



A G E N D A
Monday April 13, 2022

COMMITTEE OF ADJUSTMENT
7:00 p.m., Council Chambers, Fingal/Via Video Link

1. CALL TO ORDER
2. ADDENDUM TO AGENDA
3. DISCLOSURE OF PECUNIARY INTEREST
4. ADOPTION OF MINUTES
 - (a) Minutes of Committee of Adjustment meeting of January 24, 2022
5. NEW BUSINESS
 - (a) Minor Variance Application MV 2022-02, Shaw, 38440 Fingal Line
6. ADJOURNMENT



Meeting of the Committee of Adjustment
Monday January 24, 2022
Via Video Link

MEMBERS PRESENT: Chairperson: Mayor Grant Jones
Members: Deputy Mayor Robert Monteith
Councillor Sarah Emons
Councillor Peter North,
Councillor: Justin Pennings

Township Administration Present: Lisa Higgs, Secretary-Treasurer
Bryan Pearce, Planner

In Attendance:

- Lyndsay Sibley, Don West Construction Ltd, builder of the house at 49 Royal Crescent

C of A 2022-01 MOVED BY: Member North
SECONDED BY: Member Pennings

THAT the regular Council meeting adjourn to sit as a Committee of Adjustment to hear minor variance application MV 2022-01, filed by Donwest Construction Ltd. C/O Lyndsay Sibley at **6:00 p.m.**

<u>Recorded Vote</u>	<u>Yeas</u>	<u>Nays</u>
S. Emons	√	—
G. Jones - Chairperson	√	—
R. Monteith	√	—
P. North	√	—
J. Pennings	√	—

CARRIED

C of A 2022- 02 MOVED BY: Member North

SECONDED BY: Member Pennings

THAT the minutes from the Committee of Adjustment meeting of December 13, 2021 are hereby adopted.

<u>Recorded Vote</u>	<u>Yeas</u>	<u>Nays</u>
S. Emons	<u>√</u>	—
G. Jones - Chairperson	<u>√</u>	—
R. Monteith	<u>√</u>	—
P. North	<u>√</u>	—
J. Pennings	<u>√</u>	—

CARRIED

Chairperson Jones called the Committee of Adjustment hearing for Minor Variance 2022-01 to order. He reported that this application is required for the issuance of a building permit to seek relief from Section 8.2(e) Regulations of the Residential 1 (R1) Zone to permit the construction of a 182.6 square metre footprint area, two-storey single detached dwelling with a reduced exterior side yard setback from the required 6.0 metres (19.7 feet) to the proposed 4.0 metres (13.1 feet).

No members of the Committee declared a disclosure of interest on this application.

The Secretary-Treasurer reported that a sign was posted on the property by January 13th, 2022 and notices were mailed to property owners with 60m on January 12th, 2022.

Planner Bryan Pearce presented his report to the Committee. No questions were asked from the Committee Members on the Planning Staff Report.

The Secretary-Treasurer reported that comments were received from Staff and were detailed in the Planning Staff Report. Comments were also received from the County of Elgin stating no objection and were detailed in the Planning Staff Report.

<u>Recorded Vote</u>	<u>Yeas</u>	<u>Nays</u>
S. Emons	<u>√</u>	—
G. Jones - Chairperson	<u>√</u>	—
R. Monteith	<u>√</u>	—
P. North	<u>√</u>	—
J. Pennings	<u>√</u>	—

CARRIED



TOWNSHIP OF SOUTHWOLD
COMMITTEE OF ADJUSTMENT
NOTICE OF DECISION
APPLICATION NO. MV 2022-01

ATTACHED is a certified copy of the decision of the Committee of Adjustment in the matter of an Application MV 2022-01 for a minor variance pursuant to Section 45 (10) of the Planning Act, R.S.O. 1990, as amended.

The applicant, the Minister or any other person or public body who has an interest in the matter may appeal the decision to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) by filing with the Secretary-Treasurer of the Committee of Adjustment, not later than the **14th day of February, 2022**, a Notice of Appeal, accompanied by the Tribunal fee, in the amount of \$400.00 for the first appeal and \$25.00 for each further appeal related to the same matter. Certified Cheque, Money Order or Credit Card payment are to be made payable to the Minister of Finance and in Canadian funds. If you wish to appeal, a copy of an appeal form is available from the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) website at:

<https://olt.gov.on.ca/tribunals/lpat/about-lpat/>

Additional Information regarding this application for minor variance is available for review, at the Township of Southwold Municipal Office, or by contacting the Township Planner, Bryan Pearce, HBA, CPT, MCIP, RPP via cell at 519-280-1028 or e-mail at planning@southwold.ca, or available online at the Township's website at:

www.southwold.ca/current-planning-applications

Dated this 26th day of January, 2022.

Lisa Higgs
Secretary-Treasurer of the Committee of Adjustment
Township of Southwold
35663 Fingal Line
Fingal, Ontario N0L 1K0
Phone: 519-769-2010
Fax: 519-769-2837
E-mail: cao@southwold.ca



**COMMITTEE OF ADJUSTMENT FOR
THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD**

DECISION SHEET

Application No. MV 2022-01
Date of Hearing: January 24, 2022
Owner/Applicant: Don West Construction Limited
c/o Lyndsay Sibley
Description: Lot 37, Plan 11M-249
Municipal Address: 49 Royal Crescent

Lot Description:

Frontage 19.2 metres (63.1 feet)
Depth 35.0 metres (114.8 feet)
Area 652 square metres (0.16 acres)

In the matter of Section 45(1) of The Planning Act R.S.O 1990, the Township of Southwold Comprehensive Zoning By-law 2011-14, and an application for **minor variance**.

The owners are requesting a Minor Variance to seek relief from Section 8.2(e) Regulations of the Residential 1 (R1) Zone to permit the construction of a single detached dwelling on the subject lands.

Decision:

The application is hereby **granted** to obtain relief from Section 8.2(e) Regulations of the Residential 1 (R1) Zone to permit the construction of a 182.6 square metre footprint area, two-storey single detached dwelling with a reduced exterior side yard setback from the required 6.0 metres (19.7 feet) to the proposed 4.0 metres (13.1 feet), subject to the following conditions:

1. That the proposed development is substantially in accordance with the Minor Variance MV 2022-01 drawings, as appended to Report PLA 2022-02 and to Schedule A of this decision.

Reasons, in accordance with Report PLA 2022-01:

1. The variance maintains the intent and purpose of the Official Plan.
2. The variance maintains the intent and purpose of the Zoning By-law.
3. The variance requested is desirable for the appropriate and orderly development and use of the lands and buildings.
4. The variance is minor in nature.

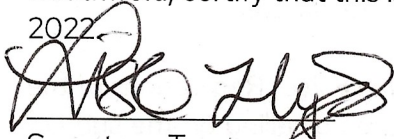
The effect of written and oral submissions on the Decision is contained within Report PLA 2022-01 and the minutes of the Committee of Adjustment Meeting of January 24, 2022.

