



A G E N D A

Monday June 8, 2026

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 May 25, 2026
5. NEW BUSINESS
 - (a) Minor Variance Application MV 2026-06, J. Malcolm C/O Fonté Plans Inc.,
10628 Sunset Road (PLA 2026-18)
6. ADJOURNMENT

that a sign was a sign was posted on the property and notices were mailed to property owners within 60 metres prior to the May 15th, 2026 deadline.

Planner Michela Testani presented her report to the Committee and the public. Ms. Testani also read the comments that were received after the staff report was completed. These comments were received from R. Powell, E. Harper and M. Schurch after the writing of the staff report.

Chairperson Jones asked if any Committee Members had any questions about the Planning report. Member Pennings questioned if this minor variance application is so all the front doors on the proposed dwellings can all face the same frontage as the primary dwelling. Planner Testani responded yes. If the applicant wanted to a "L" shape building, a minor variance would not be required. Ms. Testani responded yes.

Member Pennings also questioned the proximity of the dwellings to a well and septic system. Chief Building Official Corey Pemberton responded that a site service application will address these conditions. The building permit process will be needed to show the location of the well and other structures for the septic system. If the front doors didn't all face in the same direction, they wouldn't need the minor variance and a building permit will have to be issued.

Chairperson Jones commented that the Committee can't stop this application if it follows the Provincial Policy Statement. The province has dictated a single residential lot can have up to three additional dwelling units on it, if they meet the requirements of the Building Code and they comply with Township's Zoning By-laws. Tonight, we are only dealing with the way the doors are facing.

Chairperson Jones asked the Secretary-Treasurer if any comments were received from Staff. The Secretary-Treasurer responded yes. Comments received from Township staff were included in Planning Report PLA 2026-17

Chairperson Jones the Secretary-Treasurer if any written submission were received on this application. The Secretary-Treasurer responded yes. Written submissions received were included in Planning Report PLA 2026-17.

Chairperson Jones asked if any member of the public was here for the hearing to please identify themselves so that the Township has a record of their attendance at this public hearing with your name and civic address.

M. Schurch, 33257 Mary Street, questioned the location and distance of an existing well and the septic system for the existing duplex. Mr. Schurch was concerned about the ground water contamination and building code violations. Chief Building Official Corey

lands to the satisfaction of the Municipality, and to the satisfaction of the Municipality of Dutton Dunwich.”

CARRIED



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

DECISION SHEET

Application No. MV 2026-05
Date of Hearing: May 11th, 2026
Owner/Applicant: Derrough/Willsie Construction Inc.
Agent: Willsie Construction Inc.
Description: PLAN 157 PT LOT 8 RP11R7344; PART 2
Municipal Address: 9872 John Street North

Lot Description:

Existing Lot Area	0.33 ha
Existing Lot Frontage	30.2 m
Existing Lot Depth	110.7 m

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 owner is requesting a Minor Variance to seek a relief provision of Zoning By-law 2011-14, as amended to permit an increased building height of 6.3 m to allow the development of a non-agricultural accessory building containing an additional dwelling unit and garage. Specifically, the minor variance will consider the following:

1. Relief from the provision of Section 3.1(vi) of Zoning By-law 2011-14, as amended to permit an increased building height of 6.3 metres for a non-agricultural building containing an additional dwelling unit and garage whereas the building shall not exceed 5.5 metres in height, with the exception of buildings and structures for agricultural uses.

Decision:

2. The application is hereby **approved** to obtain Relief from the provision of Section 3.1 (vi) Accessory Building Height of Zoning By-law 2011-14, as amended, to permit an increased building height of 6.3 metres for a non-agricultural building containing an additional dwelling unit and garage whereas the building shall not exceed 5.5 metres in height, with the exception of buildings and structures for agricultural uses.

Reasons for approval, in accordance with Report PLA 2026-15:

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 2026-15 and the minutes of the Committee of Adjustment Meeting of May 11th, 2026.

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 11th day of May, 2026.

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

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

I, Jeff Carswell, 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 11th day of May, 2026.


 Secretary-Treasurer

2026-05-11
 Date

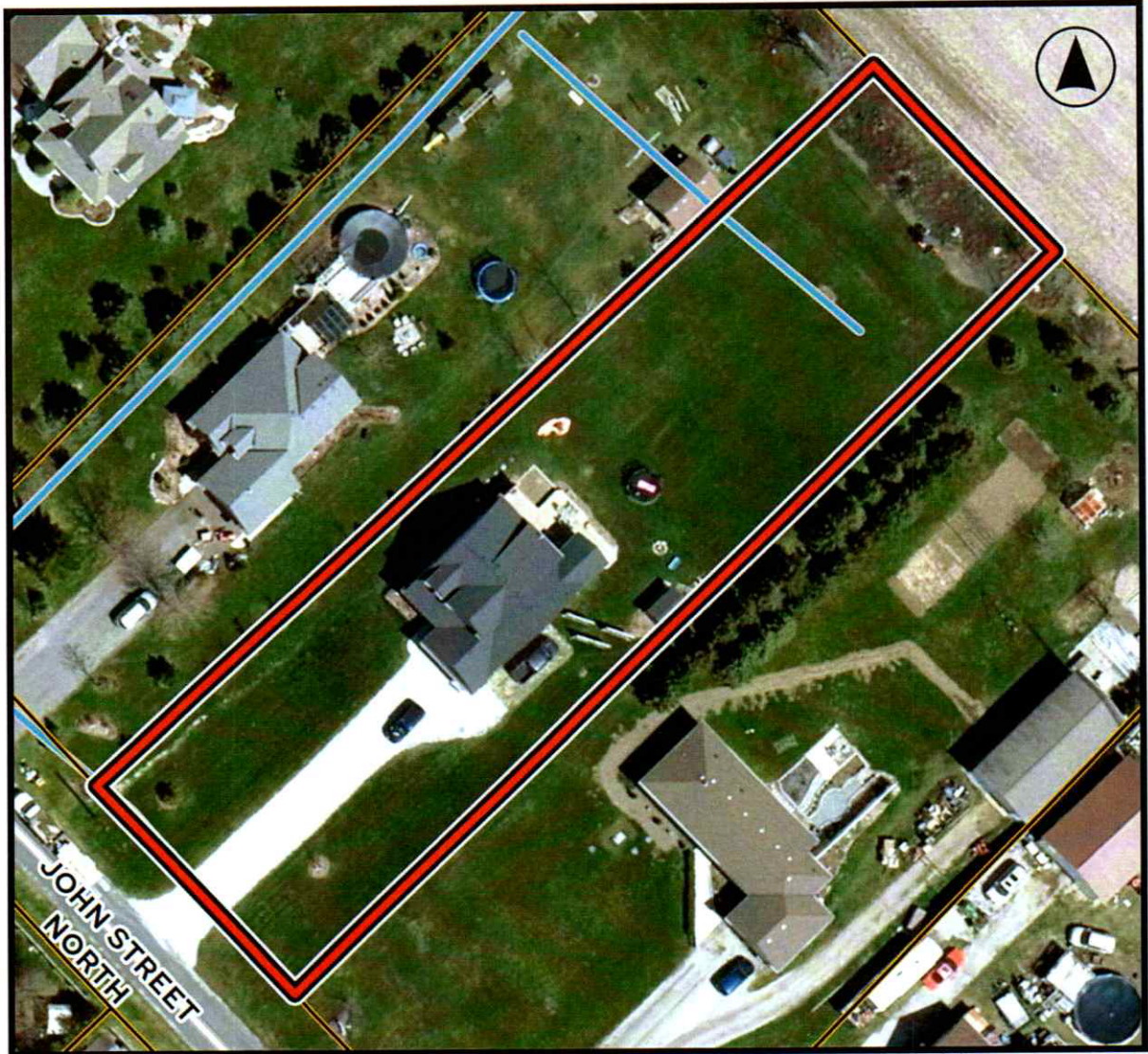
*******NOTICE OF LAST DATE OF APPEAL*******

