

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	ANPL2025007	Application Fee	\$700.00
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: 42900917700**A. Applicant Information****Name of Owner** DAVID & MICHELLE PIETRACUPA

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 721 JAMES STREET
Town and Postal Code DELHI, ON N4B 2C6
Phone Number (905) 741-1825
Cell Number (289) 828-3046
Email mpisciotto32@hotmail.com

Name of Applicant WILLIAM REED ; CDN BUILDINGS
Address 3-523 JAMES STREET
Town and Postal Code DELHI, ON. N4B 2C2
Phone Number (519) 502-0222
Cell Number (519) 464-2610
Email wr@cdnbuildings.com

Name of Agent CHRISTINE SCHWEERTMAN; CDN BUILDINGS
Address 3-523 JAMES STREET
Town and Postal Code DELHI, ON N4B 2C2
Phone Number (519) 582-8222
Cell Number (519) 410-1694
Email cs@cdnbuildings.com

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

☒ Owner

☒ Agent

☒ Applicant

Names and addresses of any holder of any 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):

PLAN 189 PT BLK 33, JAMES ST., DELHI, ON.

Municipal Civic Address: 721 JAMES ST. DELHI, ON.

Present Official Plan Designation(s): URBAN RESIDENTIAL

Present Zoning: R1-A - URBAN RESIDENTIAL TYPE - 1.

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:

SINGLE DETACHED 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:

SINGLE - STOREY DWELLING WITH GARAGE BUILDING ATTACHED
THRU. BREEZEWAY & ROOF. DWELLING & GARAGE ORIGINALLY
2 - SEPARATE STRUCTURES. NON - ENCLOSED ACCESSORY SHED / GARAGE

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 ADDITION PROPOSED

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:

69.677m² ACCESSORY BUILDING 1.2 M FROM EXISTING GARAGE;
TO BE LOCATED IN INTERIOR SIDE YARD.

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:

NO - PREVIOUS SURVEYS FROM 1990 & 1992 INDICATE THE EXISTING STRUCTURES
OF THE CURRENT USE, EXACT AGE OF DWELLING UNKNOWN.

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

SEE # 7 ABOVE.

9. Existing use of abutting properties:

RESIDENTIAL - R1A ZONE.

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	43.510m	15m	15m	Ex.	N/A
Lot depth	76.392m	N/A	N/A	Ex.	N/A
Lot width	48.911m	N/A	N/A	Ex.	N/A
Lot area	3532.4m ²	450m ²	450m ²	Ex.	N/A
Lot coverage	ACCESSORY: 13.37m ² 0.3% Lot	ACCESSORY: 55m ² or 10% Lot	ACCESSORY: 55m ² or 10% Lot	ACCESSORY: 82.97m ² (2.34% Lot)	ACCESSORY: 27.97m ²
Front yard	24.384m	6m	6m	Ex.	N/A
Rear yard	PRINCIPAL: 39.9m ACCESSORY: 19.8m	PRINCIPAL: 7.5m ACCESSORY: 1.2m	PRINCIPAL: 7.5m ACCESSORY: 1.2m	Ex.	N/A
Height	PRINCIPAL: 7m ACCESSORY: 5m	PRINCIPAL: 11m ACCESSORY: 5m	PRINCIPAL: 11m ACCESSORY: 5m	ACCESSORY: 5.1m	0.1m
Left Interior side yard	PRINCIPAL: 12.1m ACCESSORY: 2.48m	PRINCIPAL: 3m ACCESSORY: 1.2m	PRINCIPAL: 3m ACCESSORY: 1.2m	EX.	N/A
Right Interior side yard	PRINCIPAL: 21.2m ACCESSORY: 15.7m	BOTH: 1.2m	BOTH: 1.2m	PRINCIPAL: EX. ACCESSORY: 6.8m	N/A
Exterior side yard (corner lot)	N/A	N/A	N/A	N/A	N/A
Parking Spaces (number)	EX. SINGLE RESIDENTIAL DRIVEWAY	1 DRIVEWAY / PARKING SPACE PER SINGLE DWELL.	1 DRIVEWAY / PARKING SPACE PER SINGLE DWELLING	EX.	N/A
Aisle width	N/A	N/A	N/A	N/A	N/A
Stall size	N/A	N/A	N/A	N/A	N/A
Loading Spaces	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A

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

BUILDING AREA OF PROPOSED DESIRED ACCESSORY BUILDING IS IN EXCESS OF 55m² MAXIMUM. DUE TO ROOF PITCH TO PROVIDE PLEASING ARCHITECTURAL STYLE, MAXIMUM HT. OF 5M TO PEAK IS SLIGHTLY EXCEEDED.