We, the undersigned, concur in the decision and reasons given for the decision of the Committee of Adjustment for the Township of Southwold of this 24th day of January, 2022.

ELECTRONIC RECORDED VOTE	TO GRANT	TO REFUSE	Absent Present	
Chairperson and Committee Member, Grant Jones	<u>✓</u>	<u> </u>	()	(✓)
Committee Member, Robert Monteith	<u>✓</u>	<u> </u>	()	(✓)
Committee Member, Justin Pennings	<u>✓</u>	<u> </u>	()	(✓)
Committee Member, Peter North	<u>✓</u>	<u> </u>	()	(✓)
Committee Member, Sarah Emons	<u>✓</u>	<u> </u>	()	(✓)

*******CERTIFICATION OF COMMITTEE'S DECISION*******

I, Lisa Higgs, being the Secretary-Treasurer of the Committee of Adjustment for the Township of Southwold, certify that this is a true copy of the Committee's decision on the 24th day of January, 2022.


 Secretary-Treasurer

January 25, 2022
 Date

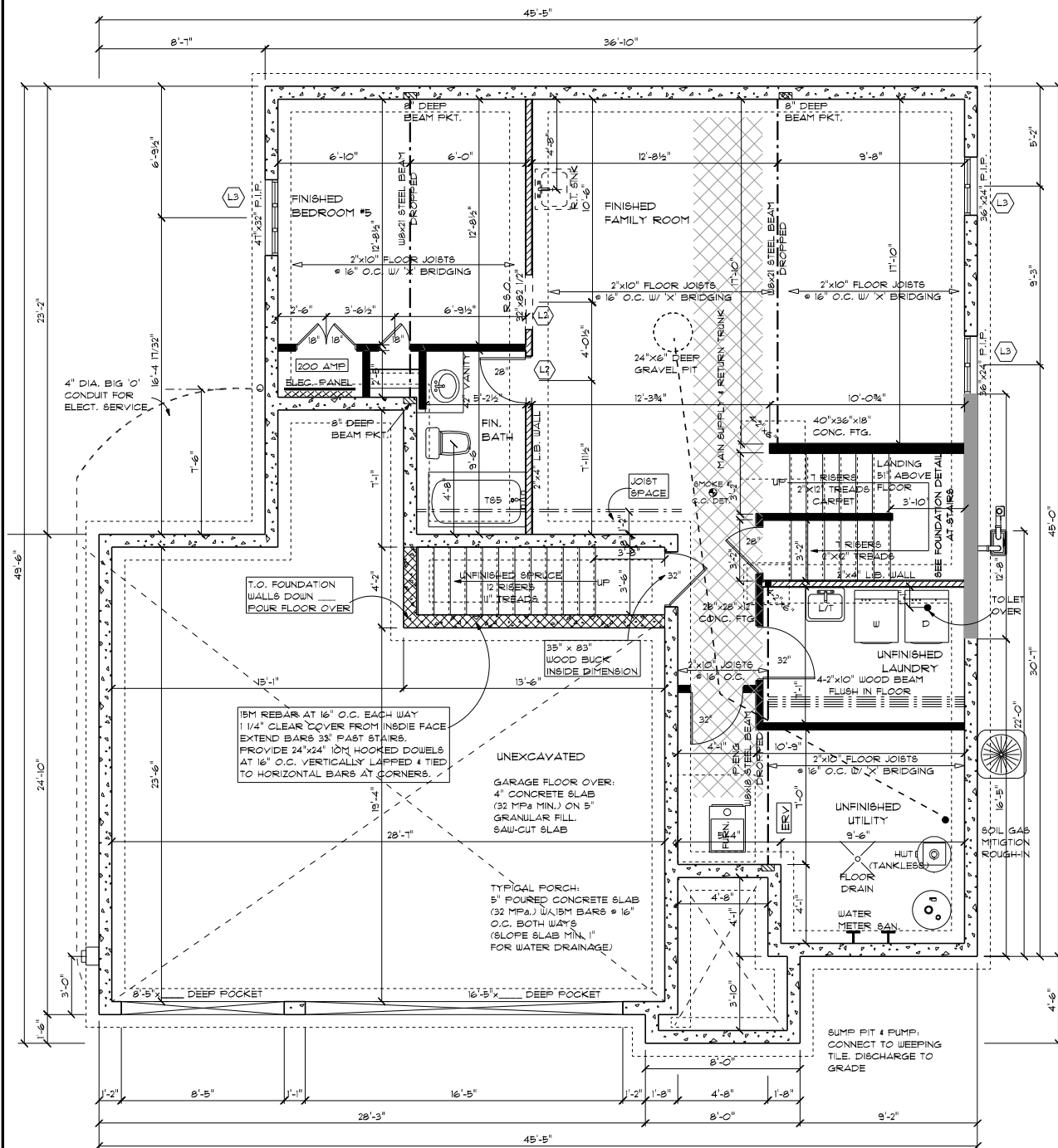
**PLA 2022-02 APPENDIX ONE:
MV 2022-01 DRAWINGS**

TYPICAL BASEMENT FLOOR:
3" FOUNDED CONCRETE SLAB
(29 MPa MIN.) ON 5" MIN.
GRUSHED STONE

TYPICAL LOAD BEARING PART:
2"x4" WOOD STUDS @ 16" O.C.
W/ BLOCKING MID-HEIGHT.
MECHANICALLY FASTENED TO
CONCRETE SLAB. ON 18"x6"
CONCRETE FOOTING.

TYPICAL STRAPPING:
1" EXTRUDED POLYSTYRENE (CLADMATE)
AIR SPACE
2"x4" STUDS @ 24" O.C.
R14 ROXUL BATT INSULATION
6 MIL POLY VAPOUR BARRIER

NOTE:
LOCATION OF
UTILITIES ARE
APPROXIMATE.
EXACT LOCATIONS
TO BE DETERMINED
BY SITE CONDITIONS



FOUNDATION PLAN
193 SQ.FT. FINISHED

THESE PLANS HAVE BEEN REVIEWED AND APPROVED FOR CONSTRUCTION. CUSTOMER SIGNATURE: _____ DATE: _____

LOT #37 (MUN. #49) ROYAL CRESCENT

TALBOTVILLE MEADOWS PH. 1

ALL DIMENSIONS & SIZE DESIGNATIONS MUST BE JOB SITE CHECKED BY CONTRACTOR OR SUBTRADE & VERIFIED. ERRORS MUST BE REPORTED BEFORE COMMENCING WORK.

