



A G E N D A

Monday December 9, 2024

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 October 15, 2024
 - (b) Minutes of Committee of Adjustment meeting of November 25, 2024
5. NEW BUSINESS
 - (a) Minor Variance Application MV 2024-07, J. DaSilva, 34 Talbot Grove Lane
6. ADJOURNMENT



Meeting of the Committee of Adjustment
Tuesday October 15, 2024
Council Chambers, Fingal/Via Video Link

MEMBERS PRESENT: Chairperson: Mayor Grant Jones
 Members: Deputy Mayor Justin Pennings
 Councillor John Adzija
 Councillor Sarah Emons
 Councillor Scott Fellows

Township Administration Present: June McLarty, Deputy Secretary-Treasurer
 Mike Szilagyi, Planner

MV 2024-05 R. Singh, M. Kaur Bajwa, 10868 Sunset Road

In attendance: R. Singh and M. Kaur Bajwa.

**C of A 2024-11 Moved by: Member Fellows
 Seconded by: Member Pennings**

THAT the regular Council meeting adjourn to sit as a Committee of Adjustment to hear minor variance applications MV 2024-05, R. Singh and M. Kaur Bajwa, 10868 Sunset Road at **7: 14 p.m.**

CARRIED

**C of A 2024-12 Moved by: Member Adzija
 Seconded by: Member Fellows**

THAT the minutes from the Committee of Adjustment Meeting of May 27, 2024 are hereby adopted.

CARRIED

Chairperson Jones called the meeting to order and stated that this application is to seek relief from the provisions of Section 3.1 (Accessory Uses) and 3.14 (Home Industry) of Zoning By-law 2011-14 under Section 45(1) of the Planning Act. The proponents are seeking permission to use an existing accessory building for a Home Industry use (woodworking workshop) and further requesting relief from Section 3.1 (b) to increase the permitted lot coverage from 15% to 25% and 3.14 (c) to increase the maximum gross floor area devoted to the Home Industry from 200m² to approximately 325m² to facilitate future expansion of the accessory building.



TOWNSHIP OF SOUTHWOLD
COMMITTEE OF ADJUSTMENT
NOTICE OF DECISION
APPLICATION NO. MV 2024-05

ATTACHED is a certified copy of the decision of the Committee of Adjustment in the matter of an Application MV 2024-05 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 **4th day of November, 2024**, 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 via phone at 519-769-2010 or e-mail at deputyclerk@southwold.ca, or available online at the Township's website at: www.southwold.ca/current-planning-applications

Dated this 16th day of October, 2024.

June McLarty, Deputy Clerk
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: deputyclerk@southwold.ca



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

DECISION SHEET

Application No. MV 2024-05
Date of Hearing: October 15, 2024
Owner/Applicant: Rasandeep Singh and Manjot Kaur Bajwa .
Agent:
Description: Part of Lot 42 Concession ENBTR
Municipal Address: 10868 Sunset Road

Lot Description:

Existing Lot Area	202 343 sq m (0.50 Ac)
Existing Lot Frontage	28.956 metres (95.00 feet)
Existing Lot Depth	70.4088 metres (231 feet)

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 provisions of Zoning By-law 2011-14, as amended to permit an accessory building to be used for a Home Industry . Specifically, the minor variance will consider the following:

1. Relief from the provision of Section 3.1 (b) (Accessory Uses) to permit an increased lot coverage for accessory buildings
2. Relief from 3.14 (c) (Home Industry) to permit an increased maximum floor area devoted to a Home Industry.

Decision:

The application is hereby **approved** to obtain relief from Section 3.1 (b) (Accessory Uses) to permit an increased lot coverage for accessory buildings and Section 3.14 (c) (Home Industry) to permit an increased maximum floor area devoted to a Home Industry.

Reasons for approval, in accordance with Report PLA 2024-16:

1. The variance does maintain the intent and purpose of the Official Plan.
2. The variance does maintain 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 land.
4. The variance is minor in nature.

The effect of written and oral submissions on the Decision is contained within Report PLA 2024-16 and the minutes of the Committee of Adjustment Meeting of October 15, 2024.

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 15th day of October, 2024.

RECORDED VOTE	TO GRANT	TO REFUSE	Absent	Present
Committee Member, John Adzija	<u>✓</u>	_____	()	(✓)
Committee Member, Scott Fellows	<u>✓</u>	_____	()	(✓)
Committee Member, Sarah Emons	<u>✓</u>	_____	()	(✓)
Chairperson and Committee Member, Grant Jones	<u>✓</u>	_____	()	(✓)
Committee Member, Justin Pennings	<u>✓</u>	_____	()	(✓)

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

I, June McLarty, 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 15th day of October, 2024.

