

For Office Use Only:

File Number	<u>ANPL 202 316 3</u>	Application Fee	<u>\$1711.00</u>
Related File Number	<u></u>	Conservation Authority Fee	<u></u>
Pre-consultation Meeting	<u></u>	Well & Septic Info Provided	<u></u>
Application Submitted	<u></u>	Planner	<u>A. Wallace</u>
Complete Application	<u>May 12, 2023</u>	Public Notice Sign	<u></u>

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: 49 310 3020

A. Applicant Information

Name of Owner Stephen Proctor

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 6 Charlottesville Rd 10

Town and Postal Code Delhi N4B 2W4

Phone Number

Cell Number 519-410-8755

Email sproctor@scotlynn.com

Name of Applicant Stephen Proctor

Address 6 Charlottesville Rd 10

Town and Postal Code Delhi N4B 2W4

Phone Number

Cell Number 519-410-8755

Email sproctor@scotlynn.com

Name of Agent Lloyd Vermeer
Address 5 Graham St Unit 302
Town and Postal Code Woodstock N4S 6J5
Phone Number 519-290-8737
Cell Number 519-535-3781
Email LVermeer@vsds.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 agent noted above.

Owner

 Agent

 Applicant

Names and addresses of any holder of any mortgagees, 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):
 CHR CON 9 PT LOT 3 RP 37R6566 PART 1 REG 1.07AC 252.00FR D

Municipal Civic Address: 6 Charlotteville Rd 10
 Present Official Plan Designation(s): Agricultural
 Present Zoning: A

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:

Property Currently Has a Single Family Dwelling

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:

Single Family Dwelling, Deck & Pool House

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

6. 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:

Detached Garage (See Drawings for Dimensions)

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:

Indefinitely

9. Existing use of abutting properties:

Zoned A & HL

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:

Hazard Lands @ South of Property (Does Not Affect Development)

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information	Existing	Proposed
Please indicate unit of measurement, for example: m, m ² or %		
Lot frontage	<u>±74.7m</u>	<u> </u>
Lot depth	<u>±58.6</u>	<u> </u>
Lot width	<u>±74.7m</u>	<u> </u>
Lot area	<u>±3981.5m²</u>	<u> </u>
Lot coverage	<u>±11% ±467</u>	<u> </u>
Front yard	<u>13.0m</u>	<u>5.0m</u>
Rear yard	<u>9.0m</u>	<u> </u>
Left Interior side yard	<u>3.0m</u>	<u> </u>
Right Interior side yard	<u>3.0m</u>	<u> </u>
Exterior side yard (corner lot)	<u>N/A</u>	<u> </u>

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

- 3.2.1 b) occupy any part of a front yard, except:
 - i. an accessory building or structure in an Agricultural Zone (A) which shall occupy no part of a required front yard;

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

The existing septic system is located in the only spot that could be facilitated for a building with in the front yard.

4. Description of land intended to be severed in metric units: N/A

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: _____

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

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: _____
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: _____
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: _____
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):

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:
The house on the lot was built fairly recently and the lands surround the property are all tree land.

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:

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 _____

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
- Provincial highway
 Other (describe below)

Name of road/street:

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. 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:**

- 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.

Stephen Proctor
Owner/Applicant/Agent Signature

April 27th 2023
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 Stephen Proctor am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Stephen Proctor 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.

S. Proctor
Owner

April 27th 2023
Date

Owner

Date



K. Declaration

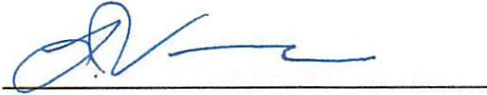
I, Lloyd Vermeer of Oxford County

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:

the City of Woodstock

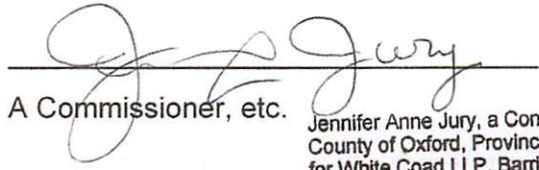


Owner/Applicant/Agent Signature

In County of Oxford

This 10 day of May

A.D., 2023


A Commissioner, etc.

Jennifer Anne Jury, a Commissioner, etc.,
County of Oxford, Province of Ontario,
for White Coad LLP, Barristers & Solicitors
Expires December 2, 2025.

LIST OF DRAWINGS

FIG #	SHEET NAME
A-0	COVER PAGE
A-1	FLOOR PLANS
A-2	ELEVATIONS
A-3	SECTION AND DETAILS

DRAWING SYMBOLS LEGEND

ROOM IDENTIFIER

10' 0" x 10' 0" - NET ROOM SIZE

BUILDING SECTION

BUILDING ELEVATION

CILING IDENTIFIER

SMOKE ALARM & CO DETECTORS

ENLARGED PLAN DETAIL

WALL SECTION

INTERIOR ELEVATION

ASSEMBLY IDENTIFIERS

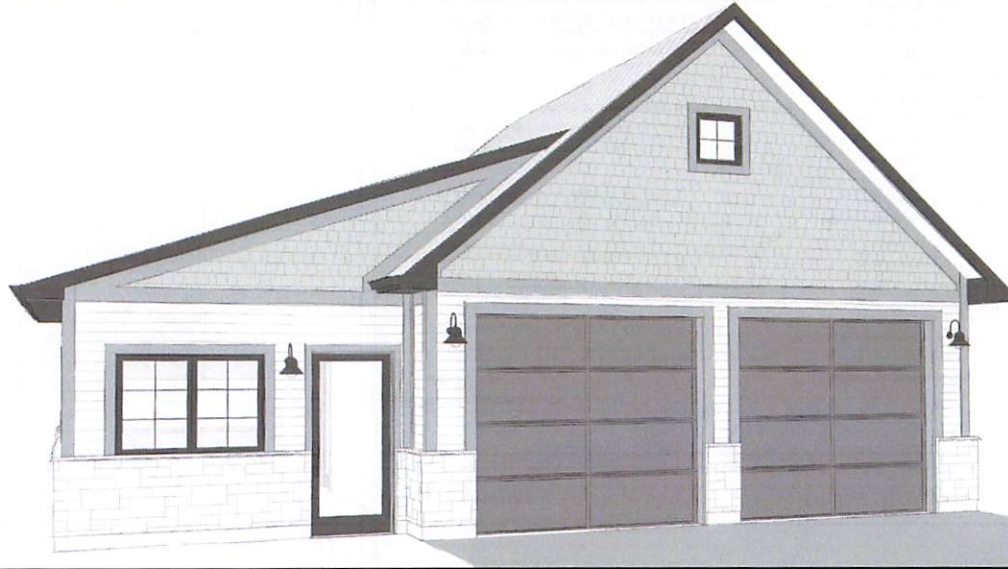
FLOOR DRAIN

ABBREVIATIONS

ACC.	ACCIDENT
AL.	ALUMINUM
AS.	ASBESTOS
B.S.	BASIC
B.P.	BUILDING PERMIT
B.R.	BREAST ROOM
B.S.	BEST PRACTICES
B.U.	BUILDING UNIT
C.	CORNER
C.C.	CENTRAL CORNER
C.H.	CORNER HATCH
C.L.	CORNER LINE
C.P.	CORNER POINT
C.S.	CORNER STRIP
C.W.	CORNER WALL
C.W.	CORNER WINDOW
C.W.	CORNER WINDOW UNIT
C.W.	CORNER WINDOW WALL
C.W.	CORNER WINDOW WALL UNIT
C.W.	CORNER WINDOW WALL UNIT WALL
C.W.	CORNER WINDOW WALL UNIT WALL UNIT
C.W.	CORNER WINDOW WALL UNIT WALL UNIT WALL
C.W.	CORNER WINDOW WALL UNIT WALL UNIT WALL UNIT

