

Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.
5. The completed application and fees are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application committee.of.adjustment@norfolkcounty.ca. Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: www.norfolkcounty.ca/planning

After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.

Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or Committee.of.Adjustment@NorfolkCounty.ca

For Office Use Only:

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

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

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

Property Assessment Roll Number: 49307002350**A. Applicant Information****Name of Owner** Lynda Clark

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 737 Charlottesville Road 2

Town and Postal Code St. Williams NOE 1P0

Phone Number 289-400-9833

Cell Number _____

Email jim.clark731@gmail.com

Name of Applicant MW Drafting & Design - Emiley Renner

Address 36 Mill Pond Rd

Town and Postal Code Vittoria NOE 1W0

Phone Number 226-210-8708

Cell Number _____

Email info@mwdrafting.ca

Name of Agent MW Drafting & Design - ALL REPRESENTATIVES

Address 36 Mill Pond Rd

Town and Postal Code Vittoria NOE 1W0

Phone Number 226-210-8708

Cell Number _____

Email info@mwdrafting.ca

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

☒ Owner ☒ Agent ☐ Applicant

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

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 2 PT LOT 10 RP

Municipal Civic Address: 737 CHARLOTTEVILLE ROAD 2

Present Official Plan Designation(s): Agricultural OP

Present Zoning: Agricultural (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:

Residential

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:

There is an existing barn and dwelling unit to be retained. See site plan for reference.

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.

A 1066.26ft² addition is proposed. 968.47² will be used as an attached accessory dwelling. This ADU will have 2 bedrooms, 1 full barrier free washroom, kitchen/living/dining. 99.93ft², will be used as a new entrance for the primary dwelling unit.

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:

A 1066.26ft² addition is proposed. 968.47² will be used as an attached accessory dwelling and the remainder, 99.93ft², will be used as a new entrance for the primary dwelling unit. See plans for reference.

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:

N/A

9. Existing use of abutting properties:

Agricultural (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. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

| | Existing | Permitted | Provision | Proposed | Deficiency |
|--------------------------|----------------------|---------------------|-------------|--------------------|---------------------|
| Lot frontage | 73.25m | 30m | 12.1.2.a.i. | | |
| Lot depth | | N/A | | | |
| Lot width | | N/A | | | |
| Lot area | 5423.8m ² | 2000m ² | | | |
| Lot coverage | | N/A | | | |
| Front yard | 15.35m | 13m | 12.1.2.c. | | |
| Rear yard | 25.99m | 9m | 12.1.2.f. | 21.43m | |
| Height | | 5m | 12.1.2.h. | 5.5m | 0.5m |
| Left Interior side yard | | 3m | 12.1.2.b. | 16.47m | |
| Right Interior side yard | | 3m | 12.1.2.b. | 45.9m | |
| Attached ADU Size | | 74.97m ² | | 89.9m ² | 14.93m ² |
| | | | | | |
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2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

The required 807ft² from 25-Z-2022 sentence 7.b. is not possible to be met, due to the building code requirements and needs of the homeowner, we cannot meet the parameters of barrier free. We cannot provide the future barrier free ready layout that the occupant requires.

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

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

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

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

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

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

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

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

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

E. All Applications: Provincial Policy

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

If no, please explain:

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:

Proposed development is within current side yard land.

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 located within Wellhead Protection area or Source Water Protection area.

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

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

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

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

☐ On the subject lands or ☒ within 500 meters – distance 89m

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

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

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

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

New septic system to be proposed - see site plan.

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:

Charlottetown Road 2

G. All Applications: Other Information

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

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

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

This adu addition will be providing additional housing for the occupant who will be needing barrier free access throughout the unit. In order to meet barrier free ready requirements within the OBC and the needs of our client, the size of the ADU will need to be enlarged from the required 807ft² to 966.3ft².

H. Supporting Material to be submitted by Applicant

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

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

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

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

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

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

I. Transfers, Easements and Postponement of Interest

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

Permission to Enter Subject Lands

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

Freedom of Information

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

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 LYNDA CLARK am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize LYNDA CLARK 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.

Lynnda Clark

Owner

26 - Aug - 2024

Date

Owner

Date

***Note: If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.**

K. Declaration

I, Emiley Renner of Norfolk County

solemnly declare that:

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

Declared before me at:

Simcoe

Emiley Renner
Owner/Applicant/Agent Signature

In Norfolk County

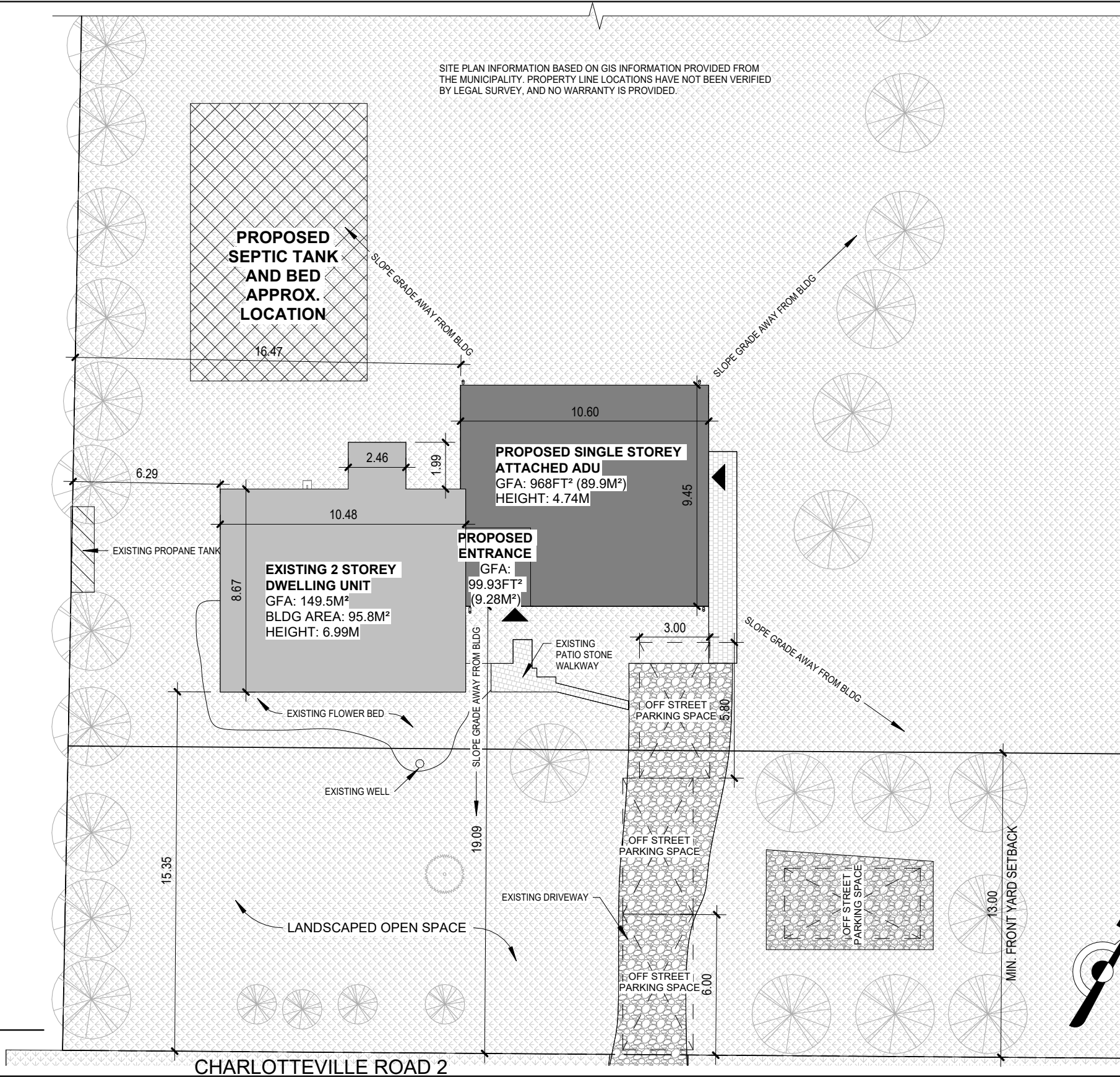
This 26th day of August

A.D., 2024

J. Pfaff-Schimus
A Commissioner, etc.

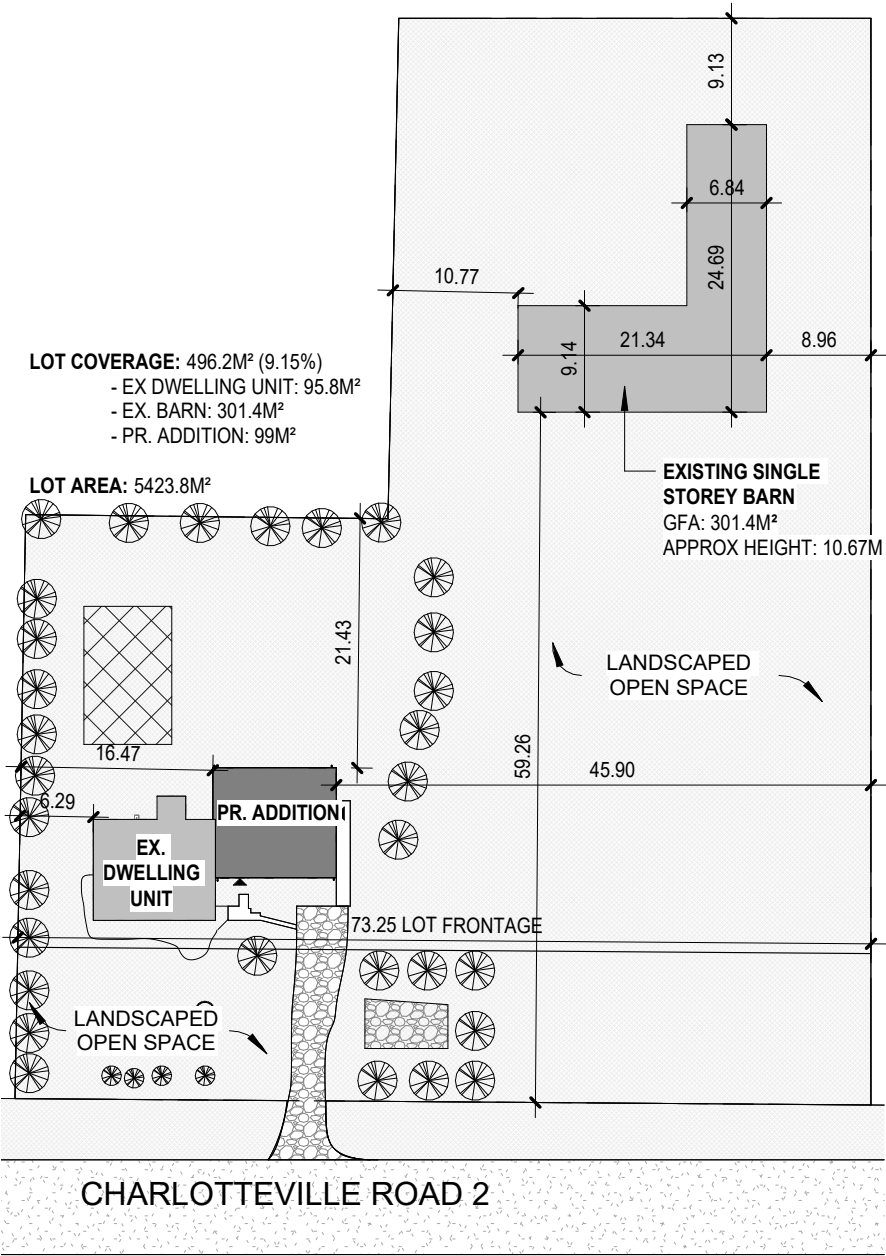
Jodi Lynn Pfaff-Schimus, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires March 1, 2025.