June McLarty
 Secretary-Treasurer

October 16, 2024
 Date

*******NOTICE OF LAST DATE OF APPEAL*******

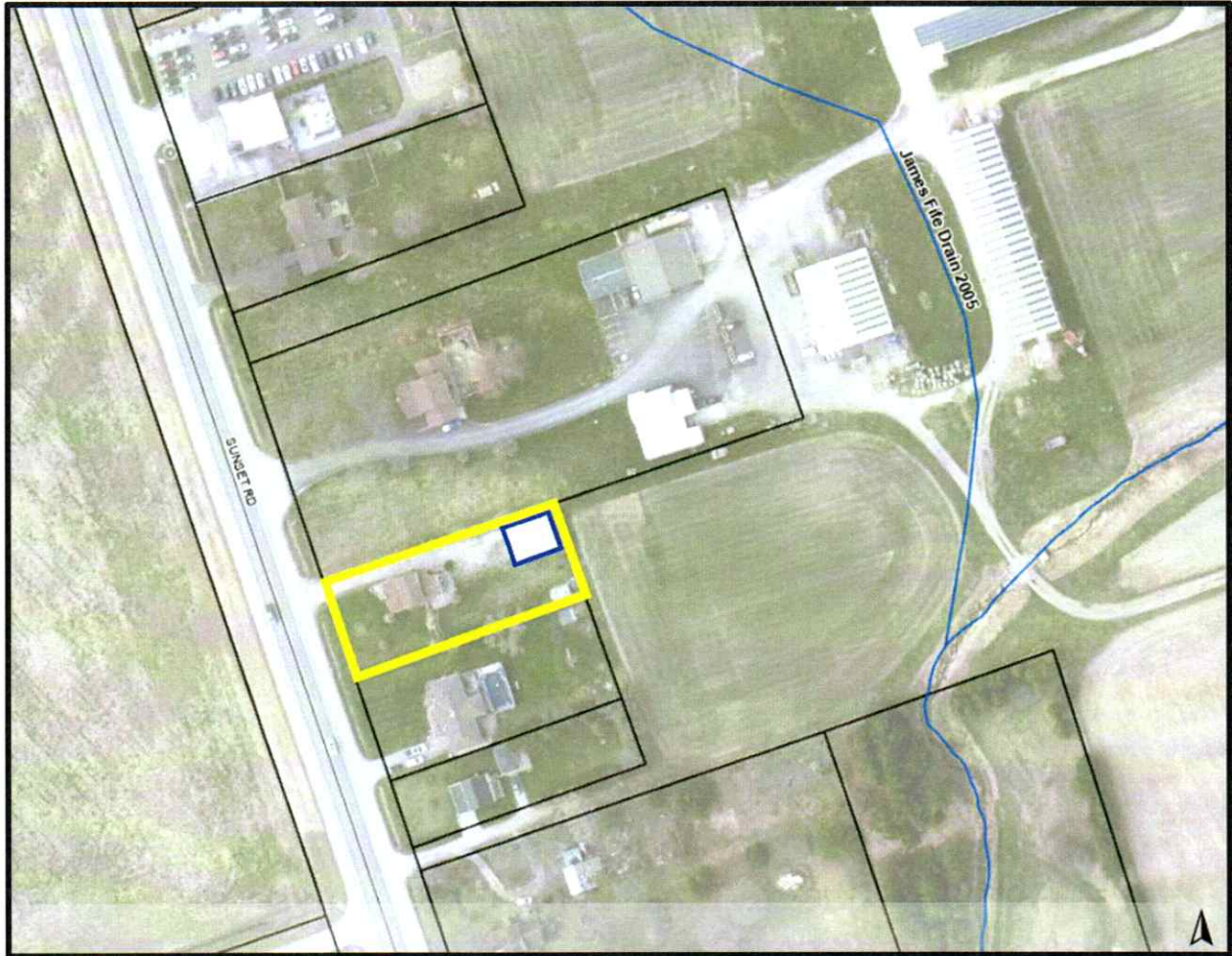
NOTICE IS HEREBY GIVEN THAT THE LAST DATE FOR APPEALING THIS DECISION TO THE ONTARIO LAND TRIBUNAL (OLT) IS THE **4th DAY OF NOVEMBER, 2024**.

The decision of the Committee may be appealed to the Ontario Land Tribunal (OLT) by serving personally on or sending by registered mail to the Secretary-Treasurer of the Committee a Notice of Appeal and a copy of an appeal form which is available from the OLT website at www.olt.gov.on.ca setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal as payable on an appeal from the Committee of Adjustment to the Tribunal.

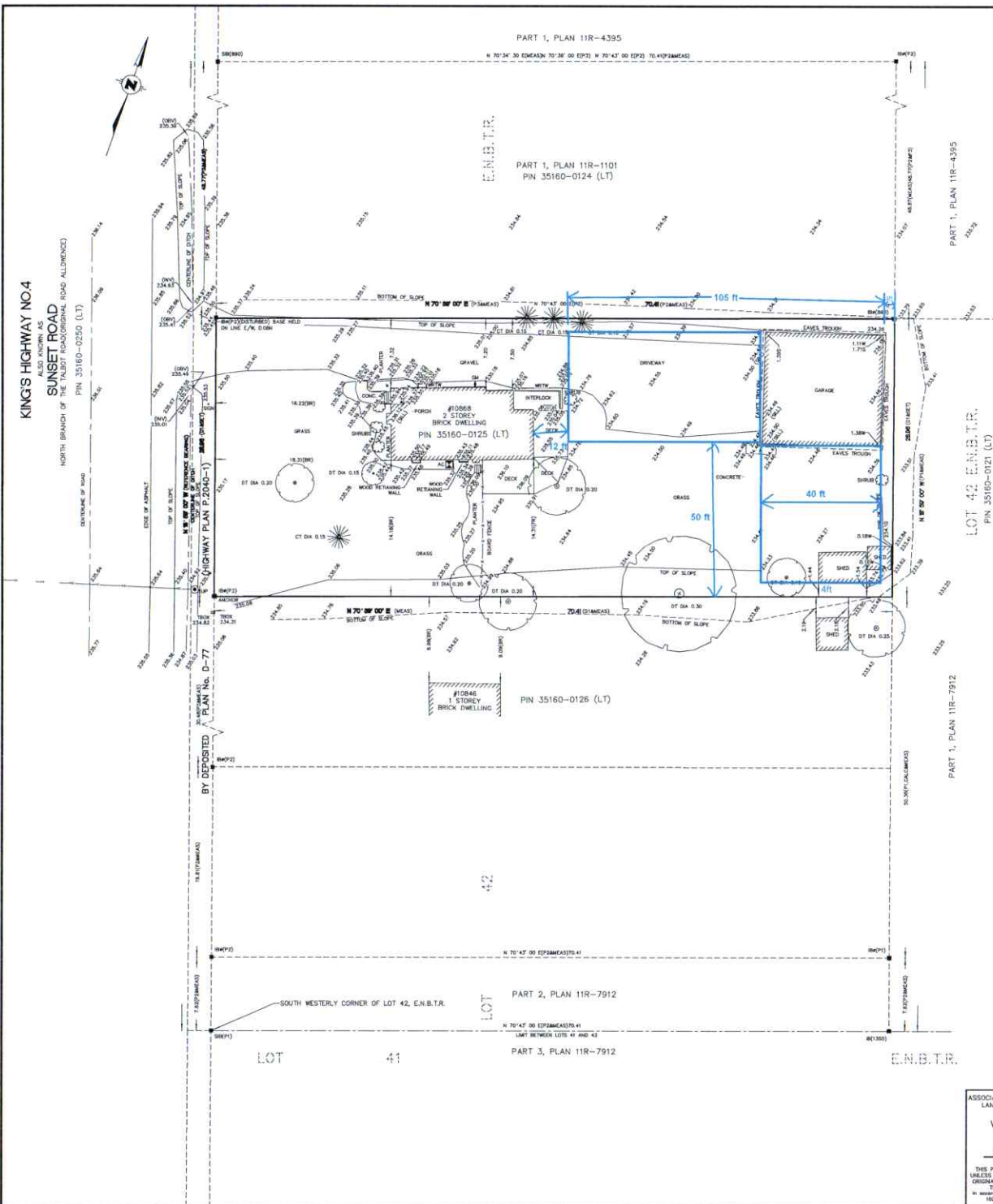
June McLarty, Deputy Clerk
 Township of Southwold
 35663 Fingal Line
 Fingal, Ontario
 NOL 1K0