NOTICE IS HEREBY GIVEN THAT THE LAST DATE FOR APPEALING THIS DECISION TO THE ONTARIO LAND TRIBUNAL (OLT) IS THE **1st, DAY OF JUNE, 2026 at 5:00 P.M.**

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.

Jeff Carswell, CAO/Clerk
Township of Southwold
35663 Fingal Line
Fingal, Ontario
NOL 1K0
Phone: 519-769-2010
Email: cao@southwold.ca

Schedule A: Subject Area Map 9872 John Street North – MV 2026-05



Variance Application MV 2026-05: 9872 John St N, Shedden

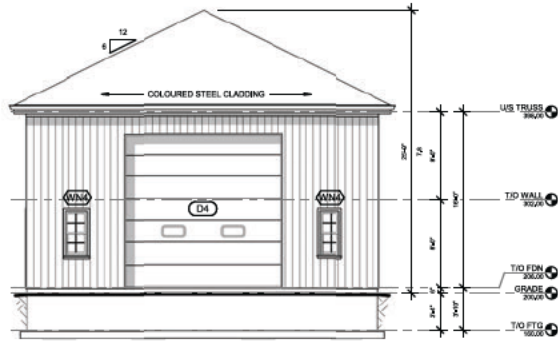
 Township Roads

 Minor Variance Location

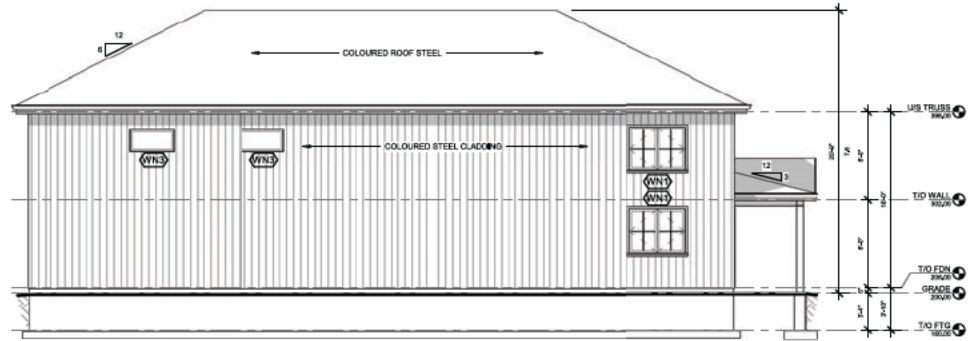
 Parcels

 Municipal Drainage

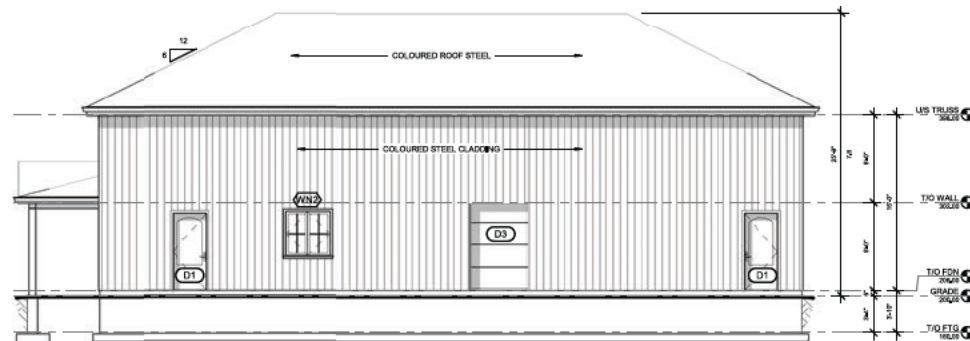
Appendix 1: Site Plan and Elevations



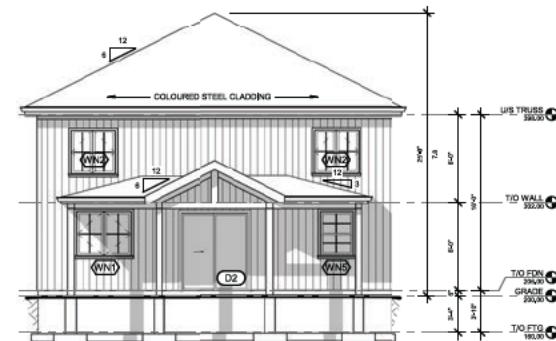
1 PROJECT WEST ELEVATION
3/16" = 1'-0"



2 PROJECT SOUTH ELEVATION
3/16" = 1'-0"



3 PROJECT NORTH ELEVATION
3/16" = 1'-0"



4 PROJECT EAST ELEVATION
3/16" = 1'-0"

**PLANS TO BE DESIGNED.
DO NOT USE FOR CONSTRUCTION**

DESIGNLOGIX ENGINEERING INC.
AGRICULTURE • COMMERCIAL • CIVIL
P: 905-512-2377
E: office@designlogix.com
DO NOT SCALE DRAWINGS
ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER

ABBREVIATIONS	
CC	COMPLETE VIEW
CH	CHANGING
CON	CONSTRUCTION
CP	COURT YARD
DR	DRIVE
ENT	ENTRANCE
EX	EXTERIOR
FIN	FINISH
INT	INTERIOR
LAB	LABORATORY
LAN	LANDSCAPE
LOC	LOCATION
MA	MECHANICAL
ME	METAL
ML	MATERIAL
OR	ORIGINATOR
PL	PLUMBING
PR	PROPOSED
RA	RAILROAD
RD	ROAD
RO	ROOF
ST	STEEL
TR	TRAVEL
UT	UTILITY
VE	VEGETATION
VI	VIEW
W	WALL
WV	WINDING
WY	WYOMING

LEGEND	
	WALL TAG
	WINDOW TAG
	DOOR TAG
	ELEVATION MARKER - PLAN
	ELEVATION MARKER - SECTION
	TRAVEL MARKER

PROJECT STATUS:		
NO.	DATE	STATUS
1	FEB. 27, 2026	FOR APPROVAL
2	MAR. 4, 2026	FOR APPROVAL

CONTRACTOR NAME & ADDRESS:	
WILLSIE CONSTRUCTION INC. P.O. BOX 159, BELMONT, ONTARIO	
PROJECT NORTH	TRUE NORTH
Project #	DLX26-108
Drawn by	E.P.
Checked by	N.H.