DETACHED GARAGE - PROCTOR RESIDENCE

10 CHARLOTTEVILLE ROAD, SIMCOE, ON, N3Y 4J9

**GENERAL NOTES:**

1. DRAWINGS ARE NOT TO BE SCALED.
2. ALL DIMENSIONS AND INSTALLATIONS ARE TO BE VERIFIED ON SITE.
3. ALL DIMENSIONS INDICATED ON FLOOR PLANS ARE TO EXTERIOR FACE OF EXTERIOR WALL OR FACE OF STRUCTURE (FACE OF STUD OF ANTELOPE PARTITION). SEE FLOOR PLANS FOR FOOTING DIMENSIONS NOTE.
4. CONTRACTOR TO COMPLY TO CANADIAN BUILDING CODE (CBC) 2023 IN ADDITION TO ALL APPLICABLE MODEL CODES AND ALL APPLICABLE BY-LAWS.
5. IF THE CONTRACTOR IS RESPONSIBLE TO BRING ALL DIMENSIONS, DIMENSIONS TO BE INCLUDED IN THE DESIGN OF THE GARAGE FROM THE OWNER'S FACE TO THE COMPLETION OF ANY ROOM.
6. PROVIDE 1/2" x 4" WOOD BARS AT SURFACE INSULATED ELECTRICAL PANEL LOCATIONS. ENSURE COVERAGE OF SHEATH AND INSULATION AS NOTED.
7. ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, OR ELECTRICAL PENETRATIONS IN WALL, FLOOR OR CEILING ASSEMBLY WITH AN APPROVED PRODUCT TYPES TO MAINTAIN REQUIRED RATED FIRE AND OCCUPANCY SEPARATION.
8. REFER ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH SUPPLY STRUCTURAL MECHANICAL AND ELECTRICAL DRAWINGS.
9. ALL CEILING HEIGHTS SHOWN ON THE FLOOR PLANS ARE FROM LA. UNLESS TO A WOOD FLOOR OR UNLESS OTHERWISE NOTED.
10. ** INDICATES STRUCTURAL ELEMENT DESIGNED TO PART 4 OF THE O.B.C. BY A PROFESSIONAL ENGINEER.
11. * INDICATES PRE-ENGINEERED ELEMENT SUPPLIED BY MANUFACTURER.
12. ALL WOOD FRAMING TO MEET SECTION 3.2.3 OF THE O.B.C.
13. TO BE TO BE IN ACCORDANCE WITH 3.2.3 OF THE O.B.C. (DESIGN BY OTHER).
14. SITE ACCESS MUST BE IN ACCORDANCE WITH THE O.B.C. TO BE ADJUSTED IN COORDINATION WITH TRUSS LAYOUT.

AREAS

Name	Area
------	------

Building Contract Area:
 Estimated Volume:
 Estimated Date:
 Estimated Price:
 Estimated Cost:
 Estimated Profit:
 Estimated Tax:
 Estimated Insurance:
 Estimated Other:
 Estimated Total:
 Estimated Net:
 Estimated Gross:
 Estimated Net (incl. tax):
 Estimated Net (incl. tax & insurance):
 Estimated Net (incl. tax, insurance & other):
 Estimated Net (incl. tax, insurance, other & profit):**LOG**

NO.	DESCRIPTION	DATE
00	ISSUED FOR PRELIM DESIGN	2023-03-24
01	ISSUED FOR COORDINATION	2023-04-04

THE ARCHITECT HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO SIGN THE WORKS SHOWN.

QUALIFICATION INFORMATION:

NAME:	SIGNATURE:
ECN:	FRM ECN:

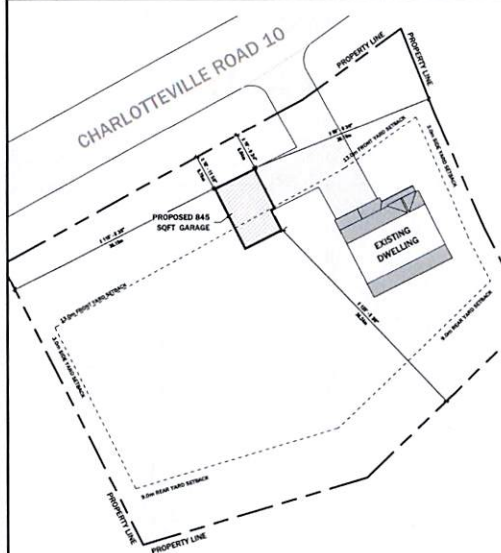
PROJECT:
DETACHED GARAGE - PROCTOR RES
 10 CHARLOTTEVILLE ROAD, SIMCOE, ON, A



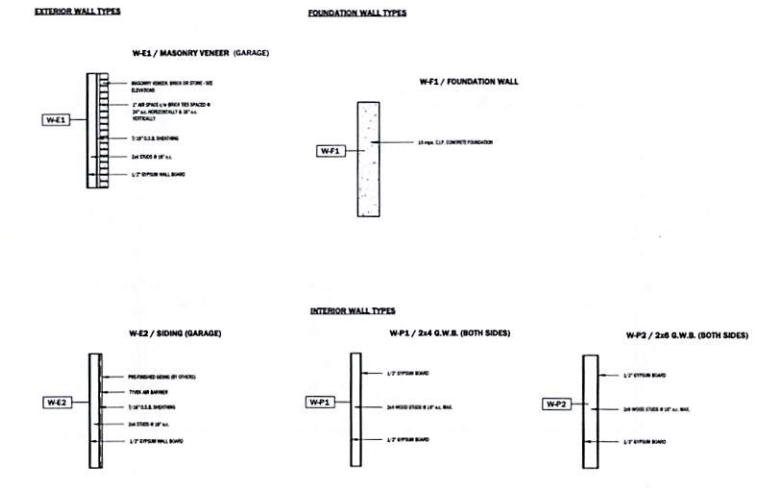
DRAWING TITLE:
COVER PAGE

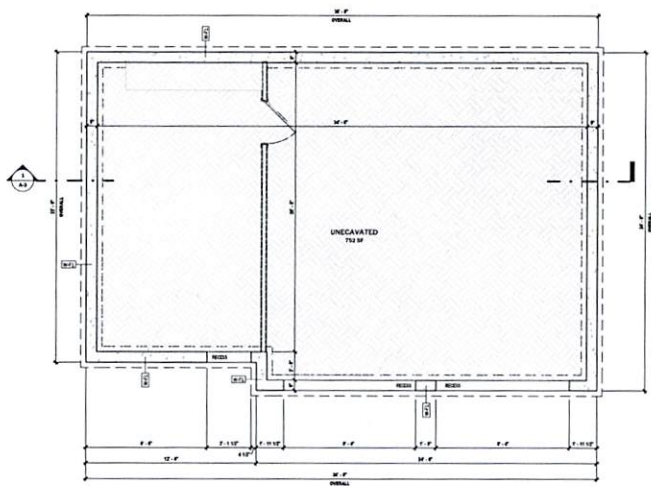
PROJECT NUMBER:	23026
DRAWN:	KJ RAMSEYER
CHECKED:	N. SIMON
SCALE:	As Indicated
DATE:	2023-04-03 10:30:52 AM

