

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: 54306032900**A. Applicant Information****Name of Owner** Wilhelm, Johan & Helena Reimer

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 1052 Norfolk County Road 28**Town and Postal Code** Clear Creek, N0E 1C0**Phone Number** Willy - 226-231-0070**Cell Number** **Email** willanna198312@gmail.com**Name of Applicant** Kim Dziegial c/o The Permit Shoppe**Address** 48 Windham East Quarter Line Road**Town and Postal Code** Simcoe, N3Y 4K6**Phone Number** 226-931-2262**Cell Number** **Email** kim@thepermitshoppe.com

Name of Agent _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

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

HGN CON 3 PT LOT 12 RP37R1232 PART 2,3

Municipal Civic Address: 1052 Norfolk County Road 28

Present Official Plan Designation(s): Agricultural

Present Zoning: Agricultural

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:

Refer to attached drawing

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.

Garage

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:

Refer to attached drawing

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:
30+ years
-

9. Existing use of abutting properties:

Residential

10. Are there any easements or restrictive covenants affecting the subject lands?

Yes No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply. **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	20.21m	30m	12.1.2.(b)		9.79m
Lot depth					
Lot width					
Lot area	0.178 Hectares	40 Hectares	12.1.2.(a)		39.822 Hectares
Lot coverage					
Front yard		13m	12.1.2.(c)	10.13m	2.87m
Rear yard	61.41m	9m	12.1.2.(f)		
Height					
Left Interior side yard	1.91m	3m	12.1.2.(e)		1.09m
Right Interior side yard		3m	12.1.2.(e)	2.72m	0.28m
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other					

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:
Proposed garage addition does not comply with front and side yard setbacks
-
-

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: _____

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:
Local knowledge

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:

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 70m

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 55.78m

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:

Norfolk County Road 28

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.
-
-
-

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

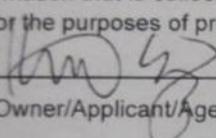
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

December 15, 2025

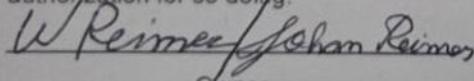
Date

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 Wilhelm, Johan & Helena am/are the registered owner(s) of the lands that is the subject of this application.

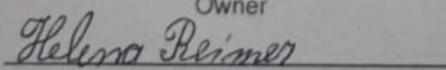
I/We authorize Kim Dziegier to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.



Owner

Dec 13 - 2025

Date



Owner

Dec 13 - 2025

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, Kim Dziegieł of SimcoL
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:



Owner/Applicant/Agent Signature

In _____

This _____ day of _____

A.D., 20_____

A Commissioner, etc.



Zoning Deficiency Form

Simcoe: St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: St.
Langton, On.
NOE 1G0
519-875-4485

PROPERTY INFORMATION

Address: 1052 NORFOLK COUNTY ROAD 28

Legal Description: HGN CON 3 PT LOT 12 RP37R1232 PART 2,3 IRREG
0.44AC 66.37FR D

Roll Number: 3310545020078000000

Application #: ANPL2025380

Information Origins:

Agricultural Zone (A)

Main Building	REQUIRED	PROPOSED	DEFICIENCY	UNITS
12.1 a) minimum <i>lot area</i>				
i) new <i>lot</i>	40.00		N/A	ha
ii) <i>lot of record</i>	1390.00		N/A	m.sq
iii) residential lot surplus to a farm operation	2000.00		N/A	m.sq
b) minimum <i>lot frontage</i>				
i) <i>interior corner lots</i>	30.00		N/A	m
ii) <i>lot of record</i>	18.00		N/A	m
c) minimum <i>front yard</i>	13.00	10.13	2.87	m
d) minimum <i>exterior side yard</i>	13.00		N/A	m
e) minimum <i>interior side yard</i>	3.00	1.91	1.09	m
	3.00	2.72	0.28	m
f) minimum <i>rear yard</i>	9.00		N/A	m
g) Minimum separation between a <i>farm processing</i> facility and a <i>dwelling</i> on an adjacent <i>lot</i>	30.00		N/A	m
h) maximum building height	11.00	4.69	N/A	m

Comments

Accessory Structure	REQUIRED	PROPOSED	DEFICIENCY	UNITS
3.2.1 a) <i>building height</i>	8.00		N/A	m
b) minimum <i>front yard</i>	13.00		N/A	m
c) minimum <i>exterior side yard</i>	6.00		N/A	m
d) minimum <i>interior side yard</i>	1.20		N/A	m
	Right			
	Left	1.20		
e) minimum <i>rear yard</i>	1.20		N/A	m
f) <i>through lot</i> distance to <i>street line</i>	6.00		N/A	m
g) Lot coverage (Note: Proposed Area)				
i) <i>lot coverage</i>	10.00		N/A	%
ii) <i>usable floor area</i>	200.00		N/A	m.sq
3.36 Surplus Farm Dwelling Severance	200.00		N/A	m.sq
b) existing accessory buildings/structures				



Zoning Deficiency Form

Simcoe: St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: St.
Langton, On.
N0E 1G0
519-875-4485

PROPERTY INFORMATION

Address: 1052 NORFOLK COUNTY ROAD 28

Legal Description: HGN CON 3 PT LOT 12 RP37R1232 PART 2,3 IRREG
0.44AC 66.37FR D

Roll Number: 3310545020078000000

Application #: ANPL2025380

Information Origins:

Agricultural Zone (A)

Comments

n/a

Decks and Porches

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
--	----------	----------	------------	-------

Parking

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
--	----------	----------	------------	-------

4.1 number of parking spaces

2 2.00

N/A

Comments

parking meets section 4.0

12.1.4 Location of an Animal Kennel

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
--	----------	----------	------------	-------

No land shall be used and no building or structure or part thereof shall be erected for the purpose of an animal kennel nearer

a) any Residential (R1-R6, RH) or development (D) zone.

300.00

N/A

m

b) any Rural Commercial Zone (CR), Institutional Zone (IC, IN, IR) or any dwelling house located on a separate lot .