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units: NO SEVERANCE

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: NO SEVERANCE

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: NO EASEMENTS

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

- NOT APPLICABLE -

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

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

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

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

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

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

D. All Applications: Previous Use of the Property

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

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

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

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

RESIDENTIAL LOT, NO HISTORICAL DATA SUPPORTING DEVELOPMENT
PRIOR TO CURRENT STATE OF LOT.

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:

RESIDENTIAL LOT - URBAN RESIDENTIAL ZONE / OFFICIAL PLAN.

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

Livestock facility or stockyard (submit MDS Calculation with application)

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

Wooded area

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

Municipal Landfill

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

Sewage treatment plant or waste stabilization plant

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

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

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

Floodplain

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

Rehabilitated mine site

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

Non-operating mine site within one kilometre

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

Active mine site within one kilometre

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

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

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

Active railway line

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

Seasonal wetness of lands

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

Erosion

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

Abandoned gas wells

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

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

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

Sewage Treatment

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

Storm Drainage

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

2. Existing or proposed access to subject lands:

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

Name of road/street:

JAMES STREET (ON HWY - 3)

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.

PROPOSE TO CONSTRUCT DETACHED GARAGE ACCESSORY BUILDING IN A VISUALLY - PLEASING MANNER IN-KEEPING W/ THE REMAINDER OF THE LOT & TO NOT NEGATIVELY IMPACT NEIGHBORING / ADJACENT PROPERTIES.

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 ✓ *NOT APPLICABLE -*
4. Parking space totals – required and proposed ✓ *RESIDENTIAL DRIVEWAY -*
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 ✓

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.

M. Reed

Owner/Applicant/Agent Signature

December 11, 2024

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 Michelle Pisciotto David Pitroay am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Michelle Pisciotto 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.

Michelle Pisciotto

Owner

David Pitroay

Owner

Dec 11, 2024

Date

12 / 11 / 24

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, WILLIAM REED 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:

Norfolk County

W Reed

Owner/Applicant/Agent Signature

In The Province of Ontario

This 11th day of February

A.D., 2025

SMcCauley

A Commissioner, etc.

Susan Elaine McCauley, a Commissioner, et.
Province of Ontario
for John R. Hanselman, Barrister and Solicitor
Expires May 11, 2025

PIETRACUPA, DAVID & MICHELE

ADDRESS: 721 JAMES ST.
DELHI, ON
N4B 2C6

CONTACT: DAVID & MICHELLE PIETRACUPA
PHONE: (905) 741 1825 or 289-828-3046
EMAIL: mpiscioffo32@hotmail.com

25'-0"W x 30'-0"L x 12'-0"H (4/12 PITCH) CLEAR SPAN STEEL ACCESSORY BUILDING



CDNBUILDINGS

523 James St. Office: (519) 582-8222
Delhi, ON Fax: (519) 582-2098
N4B 2C2 Website: www.cdnbuildings.com

GENERAL NOTES
THE BUILDING IS DESIGNED IN ACCORDANCE WITH THE 2012
ONTARIO BUILDING CODE AND ALL UP TO DATE AMENDMENTS.

LOADS:
a) SNOW $S_s = 1.30 \text{ kPa}$ (DEAD LOAD = 0.40 kPa)
 $S_r = 0.4 \text{ kPa}$
 $C_b = 0.8$
 $C_s = 0.78$
 $I_s = 0.8$
 $S = 0.81 \text{ kPa} / 17 \text{ psf}$
 $q_{50} = 0.45 \text{ kPa}$
b) WIND $P = \text{AS PER 2015 NBCC FIGURE 4.1.7.6-A}$

INDEX

NO.	SHEET NAME
0.00	CODE MATRIX
A0.01	GENERAL NOTES
A0.02	GENERAL NOTES
A0.03	TYPICAL MEMBER SIZES
A0.04	SITE PLAN
A0.05	ISOMETRIC MODELS
A1.01	FLOOR PLAN
A2.01	ELEVATION
A2.02	ELEVATION
A3.01	DETAILS
A4.01	SECTION 'A'
F1.01	SLAB EDGE PLAN
F3.01	DETAILS
S0.01	STRUCTURAL ISOMETRIC
S1.01	POST PLAN
S1.02	TRUSS & BRACING LAYOUT
S2.01	ELEVATIONS
S2.02	ELEVATIONS
S2.03	ELEVATIONS
S2.04	ELEVATIONS
S3.01	TRUSS WELDING DETAILS
S3.02	TRUSS WELDING DETAILS
S3.03	TRUSS WELDING DETAILS
S3.04	POST BRACING DETAIL
S3.05	ROOF BRACING DETAIL
S3.06	DETAILS
S3.07	DETAILS
S3.09	TRUSS DETAILS