PROJECT NAME & ADDRESS:	
9872 JOHN STREET SHED 9872 JOHN STREET, NORTH, SHEDDEN, ONTARIO	
Drawing Title: EAST & WEST ELEVATION	

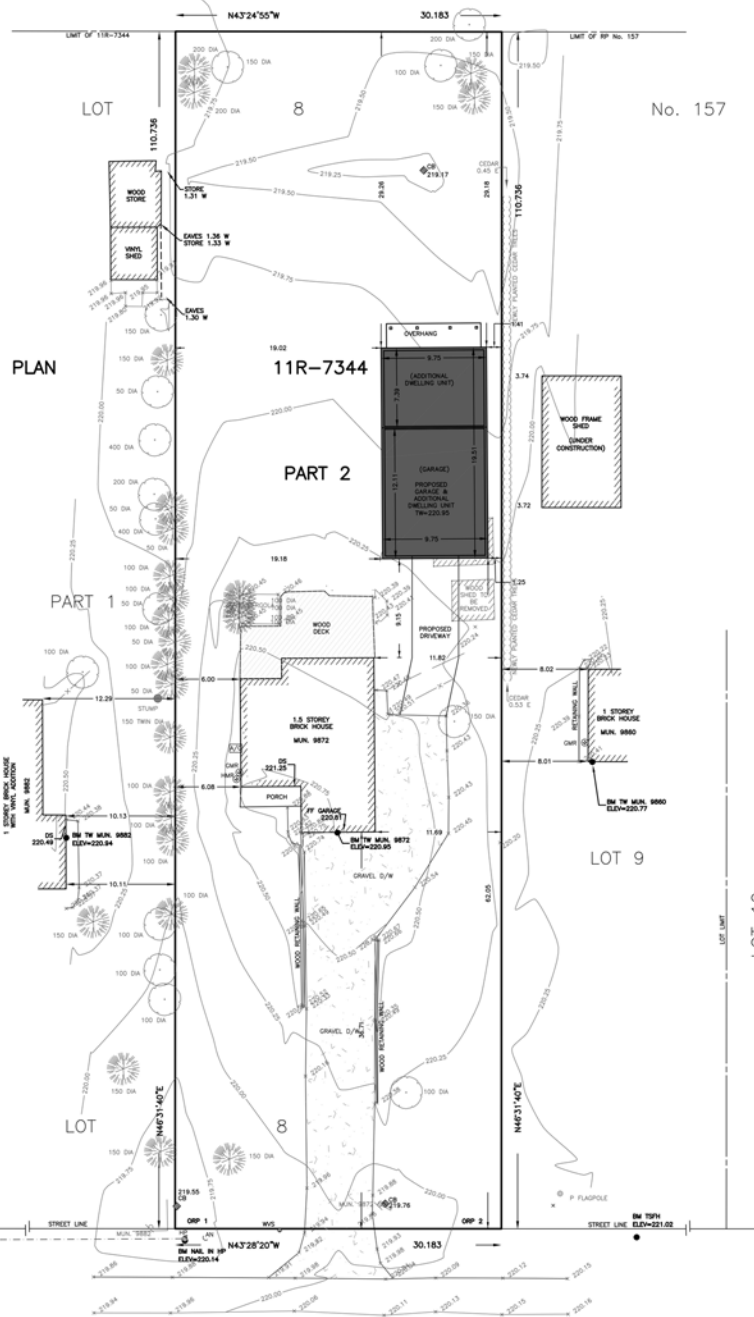
Date	MAR. 4, 2026
Scale	3/16" = 1'-0"
Sheet No.	S-8



REGISTERED PLAN



TOWNSHIP OF SOUTHWOLD

PART 1, PLAN 11R-5248



INITIAL PLOT
 OF PART OF
 PART OF LOT 8,
 REGISTERED PLAN No. 157
 BEING ALL OF
 PART 2,
 PLAN 11R-7433
 MUNICIPAL NUMBER 9872
 IN THE
 TOWNSHIP OF SOUTHWOLD
 COUNTY OF ELGIN
 SCALE 1:250
 0 5 10 15
 SCALE IN METRES
 2026
 ARCHIBALD, GRAY & McKay LTD.
 ONTARIO LAND SURVEYORS

TOPOGRAPHIC LEGEND

- AN DENOTES ANCHOR
 - BM DENOTES BENCHMARK
 - CB DENOTES CATCH BASIN
 - CONC DENOTES CONCRETE
 - DIA DENOTES DIAMETER IN mm
 - DS DENOTES DOOR SILL
 - D/W DENOTES DRIVEWAY
 - GAR DENOTES GAS METER
 - GARD DENOTES GARDEN
 - HMR DENOTES HYDRO METER
 - HP DENOTES HYDRO POLE
 - HP/LS DENOTES HYDRO POLE LIGHT STANDARD
 - LS DENOTES LIGHT STANDARD
 - OWH DENOTES OVERHEAD WIRES
 - P DENOTES POST
 - RF DENOTES RAIL FENCE
 - TW DENOTES TOP OF WALL
 - W/S DENOTES WATER SERVICE VALVE
 - N DENOTES NORTH
 - E DENOTES EAST
 - W DENOTES WEST
 - S DENOTES SOUTH
-  DENOTES CONIFEROUS TREE
-  DENOTES DECIDUOUS TREE

METRIC - DISTANCES, COORDINATES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

JOHN STREET
ESTABLISHED BY REGISTERED PLAN No. 157

SITE DATA
 SITE AREA = 3341.89
 LOT COVERAGE (EXISTING BUILDING) = 168.9 (5.05%)
 LOT COVERAGE (NEW BUILDING) = 190.3 (5.69%)
 LOT COVERAGE (TOTAL BUILDING) = 359.2 (10.75%)
 (AREAS SHOWN ARE IN SQUARE METRES)

AGM ARCHIBALD, GRAY & McKay LTD.
 3514 WHITE OAK ROAD, LONDON, ON, N5E 2Z9
 PHONE 519-485-0300 FAX 519-485-0303
 EMAIL: info@agm.on.ca WEB: www.agm.on.ca

PLAN • SURVEY • ENGINEER

DRAWN BY: JP/AR/CRC DIGITAL FILE: 302601G1.dwg
 CHECKED BY: JZJ FIELDWORK BY: YGH
 FILE No: 60-0157-01-3 Plot Date: Apr. 15, 2026

BUILDER: WILLISE HOMES



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: June 8, 2026

PREPARED BY: Michela Testani, Junior Planner

REPORT NO: PLA 2026-18

SUBJECT MATTER: Minor Variance Application MV 2026-06

Address: 10628 Sunset Drive

Owner/Applicant: Jason Malcolm/Forté Plans Inc.