125.00

N/A

m

c) to any lot line

30.00

N/A

m

Comments

n/a

Minimum Distance Separation

	REQUIRED	PROPOSED	DEFICIENCY	UNITS
--	----------	----------	------------	-------

Application Prepared By:

3.17 MDS Requirement

N/A

m

Minimum Lot Size

5.00

N/A

ha

Comments

n/a

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

Prepared By:



Zoning Deficiency Form

Simcoe: St.
Simcoe, ON
N3Y 5L6
519-426-5870
Langton: t St.
Langton, On.
NOE 1G0
519-875-4485

PROPERTY INFORMATION

Address: 1052 NORFOLK COUNTY ROAD 28

Legal Description: HGN CON 3 PT LOT 12 RP37R1232 PART 2,3 IRREG
0.44AC 66.37FR D

Roll Number: 3310545020078000000

Application #: ANPL2025380

Information Origins:

Agricultural Zone (A)

TROY SCRIVEN, ZONING ADMIN.

I have read and understand the above.

Signature of owner or authorized agent

A handwritten signature in black ink that reads "Troy Scriven".

date

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

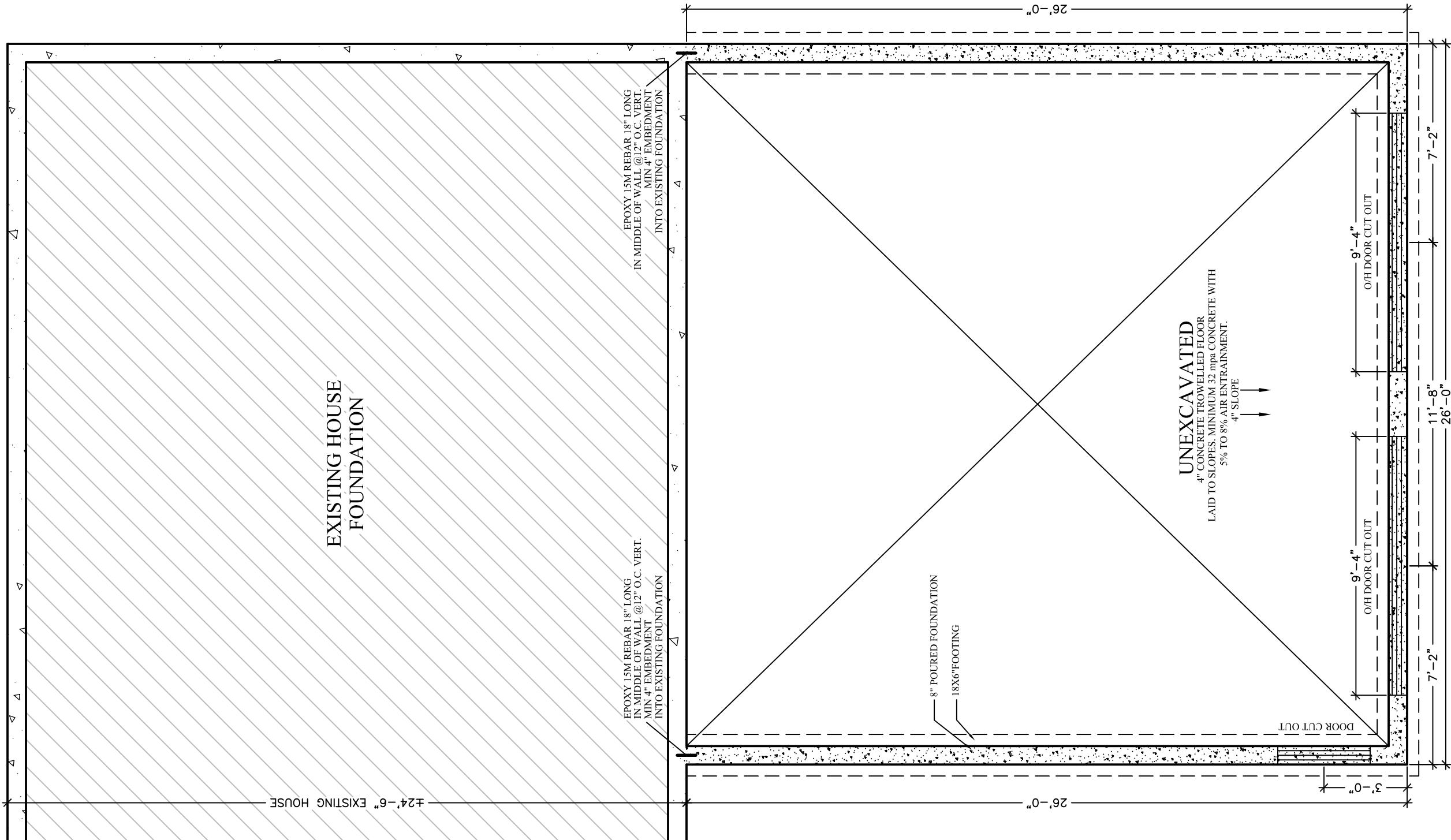
Signature of Zoning Administrator

date

5-Jan-26

FOUNDATION PLAN

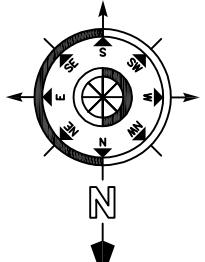
Scale 1/4"-1'-0"



GENERAL NOTES:

FOUNDATION PLAN NOTES:

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



I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C. I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall
BCIN: 22052

SQUARE FOOTAGE		
MAIN FLOOR	676 SQ.FT.	