COLOURS:
WALLS: BLACK
ROOF: CHARCOAL
TRIM: BLACK
DOORS: WHITE (DEFAULT)
WINDOWS: WHITE (DEFAULT)

PROJECT NUMBER :	24-1029
PROJECT DATE:	2024/09/19
DRAWN BY:	BK
REVIEWED BY:	AA



LOT INFO

SITE ADDRESS: 721 JAMES ST DELHI, ON
TOWNSHIP/CITY: NORFOLK COUNTY
ZONING: URBAN RESIDENTIAL (R4B)
POLL #: 4920917700
BUILDING USE: ACCESSORY BUILDING

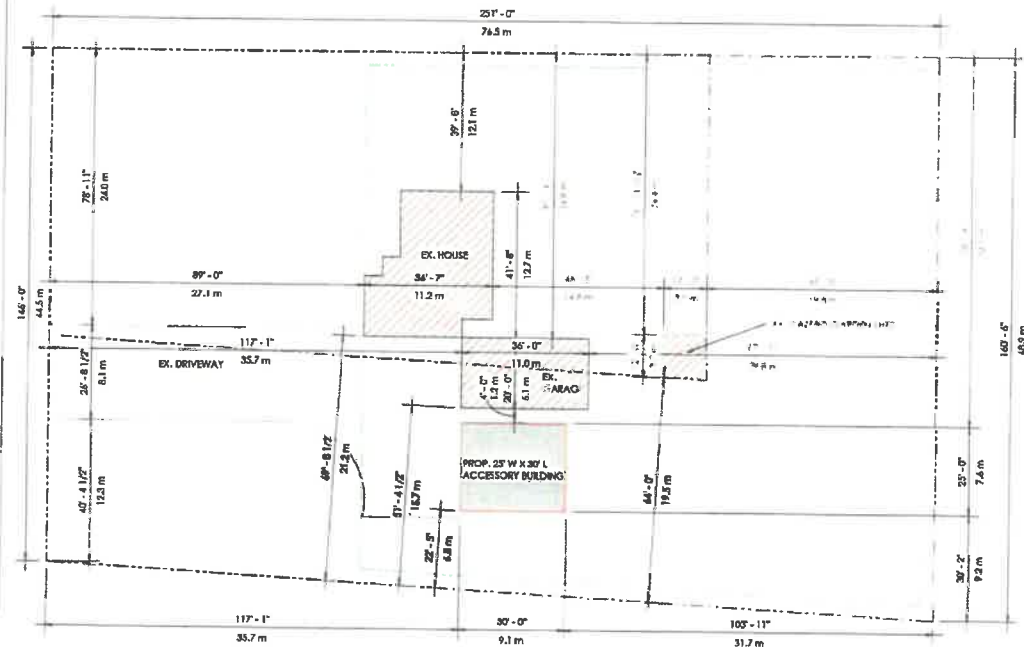
ZONING - 1-Z-2014 PART 3 SECTION 3.2

PROVISIONS		PROPOSED
FRONT YARD SETBACK	M	35.7 M
REAR YARD SETBACK	1.2 M	31.7 M
MINIMUM INTERIOR SIDE YARD SETBACK	1.2 M	9.2 M
MINIMUM EXTERIOR SIDE YARD SETBACK	N/A	N/A
MAXIMUM HEIGHT	5.0 M	5.0 M
LOT SF	38463 SF	
EXISTING RESIDENCE	979.24 SF	
EXISTING ACCESSORY BUILDING	44 SF	
PROPOSED BUILDING	750 SF	
MAXIMUM ACCESSORY COVERAGE	55 %	85.97 M ²

LEGEND

	PROPOSED STRUCTURE
	EXISTING STRUCTURE
	EXISTING STRUCTURE TO BE DEMOLISHED
	PROPERTY LINES
	PROPERTY SETBACKS
	SEPTIC/WELL
	DRIVEWAY
	PROPOSED BUILDING
	EXISTING STRUCTURE
	EXISTING STRUCTURE TO BE REMOVED
	GRASS
	GRAVEL DRIVEWAY
	CONCRETE