Recommendations:

1. That the Committee of Adjustment for the Township of Southwold receive Planning Report PLA 2026-18 regarding Application for Minor Variance MV 2026-06.
2. That the Committee of Adjustment for the Township of Southwold grant the requested Minor Variance to obtain relief from the Village Commercial Zone, Regulations Section 11.2(d)(i) to permit reduced minimum side yards of 2.0 metres on the south side yard and 2.02 metres in the north side yard for an accessory building, whereas the required minimum side yard is 6.0 metres, where abutting a residential use.

Summary:

- The variance would permit the construction of a proposed accessory building. The accessory building has proposed side yards of 2.0 metres on the south side yard and 2.02 metres in the north side yard for an accessory building which does not meet the minimum required side yard by 4 metres in the south side yard and 3.98 metres in the north side yard.
- 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 MV 2026-06 for Minor Variance following the Public Hearing scheduled for June 8, 2026.

Background:

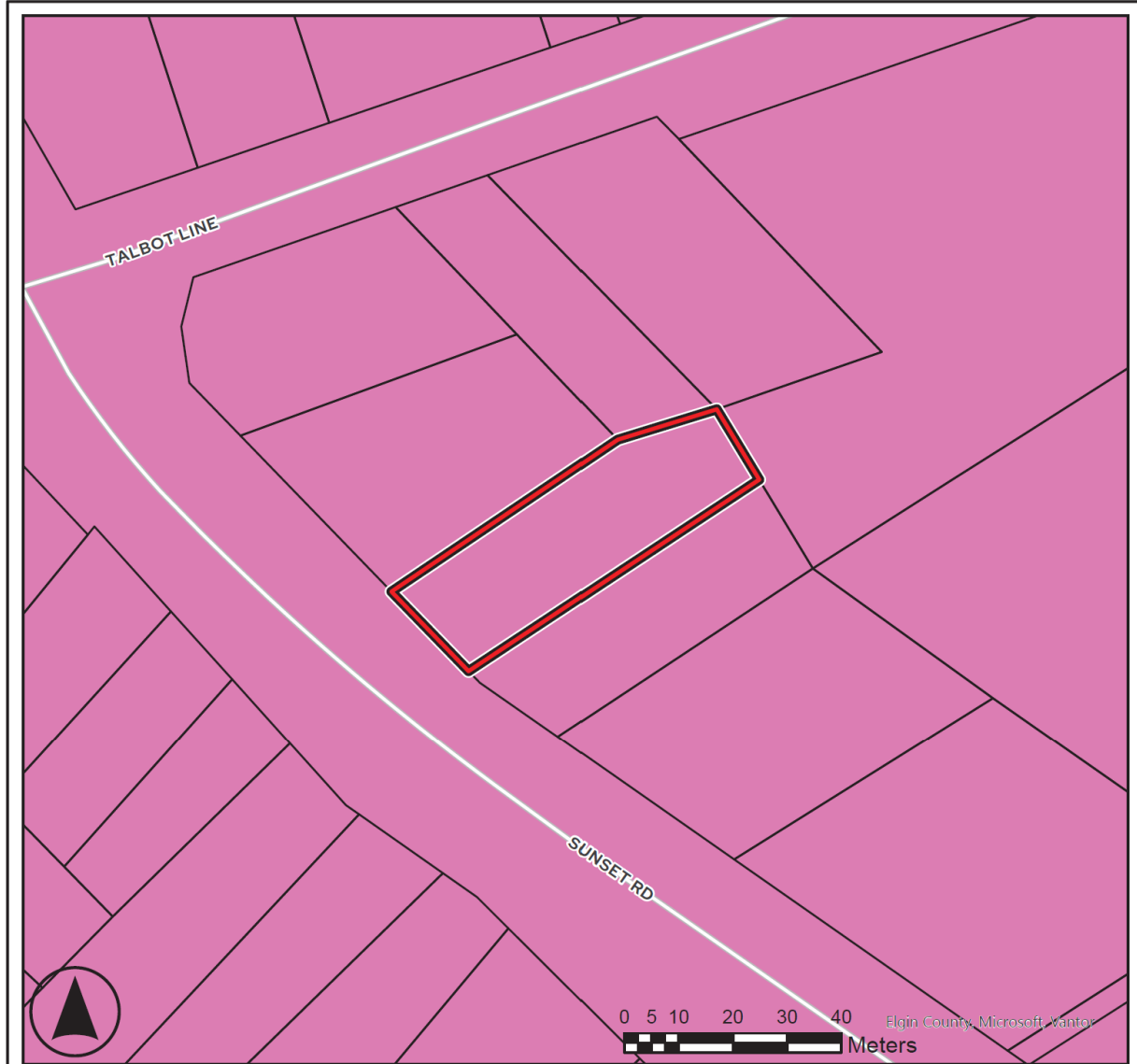
The subject lands are located at 10628 Sunset Drive and are legally described as CON ENBTR PT LOT A RP;11R2696 PARTS 1 & 2 in the Township of Southwold. The subject lands are highlighted in Figure 1.








The subject lands are approximately 0.3217 acres in total area. The lands are designated "General Commercial" on Schedule 4A of the Township of Southwold Official Plan and zoned "Village Commercial (VC)" on Map 12 the Township of Southwold Zoning By-Law 2011-14. The subject lands are currently occupied by a single detached dwelling. The subject lands are surrounded by agricultural, institutional and residential land uses.