REV.#	DATE	DESCRIPTION:
4		
3		
2		
1	12/01	PERMIT ISSUE



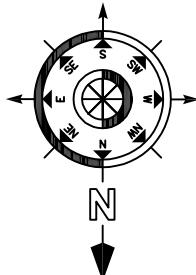
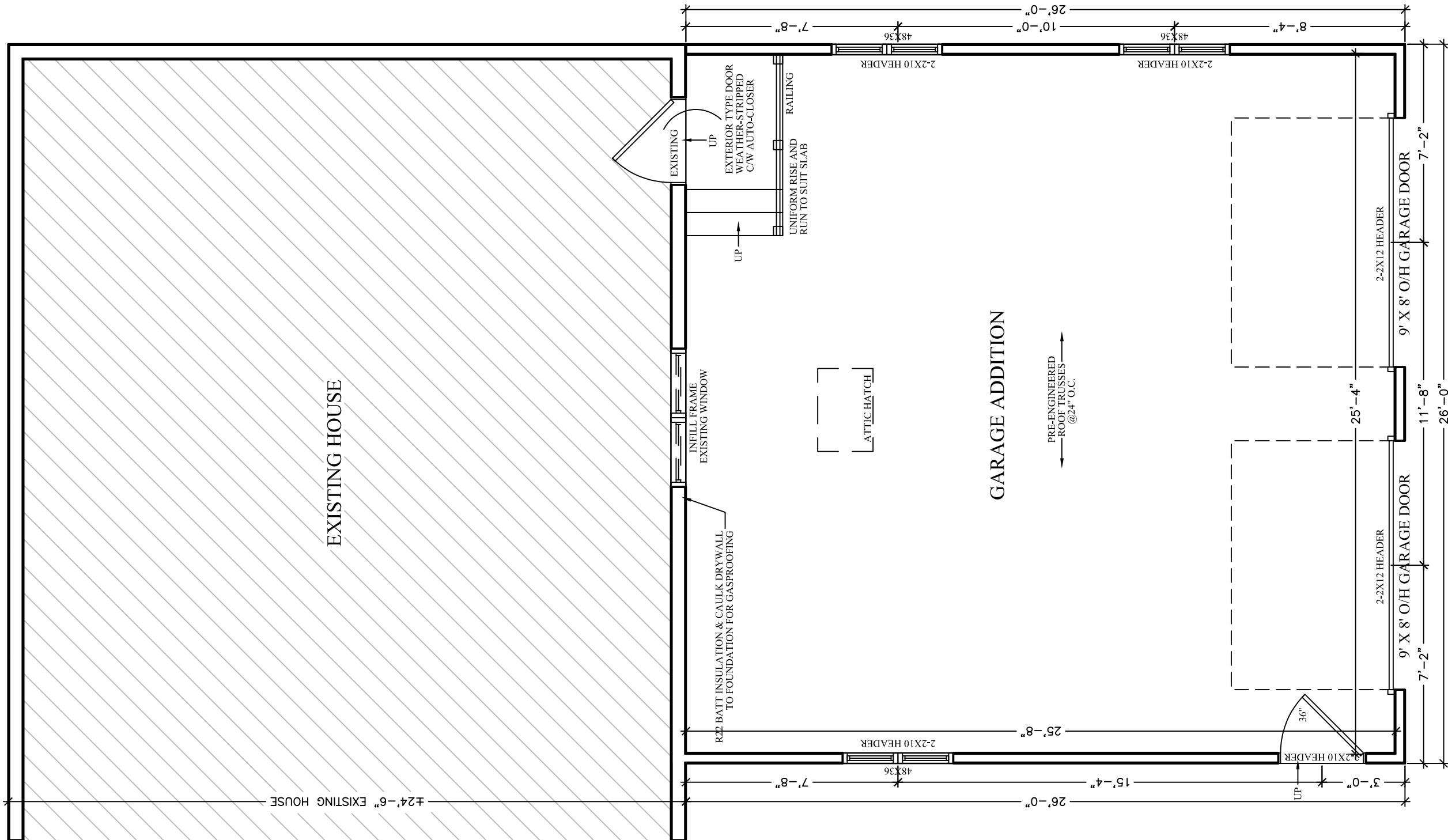
PROPERTY OF VIEW-IT DESIGN

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

REIMER GARAGE	
1052 NORFOLK COUNTY ROAD 28 CLEAR CREEK, ONT	
PROPOSED GARAGE ADDITION PLANS	
FOUNDATION PLAN	
DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620	PO# 25272
DATE: DECEMBER 2025	
SHEET NO. 1 OF 5	A1

MAIN FLOOR PLAN

Scale 1/4"-1'-0"



I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C.
I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall
BCIN : 22052

SQUARE FOOTAGE	
MAIN FLOOR	676 SQ.FT.

REV.#	DATE	DESCRIPTION:
4		
3		
2		
1	12/01	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