DRAWING NO.:
A-0

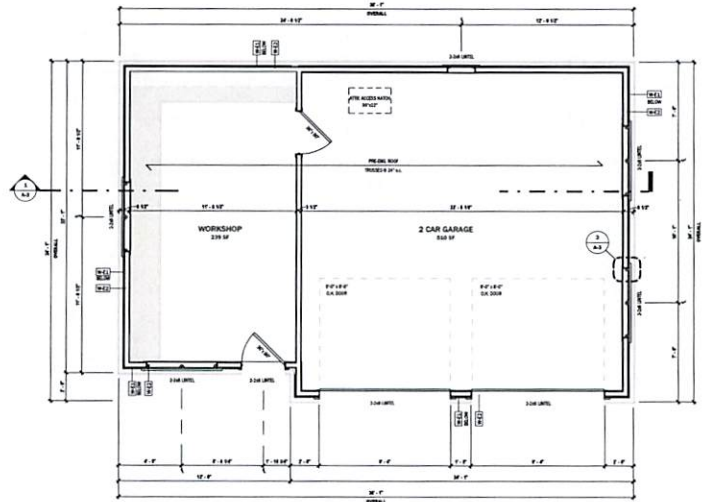


SITE INFORMATION			
ITEM	REQ'D	EXISTING	PROPOSED
ZONE	-	A	-
SITE AREA	6077M ²	4220M ² (3943.2m ²)	4577M ²
COVERAGE	100%	100% (100.0%)	7%
ACCESSORY COVERAGE	1%	0% (0.0%)	2%
SETBACKS REQUIRED			
FRONT YARD	-	3.0m	3.0m
INT. SIDE YARD	-	3.0m	3.0m
REAR YARD	-	3.0m	3.0m
EXT. SIDE YARD	-	3.0m	3.0m
EXTRA NOTES:	** AGRICULTURAL zoning does not allow accessory uses in any front yard		

WALL TYPE LEGEND



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



MAIN FLOOR PLAN
1/4" = 1'-0"



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

GENERAL CONSTRUCTION NOTES

WOOD FRAMING NOTES

1. ALL LUMBER AND WOOD PRODUCTS SHALL BE NUMBER 1 OR NUMBER 2 GRADE SPF UNLESS OTHERWISE NOTED AND MUST CONFORM TO OBC 9.3.2.
2. ALL WOOD FRAMED CONSTRUCTION SHALL CONFORM TO OBC 9.2.3.
3. ALL PRE-ENGINEERED SYSTEMS ARE TO BE DESIGNED AND SEALED BY AN ONTARIO P.ENG.
4. ALL COLUMNS SUPPORTING STRUCTURAL MEMBERS TO BE MIN. EQUAL IN WIDTH TO THE MEMBER WHICH IT IS SUPPORTING.
5. ALL LOAD BEARING COMPONENTS MUST HAVE CONTINUOUS SUPPORT EXTENDING TO THE FOUNDATION FOOTING.
6. ALL GUARDS AND SUPPORTING STRUCTURE SHALL CONFORM TO OBC 9.8.8 & 58-7.
7. ALL FRAMING MEMBERS IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED OR PROTECTED W/ MIN. 5 MIL. POLY/VAPOUR BARRIER

STRUCTURAL STEEL NOTES

1. ALL STEEL COLUMNS SHALL CONFORM TO OBC 9.1.7.
2. ALL STEEL BEAMS SHALL CONFORM TO OBC 9.2.3.4.3.
3. ALL BEAMS TO HAVE MIN. 80mm (3.2") END BEARING AND STEEL MASONRY LINTELS SHALL HAVE MIN. 150mm (6") END BEARING.

DOORS & WINDOWS

1. ALL WINDOWS, SKYLIGHTS, AND DOORS TO CONFORM TO OBC 9.7
2. FLOOR LEVELS CONTAINING BEDROOMS TO HAVE ONE OPERABLE WINDOW WITH A MIN. UNOBSTRUCTED WIDTH OPEN AREA OF 3.8 SQ. FT. WITH NO DIMENSION LESS THAN 15".
3. ANY FUTURE SLEEPING QUARTERS IN THE BASEMENT ARE TO HAVE WINDOWS IN THE ROOM THAT MEET THE REQUIREMENTS OF OBC 9.9.10.

FOOTINGS, FOUNDATIONS AND CONCRETE NOTES

1. FOOTINGS AND FOUNDATIONS SHALL CONFORM TO 9.1.5
2. KEEP TOPSIDE OF FOOTING MIN. 4'-0" BELOW FINISH GRADE CONTINUOUSLY.
3. SUSPENDED CONCRETE SLABS OVER COLD STORAGE (WHERE APPLICABLE): 8" THICK REINFORCED WITH 15M REBAR AT 8" EACH WAY WITH A BOTTOM COVER OF 1.25". CONCRETE SHALL BE MIN. 25 MPA WITH 8% AIR ENTRAINMENT. SLOPE AWAY FROM BUILDING MIN. 1%. PROVIDE MIN. 3" BEARING ON THE CONCRETE FOUNDATION WALLS.
4. UNLESS DETERMINED OTHERWISE VS DESIGN STUDIO ASSUMES SOIL BEARING CAPACITY OF 2000 PSF.

MISCELLANEOUS NOTES

1. SMOKE & CARBON MONOXIDE ALARMS TO BE LOCATED ON EACH LEVEL & TO BE HARDWIRED & INTERCONNECTED. LOCATE CARBON MONOXIDE ALARMS ADJACENT TO SLEEPING AREAS.
2. SMOKE ALARMS TO BE INSTALLED IN EACH SLEEPING AREA ON OR NEAR THE CEILING.
3. MIN. HEAD ROOM: 6'-11" MIN. HEAD ROOM BELOW DUCTS & BEAMS IN A DWELLING: 6'-0".
4. SUBFLOOR SUPPORTING CERAMIC FLOORS PER OBC 9.30.6.1.
5. PROVIDE ATTIC VENTILATION PER OBC 9.19.
6. PROVIDE AIR AND VAPOUR BARRIER IN ACCORDANCE TO OBC 9.25.3 & 9.25.4.
7. ATTIC HATCHES TO HAVE INSULATED COVERS AND INSULATING.
8. VS DESIGN STUDIO DOES NOT TAKE RESPONSIBILITY FOR ERRORS OR OMISSIONS FOUND IN THIRD PARTY INFORMATION.
9. BATHROOM FAN TO BE MIN 90 CFM VENTED TO EXTERIOR.
10. HVAC SUPPLIES AND RETURNS TO BE LOW WALL (8" FROM FLOOR), AND ANY ROOMS WITHOUT RETURN AIR DUCTS ARE TO HAVE A 1/4" UNDERCUT ON THE DOOR TO ALLOW AIR CIRCULATION, UNLESS STATED OTHERWISE IN MECHANICAL DRAWINGS.