JAMES ST



1 SITE PLAN
 A0.04 1/32" = 1'-0"

CDNBUILDINGS

523 James St. Office: (519) 582-8222
 Delhi, ON Fax: (519) 582-2098
 N4B 2C2
 Website: www.cdnbuildings.com

No.	Description	Date
1	PRELIMINARY DESIGN	24/09/20
2	PERMIT ISSUE	24/11/04

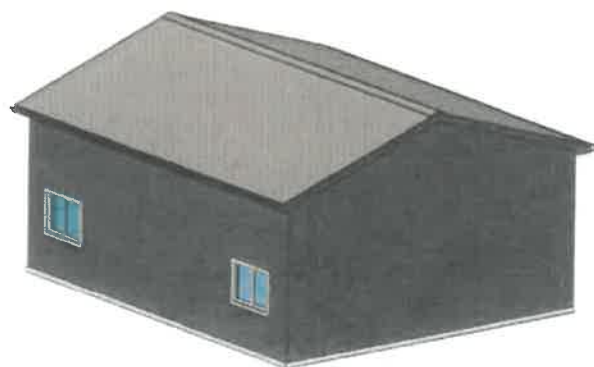
SITE PLAN

PIETRACUPA, DAVID & MICHELE

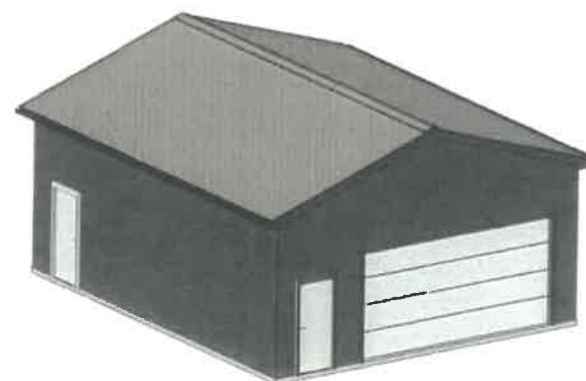
721 JAMES ST.
 DELHI, ONTARIO
 N4B 2C6

A0.04

Project No.	24-1029
Date	2024/09/19
Drawn by	AS
Checked by	AA
Scale	As Indicated



1 FRONT VIEW
A0.05



2 REAR VIEW
A0.05

CDNBUILDINGS

523 James St.
Delhi, ON
N4B 2C2

Office: (519) 582-8222
Fax: (519) 582-2098
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No.	Description	Date
1	PRELIMINARY DESIGN	24/09/20
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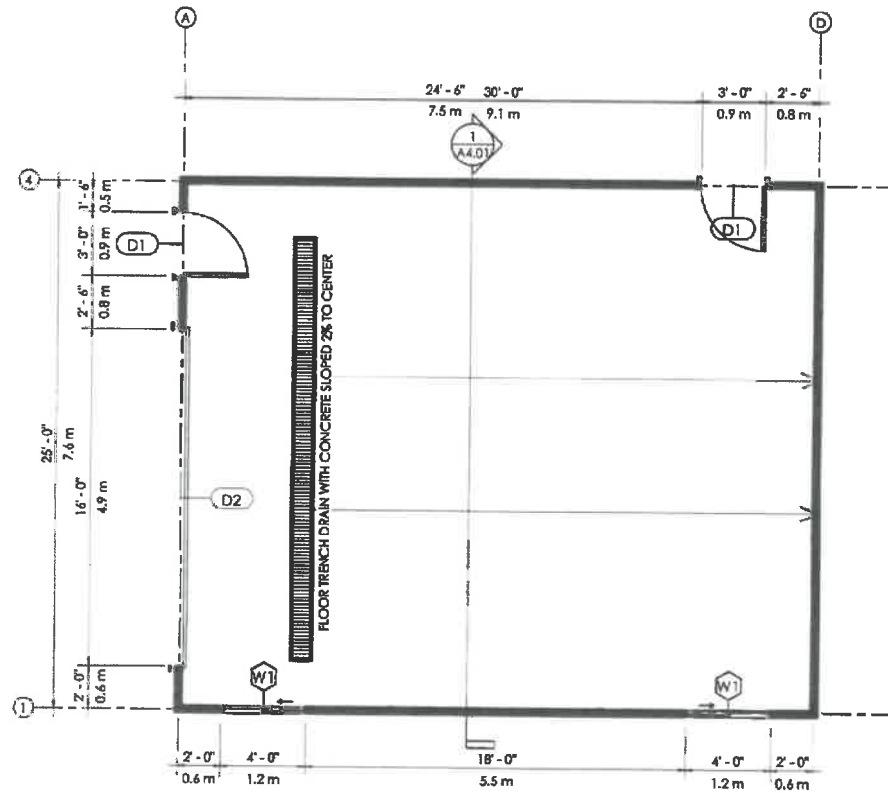
ISOMETRIC MODELS