Phone: 519-769-2010
Email: deputyclerk@southwold.ca

Schedule A: Subject Area Map 10868 Sunset Road - MV 2024-05



Appendix 1: Site Plan



SURVEYORS REAL PROPERTY REPORT
 PART 1
 PLAN OF SURVEY OF
 PART OF LOT 42
 CONCESSION EAST OF THE NORTH BRANCH
 OF TALBOT ROAD
 TOWNSHIP OF SOUTHWOLD
 CITY OF ST. THOMAS
 COUNTY OF ELGIN



THE INTENDED PLOT SIZE OF THIS PLAN IS 636mm IN WIDTH BY 576mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:225

© COPYRIGHT 2024, AK&M SURVEYING LTD.

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

- 1) BEARINGS ARE ASTROMERIC, AND ARE REFERRED TO THE EASTERLY LIMIT OF SUNSET ROAD HAVING A BEARING OF N18°50'00"W AS SHOWN ON P1
- 2) TIES ARE TAKEN TO FOUNDATION UNLESS OTHERWISE NOTED.

BENCHMARK NOTE

ELEVATIONS HEREON ARE GEODETIC AND DERIVED USING LEICA SMARTNET NETWORK (EPOCH 2010) AND ARE REFERRED TO THE CGVD-1928:1978 DATUM.

PART 2: SURVEY REPORT

- DESCRIPTION OF LAND: PART OF LOT 42, CONCESSION EAST OF THE NORTH BRANCH OF TALBOT ROAD
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: NONE REGISTERED
- BOUNDARY FEATURES: FENCES AND OVERHEAD HYDRO WIRE AND THEIR RELATIONSHIP TO THE PROPERTY LIMITS ARE SHOWN ON THE FACE OF THE PLAN
- COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS: PLAN DOES NOT CERTIFY ZONING COMPLIANCE.

LEGEND

- DENOTES FOUND MONUMENT
- DENOTES PLANTED MONUMENT
- SB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- IBR DENOTES ROUND IRON BAR
- OL DENOTES ORION UNKNOWN
- B90 DENOTES H. L. VAN PELT, O.L.S.
- L355 DENOTES BRIAN VAUGHAN SURVEYING LTD., O.L.S.
- CALC DENOTES CALCULATED
- MEAS DENOTES MEASURED
- WT DENOTES WITNESS
- PROD DENOTES PRODUCTION
- P1 DENOTES PLAN 118-7912
- P2 DENOTES PLAN 118-1101
- P3 DENOTES PLAN 118-4395
- D1 DENOTES INST. No. E348720
- AC DENOTES AIR CONDITIONER
- BR DENOTES BRICK
- CLF DENOTES CHAIN LINK FENCE
- CCNC DENOTES CONCRETE
- CT DENOTES CONIFEROUS TREE
- DT DENOTES DECIDUOUS TREE
- EV DENOTES EAVES TROUGH
- FR DENOTES FRAME
- GM DENOTES GAS METER
- INV DENOTES INVERT
- LS DENOTES LIGHT STANDARD
- OSB DENOTES OSBENT
- WRW DENOTES WOODEN RETAINING WALL
- UBOX DENOTES UTILITY BOX
- UP DENOTES UTILITY POLE
- OH- DENOTES OVERHEAD HYDRO

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - 2) THE SURVEY WAS COMPLETED ON 11TH DAY OF MARCH, 2024.

MARCH 20TH, 2024 DATE
 ATHITHAN KANAGANAYAGAM ONTARIO LAND SURVEYOR

Kedth
 ATHITHAN KANAGANAYAGAM
 ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
 V-75881

15 Great Plains Street
 Brampton, Ontario
 L6R-1Z5
 Phone: (647) 914-3361
 www.akmsurveying.com
 Email: info@akmsurveying.com

AKM
 AK&M SURVEYING LTD.

THIS PLAN IS NOT VALID UNLESS IT IS AN UNBROKEN ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 608, SECTION 2(2).

DATE: March 22, 2024 CHECKED BY: AK
 DRAWN BY: BFY PROJECT NO.: 2024-33
 FILE LOCATION: S:\Work\2024\2024-33\Drawn\23174_2024-33-P1.dwg

PREPARED FOR: RASANDEEP SINGH

Chairperson Jones advised the public that the last day for appealing this decision is November 4, 2024. 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 by the applicant or another member of the public. This public meeting is now concluded.

C of A 2024-14

Moved by: Member Emons

Seconded by: Member Adzija

THAT the meeting of the Committee of Adjustment to hear applications MV 2024-05, R. Singh and M. Kaur Bajwa, 10868 Sunset Road and the regular meeting of council reconvenes at **7:15p.m.**

CARRIED

Chairperson

Secretary-Treasurer



Meeting of the Committee of Adjustment
Monday November 25, 2024
Council Chambers, Fingal/Via Video Link

MEMBERS PRESENT: Chairperson: Mayor Grant Jones
 Members: Deputy Mayor Justin Pennings
 Councillor John Adzija
 Councillor Sarah Emons
 Councillor Scott Fellows

Township Administration Present: Lisa Higgs, Secretary-Treasurer

**C of A 2024-15 Moved by: Member Fellows
 Seconded by: Member Pennings**

THAT the regular Council meeting adjourn to sit as a Committee of Adjustment at **7:01 p.m.** **CARRIED**

Deferral of MV 2024-06, 6383 Coon Road

**C of A 2024-16 Moved by: Member Fellows
 Seconded by: Member Adzija**

THAT the Committee of Adjustment defer application MV 2024-06, 6383 Coon Road, filed by S. Flanagan and G.E. Flanagan until such time that a slope stability report completed by a qualified geotechnology engineer is submitted. **CARRIED**

Adjournment of Committee of Adjustment

**C of A 2024-17 Moved by: Member Pennings
 Seconded by: Member Emons**

THAT the meeting of the Committee of Adjustment to hear applications MV 2024-06, S. Flanagan and G.E. Flanagan, 6383 Coon Road adjourns and the regular meeting of council reconvenes at **7:06 p.m.** **CARRIED**

Chairperson

Secretary-Treasurer



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: December 9, 2024

PREPARED BY: Mike Szilagyi, Planner

REPORT NO: PLA 2024-17

SUBJECT MATTER: **Minor Variance Application MV 2024-07**
34 Talbot Gore Lane, St. Thomas
Owner: Jason DaSilva

Recommendations:

THAT the Committee of Adjustment for the Township of Southwold receive Planning Report PLA 2024-18 regarding Application for Minor Variance MV 2024-07; and

THAT the Committee of Adjustment for the Township of Southwold grant the requested Minor Variance to obtain relief from the provision of Section 3.1 (vi) (Accessory Uses) to permit the construction of an accessory structure for the purposes of establishing an Additional Dwelling Unit.