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

REIMER GARAGE
1052 NORFOLK COUNTY ROAD 28
CLEAR CREEK, ONT

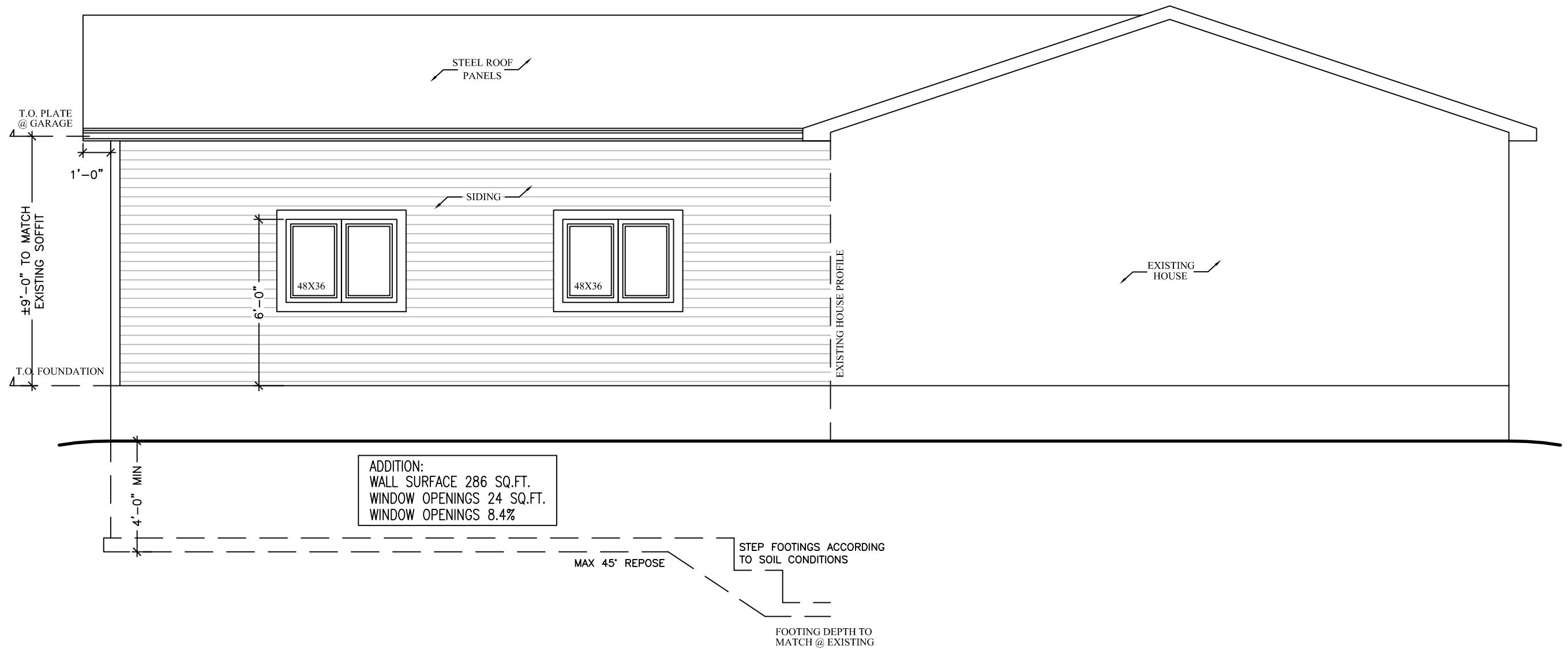
PROPOSED GARAGE ADDITION PLANS

MAIN FLOOR PLAN

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620	PO# 25272
DATE: DECEMBER 2025	
SHEET NO. 2 OF 5	A2

SOUTH ELEVATION

Scale 1/4"-1'-0"



I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C.
I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall
BCIN : 22052

SQUARE FOOTAGE

MAIN FLOOR 676 SQ.FT.

REV.# DATE DESCRIPTION

4

3

2

1 12/01 PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

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

REIMER GARAGE
1052 NORFOLK COUNTY ROAD 28
CLEAR CREEK, ONT

PROPOSED GARAGE ADDITION PLANS

ELEVATIONS

DRAWN BY: TONY WALL SCALE: SEE DWG

BCIN: 29620 PO# 25272

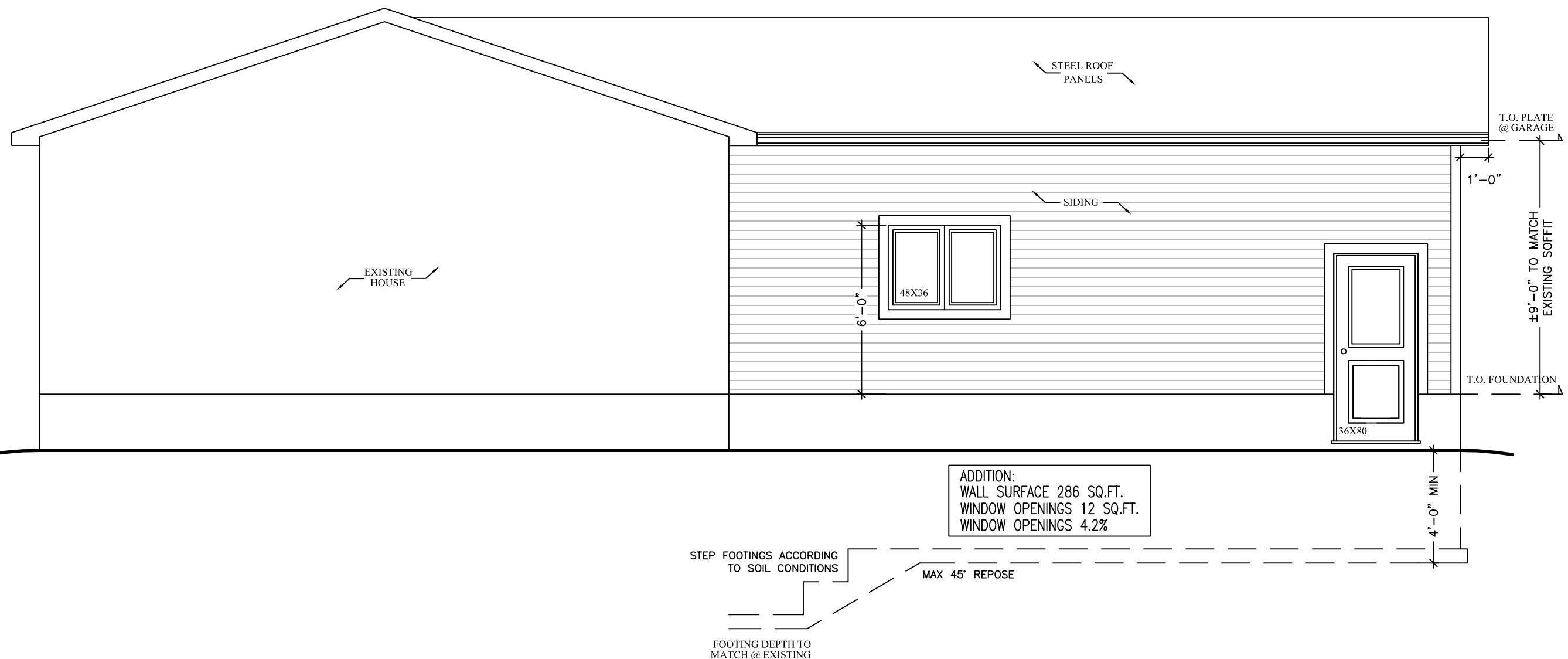
DATE: DECEMBER 2025

SHEET NO. 3 OF 5

A3

NORTH ELEVATION

Scale 1/4"-1'-0"



I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C.
I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall
BCIN : 22052

SQUARE FOOTAGE
MAIN FLOOR 676 SQ.FT.