GENERAL NOTES:

1. DIMENSIONS ARE NOT TO BE SCALED.
2. ALL DIMENSIONS AND RETAIL FINISHES ARE TO BE VERIFIED ON SITE.
3. ALL DIMENSIONS INDICATED ON FLOOR PLANS ARE TO EXTERIOR FACE OF EXTERIOR WALL, OR FACE OF STRUCTURE, FACE OF STUD OF INTERIOR PARTITIONING. SEE FLOOR PLANS FOR ADDITIONAL DIMENSION NOTES.
4. CONTRACTOR TO COMPLY TO ONTARIO BUILDING CODE (OBC) 9.1.2 IN ADDITION TO AND ALL REQUIREMENTS FROM THE ONTARIO BUILDING CODE (OBC) 9.1.2.
5. IF AT THE CONTRACTOR'S DISCRETION TO BENCH ALL EXISTING DEBRIS/PAVEMENT INCLUDING DIMENSIONAL TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
6. PROVIDE 1" MIN. PL WOOD BATTENS AT SURFACE MOUNTED ELECTRICAL PANEL LOCATIONS ENSURING CONTACT OF BATTENS BATTENS AND INSULATION AS REQS.
7. PER ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL OR ELECTRICAL FINISHES IN WALL AND/OR FLOOR ADJACENT TO AN APPROVED PRODUCT SYSTEMS ARE TO BE VERIFIED BY THE ARCHITECTURAL WORKMAN.
8. THESE ARCHITECTURAL DRAWINGS SHALL BE REVIEW IN CONJUNCTION WITH SUPPLY STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
9. ANY CEILING HEIGHTS SHOWN ON THE FLOOR PLANS ARE FROM FINISH FLOOR TO FINISH CEILING (FROM FINISH).
10. INDICATES STRUCTURAL ELEMENT DESIGNED TO PART OF THE O.B.C. BY A PROFESSIONAL ENGINEER.
11. * INDICATES PRE-ENGINEERED ELEMENT SUPPLIED BY MANUFACTURER.
12. ALL WOOD FRAMING TO MEET SECTION 9.2.3 OF THE O.B.C.
13. REVISIONS TO BE SHOWN BY CIRCLES BY LETTERS.
14. THE ACCESS HATCH TO BE 3'-0" x 4'-0" IN LOCATION TO BE ADJUSTED IN COORDINATION WITH TRUSS LAYOUT.

AREAS

Name	Area
Building Envelope Area	845 SF
Excavated Area	845 SF

NO.	DESCRIPTION	DATE
00	ISSUED FOR PRELIM DESIGN	2023-03-24
01	ISSUED FOR COORDINATION	2023-04-04

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND MEETS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN.

QUALIFICATION INFORMATION:

NAME: _____ SIGNATURE: _____
 RCN: _____ PREGISEN: _____

PROJECT:
DETACHED GARAGE - PROCTOR RES
 10 CHARLOTTEVILLE ROAD, SIMCOE, ON, N3Y

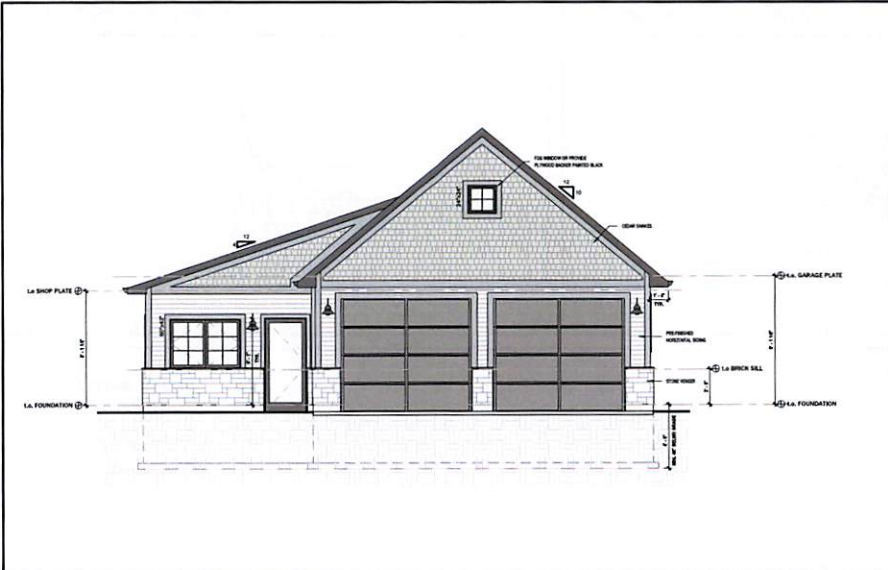
VS DESIGN STUDIO
 519-250-8737 | info@vsd.ca | www.vsd.ca

DRAWING TITLE:
FLOOR PLANS

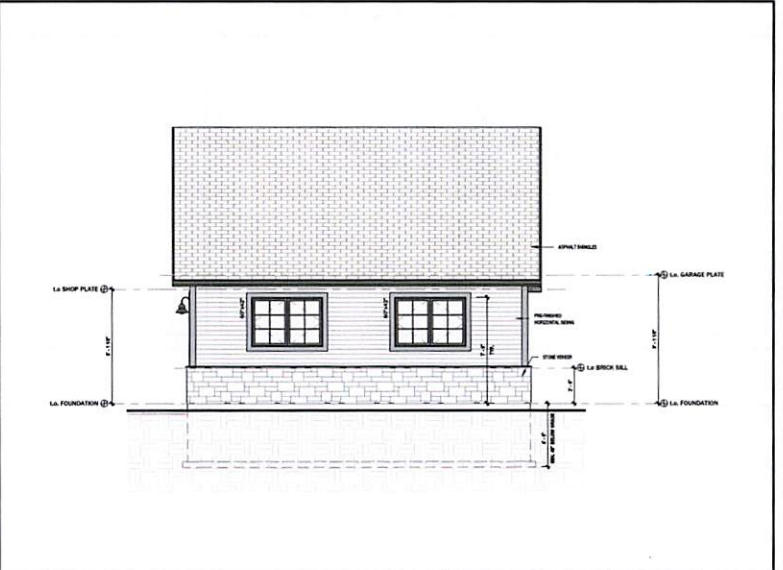
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DRAWN: KRAMESYER
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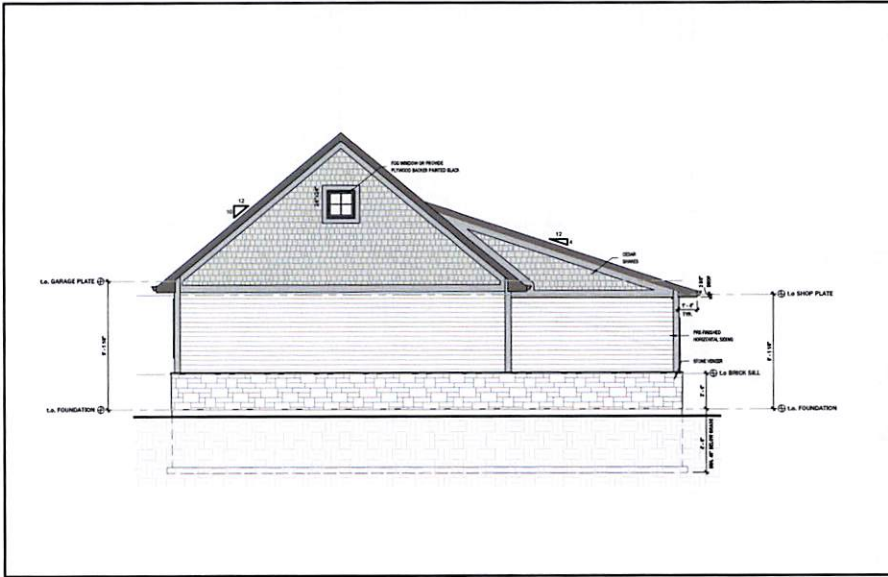
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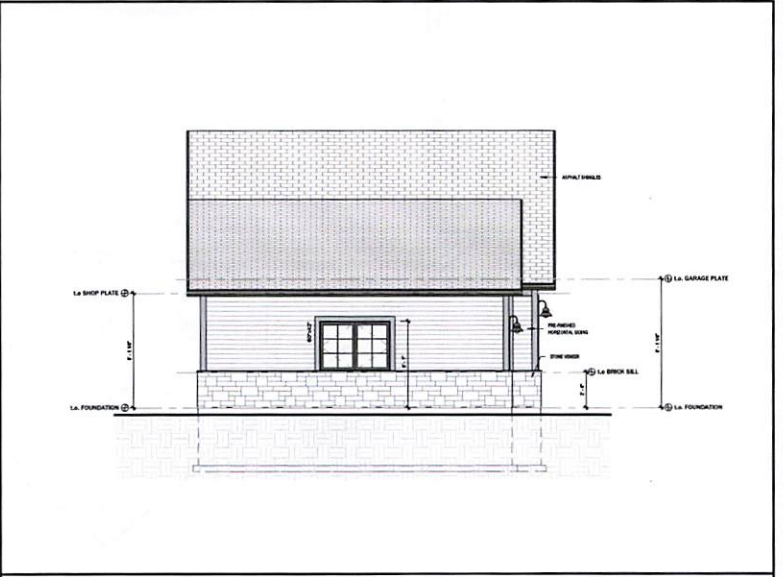
SOUTH ELEVATION
1/4" = 1'-0"