Summary:

- The variance would permit the construction of a 143 m² (1,535 ft²) accessory structure to be located in the rear yard for the purposes of establishing an Additional Dwelling Unit. The proposed structure has a maximum height greater than permitted by Zoning By-law 2011-14.
- The proposal complies with all other provisions of Zoning By-law 2011-14.

Purpose:

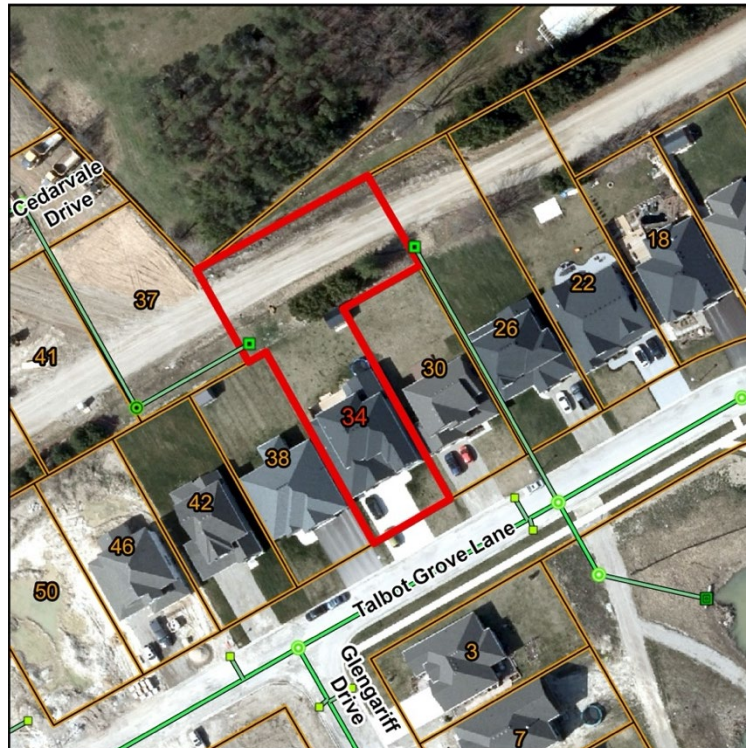
The purpose of this report is to provide the Committee of Adjustment with background information to support the recommendation to approve Application for Minor Variance following the Public Hearing scheduled for December 9, 2024.

The subject lands are located at 34 Talbot Gore Lane, St. Thomas and are legally described as Lot #7 and merged Part 1 of Lot 58, Plan 11M-245, Registered Plan 11R-11142. The subject lands are highlighted in Figure 1.

The subject lands are approximately 1,655 m² (17,814 ft²) in area with a frontage of 18 m (59.05 ft) along Talbot Gore Lane. The lands are located within the Talbotville

Settlement Area of the Township of Southwold, on lands designated Residential on Schedule 4A of the Township of Southwold Official Plan and zoned Residential 1 (R1) on Map 12 of the Township of Southwold Zoning By-law 2011-14. The lands are occupied by a single detached dwelling and was recently subject to Consent Application E42-23 - E44-23 in order to permit a lot addition. The lands are surrounded in all directions by residential dwellings.

Figure 1.0 Key Map of Subject Property



Consultation

Statutory Notice Requirements

The Notice of the Public Hearing was provided in accordance with the provisions of the Planning Act. Property owners within 60m of the subject lands were provided notice through regular mail delivery. Applicable persons and public bodies were provided notice of the Public Hearing and a request for comments via email. Signage advising of the date of the Public Hearing, as well as the purpose and effect of the application, was placed on the subject property and details of the application and Public Hearing were also posted publicly on the Township's website.

Public and Agency Comments

At the time of the writing of the report, no comments or concerns have been received from Public Agencies or surrounding property owners.

Township Comments

CAO

- No concerns with the proposed minor variance.
- ADU must comply with the provisions of By-Law 2024-40 with respect to civic addressing and signage for the ADU; must communicate to the Township so that the civic address can be added to GIS and formally assigned for emergency services purposes

Overview and Analysis:

This analysis is provided prior to the Public Hearing. Should new information arise regarding this proposal, the Committee of Adjustment is advised to take such information into account when considering the recommendation provided by Township Staff.

Application for Minor Variance was reviewed with consideration to the Provincial Planning Statement (2024), Elgin County Official Plan, Township of Southwold Official Plan, and the Township of Southwold Zoning Bylaw 2011-14. A summary of the applicable planning policies and regulations is provided.

	Section(s)	Relevant Policy Direction
Provincial Planning Statement, 2024	2.2 Housing Rural Areas in Municipalities 2.3 Settlement Areas and Settlement Area Boundary Expansions	<ul style="list-style-type: none"> • Permit and facilitate all types of residential intensification • Support a range and mix of housing options • Promote densities for new housing which effectively use land, resources and infrastructure
Elgin County Official Plan	B1 Settlement Areas C1.1.1 Residential Areas	<ul style="list-style-type: none"> • Settlement areas shall be the focus of growth • Maintain and enhance the character and the identity of the existing residential areas • Promote the efficient use of existing infrastructure

	Section(s)	Relevant Policy Direction
Township of Southwold Official Plan	2.1 Growth Management Principles 3.2.7 Housing Supply 3.4.2 Secondary Dwelling Units 5.2.2 Residential	<ul style="list-style-type: none"> • Direct the majority of population growth to settlement areas • Provide for an appropriate range and mix of housing options • Secondary dwelling units (or ADUs) are an important component to support affordable housing options • Residential areas are intended to allow a variety of housing options, including a variety of dwelling types
Township of Southwold Zoning By-law 2011-14	3.1 – Accessory Uses 3.48 – Additional Dwelling Units 8.0 – Residential 1 Zone	<ul style="list-style-type: none"> • Residential accessory structures are permitted • In compliance with all provisions of S.3.1 except maximum permitted height. • Zoning By-law permits a detached Additional Dwelling Unit on the lands. • Compliant with provisions of S.3.48 • Residential use is permitted on the lands.