REV.#	DATE	DESCRIPTION:
4		
3		
2		
1	12/01	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

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

REIMER GARAGE
1052 NORFOLK COUNTY ROAD 28
CLEAR CREEK, ONT

PROPOSED GARAGE ADDITION PLANS	
ELEVATIONS	
DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620	PO# 25272
DATE: DECEMBER 2025	
SHEET NO. 4 OF 5	A4

GENERAL NOTES:

CONTRACTOR SHALL REVIEW THE DESIGN DRAWINGS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK OF THE CONTRACT. PROCEEDING WITHOUT NOTIFICATION, OR IF CHANGES ARE MADE WITHOUT THE APPROVAL OF THE DESIGNER, WILL VOID ALL RESPONSIBILITY AND LIABILITY OF THE DESIGNER.

THE GENERAL CONTRACTOR SHALL PROVIDE MECHANICAL DRAWINGS FOR HEATING & AIR CONDITIONING SYSTEM AND HEAT LOSS & GAIN CALCULATIONS AND BALANCING REPORTS AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION.

ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, ONTARIO REG. 403/97 AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS OF THE MUNICIPALITY HAVING JURISDICTION.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM WITH THESE SECTIONS OF THE CODE WHERE APPLICABLE AND BE FAMILIAR WITH PART 9 OF THE CODE.

CONCRETE

AS PER OBC SECTION 9.15 & 9.16

ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MIN SOIL BEARING PRESSURE OF 2000 PSF
CONCRETE FOR FOOTINGS & FOUNDATIONS TO HAVE MIN. COMPRESSIVE STRENGTH OF 20 MPa (2900 PSI) AT 28 DAYS

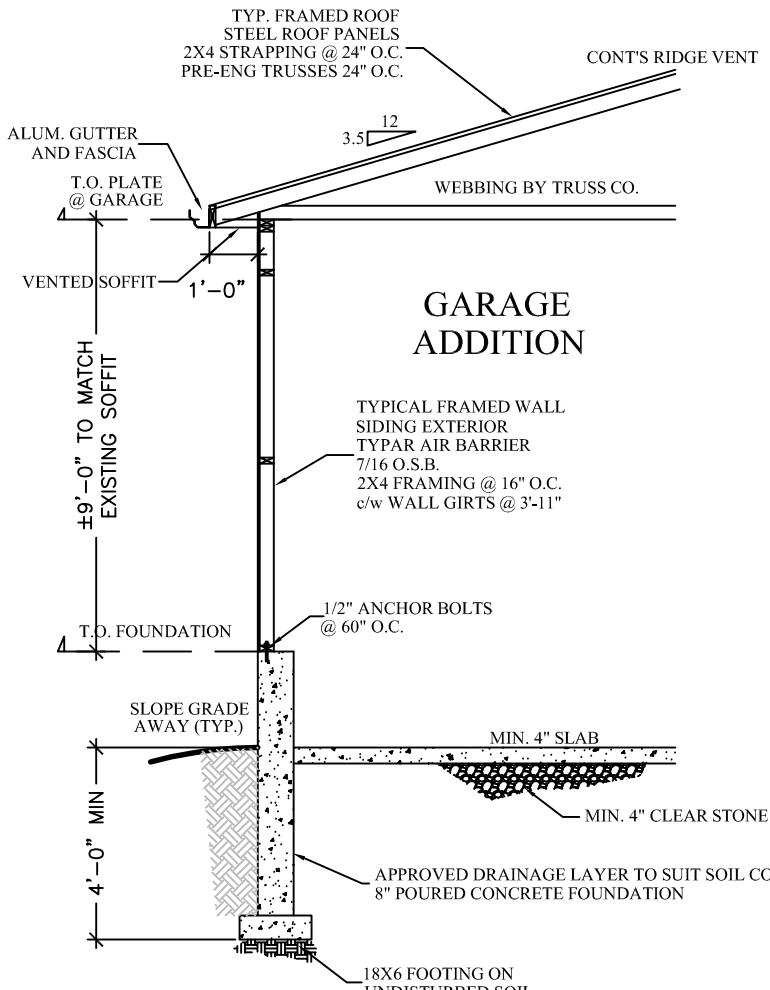
STEP FOOTINGS:

MAX RISE 600mm (23 5/8") FOR FIRM SOIL
MAX RISE 400mm (16" FOR SAND OR GRAVEL
MIN RUN BETWEEN RISERS 600mm (23 5/8")
ANGLE OF REPOSE IS 45°

CONCRETE FOUNDATION WALLS SHALL EXTEND TO 6" MIN. ABOVE FINISHED GRADE
FOOTING DESIGN MIN. 6" DEEP X 4" MIN. PROJECTION BEYOND FOUNDATION WALL AND MIN. OF 16" WIDE
CONCRETE FOUNDATIONS SHALL BE CONSTRUCTED TO SUFFICIENT DEPTH TO PROVIDE ADEQUATE FROST PROTECTION

SECTION 01

Scale 1/4"-1'-0"



WOOD FRAME CONSTRUCTION

AS PER OBC SECTION 9.23

ALL STRUCTURAL LUMBER TO BE SPF#2 CONSTRUCTION OR BETTER UNLESS NOTED OTHERWISE. LUMBER SIZES TO BE AS DETERMINED FROM SPAN TABLES OF THE BUILDING CODE.
SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS 7-10" MAX ON SPACING WITH 4" MIN. EMBEDMENT INTO THE CONCRETE
JOIST END BEARING TO BE 1 1/2 MIN.
BEAMS & GIRDERS SHALL HAVE 3 1/2" MIN END BEARING
BEAMS & POINT LOADS SHALL BE SUPPORTED FULL WIDTH TO FOUNDATION
ALL NON LOAD BEARING PARTITIONS SHALL BE SUPPORTED BY DOUBLE FLOOR JOIST OR SOLID BLOCKING AT 3'11" O.C.
ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED FROM MOISTURE.