PIETRACUPA, DAVID & MICHELE

721 JAMES ST.
DELHI, ONTARIO
N4B 2C6

A0.05

Project No.	24-1029
Date	2024/09/19
Drawn by	AS
Checked by	AA
Scale	



Door Schedule		
Family	Type Mark	Type
Door-Passage-Single-Finish	D1	36" x 80"
Overhead Door with no Wind	D2	16'W x 8'H

Window Schedule		
Family	Type	Type Mark
Window-Sliding-Double	48" x 36"	W1

CDNBUILDINGS

523 James St.
Delhi, ON
N4B 2C2

Office: (519) 582-8222
Fax: (519) 582-2098

Website: www.cdnbuildings.com

No.	Description	Date
1	PRELIMINARY DESIGN	24/09/20
2	PERMIT ISSUE	24/11/04

FLOOR PLAN

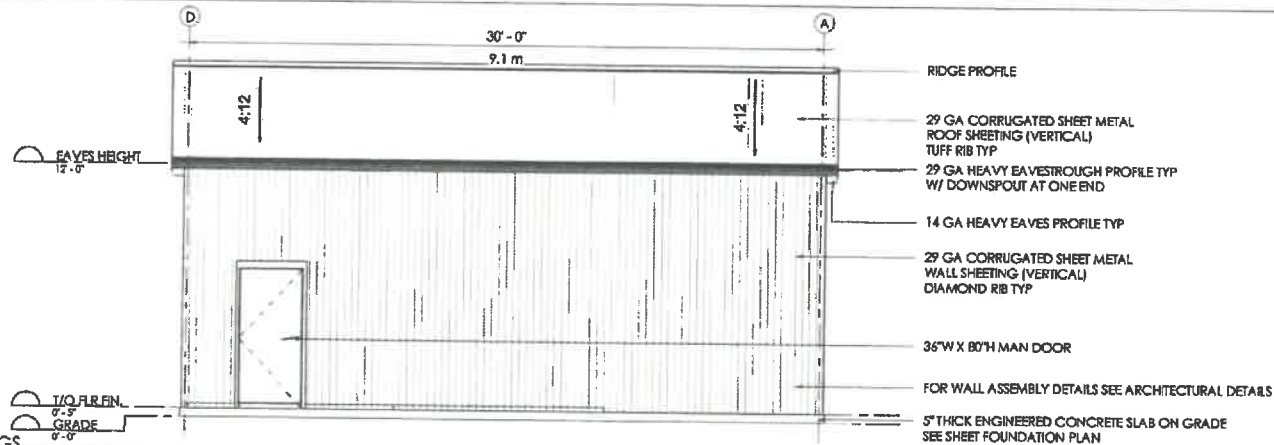
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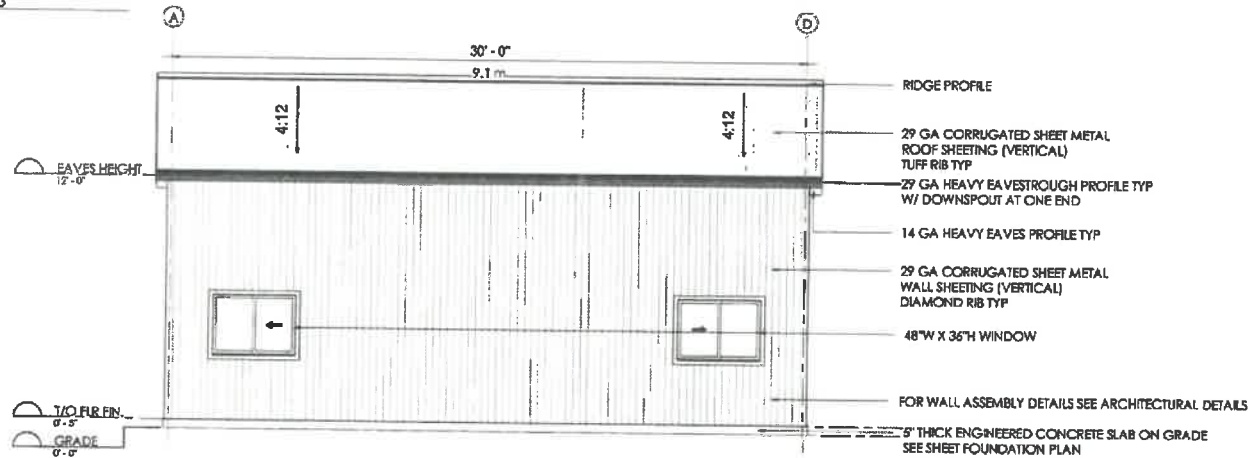
A1.01