Minor Variance

The Applicant is requesting relief from the following provision of the Zoning By-law:

Section 3.1(vi) Accessory Uses – Maximum permitted height

No accessory building, structure or use shall exceed 5.5 m (18 ft) in height, with the exception of buildings and structures for agricultural uses;

- The Applicant is requesting to construct an accessory structure with a total height of 6.2 m (20ft – 4in).

When presented with an Application for Minor Variance, the Committee of Adjustment must be satisfied the application meets the “Four Tests” of subsection 45(1) of the Planning Act:

Do the variances maintain the intent of the Official Plan? Yes

The subject lands are designated Residential where policy direction supports the development of a range of residential housing options within Settlement Areas. Furthermore, the Plan supports the development of additional dwelling units as-of-right within Settlement Areas and as a form of affordable housing.

The proposed detached additional dwelling unit is proposed within a Settlement Area where it is permitted and helps achieve the Plan's intent of providing both a range of housing options and more affordable housing options. The intent of the Official Plan is maintained.

Do the variances maintain the intent of the Zoning By-law? Yes

The subject lands are zoned Residential 1 (R1) Zone within the Township's Zoning By-law. This zoning permits the existing residential use where residential accessory structures are permitted and may contain Additional Dwelling Units.

The intent of restricting the height of any accessory structure is to ensure that the structure remains subordinate to the primary use on the lands. Furthermore, when an accessory structure is intended for human habitation, it is also to ensure that potential for overlook and visual intrusion onto neighbouring properties is limited or eliminated. In this instance, the use is permitted on the lands and within an accessory structure. Other than height, all applicable provisions are complied with and with respect to height, the proposed structure continues to be subordinate to the primary residence and any overlook is addressed by not providing windows on the elevation facing the nearest neighbour. Ultimately, the variance maintains the intent of the Zoning By-law.

Are the variances an appropriate use of the land? Yes

The subject property is a residential lot, which permits accessory structures and Additional Dwelling Units. The accessory structure will continue to achieve the intended purpose of the lands and help to intensify the Talbotville Settlement area and provide a more diverse range of housing options in the Township.

Are the variances minor in nature? Yes

The proposed accessory structure is designed with a slanted roof, which is in keeping with the character of the neighbourhood. As a result, the height, as measured through the by-law, exceeds the permitted maximum by 0.7 m (2.3 ft). As a result, only a portion of the roof exceeds the permitted maximum. In addition, as no windows are proposed on the western façade, the side facing the nearest neighbour, the potential for overlook has been eliminated. Due to these design considerations, the potential negative impact

resulting from the requested variance is addressed and as such, the variance can be considered minor.

Conclusion:

Subject to receiving further questions and comments from the Committee of Adjustment and members of the public, staff is in a position to state that the application, as proposed:

- i. Is in keeping with the general intent of the Official Plan.
- ii. Is in keeping with the general intent of Zoning By-law 2011-14, as amended, for the Township of Southwold.
- iii. Is desirable and will result in the appropriate development of the area
- iv. Is minor in nature not causing any adverse impact that may result from granting this application

Upon the Committee of Adjustment making a decision, the required Notice of Decision for the Minor Variance will be circulated within 15 days of the meeting. There is a 20-day appeal period during which objections to the decision can be submitted to the Ontario Land Tribunal.

The Committee of Adjustment should be able to demonstrate why the application does or does not meet the four tests for a minor variance under the Planning Act and state those reasons in making a decision.

Financial Implications:

There are no significant financial implications related to the consideration of Minor Variance Application MV 2024-07.

Strategic Plan Goals:

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

- Managed Growth
- Welcoming and Supportive Neighbourhoods
- Economic Opportunity
- Fiscal Responsibility and Accountability

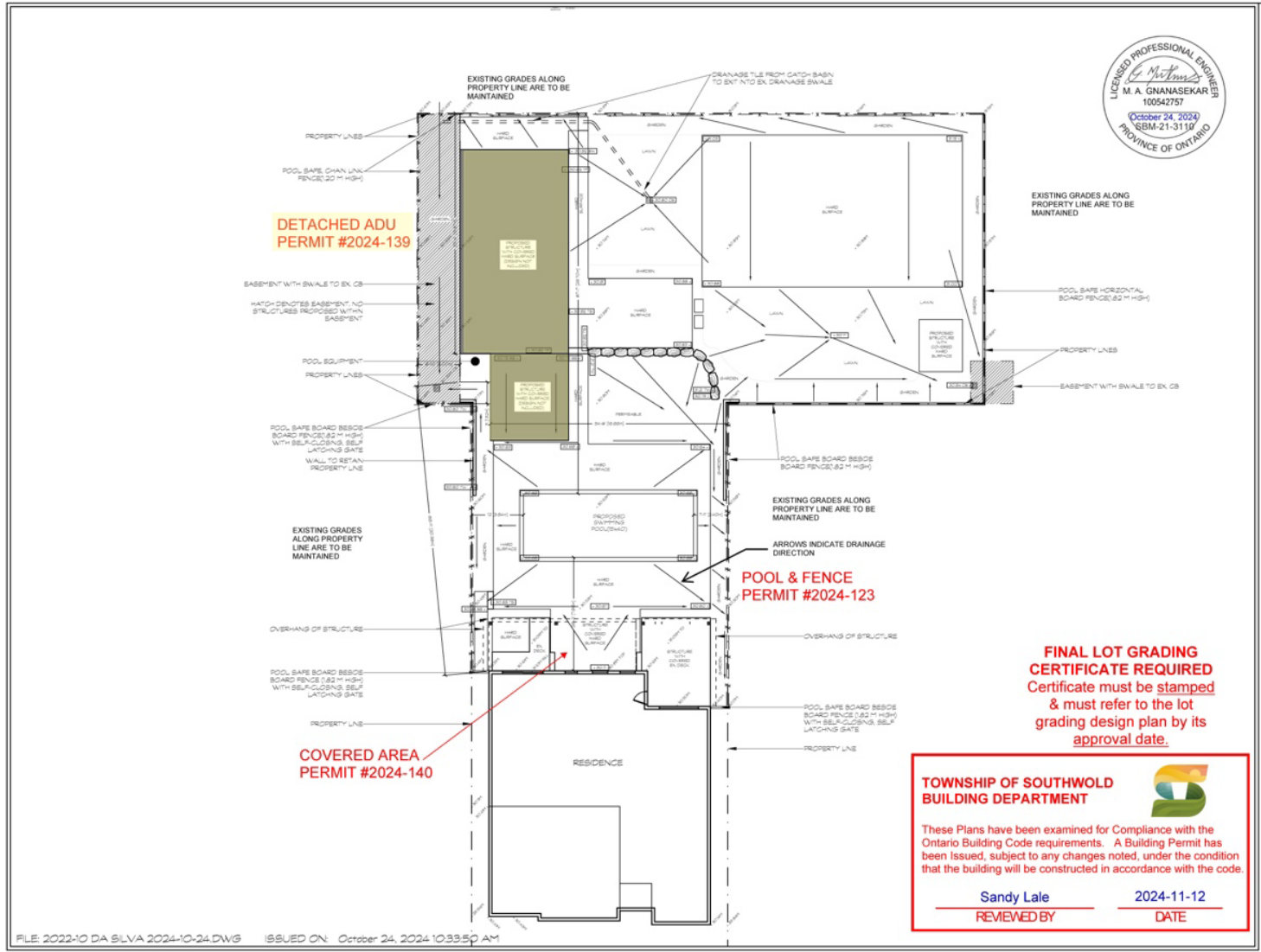
Respectfully submitted by:
Mike Szilagyi
Planner
"Submitted Electronically"