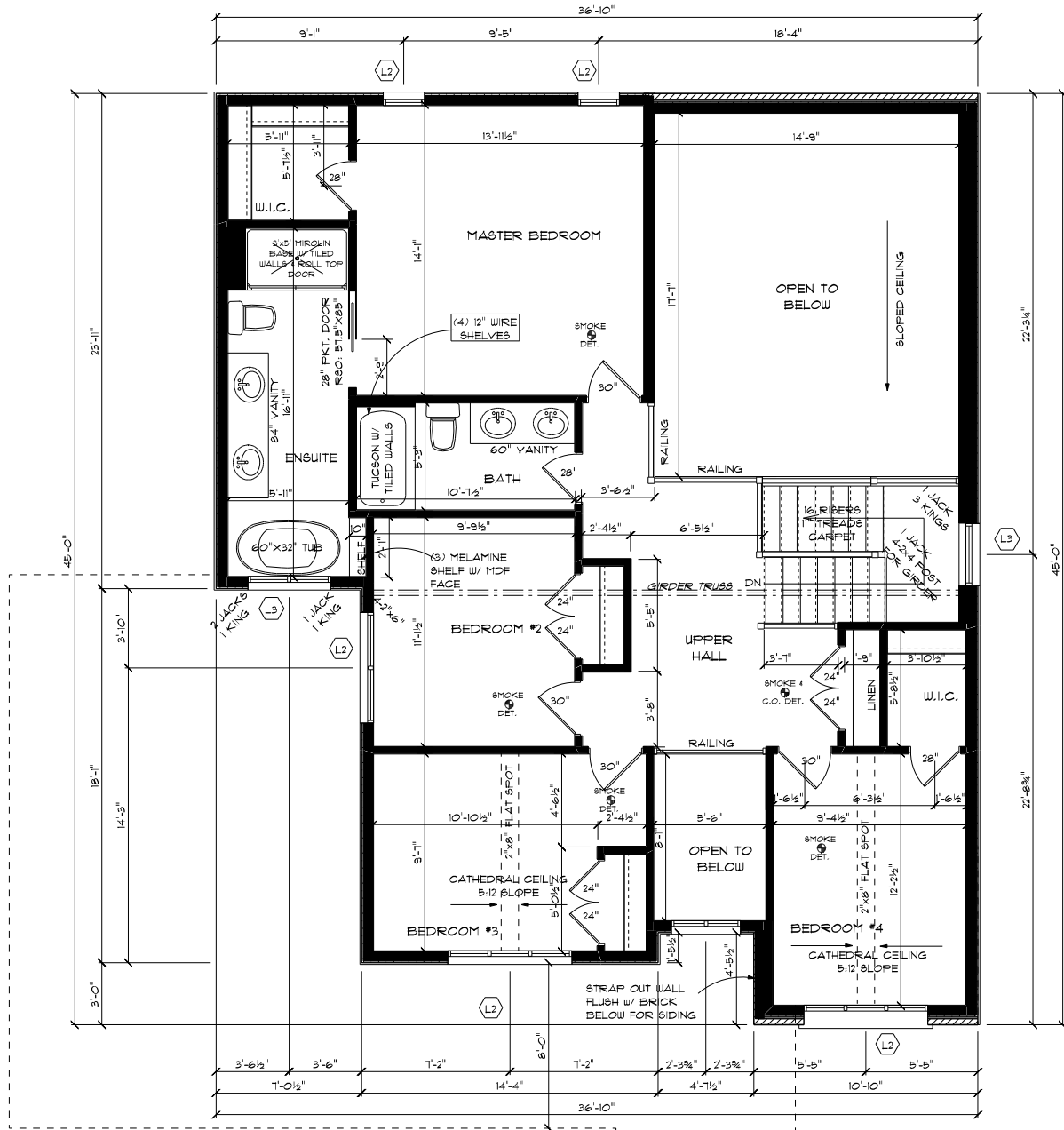
ALL CONSTRUCTION MUST CONFORM TO THE LATEST EDITION OF THE "ONTARIO BUILDING CODE" AS WELL AS ANY LOCAL CODES OR REGULATIONS.

**Kara Taylor
&
Dave Matthews**

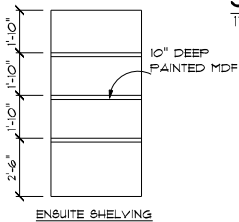


SCALE: 3/16" = 1'-0"	DATE: December 3, 2021
DRAWN BY: LYNDSAY SIBLEY	ISSUED FOR: CONSTRUCTION
INDIVIDUAL BCIN: 30991	2210 SQ.FT. + 193 SQ.FT.

SHEET
A-1



SECOND FLOOR PLAN
1212 SQ.FT.



THESE PLANS HAVE BEEN REVIEWED AND APPROVED FOR CONSTRUCTION. CUSTOMER SIGNATURE: _____ DATE: _____

LOT #37 (MUN. #49) ROYAL CRESCENT

TALBOTVILLE MEADOWS PH. 1

ALL DIMENSIONS & SIZE DESIGNATIONS MUST BE JOB SITE CHECKED BY CONTRACTOR OR SUBTRADE & VERIFIED. ERRORS MUST BE REPORTED BEFORE COMMENCING WORK.

ALL CONSTRUCTION MUST CONFORM TO THE LATEST EDITION OF THE "ONTARIO BUILDING CODE" AS WELL AS ANY LOCAL CODES OR REGULATIONS.