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



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



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

GENERAL NOTES

1. DIMENSIONS ARE NOT TO BE SCALED.
2. ALL DIMENSIONS AND INSTALLATIONS ARE TO BE VERIFIED ON SITE.
3. ALL DIMENSIONS INDICATED ON FLOOR PLANS ARE TO EXTERIOR FACE FOR EXTERIOR WALLS OR FACE OF STRUCTURE FACE OF BRICK OR WOODEN PARTITIONS. SEE FLOOR PLANS FOR ADDITIONAL DIMENSION NOTES.
4. IN CONFORMANCE WITH LOCAL OR NATIONAL BUILDING CODES (IBC/IRC) AND IN ADDITION TO ANY APPLICABLE ALL APPLICABLE LOCAL ORDINANCES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRING ALL NECESSARY UNDERGROUND UTILITIES TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
6. PROVIDE THREE (3) WOOD BACKERS AT SURFACE MOUNTED ELECTRICAL PANELS TO ENSURE PROPER CONNECTIONS TO WOODEN STRUCTURE AND PROVIDE TWO (2) WOOD BACKERS AT SURFACE MOUNTED ELECTRICAL PANELS TO ENSURE PROPER CONNECTIONS TO WOODEN STRUCTURE.
7. SEAL ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL OR ELECTRICAL PENETRATIONS IN WALL AND/OR FLOOR ASSEMBLIES WITH AN APPROVED PENETRATION SYSTEM TO MEET THE REQUIREMENTS OF THE IBC AND LOCAL BUILDING CODES.
8. THERE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND NATIONAL BUILDING CODES AND ORDINANCES.
9. ANY CEILING HEIGHTS SHOWN ON THE FLOOR PLANS ARE FROM LA SHEATHING TO LA WOOD PLATE OR UNDERSIDE OF TRUSS.
10. INDICATES STRUCTURAL ELEMENT DESIGNED TO PART 4 OF THE O.B.C. BY A PROFESSIONAL ENGINEER.
11. " " INDICATES PRE-FABRICATED ELEMENT SUPPLIED BY MANUFACTURER.
12. ALL WOOD FINISHES TO MEET SECTION 05107 OF THE O.B.C.
13. TRUSSES TO BE 2" OF G.C. MAX (DESIGN BY OTHERS).
14. ATTIC ACCESS HATCH TO BE 24" BY 11" LOCATION TO BE ADJUSTED IN COORDINATION WITH TRUSSES.

AREAS

Name	Area
Building Common Area	
DETACHED GARAGE	

NO.	DESCRIPTION	DATE
00	ISSUED FOR PRELIM DESIGN	2023-03-24
01	ISSUED FOR COORDINATION	2023-04-04

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE UNIFORM BUILDING CODE TO SIGN THE BELOW DRAWING.

QUALIFICATION INFORMATION:

NAME	SIGNATURE
ECM	TECHNICAL

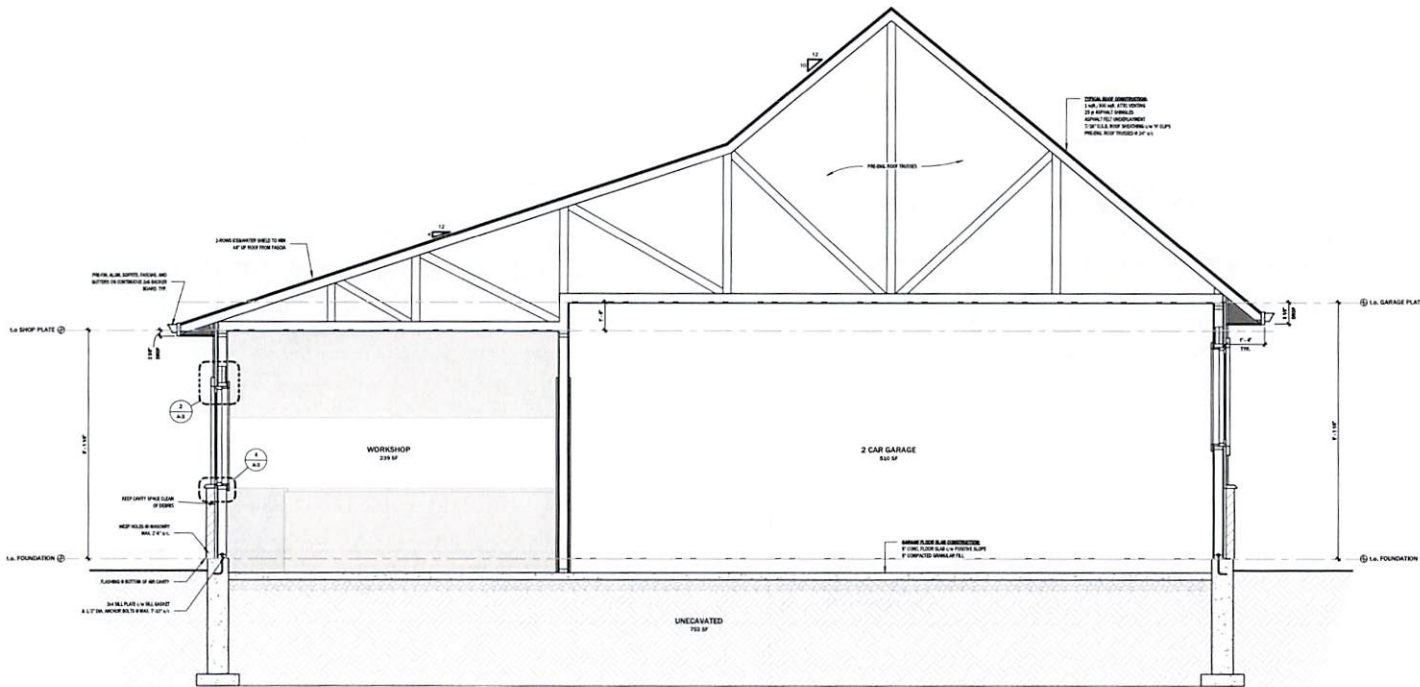
PROJECT:
DETACHED GARAGE - PROCTOR RE
 10 CHARLOTTEVILLE ROAD, SIMCOE, ON, N



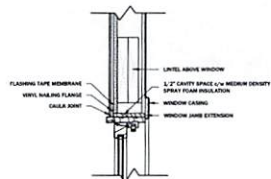
DRAWING TITLE:
ELEVATIONS

PROJECT NUMBER: 23026
DRAWN: KRAMSEYER
CHECKED: N.SIEMON
SCALE: 1/4" = 1'-0"
DATE: 2023-04-03 10:30:54 AM

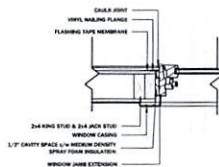
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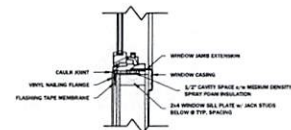
1 BUILDING SECTION
1/2" = 1'-0"



2 SIDING WINDOW HEAD - GARAGE
1/2" = 1'-0"



3 SIDING WINDOW JAMB - GARAGE
1/2" = 1'-0"



4 SIDING WINDOW SILL - GARAGE
1/2" = 1'-0"

GENERAL NOTES:

1. DRAWINGS ARE NOT TO BE SCALED.
2. ALL DIMENSIONS AND INSTALLATIONS ARE TO BE VERIFIED ON SITE.
3. ALL DIMENSIONS INDICATED ON FLOOR PLANS ARE TO EXTERIOR FACE UNLESS OTHERWISE NOTED. SEE FLOOR PLANS FOR ADDITIONAL DIMENSION NOTES.
4. CONTRACTOR TO COMPLY TO OBTAIN BUILDING CODE (IRC) 2021 BY EXISTING STANDARDS AND ALL APPLICABLE CODES. VERIFY ALL DIMENSIONS ALL PROVISIONS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRING ALL DIMENSIONS AND PROVISIONS TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.
6. PROVIDE 1/2" PL. FLOOR BACKING AT SURFACE MOUNTED ELECTRICAL PANEL LOCATIONS. SQUARE CORNER CUT OF WOOD BARRIER AND INSULATION AS SHOWN.
7. MARK ALL MECHANICAL, STRUCTURAL, MECHANICAL OR ELECTRICAL PENETRATIONS IN WALL AND/OR FLOOR ASSEMBLIES WITH AN APPROVED PRODUCT. REFER TO APPROVED LISTINGS FOR THE MECHANICAL, ELECTRICAL, MECHANICAL.
8. THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH SUPPLY, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
9. ANY CEILING HEIGHTS INDICATED ON THE FLOOR PLANS ARE FROM THE FINISHED TO 1/4" WOOD PLATE OR UNDERSIDE OF TRUSS.
10. "I" INDICATES STRUCTURAL ELEMENT DESIGNED TO PART OF THE C.B.C. BY A PROFESSIONAL ENGINEER.
11. "P" INDICATES PRE-ENGINEERED ELEMENT SUPPLIED BY MANUFACTURER.
12. ALL WOOD FRAMING TO MEET SECTION 2.2 OF THE C.B.C.
13. TRUSSES TO BE 2" OC JOIST DESIGN BY OTHER.
14. ATIC ACCESS MATCH TO BE 2" AT 1/4" LOCATION TO BE ADJUSTED IN CONJUNCTION WITH TRUSS LAYOUT.

AREAS

Name	Area
Building Common Area	
DETACHED GARAGE	684 SF
	100 SF

ISSUE

NO.	DESCRIPTION	DATE
00	ISSUED FOR PRELIM DESIGN	2023-03-24
01	ISSUED FOR COORDINATION	2023-04-04

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE CURRENT BUILDING CODE TO DESIGN THE WORK SHOWN.

QUALIFICATION INFORMATION:

NAME	SIEMION
DOB	1988-08-01

PROJECT:

DETACHED GARAGE - PROCTOR RES.
10 CHARLOTTEVILLE ROAD, SMOKE, OR, NZT



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DRAWING TITLE:

SECTION AND DETAILS

PROJECT NUMBER:

23026

DRAWN:

K. RAMSEYER

CHECKED:

N. SIEMION

SCALE:

As Indicated

DATE:

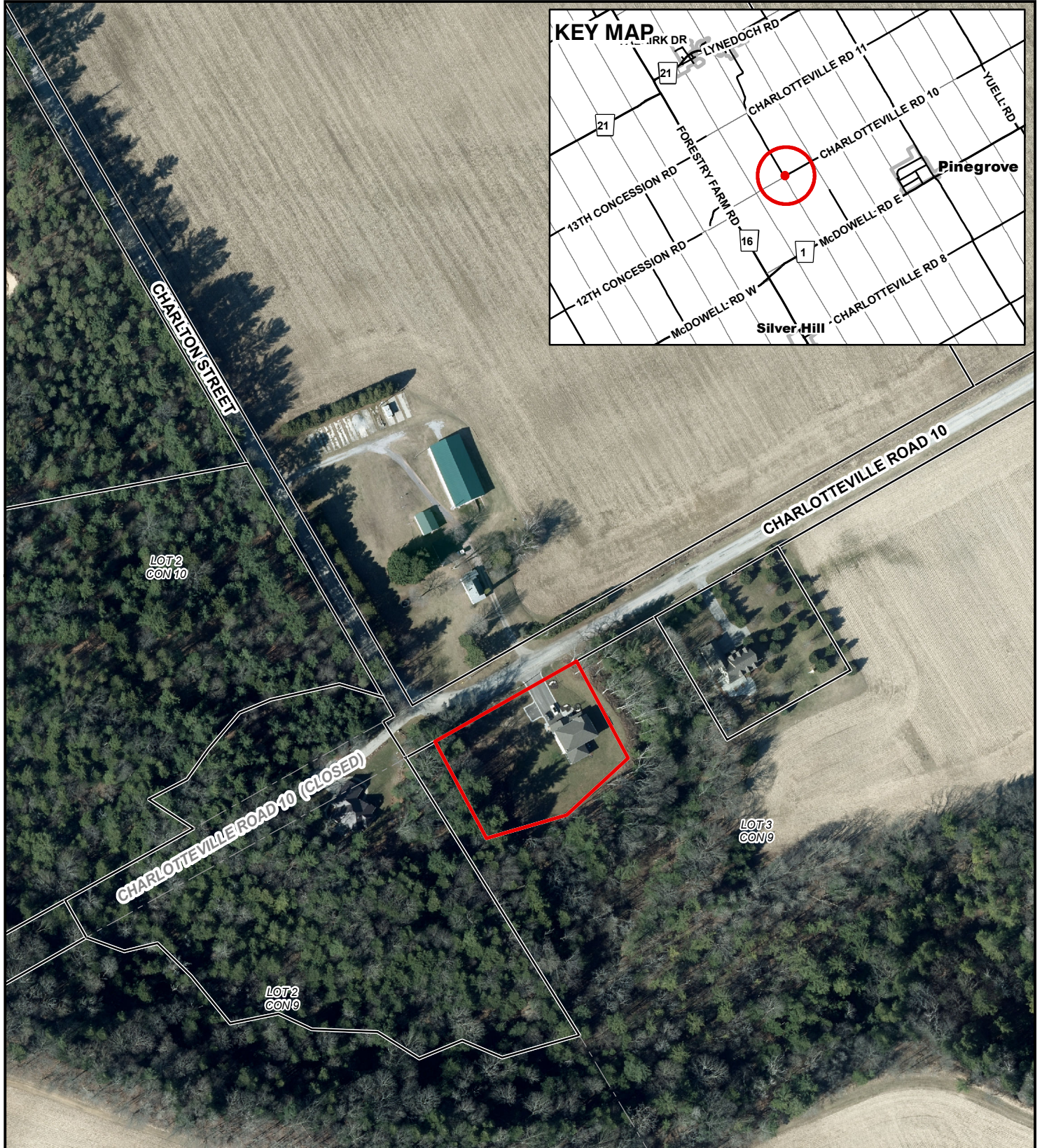
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DRAWING NO.:


A-3

MAP A
CONTEXT MAP
Geographic Township of CHARLOTTEVILLE

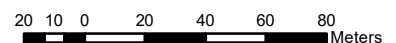
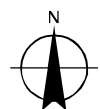
ANPL2023163