Project No.	24-1029
Date	2024/09/19
Drawn by	AS
Checked by	AA
Scale	3/16" = 1'-0"

1 NORTH ELEVATION - COVERINGS
A2.01 3/16" = 1'-0"



2 SOUTH ELEVATION - COVERINGS
A2.01 3/16" = 1'-0"



CDNBUILDINGS

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Fax: (519) 582-2098

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1	PRELIMINARY DESIGN	24/09/20
2	PERMIT ISSUE	24/11/04

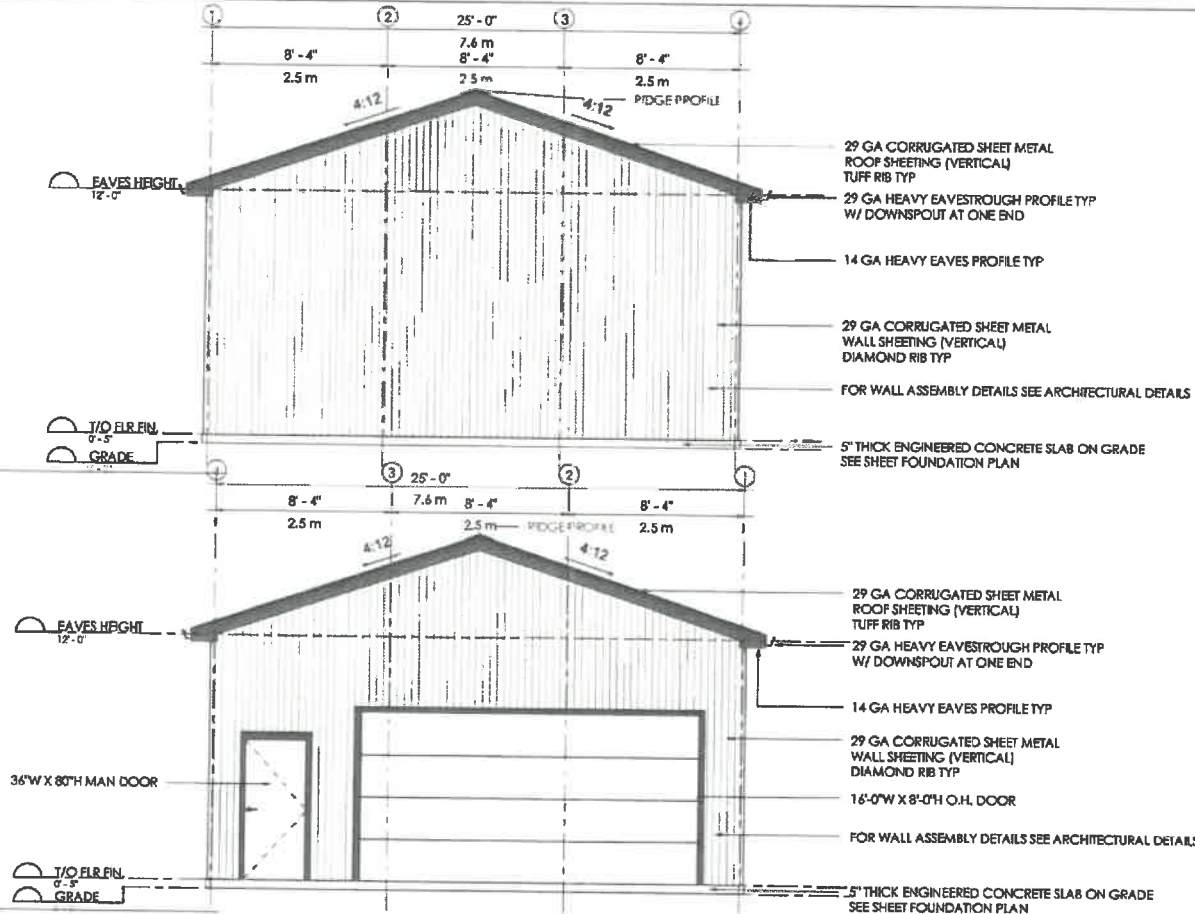
ELEVATION

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A2.01

Project No.	24-1029
Date	2024/09/19
Drawn by	AS
Checked by	AA
Scale	3/16" = 1'-0"