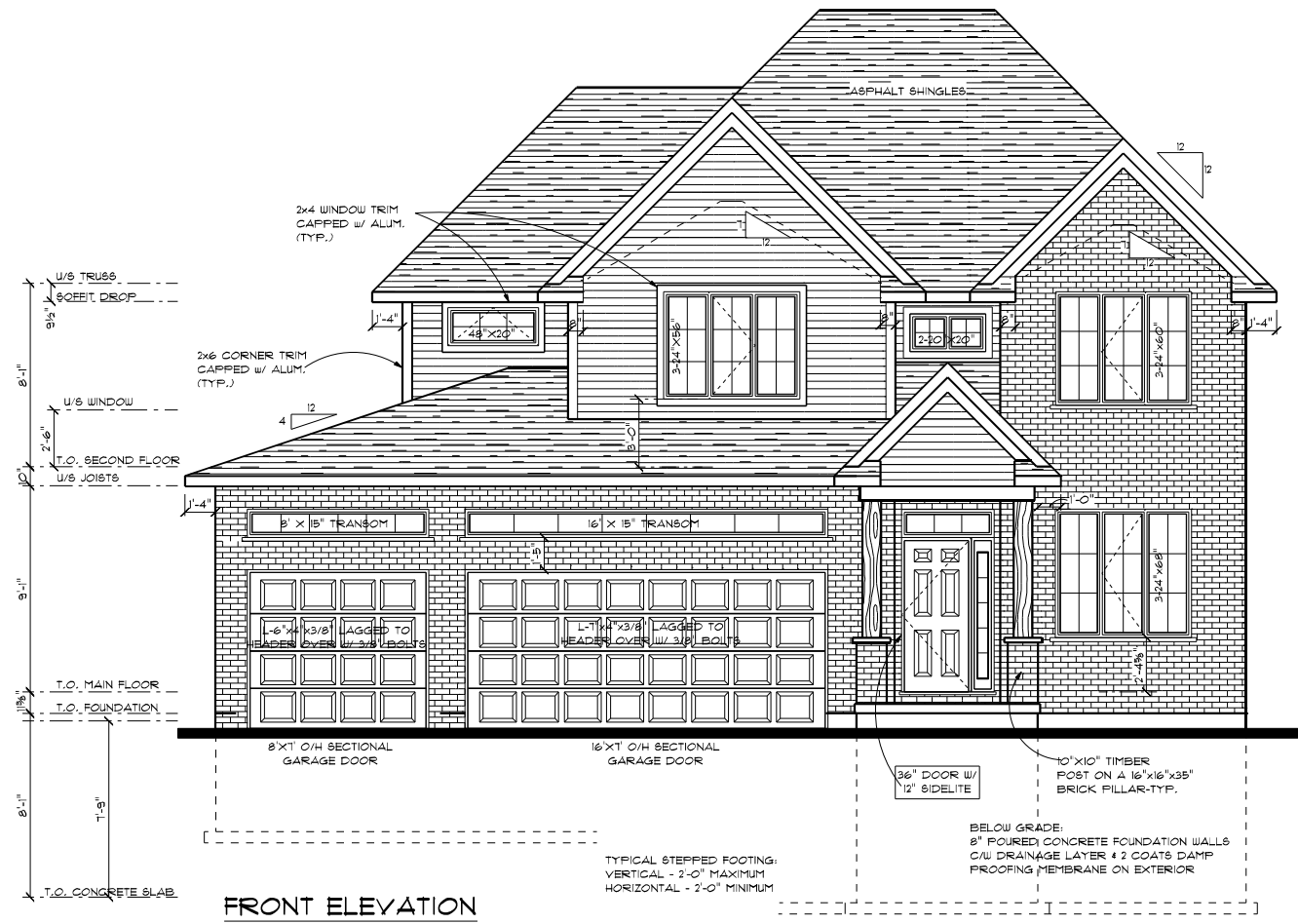
**Kara Taylor
&
Dave Matthews**



SCALE: 3/16" = 1'-0"	DATE: December 3, 2021
DRAWN BY: LYNDSAY SIBLEY	ISSUED FOR: CONSTRUCTION
INDIVIDUAL BCIN: 30991	2210 SQ.FT. + 193 SQ.FT.

SHEET

A-3



FRONT ELEVATION

LOT #37 (MUN.#49) ROYAL CRES. TALBOTVILLE MEADOWS PH. 1

DATE: December 3, 2021		SHEET	
SCALE: 3/16" = 1'-0"		A-4	
DRAWN BY: LYNDSEY SIBLEY		CONSTRUCTION	
INDIVIDUAL BCIN: 30381		270 SQ. FT. + 193 SQ. FT.	
Kara Taylor & Dave Matthews			
<small>ALL DIMENSIONS & SITE DESIGNATIONS MUST BE ON SITE CHECKED BY CONTRACTOR OR SUBTRACTOR & VERIFIED. ERRORS MUST BE REPORTED BEFORE COMMENCING WORK. ALL CONSTRUCTION MUST CONFORM TO THE LATEST EDITION OF THE 'ONTARIO BUILDING CODE' AS WELL AS ANY LOCAL CODES OR REGULATIONS.</small>			

THESE PLANS HAVE BEEN REVIEWED AND APPROVED FOR CONSTRUCTION: CUSTOMER SIGNATURE: _____ DATE: _____



REAR ELEVATION

BELOW GRADE:
8" FOURSIDE CONCRETE FOUNDATION WALLS
C/W DRAINAGE LAYER 4 COATS DAMP
PROOFING MEMBRANE ON EXTERIOR

1/8" T.O. CONCRETE SLAB
 8'-1" T.O. FOUNDATION
 2'-0" T.O. MAIN FLOOR
 9'-1" U.S. JOISTS
 13'-1" T.O. SECOND FLOOR
 8'-1" U/S TRUSS
 SOFFIT DROP

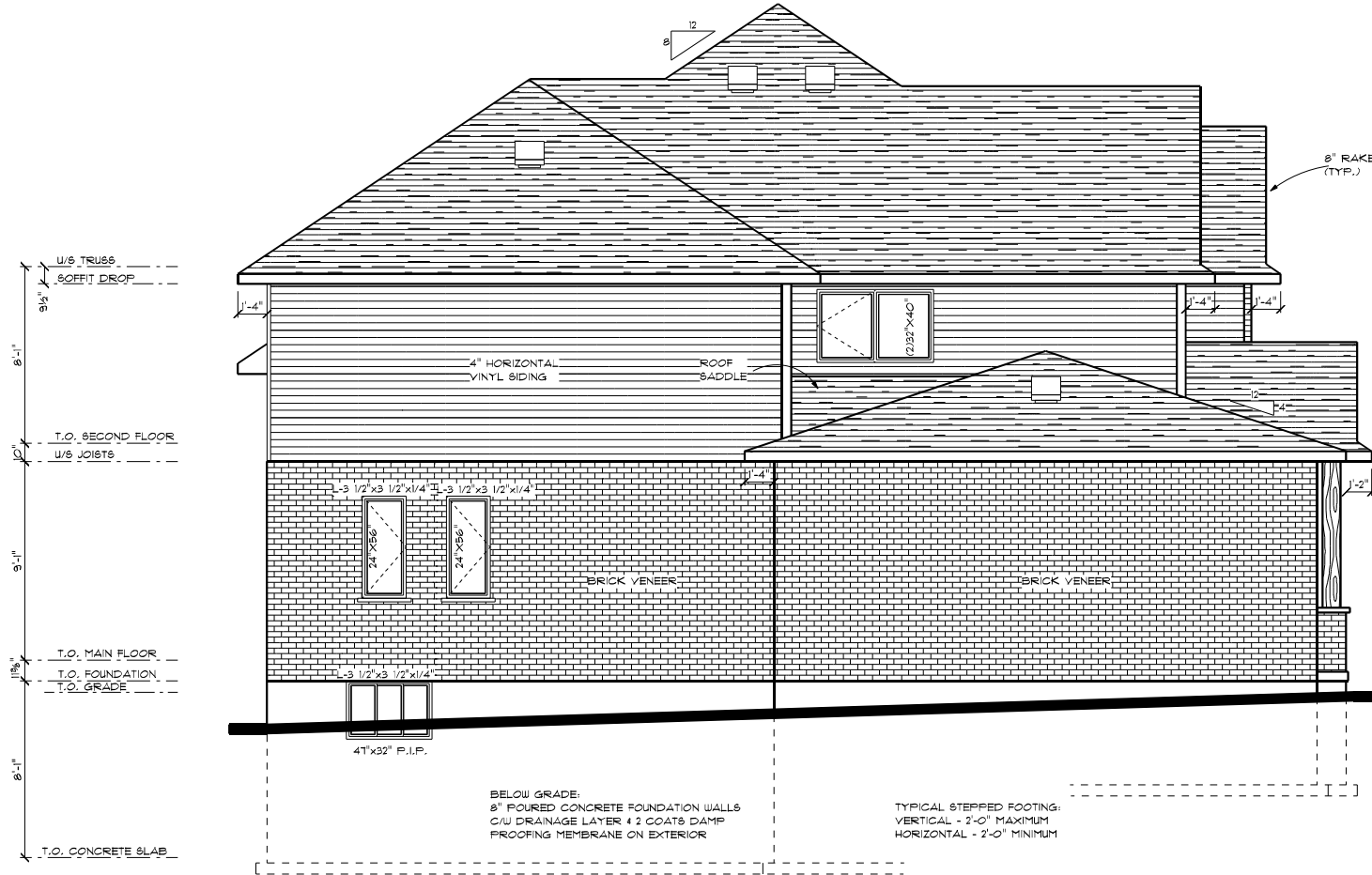
LOT #37 (MUN.#49) ROYAL CRES. TALBOTVILLE MEADOWS PH. 1