1 SITE
1 : 200



LOT COVERAGE: 496.2M² (9.15%)
- EX DWELLING UNIT: 95.8M²
- EX. BARN: 301.4M²
- PR. ADDITION: 99M²

LOT AREA: 5423.8M²



2 SITE KEYPLAN
1 : 650



All work shall conform to the Ontario Building Code 2012, local bylaws and regulations for the geographical location of the project. Any discrepancies between the drawings and site conditions shall be brought to the attention of the designer prior to start of the work. Any discrepancies between architectural, mechanical, structural, etc. drawings shall be brought to the attention of the designer. The use of these plans shall be restricted to the original project site for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise; nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright © 2020 MW Drafting and Design Inc.

| No. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

Jim Clark

737 Charlotteville Rd 2, St. Williams

Attached ADU

SITE PLAN

Project number 24054

Date TBD

Drawn by

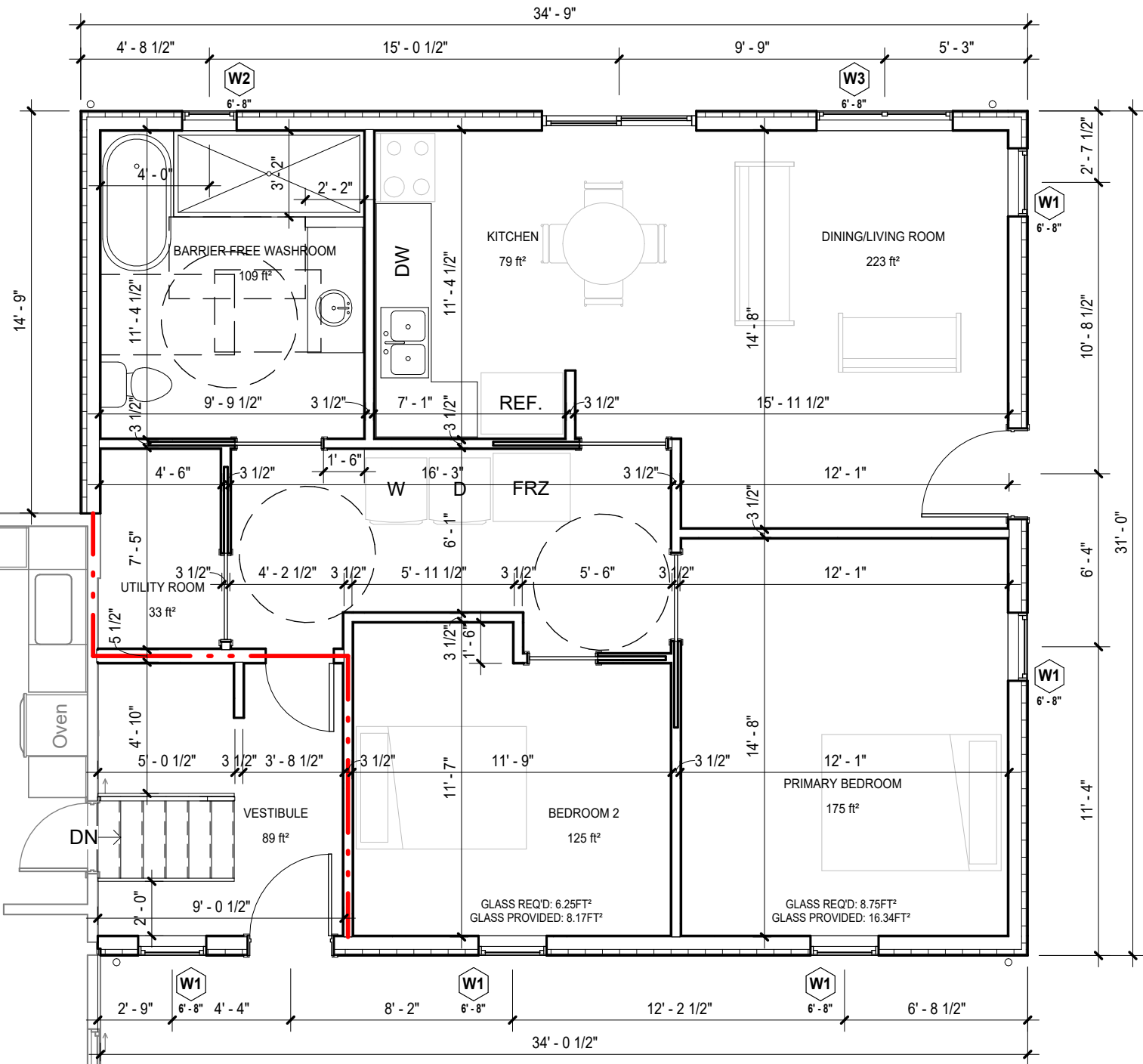
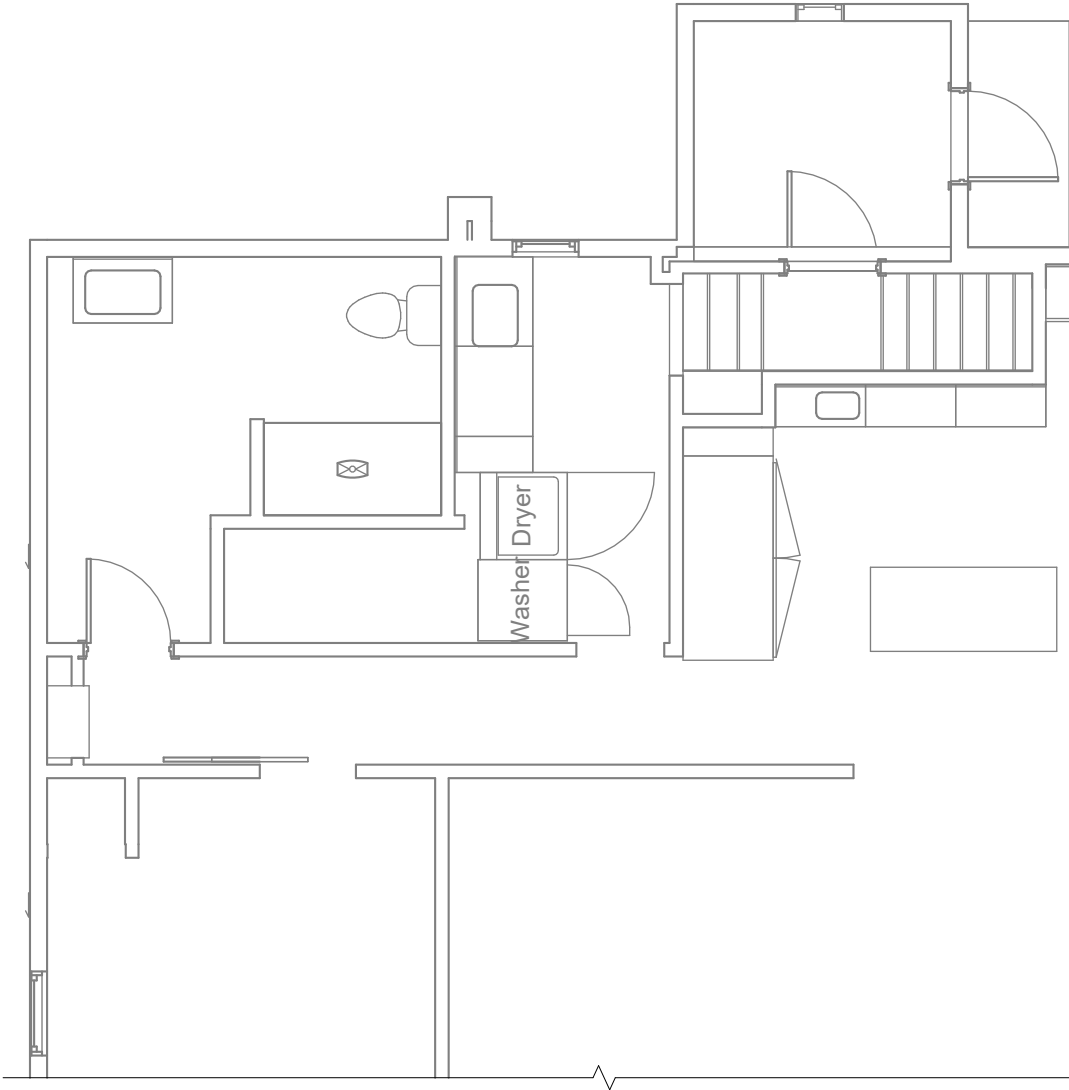
Checked by

JM

A1.1

Scale As indicated

| WINDOW SCHEDULE | | | | | | | |
|-----------------|---------------------------|---------|---------|--------|--------------------|------------|--------|
| WINDOW TYPE | DESCRIPTION | WIDTH | HEIGHT | FINISH | COMMENTS | GLASS AREA | UPO |
| W1 | Window-Single-Hung | 2' - 6" | 4' - 8" | | | 8 ft² | 12 ft² |
| W2 | Window-Single-Hung | 2' - 0" | 2' - 8" | | PVC JAMB EXTENSION | 4 ft² | 5 ft² |
| W3 | Window-Single-Hung-Double | 5' - 0" | 4' - 8" | | | 16 ft² | 23 ft² |
| W4 | FIXED | 2' - 6" | 2' - 6" | | | 4 ft² | 6 ft² |