1 EAST ELEVATION - COVERINGS
A2.02 3/16" = 1'-0"

2 WEST ELEVATION - COVERINGS
A2.02 3/16" = 1'-0"

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No.	Description	Date
1	PRELIMINARY DESIGN	24/09/20
2	PERMIT ISSUE	24/11/04

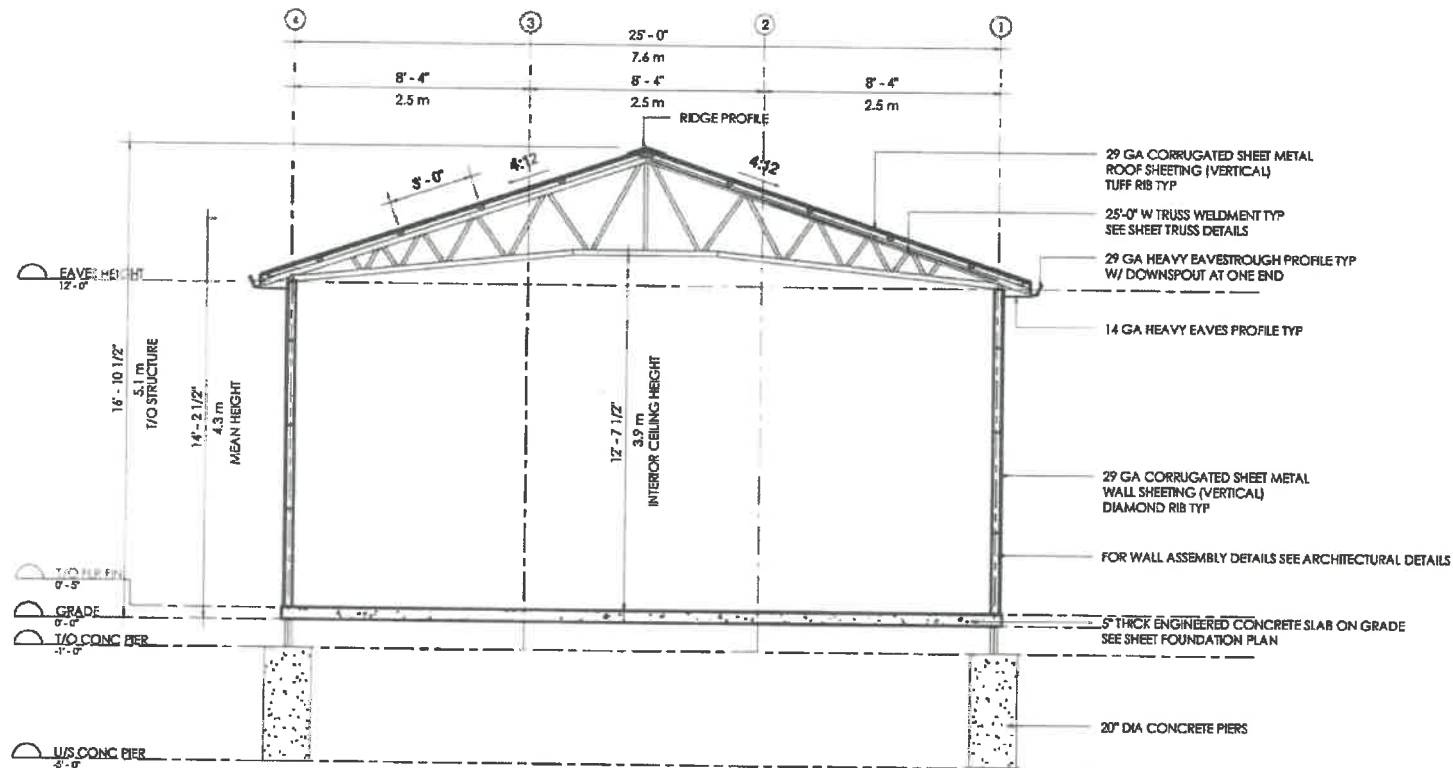
ELEVATION

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A2.02

Project No.	24-1029
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Scale	3/16" = 1'-0"



SECTION 'A'
A4.01 1/4" = 1'-0"

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SECTION 'A'