Figure 1.0 Key Map of Subject Property

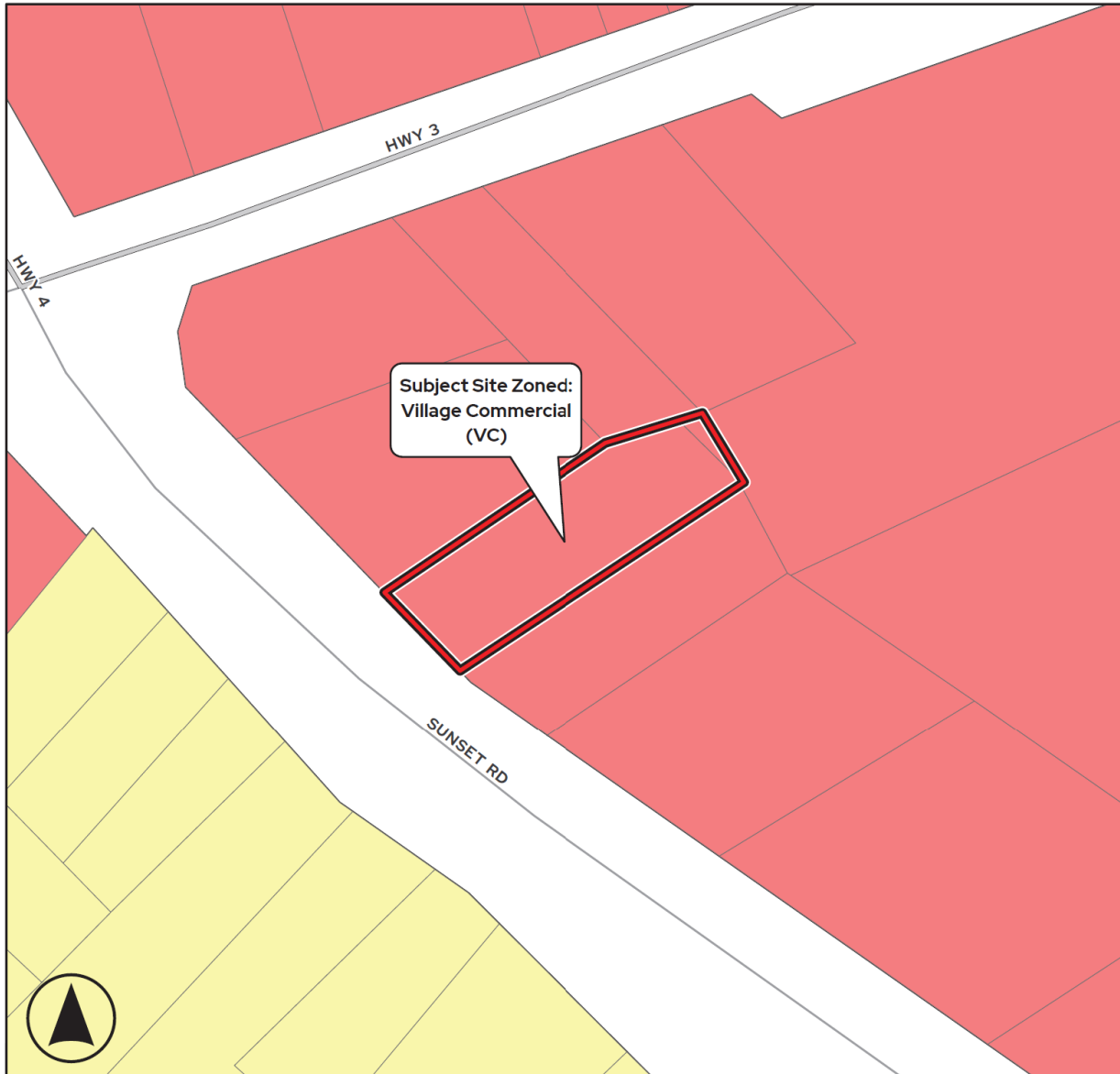












County Official Plan Key Map:



<p>Site Location Information Township of Southwold Subject Site: 342400000616000 10628 Sunset Road, Talbotville File Number: 2026-06 Owners: Jason Malcolm CA: Kettle Creek Conservation Authority Created by: MC Date: 5/14/2026</p>	<p style="text-align: center;">Legend</p> <ul style="list-style-type: none">  Minor Variance Location  Settlement Area 1  Settlement Area 2  Settlement Area 3  Agricultural Area  Local Roads 	<p style="text-align: center;">County of Elgin Official Plan</p>  <p style="text-align: center;">Schedule 'A' County Structure Map</p> <p style="text-align: center;">Date: 5/14/2026 Projection: UTM NAD 1983 Zone 17 North</p> <p><small>Disclaimer: The County of Elgin takes every precaution to put up-to-date and correct information on all maps published by Corporate Applications. However, it does not expressly warranty that the information contained in the map is accurate on the date of publication. All users may use this information at their own risk. The Municipality will not entertain any claims arising out of the use of this map or information.</small></p>
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Local Official Plan Key Map and Zoning:



 <p>ElginCounty</p> <p>Official Plan Location Map Southwold Official Plan - Schedule 4 - Land Use Plan 10628 Sunset Road, Talbotville File Number: 2026-06 Owners: Jason Malcolm CA: Kettle Creek Conservation Authority Created by: MC Date: 5/14/2026</p>	<p>Legend</p> <ul style="list-style-type: none">  Minor Variance Location  Parcels  Highway  Roads  Hamlet Boundary <p>Land Use</p> <ul style="list-style-type: none">  Residential  General Commercial  Industrial  Open Space
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Consultation

Statutory Notice Requirements

The Notice of the Public Hearing was provided in accordance with the provisions of the Planning Act. Property owners within 60 metres of the subject lands were provided notice by hand 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

The following is a summary of the comments received at the time of writing this report:

Township Department	Comments Received
Infrastructure	No Comments.
Chief Administrative Officer	No Comments.
Building	<ol style="list-style-type: none"> 1. Show existing driveway on site plan, indicate any change to driveway-ensure 1m setback from driveway to side property lines 2. A lot grading plan will be required as part of permit application
Drainage	Site plan must ensure that lot grading is sufficient to control all surface water on the property and ensure that it does not negatively affect neighbouring lands.
Environmental Services	No Comments.

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	Section 2.3.1.1 General Policies for Settlement Areas Section 2.3.1.3 General Policies for Settlement Areas Section 2.5.2 Rural Areas in Municipalities		<ul style="list-style-type: none"> Settlement areas shall be the focus of growth and development. Support of general intensification and redevelopment within Settlement Areas. Rural settlement areas shall be the focus of growth and development, where positive change shall be promoted.
Elgin County Official Plan	6.3 Permitted Uses		<ul style="list-style-type: none"> Primary use of land shall be for the widest possible range of urban uses at the discretion of local municipalities.
Township of Southwold Official Plan	5.2 Settlement Area Land Uses		<ul style="list-style-type: none"> Accessory uses are permitted in Settlement areas.
Township of Southwold Zoning By-law 2011-14	Applicable Zoning Requirements	Proposed	Deficiency
	Section 3.1(a)	Accessory use in the Village Commercial Zone.	No.
	Section 3.1(a)(iv)	2 metres in the south side yard. 2.02 metres in the north side yard.	No.
	Section 3.1(a)(vi)	4 metres.	No.
	Section 3.1(a)(vii)	Approximately 30 metres.	No.

	Section 3.1(b)	10%	No.
	Section 11.2(d)(i)	2 metres in the south side yard. 2.02 metres in the north side yard.	Yes. By 4 metres in the south side yard. By 3.98 metres in the north side yard.
	Section 11.2(f)	23%	No.
	Section 11.2(h)	Approximately 4 metres.	No.
	<ul style="list-style-type: none"> • The general provisions in these sections are permitted in all zones. • Where abutting a residential use, the minimum side yard is 6.0 metres. 		