1 MAIN FLR ADDITION
3/16" = 1'-0"



All work shall conform to the Ontario Building Code 2012, local bylaws and regulations for the geographical location of the project. **Any discrepancies between the drawings and site conditions shall be brought to the attention of the designer prior to start of the work. Any discrepancies between architectural, mechanical, structural, etc. drawings shall be brought to the attention of the designer.** The use of these plans shall be restricted to the original project site for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise; nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright © 2020 MW Drafting and Design Inc.

| No. | Description | Date |
|-----|-------------|------|
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| |
|---------------------------------------|
| Jim Clark |
| 737 Charlotteville Rd 2, St. Williams |
| Attached ADU |

| 1ST FLOOR PLAN | | |
|----------------------|------|---------------------|
| Project number 24054 | A2.2 | Scale 3/16" = 1'-0" |
| Date TBD | | |
| Drawn by | | |
| Checked by JM | | |

MATERIAL LEGEND

| | |
|----|---------------------------|
| 2 | SHINGLES |
| 5 | PREFIN. VERTICAL SIDING |
| 6 | PREFIN. HORIZONTAL SIDING |
| 23 | DOWNSPOUT |

SPATIAL SEPARATION CALCULATIONS
EBF: XX.Xm² (XXX ft²)
LD: X.Xm (X'-X")
GLAZING: X.XXm² (XXft²), X% < X% PERMITTED

WALL CONSTRUCTION TYPE: COMBUSTIBLE
CLADDING TYPE: COMBUSTIBLE PERMITTED

T/O 2nd FLOOR
15' - 10"

2nd FLOOR
8' - 8"

T/O 1st FLOOR
7' - 11"

1st FLOOR
0' - 0"

T/O FOUNDATION
-1' - 1"

T/O MAIN FLR
ADDITION
3' - 11"

MAIN FLR
ADDITION
GRADE -4' - 2"

PR FRONT

3/16" = 1'-0"



All work shall conform to the Ontario Building Code 2012, local bylaws and regulations for the geographical location of the project. **Any discrepancies between the drawings and site conditions shall be brought to the attention of the designer prior to start of the work. Any discrepancies between architectural, mechanical, structural, etc. drawings shall be brought to the attention of the designer.** The use of these plans shall be restricted to the original project site for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise; nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions.
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| No. | Description | Date |
|-----|-------------|------|
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| | | |
| | | |
| | | |

Jim Clark

737 Charlotteville Rd 2, St. Williams

Attached ADU

FRONT ELEVATION

Project number 24054

Date TBD

Drawn by

Checked by JM

A3.1

Scale 3/16" = 1'-0"

| MATERIAL LEGEND | |
|-----------------|---------------------------|
| 2 | SHINGLES |
| 5 | PREFIN. VERTICAL SIDING |
| 6 | PREFIN. HORIZONTAL SIDING |
| 23 | DOWNSPOUT |



1 PR REAR
3/16" = 1'-0"



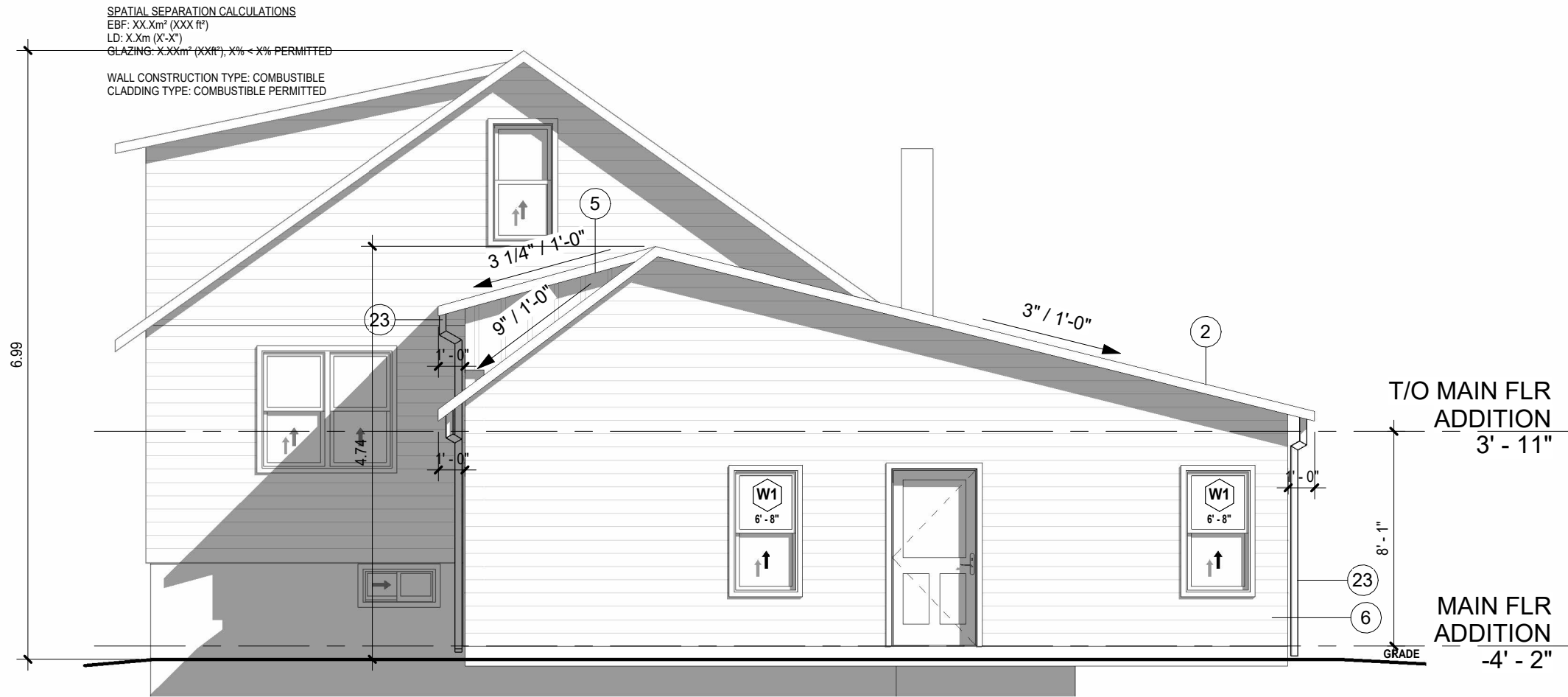
All work shall conform to the Ontario Building Code 2012, local bylaws and regulations for the geographical location of the project. **Any discrepancies between the drawings and site conditions shall be brought to the attention of the designer prior to start of the work. Any discrepancies between architectural, mechanical, structural, etc. drawings shall be brought to the attention of the designer.** The use of these plans shall be restricted to the original project site for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise; nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. ALL RIGHTS RESERVED. Copyright © 2020 MW Drafting and Design Inc.