EXTERIOR DOORS & WINDOWS

AS PER OBC SECTION 9.7

DOORS TO DWELLING SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS
ALL EXTERIOR DOORS IF WOOD SHALL CONFORM TO CAN/CSA-O132.2-M, STEEL INSULATED CONFORM TO CAN/CGSB-82.5M
WINDOW GLASS SIZE TO COMPLY WITH CURRENT OBC REQUIREMENTS
ALL DOORS & WINDOWS SHALL COMPLY WITH OBC SECTION 9.7.6- RESISTANCE TO FORCED ENTRY

VENTILATION

AS PER OBC SECTION 9.32.3.4

PROVIDE VENTILATION FOR ROOF SPACES AT A RATIO OF 1 SQ.FT. MIN OF UNOBSTRUCTED VENTILATION FOR EACH 300 SQ.FT. OF INSULATED CEILING AREA WITH NOT MORE THAN HALF THE REQUIRED VENTILATION LOCATED AT THE EAVES.
PROVIDE BAFFLES AT THE EAVES TO PERMIT FREE UNOBSTRUCTED AIR FLOW

WEST ELEVATION

Scale 1/4"-1'-0"



GENERAL NOTES:

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C.
I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall
BCIN : 22052

SQUARE FOOTAGE	
MAIN FLOOR	676 SQ.FT.
REV.#	DATE
4	
3	
2	
1	12/01 PERMIT ISSUE

REV.#	DATE	DESCRIPTION:
4		
3		
2		
1	12/01	PERMIT ISSUE

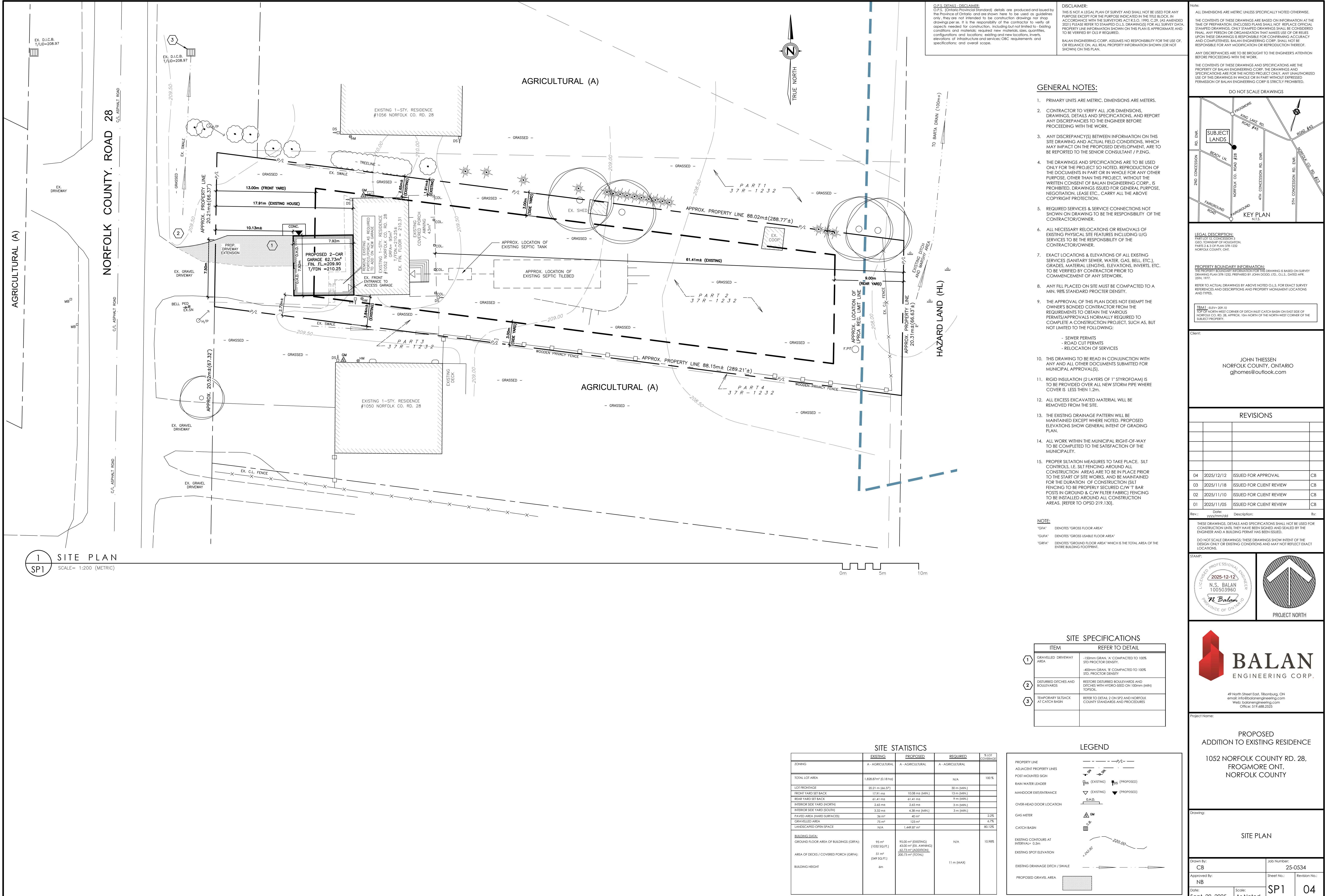


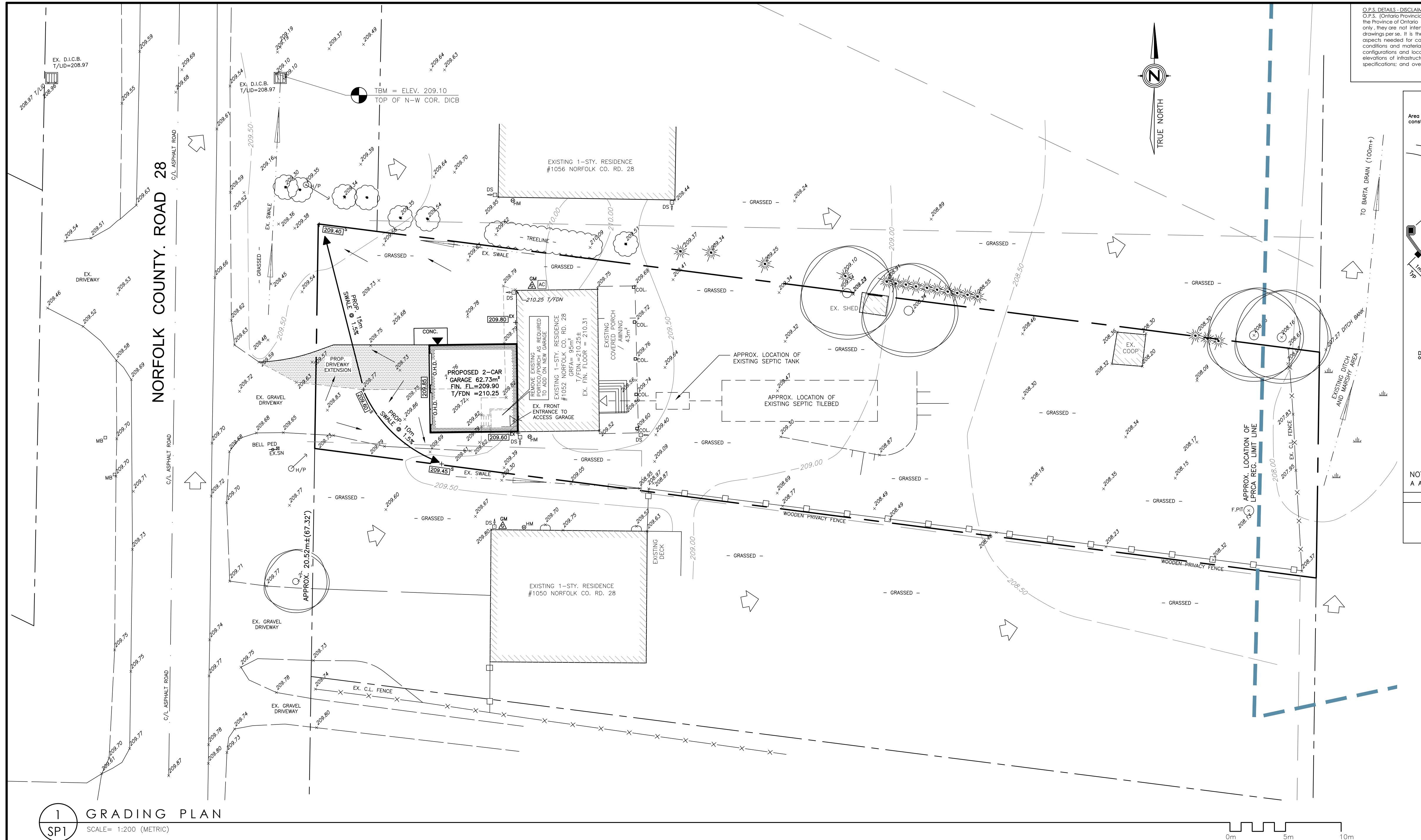
PROPERTY OF VIEW-IT DESIGN

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

REIMER GARAGE	
1052 NORFOLK COUNTY ROAD 28	
CLEAR CREEK, ONT	
PROPOSED GARAGE ADDITION PLANS	
ELEVATIONS/SECTIONS/NOTES	
DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620	PO# 25272
DATE: DECEMBER 2025	
SHEET NO.	5 OF 5