Approved by:
Lisa Higgs
CAO/Clerk
"Approved Electronically"

Attachments:

Appendix 1 – Provided plans for 34 Talbot Gore Lane

Appendix 1 – Provided Plans for 34 Talbot Gore Lane



- STRK, BALDINELLI, MONZ LTD. (SBM)
 NOTES:
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINIMUM STANDARDS & SPECIFICATIONS OF THE MOST RECENT EDITION OF THE ONTARIO BUILDING CODE.
 - SBM IS NOT RESPONSIBLE FOR THE INFORMATION (EXIST. TOPOGRAPHY, BENCHMARKS, PROPERTY BOUNDARY, ETC.) PROVIDED BY OTHERS.
 - SBM PROJECT NUMBER SBM-21-310
 - SEALED FOR DRAINAGE DESIGN ONLY. STORMWATER MANAGEMENT DESIGN HAS NOT BEEN INCLUDED/REQUESTED.

GRADING CERTIFICATE

I HEREBY CERTIFY THAT THE PROPOSED GRADING AND APPURTENANT DRAINAGE WORKS COMPLY WITH SOLID ENGINEERING DESIGN AND THAT THE PROPOSED GRADING IS COMPATIBLE WITH EXISTING DRAINAGE PATTERNS ON AND ACROSS THESE LANDS AND THE ADJACENT LANDS OR APPLICABLE CITY BY-LAWS.

- GRADING NOTES:
- EXISTING GRADES AND DRAINAGE OF ADJUTING LANDS IS NOT TO BE DISTURBED.
 - A MINIMUM OF 150MM (6") FROM THE TOP OF FOUNDATION TO THE FINISHED GRADE OUTSIDE THE BUILDING MUST BE PROVIDED, TYPICAL.
 - RETAINING WALLS, 1000MM OR GREATER, & GUARD RAILS ON TOP (IF REQUIRED) ARE TO BE DESIGNED BY AND CONSTRUCTED TO THE SPECIFICATIONS OF A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
 - GUARDS AS PER CBC D.8.8 SHALL BE INSTALLED WHERE THERE IS A DIFFERENCE IN ELEVATION OF MORE THAN 500MM BETWEEN THE WALKING SURFACE AND THE ADJACENT SURFACE, OR THE ADJACENT SURFACE WITHIN 12M FROM THE WALKING SURFACE HAS A SLOPE OF MORE THAN 1 IN 2.

EG	EXISTING GRADE
TF	TOP OF FOUNDATION
BW	BOTTOM OF WALL
TW	TOP OF WALL
TS	TOP OF STEP
BS	BOTTOM OF STEP
TD	TOP OF DECK

1	24/24	Issued for storage plan
No.	Date	Revision note



JOHN: (519) 893-8593
 VINCE: (519) 423-8599
 e-mail: vince@countrysidelandscape.ca

Da Silva Residence
 34 Talbot Grove Lane
 Talbotville, Ontario

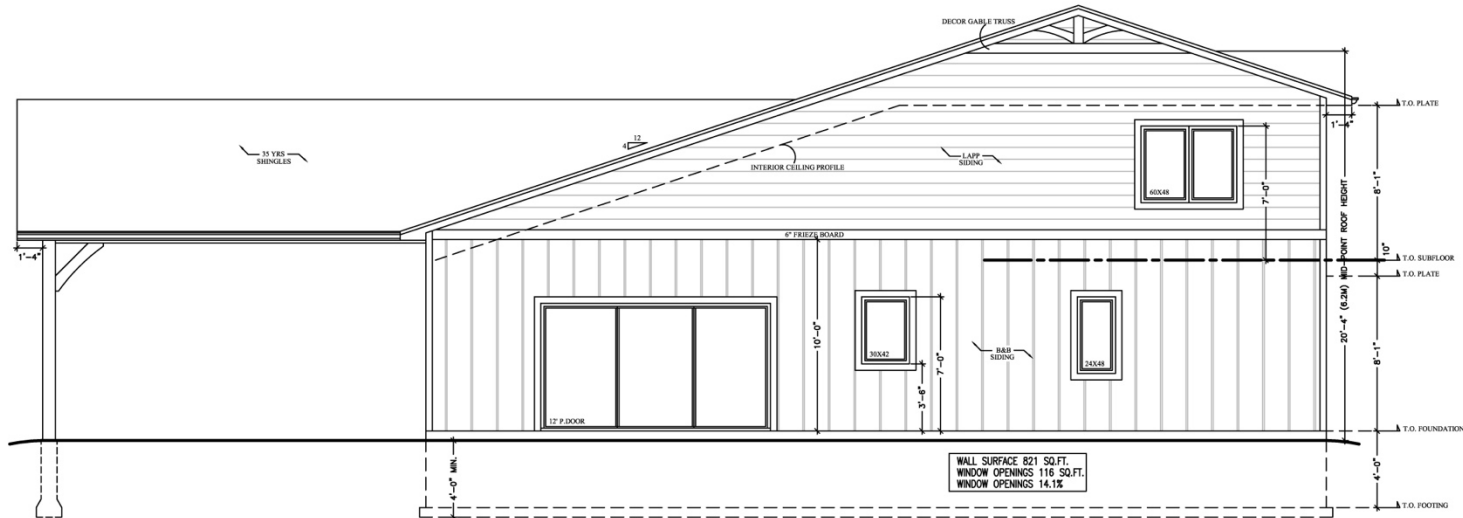
Drainage Plan

DRW: V.L.
 DATE: March 24, 2022
 ID: 2022-10
 SCALE: 1:250

P:1

SOUTH ELEVATION

Scale 3/16"=1'-0"



GENERAL NOTES:

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

Tony Wall
BCIN: 22052

SQUARE FOOTAGE	
MAIN FLOOR	1173 SQ.FT.
UPPER FLOOR	400 SQ.FT.