| No. | Description | Date |
|-----|-------------|------|
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|---------------------------------------|
| Jim Clark |
| 737 Charlotteville Rd 2, St. Williams |
| Attached ADU |

| REAR ELEVATION | | |
|----------------------|---------------------|--|
| Project number 24054 | A3.2 | |
| Date TBD | | |
| Drawn by | | |
| Checked by JM | Scale 3/16" = 1'-0" | |

| MATERIAL LEGEND | |
|-----------------|---------------------------|
| 2 | SHINGLES |
| 5 | PREFIN. VERTICAL SIDING |
| 6 | PREFIN. HORIZONTAL SIDING |
| 23 | DOWNSPOUT |



1 PR RIGHT
3/16" = 1'-0"



All work shall conform to the Ontario Building Code 2012, local bylaws and regulations for the geographical location of the project. **Any discrepancies between the drawings and site conditions shall be brought to the attention of the designer prior to start of the work. Any discrepancies between architectural, mechanical, structural, etc. drawings shall be brought to the attention of the designer.** The use of these plans shall be restricted to the original project site for which they were created, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. This drawing is classified as part of an unpublished collection of visual art. It is an exclusive work of original authorship. None of the pictorial graphic or technical charts or drawings depicted on this sheet may be reproduced by any method, including tracing or photocopying, stored in a retrieval system, or transmitted in any form or by means electronic, mechanical or otherwise; nor may they be used or re-used for any purpose without the express prior written permission of the author. Title and ownership remains with the author without prejudice. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions.
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| No. | Description | Date |
|-----|-------------|------|
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| | | |

| |
|---------------------------------------|
| Jim Clark |
| 737 Charlotteville Rd 2, St. Williams |
| Attached ADU |


| | | |
|----------------------|------|---------------------|
| RIGHT ELEVATION | | |
| Project number 24054 | A3.3 | Scale 3/16" = 1'-0" |
| Date TBD | | |
| Drawn by | | |
| Checked by JM | | |