	DATE: December 3, 2021 SUBMITTED FOR: CONSTRUCTION 270 S.O. FT. + 193 S.O. FT.	SHEET
	SCALE: 3/16" = 1'-0" DRAIN BY: LYNDSEY SIBLEY INDIVIDUAL BCIN: 30381	A-5

Kara Taylor & Dave Matthews

ALL DIMENSIONS & SITE DESIGNATIONS MUST BE ON SITE CHECKED BY CONTRACTOR OR SUBTRADE & VERIFIED. ERRORS MUST BE REPORTED BEFORE COMMENCING WORK.
 ALL CONSTRUCTION MUST CONFORM TO THE LATEST EDITION OF THE 'ONTARIO BUILDING CODE' AS WELL AS ANY LOCAL CODES OR REGULATIONS.

THESE PLANS HAVE BEEN REVIEWED AND APPROVED FOR CONSTRUCTION: CUSTOMER SIGNATURE: _____ DATE: _____



LEFT ELEVATION

THESE PLANS HAVE BEEN REVIEWED AND APPROVED FOR CONSTRUCTION: CUSTOMER SIGNATURE: _____ DATE: _____

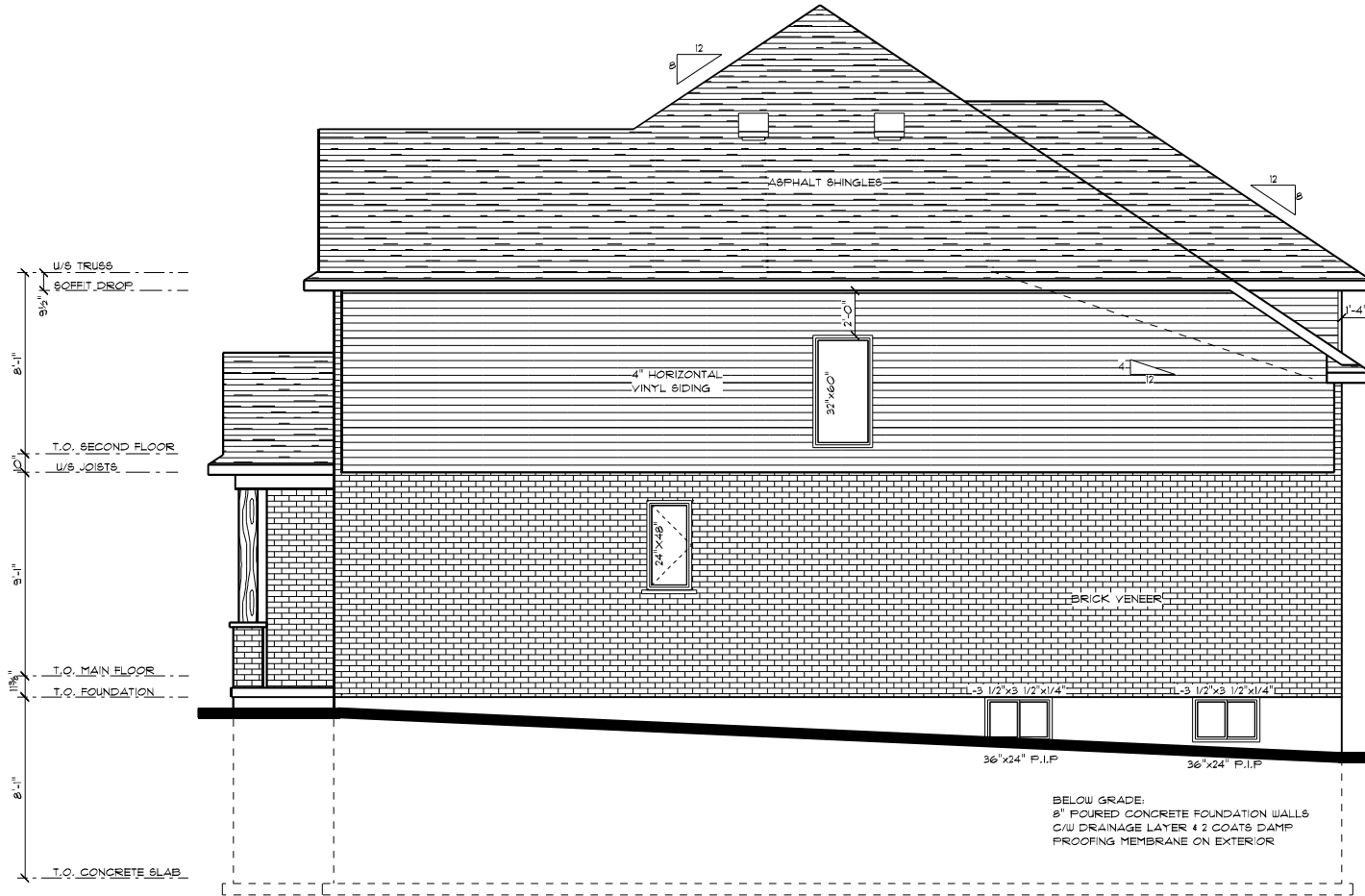
LOT #37 (MUN.#49) ROYAL CRES. TALBOTVILLE MEADOWS PH. 1

DATE: December 3, 2021		SHEET	
SCALE: 3/16" = 1'-0"		A-6	
DRAWN BY: LYNDSEY SIBLEY		CONSTRUCTION	
INDIVIDUAL BCIN: 30381		270 SQ.FT. + 193 SQ.FT.	

DONWEST
CUSTOM HOMES

Kara Taylor & Dave Matthews

ALL DIMENSIONS & SITE DESIGNATIONS MUST BE ON SITE CHECKED BY CONTRACTOR OR SUBTRADE & VERIFIED. ERRORS MUST BE REPORTED BEFORE COMMENCING WORK.
ALL CONSTRUCTION MUST CONFORM TO THE LATEST EDITION OF THE 'ONTARIO BUILDING CODE' AS WELL AS ANY LOCAL CODES OR REGULATIONS.