REV.	DATE	DESCRIPTION
4		
3		
2	11/11	BUILDING INSPECTION COMMENTS
1	1/10	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-881-1173
FAX: 519-874-9827

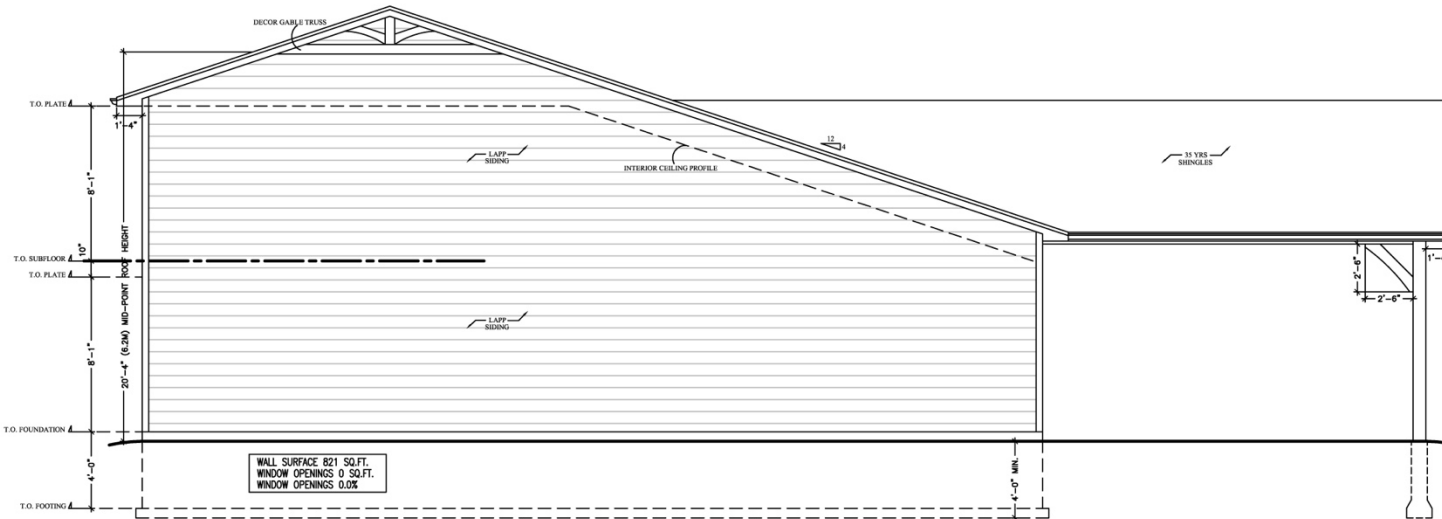
DA SILVA RES
34 TALBOT GROVE LANE
TALBOTVILLE, ONT

PROPOSED ARU PLANS
ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620	POW: 24250
DATE: NOVEMBER 2024	
SHEET NO. 4 OF 10	A4

NORTH ELEVATION

Scale 3/16"=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.R.C. I am qualified, and the firm is registered, in the appropriate class/categories.

Tony Wall
BCIN: 22052

SQUARE FOOTAGE	
MAIN FLOOR	1173 SQ.FT.
UPPER FLOOR	400 SQ.FT.

REV.	DATE	DESCRIPTION
4		
3		
2	11/11	BUILDING INSPECTION COMMENTS
1	11/01	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-881-1173
FAX: 519-874-0827

DA SILVA RES
34 TALBOT GROVE LANE
TALBOTVILLE, ONT

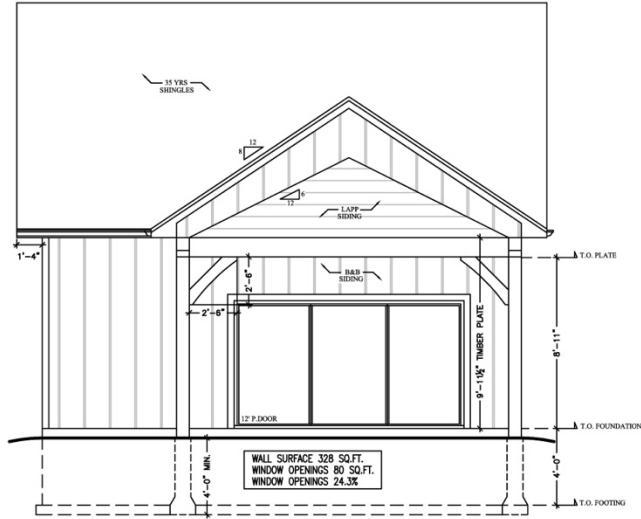
PROPOSED ARU PLANS
ELEVATIONS

DRAWN BY: TONY WALL SCALE: SEE DWG
BCIN: 29620 POW: 24250
DATE: NOVEMBER 2024
SHEET NO. 5 OF 10

A5

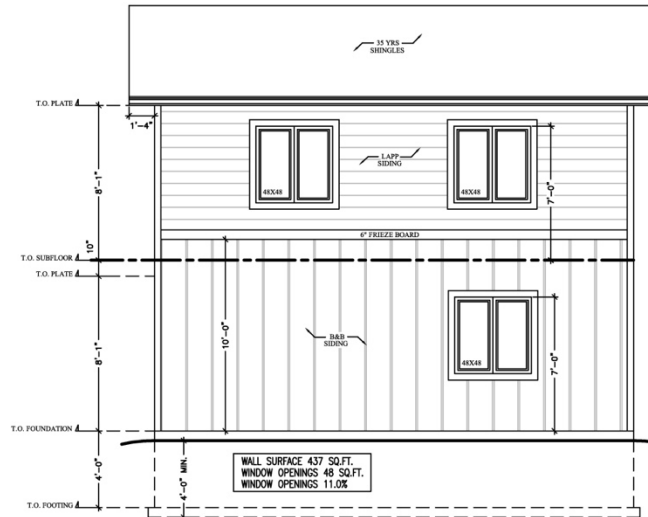
WEST ELEVATION

Scale 3/16"-1'-0"



EAST ELEVATION

Scale 3/16"-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.R.C. I am qualified, and the firm is registered, in the appropriate class/categories.