MAP A
CONTEXT MAP
Geographic Township of CHARLOTTEVILLE

ANPL2024309

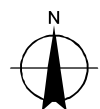


Legend

 Subject Lands

2020 Air Photo

1/17/2025



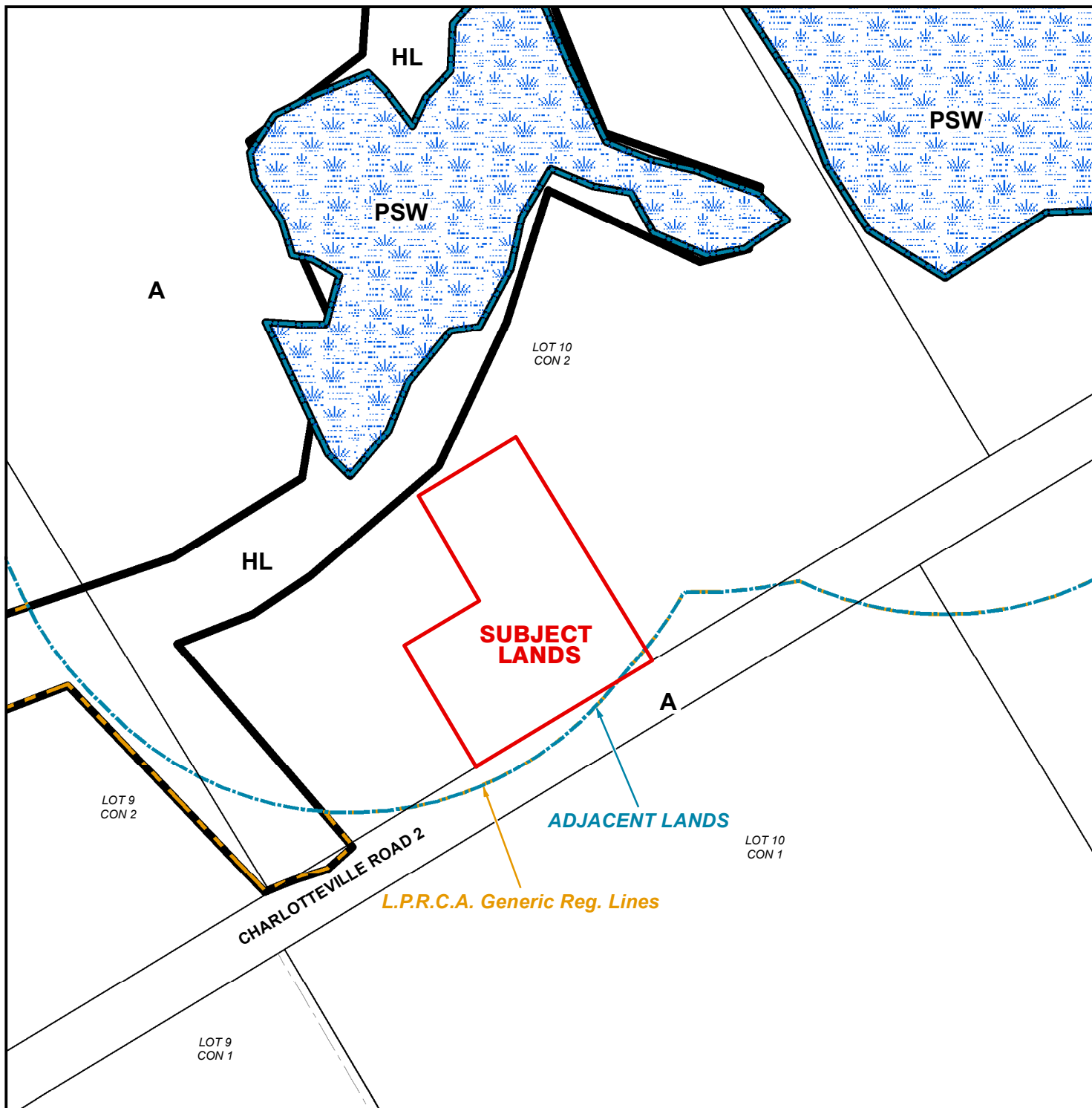
20 10 0 20 40 60 80 Meters

MAP B

ZONING BY-LAW MAP

Geographic Township of CHARLOTTEVILLE

ANPL2024309



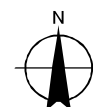