Minor Variance

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

Section 11.2(d)(i) Village Commercial Zone, Regulations – required minimum side yard is 6.0 metres, where abutting a residential use.

- The applicant is proposing to build an accessory building that provides 2.0 metres on the south side yard and 2.02 metres on the north side yard.

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?

Answer: Yes.

The subject lands are designated “General Commercial” within the Talbotville Settlement area on the Talbotville Land Use “Schedule 4A” Map within the Township of Southwold Official Plan. The Settlement areas are intended for a variety of uses such as housing and commercial options. Specifically, in the “General Commercial” designation, accessory uses are permitted where accessory to the existing residential dwelling for personal recreation.

It is planning staff's opinion that the proposed accessory building's side yard setbacks enable compatibility to the existing uses and opportunity for personal recreational uses to the existing residential dwelling as permitted by the Official Plan.

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

Answer: Yes.

The subject lands are zoned "Village Commercial (VC)" within Zoning By-law 2011-14. The zoning provisions require a minimum side yard of 6.0 metres, where abutting a residential use, whereas the proposed south side yard is 2.0 metres and the proposed north side yard is 2.02 metres. The proposed side yards do not meet the zoning provisions; however, it meets the intent of the Zoning By-law as accessory structures are permitted in any zone and is intended for personal recreational use, accessory to the existing dwelling permitted within this zone. In addition to this, the proposed setbacks maintain appropriate distance from surrounding uses, similarly to the existing buildings and structures.

Are the variances an appropriate use of the land?

Answer: Yes.

The subject lands retain existing uses of residential development. The proposed development does not alter this existing use of the land as the minor variance seeks permission for reduced side yards by 4 metres in the south side yard and 3.98 metres in the north side yard. The intended accessory building will be used for personal recreational use, accessory to the existing dwelling unit, thus resulting in no net change to the function of the subject lands. The proposal maintains the intent and purpose of the Township's planning policies by maintaining low density development and ensuring that development remains compatible with the surrounding neighbourhood.

Are the variances minor in nature?

Answer: Yes.

While the Planning Act does not contain a definition of what is considered minor, the effect of the reduced side yards should be considered. The applications adjustment will result in 4 metres reduction in the south side yard and 3.98 metres reduction in the north side yard to enable an accessory structure to the existing dwelling. This represents a low numerical decrease that does not materially alter the intended use of the subject lands.

Additionally, the location of the proposed accessory dwelling and distance between the two buildings ensure that the established streetscape character and built form pattern are maintained. The proposed relief does not introduce compatibility concerns and meets all other zoning and setback requirements.

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

Any changes from the proposed use of the accessory building as portrayed in the application are to seek further relief as determined by the proposed use.

Upon the Committee of Adjustment making a decision, the required Notice of Decision for the Minor Variance will be circulated within 10 days of the meeting. There is a 20-day appeal period during which objections to the decision may be submitted to the Ontario Land Tribunal by the applicant, Minister of Municipal Affairs, specified persons and certain public bodies.

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 and Resource Implications:

There are no significant financial implications related to the consideration of Minor Variance Application MV 2026-06.

Strategic Plan Goals:

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

- Managed Growth
- Welcoming and Supportive Neighbourhoods
- Economic Development

Fiscal Responsibility and Accountability

Respectfully submitted by:

Michela Testani
Junior Planner

Reviewed by:

Mat Vaughan
Director of Planning and Development (Elgin
County)

Reviewed by:

Aaron Van Oorspronk, L.E.T.
Director of Infrastructure and Development

Approved for submission by:

Jeff Carswell
CAO/Clerk

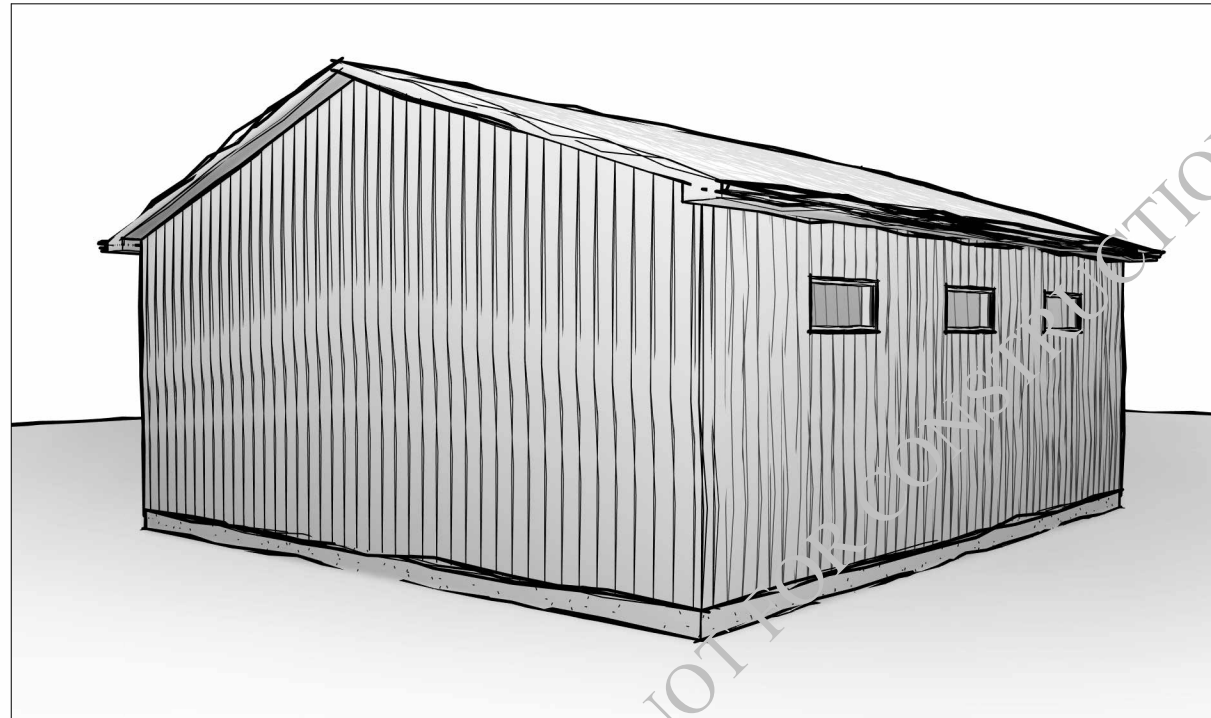
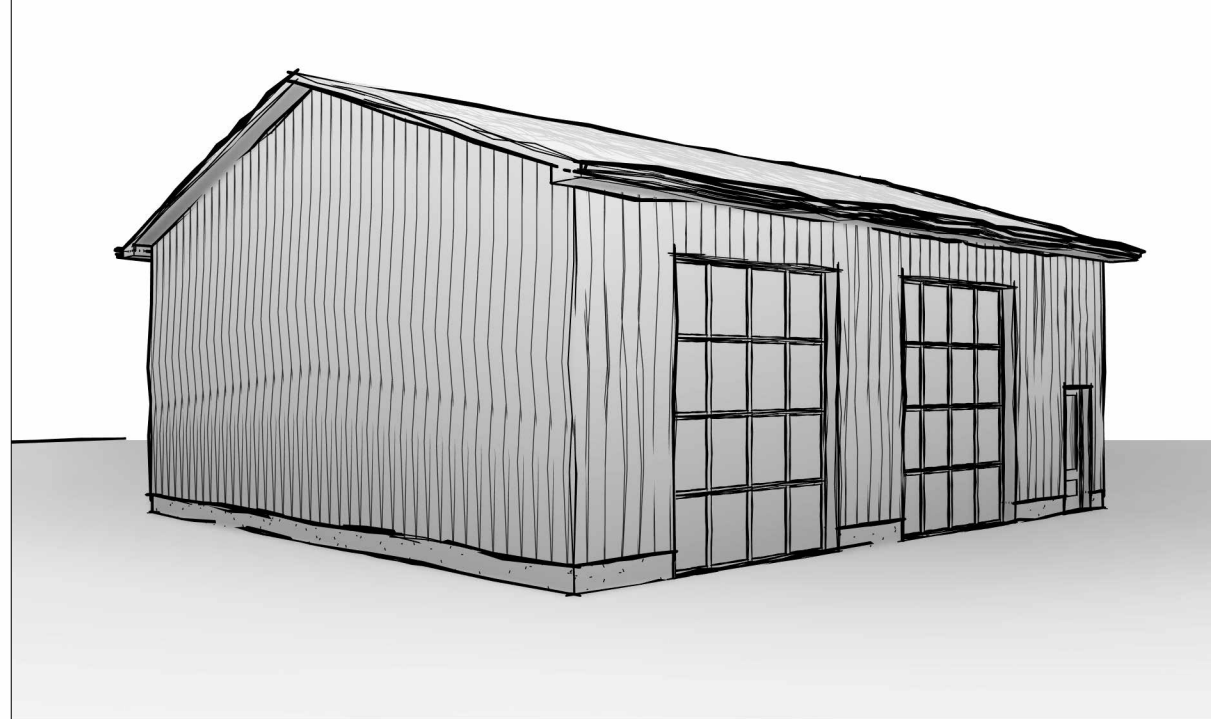
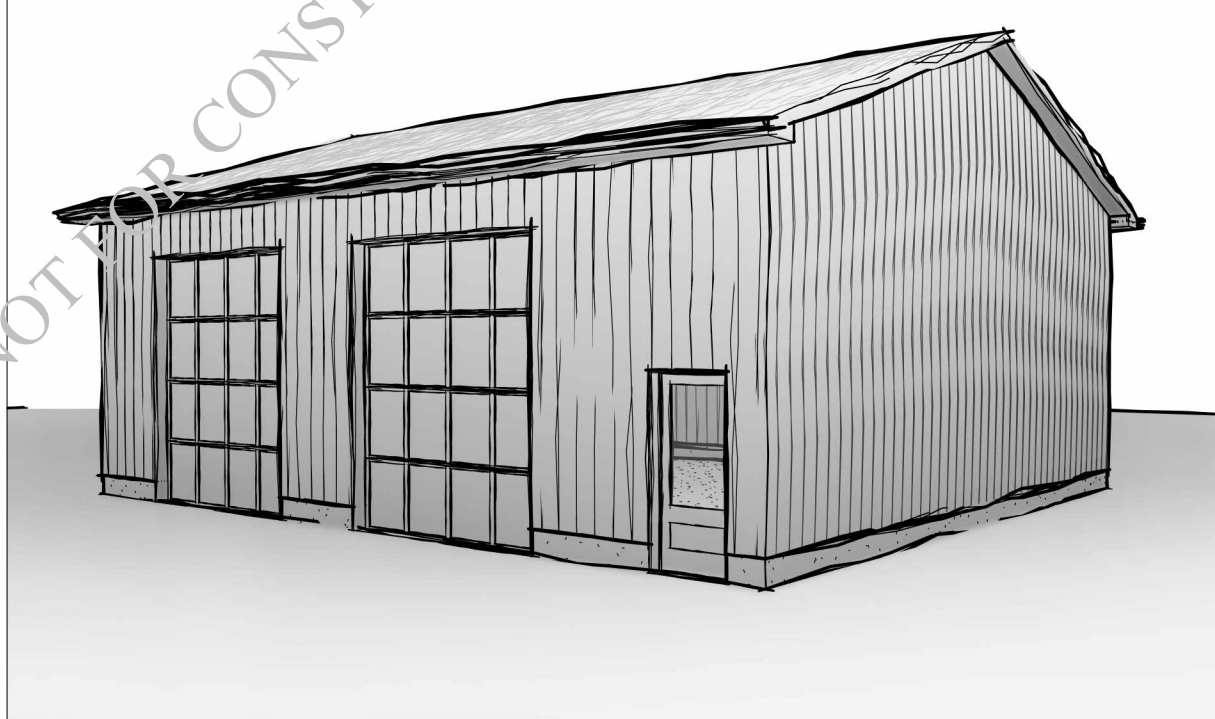
Attachments:

Reference Plans for 10628 Sunset Drive

MALCOLM

10628 SUNSET DR. ST. THOMAS, ON N5P 3T2

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

- DOOR & WINDOW OPENING SIZES
- SUBJECT TO CHOSEN MANUFACTURER
- WINDOWS SIZES MAY VARY FROM PLAN
- REFER TO MFG. FOR RSO SIZES

FOUNDATION PLAN NOTES:

1. DIMENSIONS ON THIS PLAN GOVERN OVER ALL DRAWINGS REPORT ANY DISCREPANCIES TO FORTÉ PLANS INC.
2. ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
3. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL (ASSUMED SOIL BEARING CAPACITY 2500 P.S.F.)
4. APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY
5. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4" BELOW FINISHED GRADE
6. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHERS CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR-4"SLUMP)
7. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

DESIGNER INFORMATION
 Required unless design is exempt under 2.2.3.1.1 of the building code

DATE: 12/16/2025
 NAME: M.W. SIGNATURE: [Signature] B.C.N. 129796

REGISTRATION INFORMATION
 Required unless design is exempt under 2.2.3.1.1 of the building code

FORTE PLANS INC. 129796
 FIRM NAME: B.C.N.