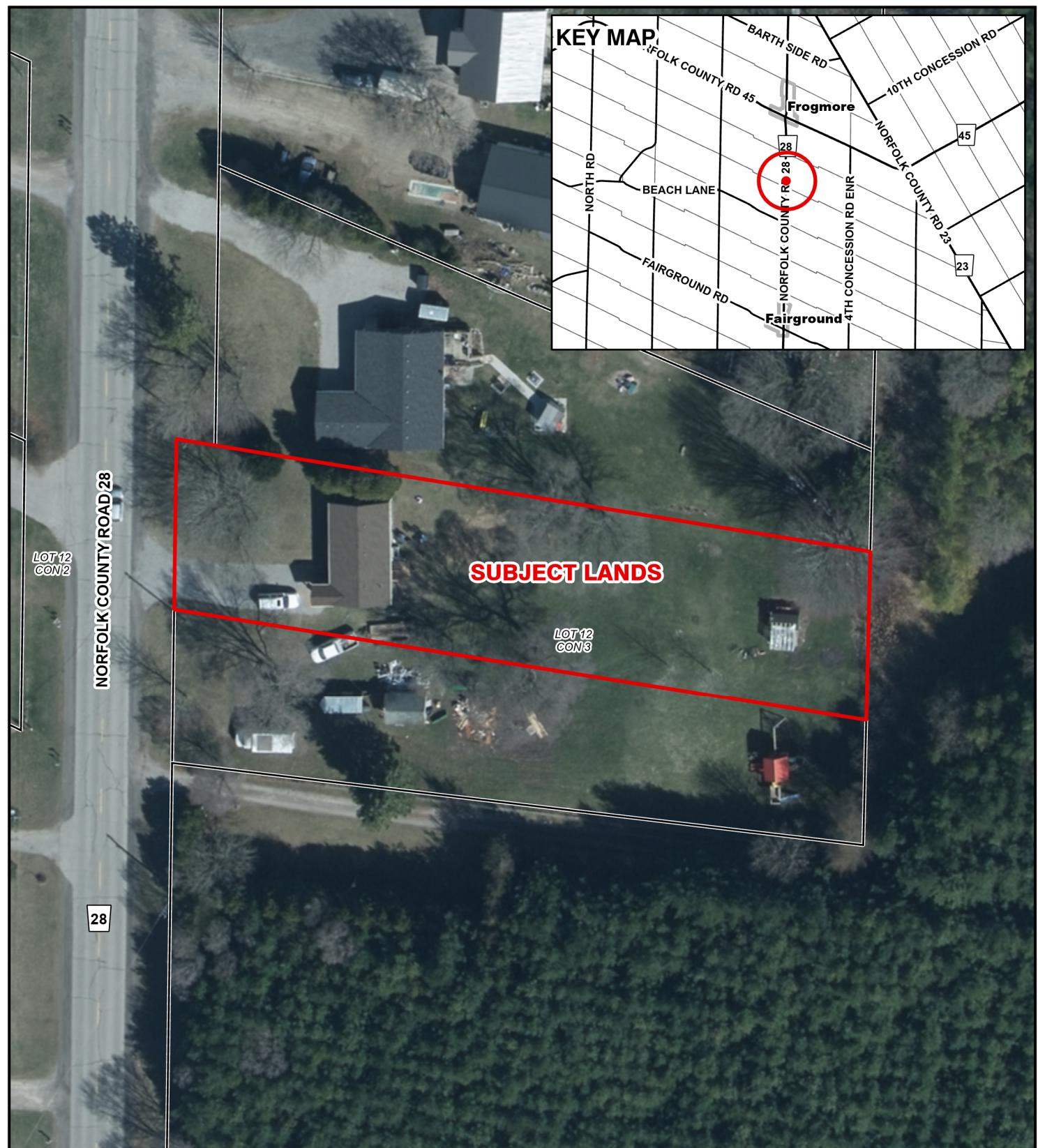
A5





CONTEXT MAP

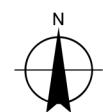
Geographic Township of HOUGHTON



Legend

Subject Lands

1/13/2026



2020 Air Photo

5.52.75 0 5.5 11 16.5 22 Meters

ZONING BY-LAW MAP

Geographic Township of HOUGHTON

**LEGEND**

- Subject Lands
- LPRCA Generic RegLines

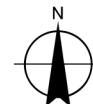
ZONING BY-LAW 1-Z-2014

1/13/2026

(H) - Holding

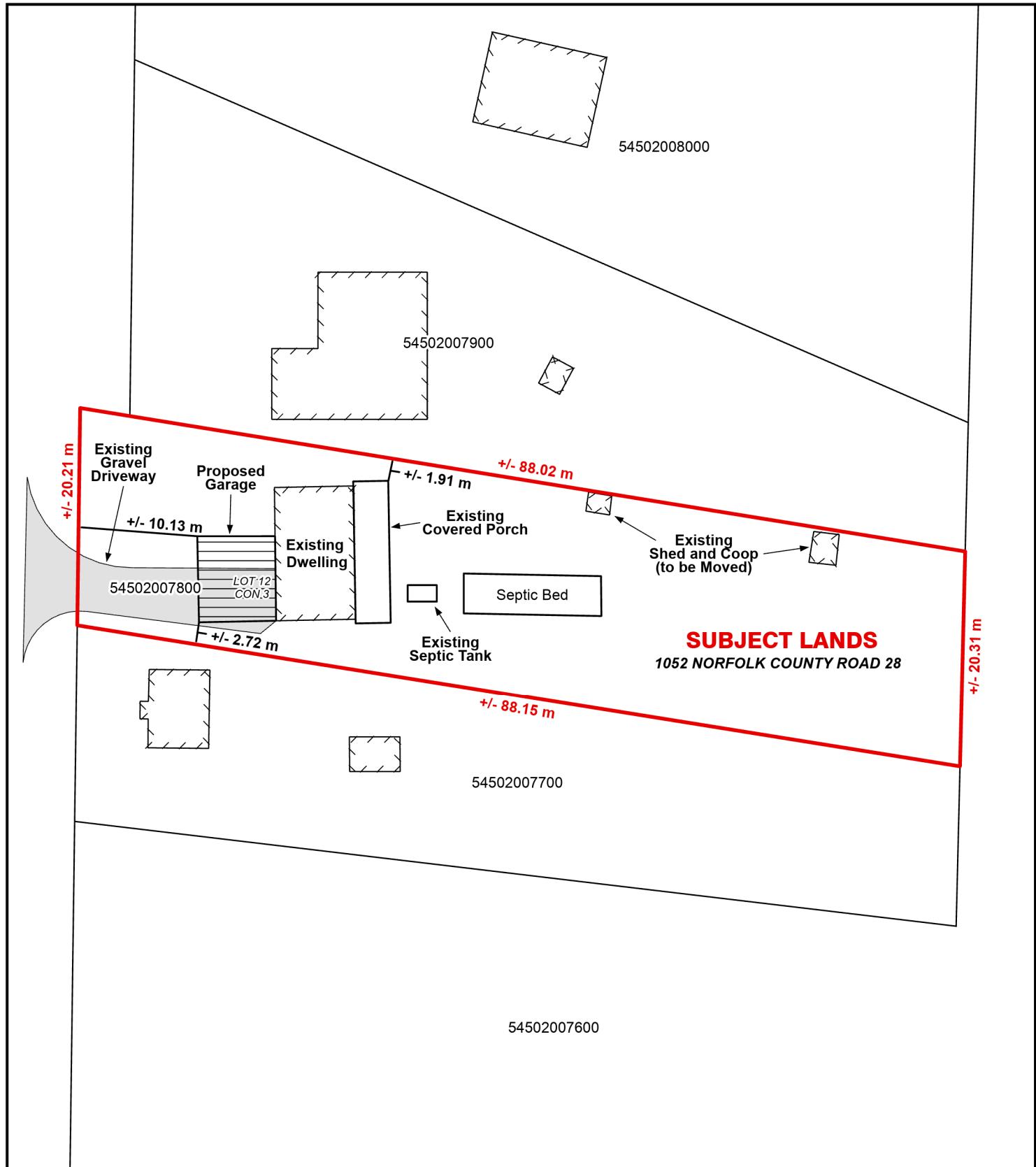
A - Agricultural Zone

HL - Hazard Land Zone



4.52.25 0 4.5 9 13.5 18 Meters

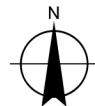
CONCEPTUAL PLAN
Geographic Township of HOUGHTON



Legend

Subject Lands

1/13/2026



4.5 2.25 0 4.5 9 13.5 18
Meters