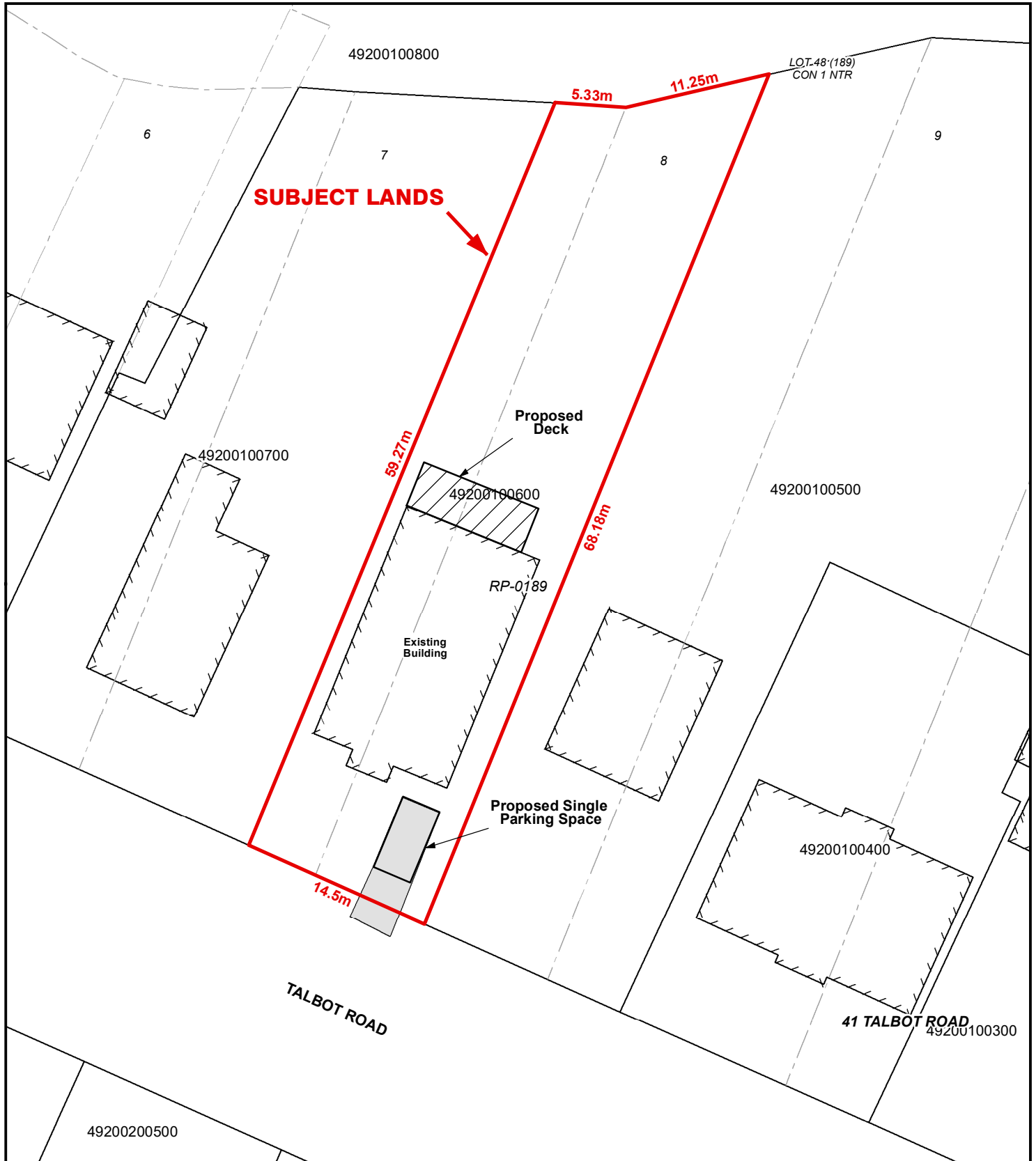
LEGEND

- Subject Lands
- Adjacent Lands
- LPRCA Generic RegLines



CONCEPTUAL PLAN

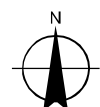
Urban Area of DELHI



Legend

Subject Lands