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A4.01

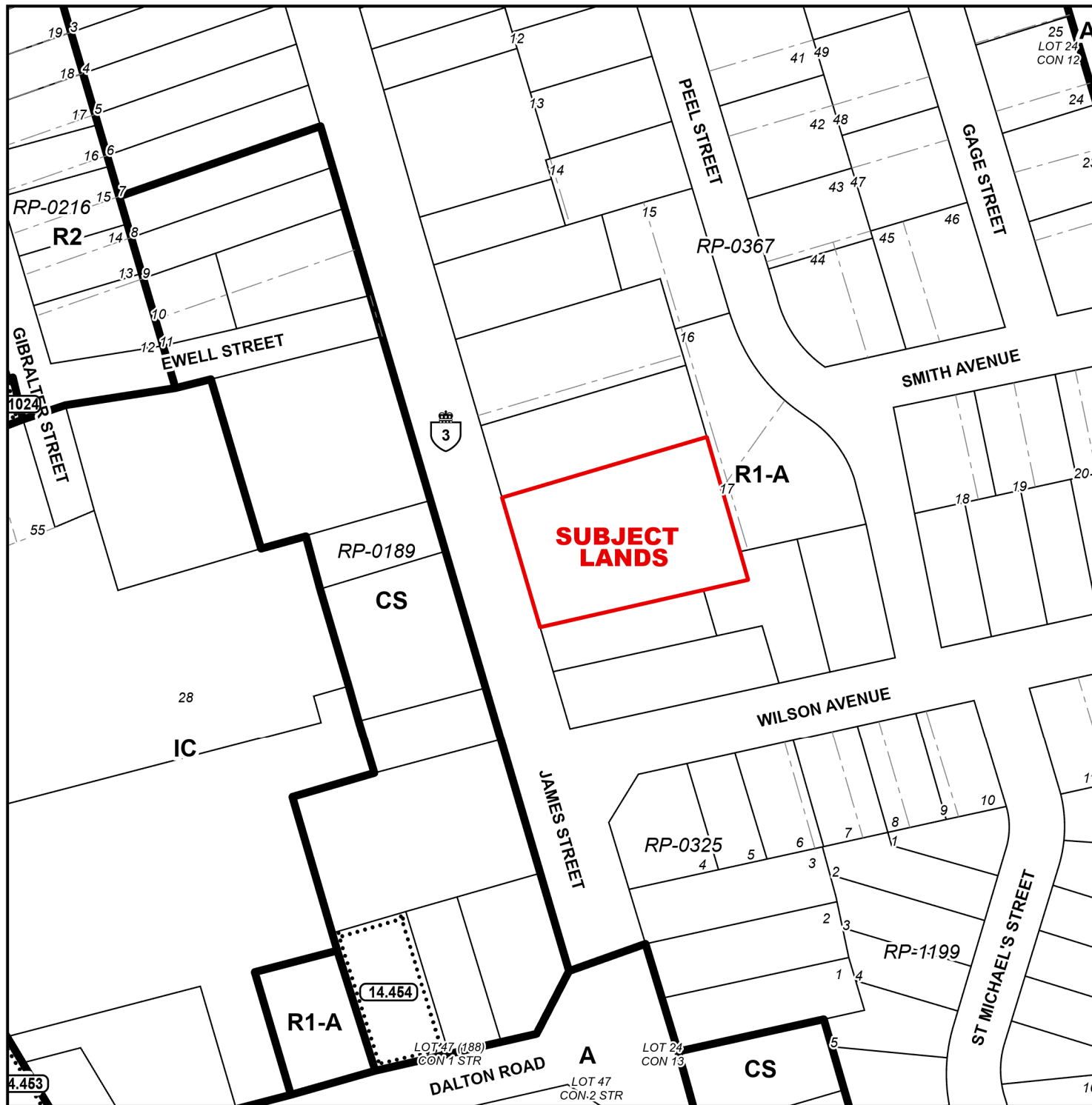
Project No.	24-1029
Date	2024/09/19
Drawn by	AS
Checked by	AA
Scale	1/4" = 1'-0"

MAP B

ZONING BY-LAW MAP

Urban Area of DELHI

ANPL2025007



LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

3/11/2025

- (H) - Holding
- A - Agricultural Zone
- CS - Service Commercial Zone
- IC - Community Institutional Zone
- ML - Light Industrial Zone
- R1-A - Residential R1-A Zone
- R2 - Residential R2 Zone
- R4 - Residential R4 Zone

10 5 0 10 20 30 40
Meters