Tony Wall
BCIN: 22852

SQUARE FOOTAGE	
MAIN FLOOR	1173 SQ.FT.
UPPER FLOOR	400 SQ.FT.

REV.	DATE	DESCRIPTION
4		
3		
2	11/11	BUILDING INSPECTION COMMENTS
1	1/10	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-881-1173
FAX: 519-874-6827

DA SILVA RES
34 TALBOT GROVE LANE
TALBOTVILLE, ONT

PROPOSED ARU PLANS

ELEVATIONS

DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 28620	POW: 24250
DATE: NOVEMBER 2024	
SHEET NO. 6 OF 10	

A6

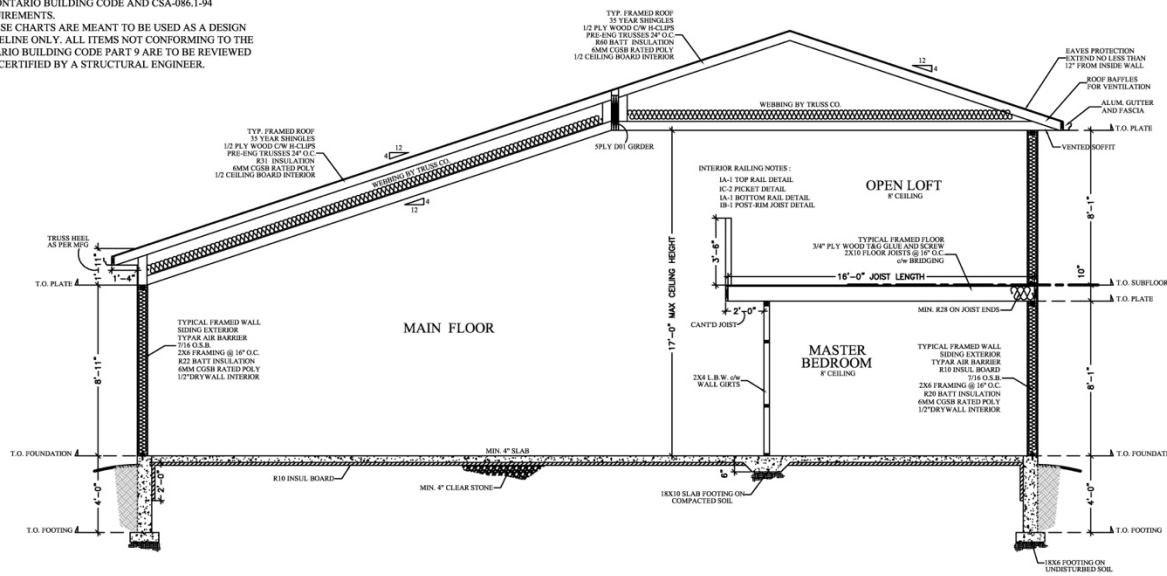
GIRDER POST SUPPORTS					
BUILT-UP COLUMN SELECTION TABLE					
NAILED BUILT-UP					
S-P-F No.1 / No.2					
WALL HT	2 PLY	3 PLY	4 PLY	5 PLY	
8'	3,442 lbf	9,652 lbf	15,342 lbf	19,177 lbf	
9'	2,645 lbf	8,390 lbf	12,291 lbf	15,363 lbf	
10'	2,063 lbf	6,996 lbf	9,860 lbf	12,325 lbf	
11'	1,628 lbf	5,911 lbf	7,946 lbf	9,939 lbf	
12'	1,299 lbf	4,810 lbf	6,366 lbf	7,911 lbf	

BUILT-UP COLUMN SELECTION TABLE					
NAILED BUILT-UP					
S-P-F No.1 / No.2					
WALL HT	2 PLY	3 PLY	4 PLY	5 PLY	
8'	5,279 lbf	14,932 lbf	25,382 lbf	33,951 lbf	
9'	4,098 lbf	12,973 lbf	22,947 lbf	32,030 lbf	
10'	3,207 lbf	10,868 lbf	20,895 lbf	30,000 lbf	
17'	N/A	3,215 lbf	9,014 lbf	18,808 lbf	
18'	N/A	3,013 lbf	7,957 lbf	13,870 lbf	

- NOTES:
- * PROVIDE SOLID BEARING BELOW ALL BEAMS AND GIRDER TRUSSES (i.e. 2 PLY TRUSS REQUIRES MINIMUM 2 STUDS FOR BEARING).
 - * ALL LUMBER IN THE DESIGNS ABOVE ARE SPF #2 OR BETTER
 - * BUILT-UP COLUMNS ARE TO BE MAILED OR BOLTED AS PER ONTARIO BUILDING CODE AND CSA-086.1-04 REQUIREMENTS.
 - * THESE CHARTS ARE MEANT TO BE USED AS A DESIGN GUIDELINE ONLY. ALL ITEMS NOT CONFORMING TO THE ONTARIO BUILDING CODE PART 9 ARE TO BE REVIEWED AND CERTIFIED BY A STRUCTURAL ENGINEER.

SECTION 01:01

Scale 3/16"-1'-0"



GENERAL NOTES:

I accept and take responsibility for the design work on behalf of a firm registered under subsection 2.174 of the O.B.C. I am qualified, and the firm is registered, in the appropriate class/categories.

Tony Wall
BCIN: 22852

SQUARE FOOTAGE	
MAIN FLOOR	1175 SQ.FT.
UPPER FLOOR	400 SQ.FT.

REV#	DATE	DESCRIPTION
4		
3		
2	11/11	BUILDING INSPECTION COMMENTS
1	11/01	PERMIT ISSUE



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
RR# 1 PORT BURWELL
OFFICE: 519-881-1173
FAX: 519-874-0807

DA SILVA RES
34 TALBOT GROVE LANE
TALBOTVILLE, ONT

PROPOSED ARU PLANS

SECTION	
DRAWN BY: TONY WALL	SCALE: SEE DWG
BCIN: 29620	POW: 24250
DATE: NOVEMBER 2024	
SHEET NO. 7 OF 10	

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