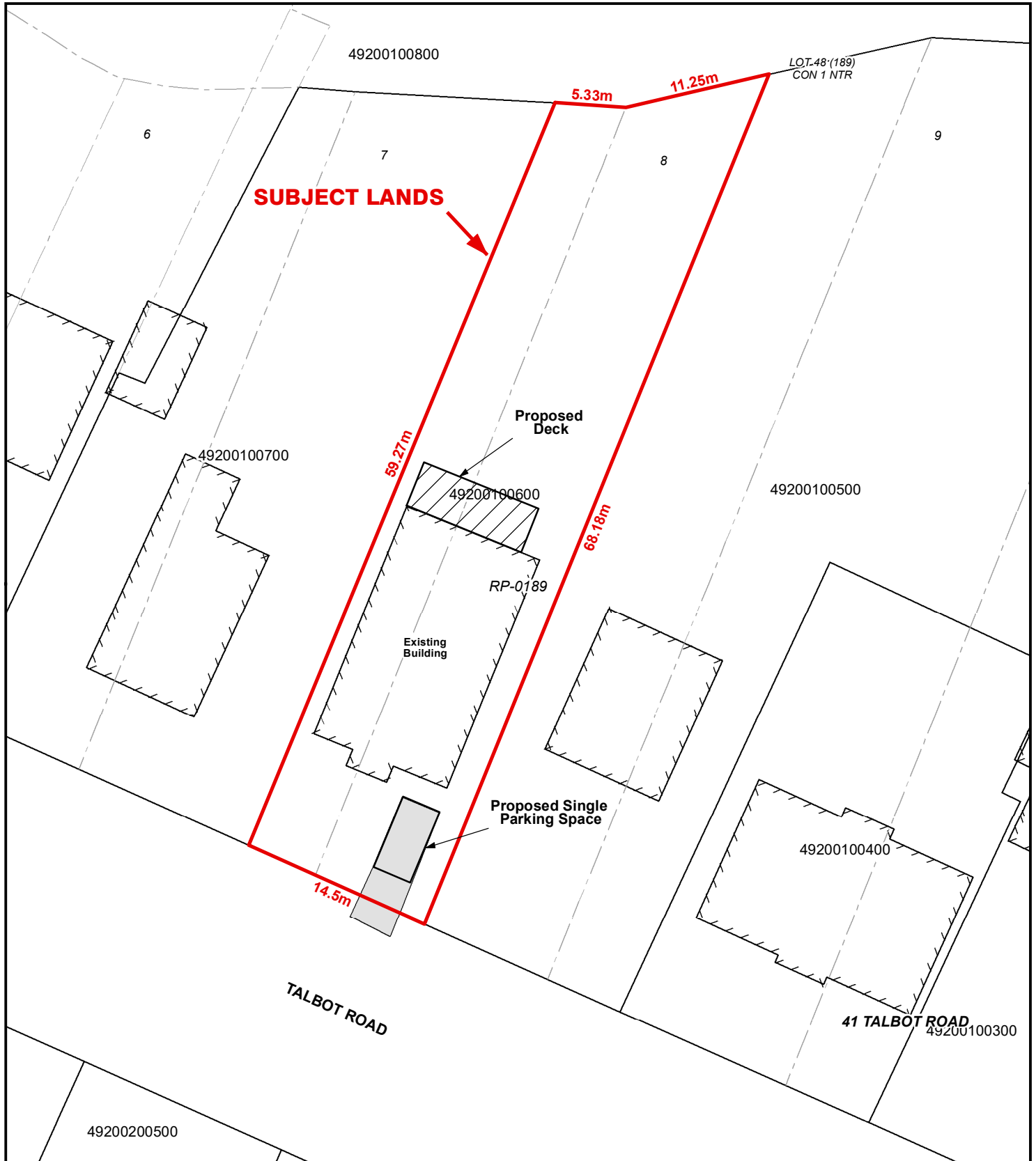
2021-06-30



3 1.5 0 3 6 9 12 Meters

CONCEPTUAL PLAN

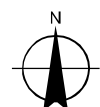
Urban Area of DELHI



Legend

Subject Lands

2021-06-30



3 1.5 0 3 6 9 12 Meters