Legend

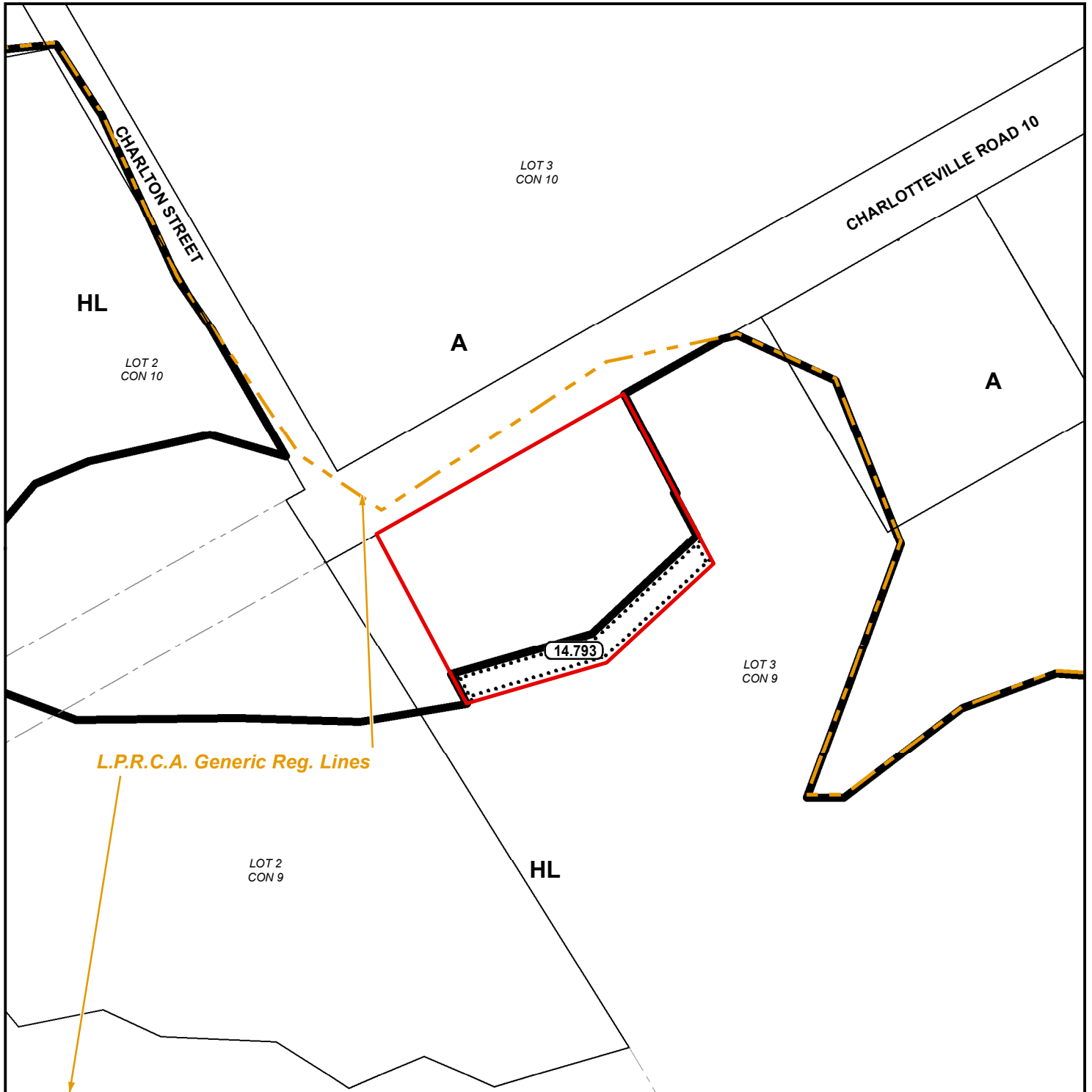
-  Subject Lands
- 2020 Air Photo

5/30/2023



MAP B
ZONING BY-LAW MAP
 Geographic Township of CHARLOTTEVILLE

ANPL2023163



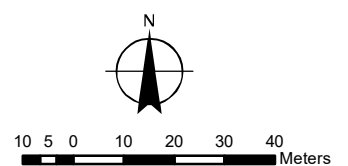
LEGEND

- Subject Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

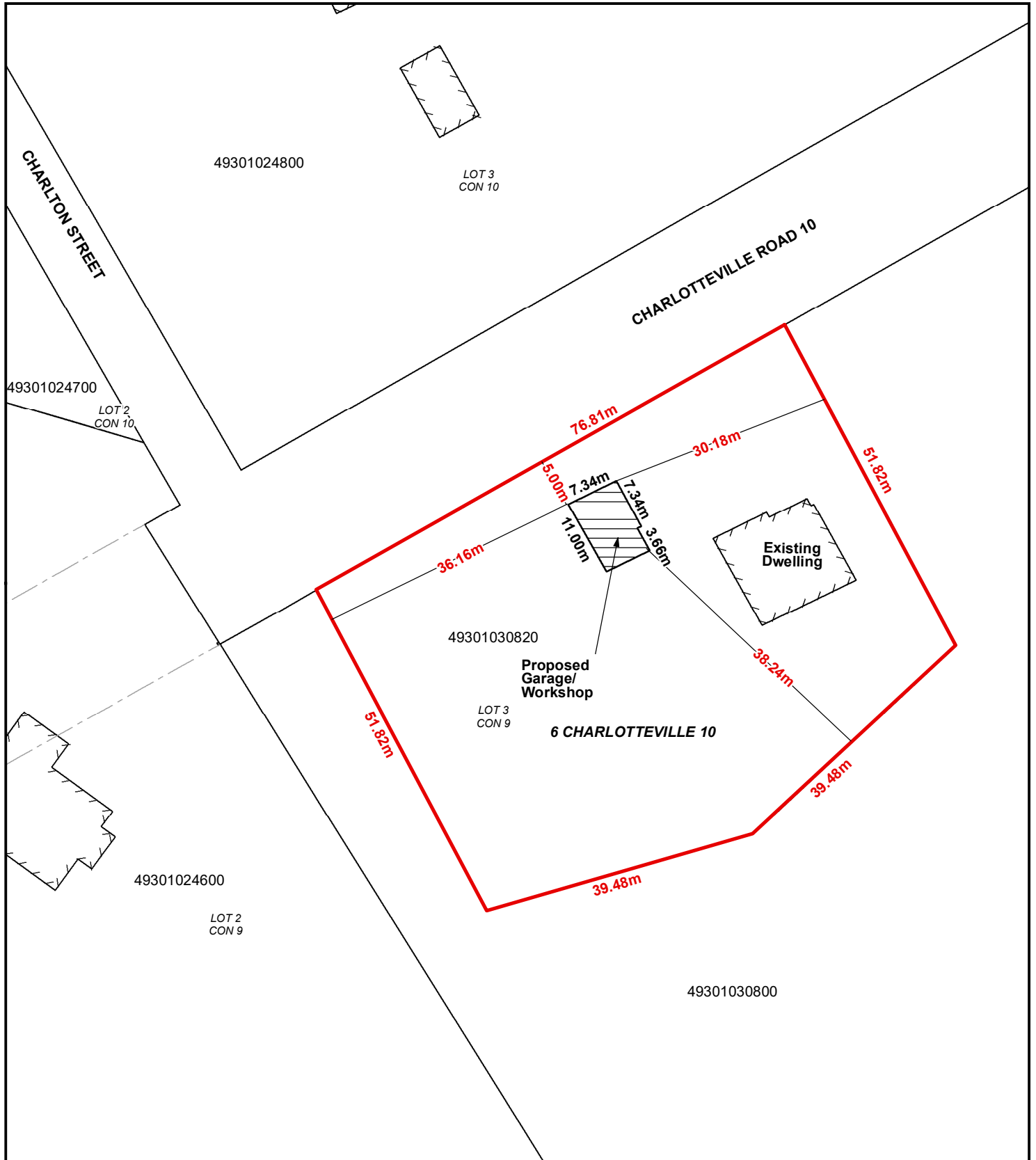
5/30/2023

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone




CONCEPTUAL PLAN

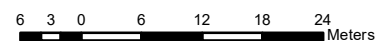
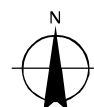
Geographic Township of CHARLOTTEVILLE



Legend

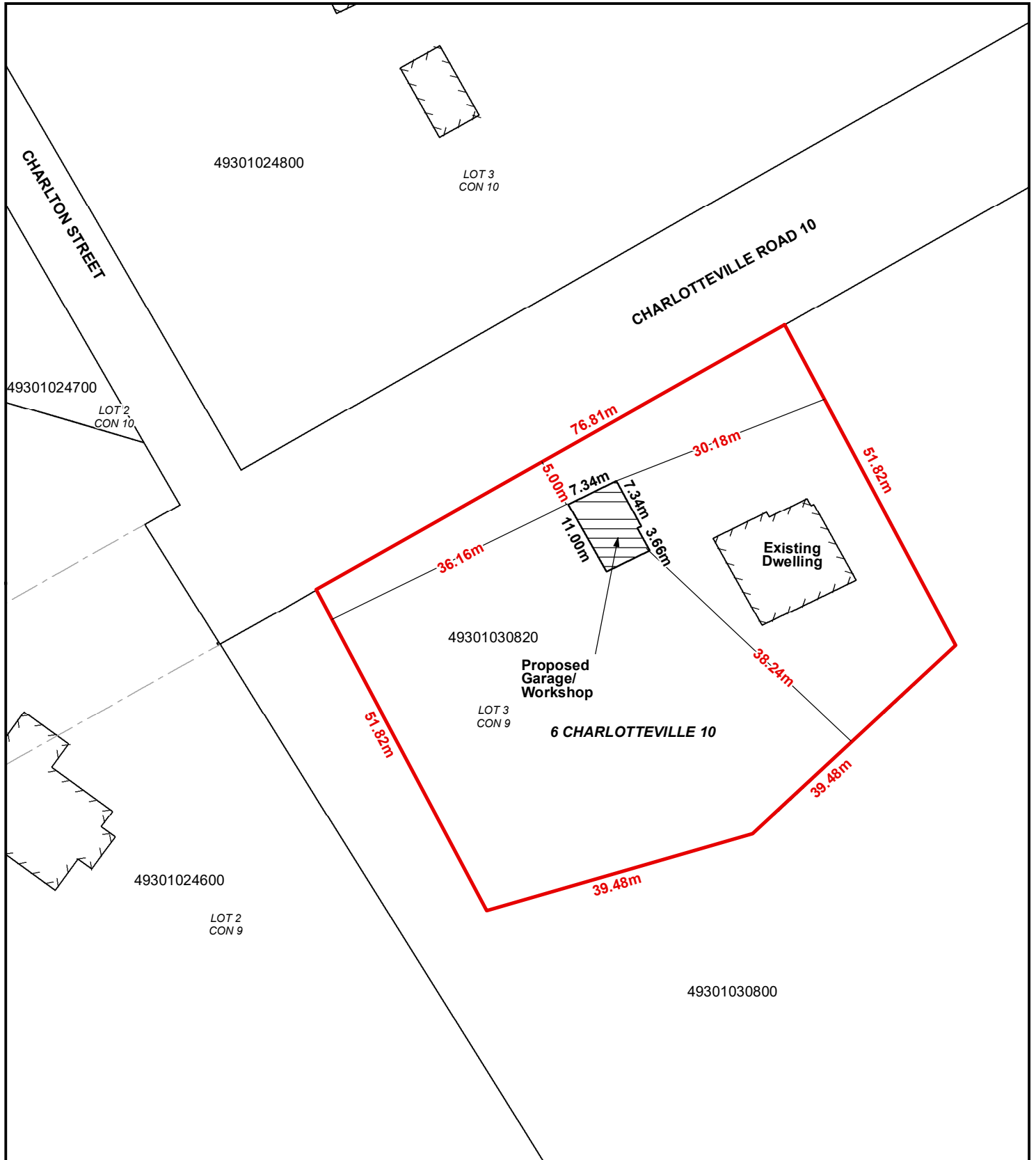
 Subject Lands

5/30/2023




CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

 Subject Lands

5/30/2023