LEGEND

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

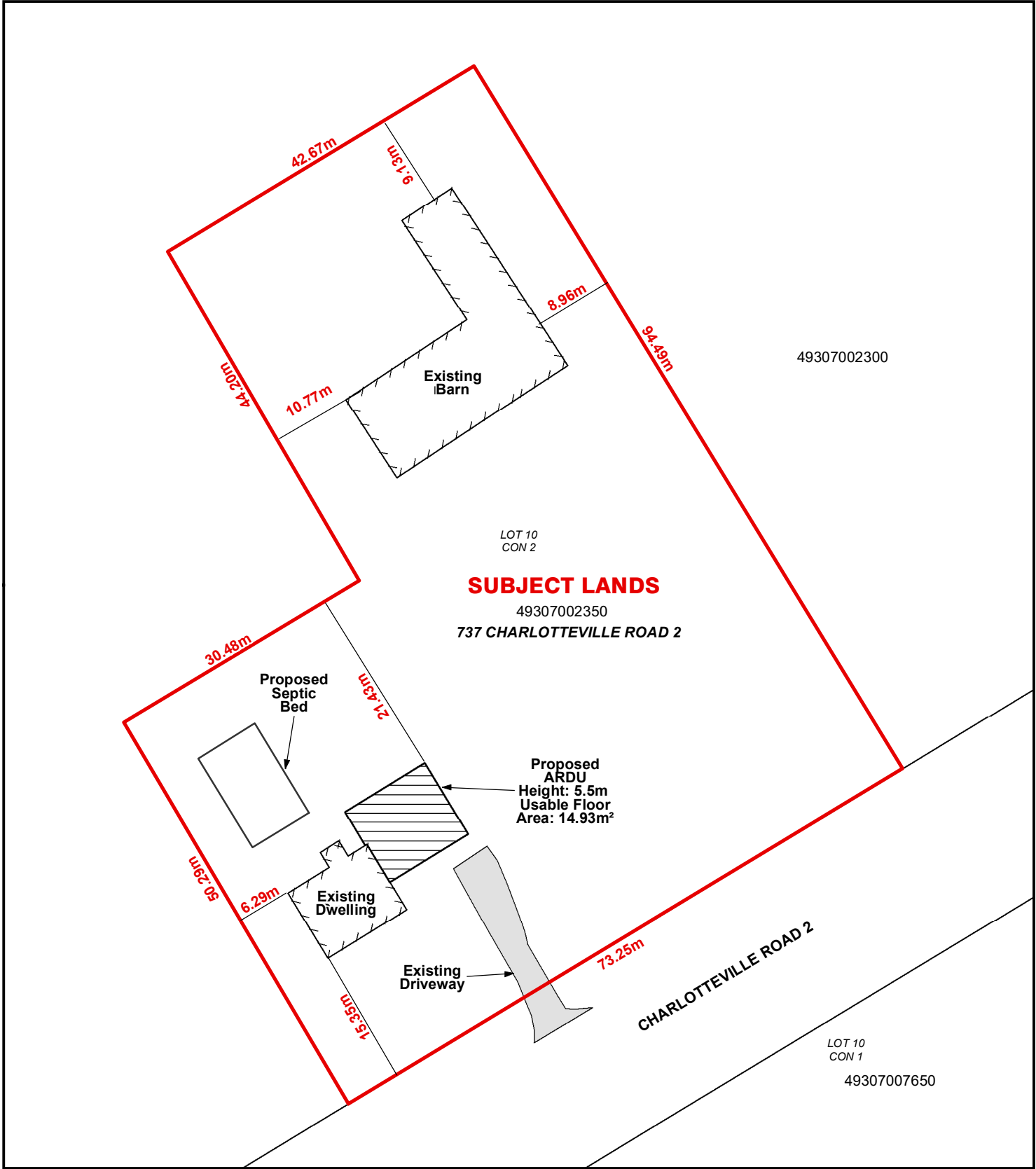
ZONING BY-LAW 1-Z-2014

1/17/2025

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

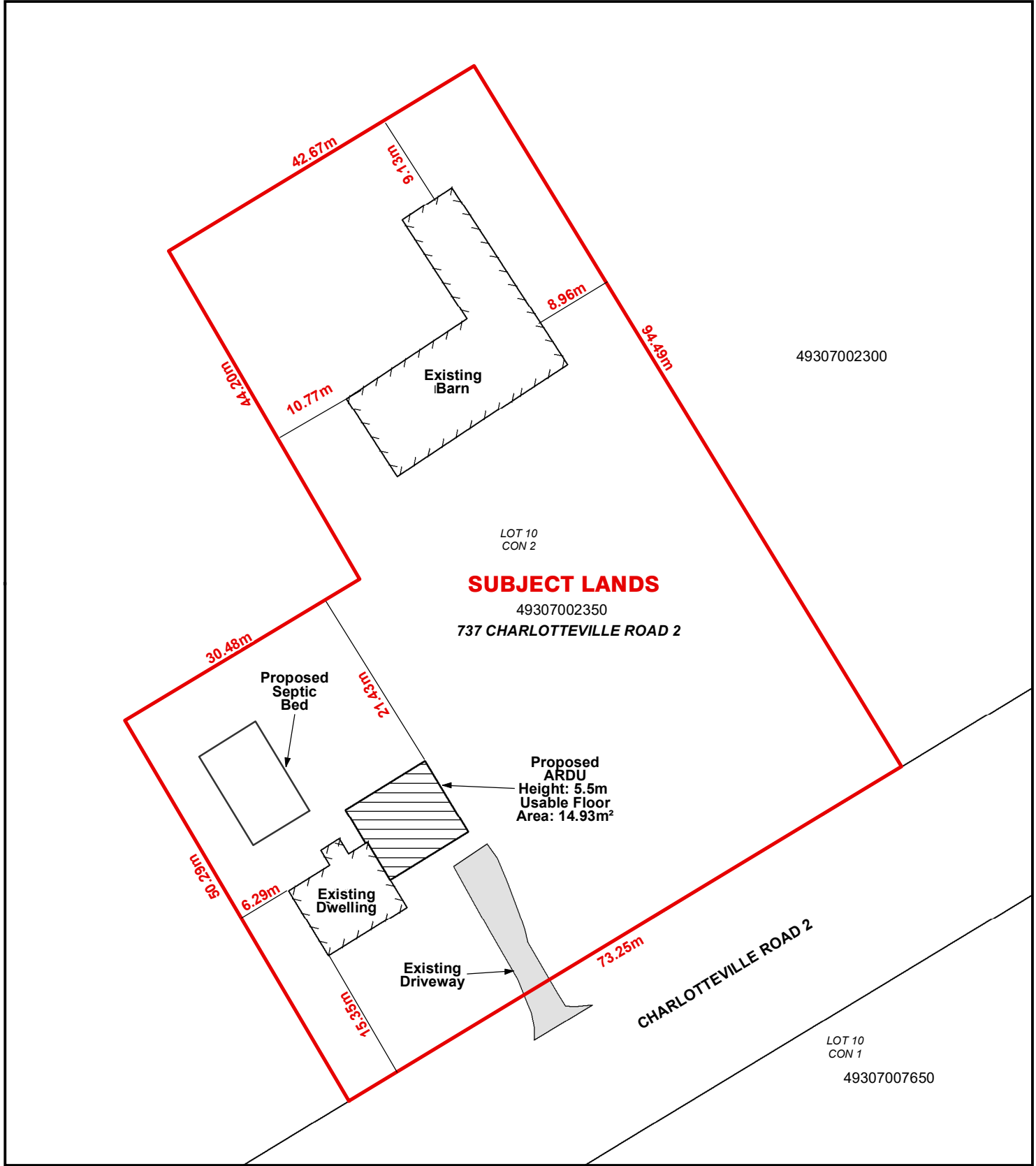


10 5 0 10 20 30 40
Meters




CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

 Subject Lands

1/17/2025