RIGHT ELEVATION

THESE PLANS HAVE BEEN REVIEWED AND APPROVED FOR CONSTRUCTION. CUSTOMER SIGNATURE: _____ DATE: _____

LOT #37 (MUN.#49) ROYAL CRES. TALBOTVILLE MEADOWS PH. 1

DATE: December 3, 2021		SHEET	
SCALE: 3/16" = 1'-0"		A-7	
DRAWN BY: LYNDSEY SIBLEY		CONSTRUCTION	
INDIVIDUAL BCIN: 30381		270 SQ. FT. + 193 SQ. FT.	



Kara Taylor
&
Dave Matthews

ALL DIMENSIONS & SITE DESIGNATIONS MUST BE ON SITE CHECKED BY CONTRACTOR OR SURVEYOR & VERIFIED. ERRORS MUST BE REPORTED BEFORE COMMENCING WORK.
ALL CONSTRUCTION MUST CONFORM TO THE LATEST EDITION OF THE 'ONTARIO BUILDING CODE' AS WELL AS ANY LOCAL CODES OR REGULATIONS.

Chairperson Jones advised the Committee and the members of the public that the last day for appealing this decision is February 14th, 2022. If you wish to be notified of the decision of the Committee in respect of this application, you must submit a written request to the Township of Southwold Committee of Adjustment. If you are not the applicant, you should request a copy of the decision since it may be appealed to the Ontario Land Tribunal (formerly Local Planning Appeal Tribunal) by the applicant or another member of the public.

C of A 2022-05 MOVED BY: Member North
 SECONDED BY: Member Pennings

RESOLVED that the meeting of the Committee of Adjustment to hear Application MV 2022-01, filed by Donwest Construction Ltd. C/O Lyndsay Sibley ends at **6:08 p.m.** and the regular meeting of council reconvene.

<u>Recorded Vote</u>	<u>Yeas</u>	<u>Nays</u>
S. Emons	<u>√</u>	—
G. Jones - Chairperson	<u>√</u>	—
R. Monteith	<u>√</u>	—
P. North	<u>√</u>	—
J. Pennings	<u>√</u>	—

CARRIED

Chairperson

Secretary-Treasurer



TOWNSHIP OF SOUTHWOLD
Report to Committee of Adjustment

MEETING DATE: April 13, 2022

PREPARED BY: Heather James, MES (Pl.), MCIP, RPP, Planner

REPORT NO: PLA 2022-05

**SUBJECT MATTER: Minor Variance Application MV 2022-02 –
Recommendation Report**

Recommendation(s):

THAT the Committee of Adjustment of the Township of Southwold receive Report PLA 2022-05 regarding Minor Variance Application MV 2022-02 – Recommendation Report;

AND THAT Committee of Adjustment of the Township of Southwold approve the proposed Minor Variance Application MV 2022-02, to obtain relief from Section 5.2(e)(i)1. Regulations of the Agricultural 1 (A1) Zone to permit the construction of a 228.6 square metre footprint area, two-storey single detached dwelling with a reduced interior side yard setback from the required 4.5 metres (15.0 feet) to 3.14 metres (10.3 feet), subject to the following conditions:

1. That the proposed development is substantially in accordance with the Minor Variance MV 2022-02 drawings, as appended to Report PLA 2022-06.

Purpose:

The proposal is to seek relief from Section 5.2(e)(i)1. Regulations of the Agricultural 1 (A1) Zone to permit the construction of a single detached dwelling on the subject lands.

In the notice of public hearing, the notice identified that the minor variance was also required to permit a reduced Minimum Distance Separation I setback for the proposed single detached dwelling to a neighbouring livestock facility and liquid manure storage facility located at 38425 Fingal Line. Upon further review, Township staff have now determined that compliance with the Minimum Distance Separation I setback has been met, in accordance with Section 5.3.2 Special Use Regulations of the Agricultural 1 (A1) Zone.

Background:

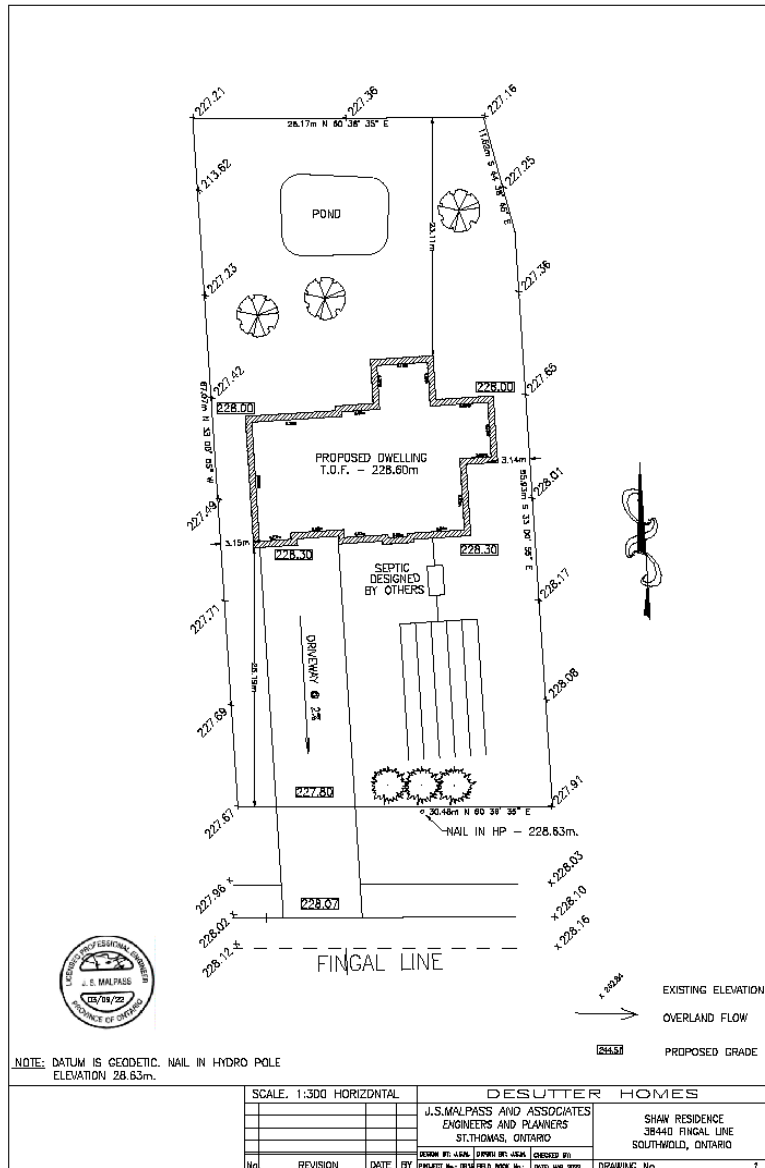
Below is a background information from the application, in a summary chart:

Application	MV 2022-02
Owner/Applicant	Brian and Genevieve Shaw
Legal Description	South Part of Lot 35, Concession North of Talbot Road East
Civic Address	38440 Fingal Line
Entrance Access	Fingal Line
Water Supply	Township water supply
Sewage Supply	Proposed private septic system
Use of Property	Existing: vacant residential Proposed: residential
Buildings	Existing: none Proposed: single detached dwelling
Existing Land Area	2,044 square metres (0.51 acres)
Official Plan Land Use Designation	Agricultural Area
Zoning Category	Agricultural 1 (A1) (Schedule A, Map 7)

Figure One below, depicts the subject lands.



Figure Two below is the submitted drawing:



Comments/Analysis:

Planning Policy Review:

Provincial Policy Statement

Under Section 3(5) of the *Planning Act*, the Township “shall be consistent with” matters of provincial interest as set out in the Provincial Policy Statements (PPS).

Section 2.3.3 Permitted Uses of Agriculture in the PPS permits a single detached dwelling.

This proposed Minor Variance is consistent with the PPS.

County of Elgin Official Plan

The subject lands are designated Agricultural Area as shown on Schedule ‘A’ Land Use in the County of Elgin Official Plan. In the Agricultural Area designation, a single detached dwelling use is permitted.

Therefore, this proposed Minor Variance conforms to the County of Elgin Official Plan.

Four Tests Of The Minor Variance:

Section 45(1) of the *Planning Act* gives the authority of granting minor relief from the provisions of the Zoning By-law to the Committee of Adjustment. Such relief can only be granted if the Minor Variance passes four tests. If the Committee is not satisfied on all four tests, then the Minor Variance cannot be approved.

1. Does the variance maintain the intent and purpose of the Township of Southwold Official Plan?

Yes. The subject lands are designated Agricultural Area on Schedule ‘4’ Southwold Land Use of the Township of Southwold Official Plan. A single detached dwelling is permitted in the ‘Agricultural Area’ designation. The proposed reduced minimum interior side yard does not contravene the Official Plan policies.

2. Does the variance maintain the intent and purpose of the Township of Southwold Zoning By-law?

Yes. The subject lands are zoned Agricultural 1 (A1) Zone in the Township of Southwold Zoning By-law 2011-14, Schedule ‘A’, Map 7. A single detached dwelling is a permitted use in the Agricultural 1 (A1) Zone. With the exception of the proposed reduced minimum interior side yard, the application complies with all remaining zoning provisions.

3. *Is the variance requested desirable for the appropriate and orderly development and use of the lands and buildings?*

Yes. The variance will enable the owner to construct a single detached dwelling with a reduced minimum interior side yard. Due to the width of the existing lot and due to the proposed size of the dwelling, it is unable to meet the interior side yard requirement. At the time of the issuance of the building permit, the owner will need to demonstrate that the lot grading and lot drainage for the lands will not be compromised as a result of the reduced interior side yard. The variance will not impede the function of the lot.

4. *Is the variance minor in nature?*

Yes. The meaning of 'minor' is not based on a specific number, where a difference of a number of feet determines whether or not the development is acceptable. It is more appropriate to base this test on the degree of potential impact on neighbouring property owners; the environment; and the municipal, County, or provincial functions.

The impact from the proposed variance is negligible with respect to the environment, Township functions and surrounding property owners.

Circulation Of The Application:

The application was circulated to the applicable Township Departments, Commenting Agencies, neighboring property owners within 60 metres of the subject lands, and to those that expressed interest in the application through the public hearing on March 31, 2022, 13 days prior to the public hearing (minimum 10 days required).

Additional information related to the application is available on the website:

<https://www.southwold.ca/en/business-and-development/current-planning-applications.aspx#MV2022-02-38440-Fingal-Line>

Township Department Comments

Comments received from the Township Department's are summarized below:

- Infrastructure Department:
 - No concerns, municipal drain goes around the subject lands.
- Drainage Department:
 - No concerns.
- Financial Services Department:
 - No comments.

- Building and Community Services Department
 - No comments.

No additional comments were received.

Agency Comments

At the time of submission of this report, no comments were received from the County of Elgin.

Lower Thames Conservation provided comments that stated the subject lands are not subject to their Authority's Regulations and therefore had no concerns.

No additional comments were received.

Public Comments

At the time of submission of this report, no written comments from the public have been received related to the Minor Variance.

Financial Implications:

None. Application fees were collected in accordance with the Township's Tariff of Fees By-law, as amended time to time.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

- Promoting residential, agricultural, commercial, and industrial development by ensuring policies and services are in place to support growth in The Township of Southwold.
- Promoting a healthy, naturally beautiful, and community-oriented municipality by encouraging and supporting involvement of volunteer organizations wishing to provide cultural and recreational activities in the Township of Southwold.
- Providing improved transportation and a strong commitment to asset management with a goal of maintaining the Township's infrastructure in the promotion of public safety
- Exercising good financial stewardship in the management of Township expenditures and revenues.

Promoting public engagement, transparent government, and strong communications with all members of the community across various mediums for the strengthening of civic participation.

Summary/Conclusion:

The application has been assessed for appropriateness with regard to existing policy and the impact of the proposal on the surrounding land uses. The application maintains the intent and purpose of the Official Plan and Zoning By-law, desirable for the appropriate and orderly development and use of the lands and buildings and is minor in nature; and therefore, the minor variance application satisfies the four tests pursuant to Section 45(1) of the *Planning Act*, and constitutes good land use planning.

Planning Staff recommends that the request for Minor Variance be conditionally approved, subject to no concerns being raised through any oral and written submissions being received since the writing of this report and at the public hearing.

Once a Committee of Adjustment decision is made, Notice will be sent to those who have requested a copy and/or attended the public hearing.

There will be a 20 day appeal period from the Decision in which the Notice will be sent out within 10 days of the Decision. Any appeals received by the Township of Southwold will be forwarded to the Ontario Land Tribunal (formerly Local Planning Appeal Tribunal) for a hearing, in accordance with the *Planning Act*.

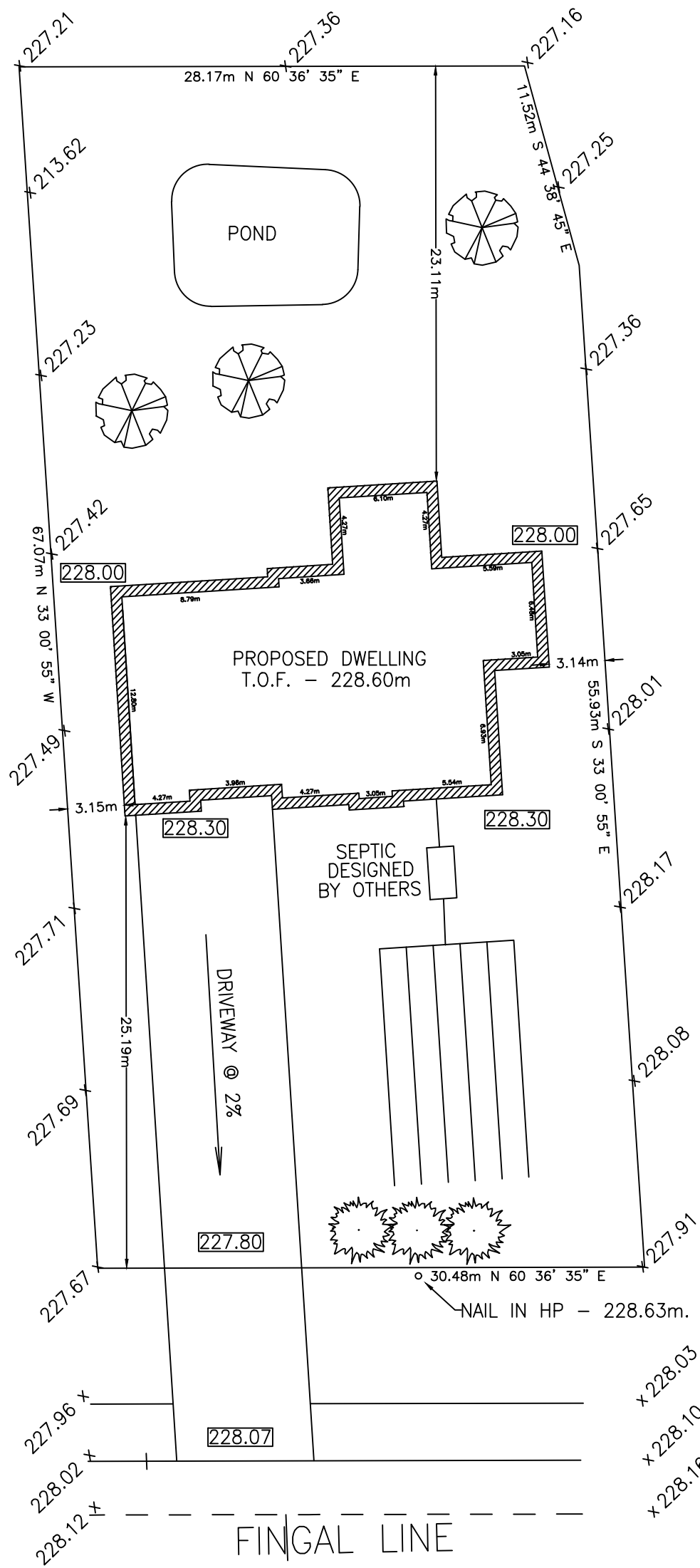
Respectfully submitted by:
Heather James, MES (Pl.), MCIP, RPP
Planner

Approved for submission by:
Lisa Higgs
CAO/Clerk

Appendix:

1. Appendix One: Minor Variance Application MV 2022-02 Drawing

PLA 2022-05
 Appendix One: MV 2022-02
 Drawings



NOTE: DATUM IS GEODETIC. NAIL IN HYDRO POLE ELEVATION 28.63m.

+ 242.84 EXISTING ELEVATION
 OVERLAND FLOW
 PROPOSED GRADE

SCALE. 1:300 HORIZONTAL				DESUTTER HOMES			
				J.S.MALPASS AND ASSOCIATES		SHAW RESIDENCE	
				ENGINEERS AND PLANNERS		38440 FINGAL LINE	
				ST.THOMAS, ONTARIO		SOUTHWOLD, ONTARIO	
DESIGN BY: J.S.M.		DRAWN BY: J.S.M.		CHECKED BY:			
No.	REVISION	DATE	BY	PROJECT No.: 0815	FIELD BOOK No.:	DATE: MAR 2022	DRAWING No. 1

FRONT ELEVATION

Scale 1/4"-1'-0"



WALL SURFACE 1266 SQ.FT.
WINDOW OPENINGS 153 SQ.FT.
WINDOW OPENINGS 12.1%

LEFT ELEVATION

Scale 1/4"-1'-0"



WALL SURFACE 954 SQ.FT.
WINDOW OPENINGS 62 SQ.FT.
WINDOW OPENINGS 6.5%

LINTEL SCHEDULE FOR MASONARY VENEERS as per 9.20.5.2B 2016 OBC

	BRICK	STONE
3 1/2"X 3 1/2" X 1/4"	8'-1"	7'-9"
4"X 3 1/2" X 1/4"	8'-9"	8'-2"
4 7/8"X 3 1/2" X 5/16"	10'-10"	10'-1"
4 7/8"X 3 1/2" X 3/8"	11'-5"	10'-8"
4 7/8"X 3 1/2" X 1/2"	11'-9"	10'-11"
5 7/8"X 3 1/2" X 3/8"	12'-7"	11'-8"
5 7/8"X 3 1/2" X 1/2"	13'-5"	12'-5"
5 7/8"X 4" X 1/2"	13'-6"	12'-7"
7 1/8"X 4" X 3/8"	14'-1"	13'-1"
7 1/8"X 4" X 1/2"	15'-1"	14'-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 COMPACTED 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" SLUMP)
 - 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	1629 SQ.FT.
UPPER FLOOR	1235 SQ.FT.
GARAGE	1200 SQ.FT.

REV.#	DATE	DESCRIPTION
4		
3		
2		
1	02-07	PERMIT ISSUE

PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 851-1173
FAX: 874-4509

SHAW RESIDENCE
38440 FINGAL LINE
ST. THOMAS, ON

PROPOSED HOUSE PLANS
ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO# 2222	
DATE: FEB 2022	
SHEET NO. 4 OF 7	A4

REAR ELEVATION

Scale 1/4"-1'-0"



RIGHT ELEVATION

Scale 1/4"-1'-0"



LINTEL SCHEDULE FOR MASONARY VENEERS as per 9.20.5.2B 2016 OBC

	BRICK	STONE
3 1/2"X 3 1/2" X 1/4"	8'-1"	7'-9"
4"X 3 1/2" X 1/4"	8'-9"	8'-2"
4 7/8"X 3 1/2" X 5/16"	10'-10"	10'-1"
4 7/8"X 3 1/2" X 3/8"	11'-5"	10'-8"
4 7/8"X 3 1/2" X 1/2"	11'-9"	10'-11"
5 7/8"X 3 1/2" X 3/8"	12'-7"	11'-8"
5 7/8"X 3 1/2" X 1/2"	13'-5"	12'-5"
5 7/8"X 4" X 1/2"	13'-6"	12'-7"
7 1/8"X 4" X 3/8"	14'-1"	13'-1"
7 1/8"X 4" X 1/2"	15'-1"	14'-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 COMPACTED 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" SLUMP)
- 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	1629 SQ.FT.
UPPER FLOOR	1235 SQ.FT.
GARAGE	1200 SQ.FT.

REV.#	DATE	DESCRIPTION
4		
3		
2		
1	02-07	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 851-1173
FAX: 874-4509

SHAW RESIDENCE
38440 FINGAL LINE
ST. THOMAS, ON

PROPOSED HOUSE PLANS

ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620 PO# 2222	
DATE: FEB 2022	
SHEET NO. 5 OF 7	

A5