SQUARE FEET

IMPLEMENT SHED	1400 SQFT

REVISION LIST

No.	Date	Description	By
8.			
7.			
6.	2026/01/27	PERMIT READY	R.W.
5.	2026/01/08	ENGINEER READY	R.W.
4.	2026/01/05	TRUSS READY	R.W.
3.	2025/12/19	REVISION #2	R.W.
2.	2025/12/17	REVISION #1	R.W.
1.	2025/12/16	PRELIMINARY PROPOSAL	R.W.

PROPERTY OF FORTÉ PLANS INC.

Forté
 PLANS INC.
 mike@forteplans.ca
 (226) 926 - 6707

PROPERTY OF FORTÉ PLANS INC.

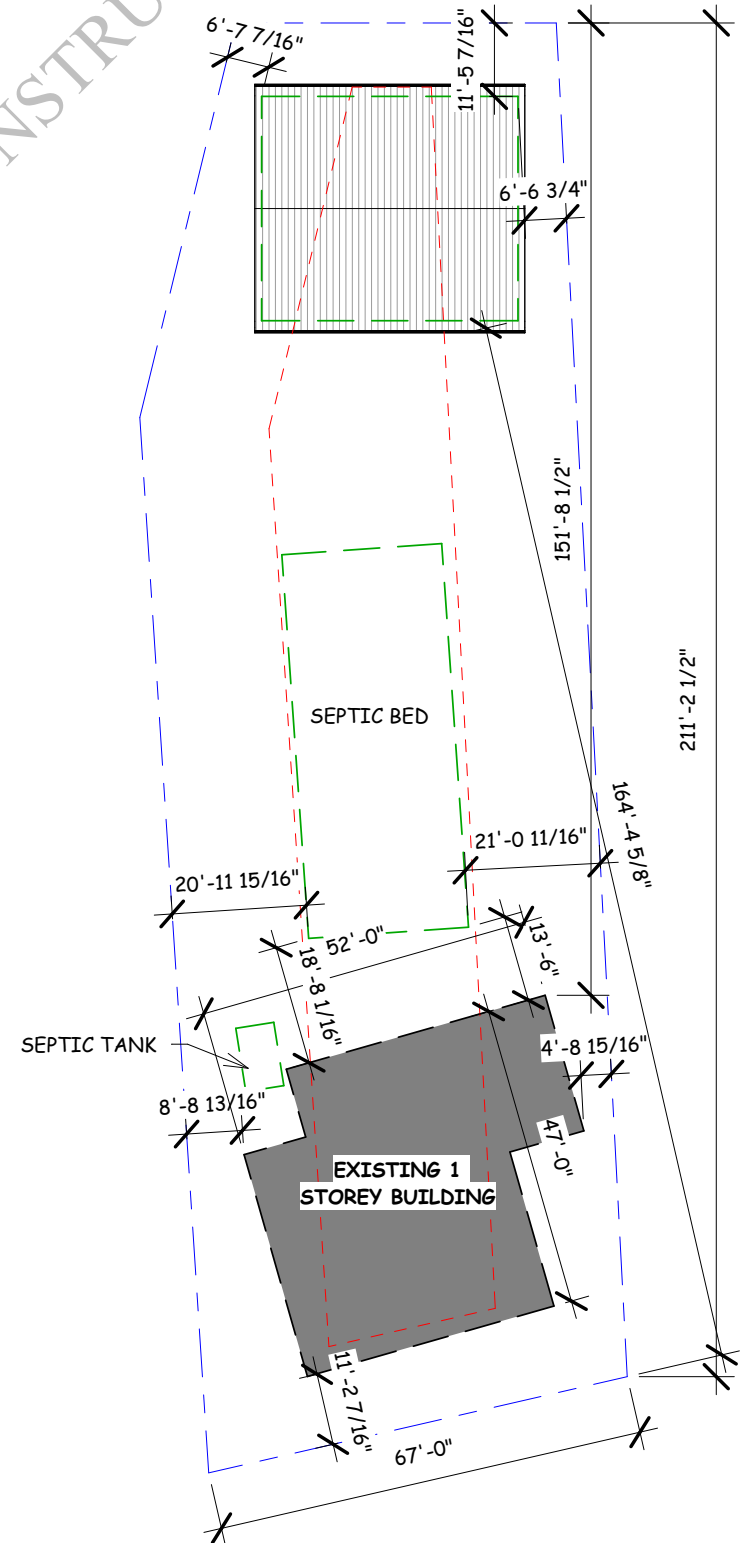
MALCOLM
 10628 SUNSET DR. ST. THOMAS, ON N5P 3T2

NOT FOR CONSTRUCTION

COVER PAGE

DRAWN BY:	R.W.	SCALE:	
REVIEWED BY:	M.W.	B.C.I.N.	129796
DATE:	DECEMBER 2025	A0	
SHEET NO:			

NOT FOR CONSTRUCTION



1 SITE PLAN
1" = 30'-0"

SITE PLAN MATRIX

	REQUIRED	PROVIDED
ZONING:	SOUTHWOLD: VC	
LOT AREA:	10,764 SQFT MIN.	14,897.65 SQFT
LOT FRONTAGE:	98 FT MIN.	67 FT
LOT COVERAGE:	40% MAX.	23%
FRONT YARD:	15 FT MIN.	9 FT EXISTING HOUSE
		164'-4 5/8" TO SHOP
SIDE YARD [MIN]:	20 FT	NORTH LOT LINE: 6'-7 7/16"
		SOUTH LOT LINE: 6'-6 3/4"
REAR YARD:	10 FT	1 STOREY
		11'-5 7/16" TO SHOP
BUILDING HEIGHT:	39 FT	1 STOREY EXISTING
		17'-9" TO SHOP

SITE PLAN LEGEND

LINE TYPE	DESCRIPTION
— — — — —	EXISTING HOUSE OUTLINE
- - - - -	NEW BUILDING OUTLINE
— — — — —	PROPERTY LINE
- - - - -	BUILDING SETBACKS

- DOOR & WINDOW OPENING SIZES
- SUBJECT TO CHOSEN MANUFACTURER
- WINDOW SIZES MAY VARY FROM PLAN
- REFER TO MFG. FOR RSO SIZES

FOUNDATION PLAN NOTES:

1. DIMENSIONS ON THIS PLAN GOVERN OVER ALL DRAWINGS REPORT ANY DISCREPANCIES TO FORTÉ PLANS INC.
2. ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
3. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL (ASSUMED SOIL BEARING CAPACITY 2500 P.S.F.)
4. APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY
5. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM #4" BELOW FINISHED GRADE
6. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHERS CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR-SLUMP)
7. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION
Required unless design is exempt under 2.2.1.1.1 of the building code

DATE: 12/16/2025
NAME: Mike
SIGNATURE: [Signature]
REGISTRATION INFORMATION
Required unless design is exempt under 2.2.1.1.1 of the building code

DATE: 12/16/2025
FIRM NAME: Forté Plans Inc.
BCIN: 129796

SQUARE FEET

IMPLEMENT SHED	1400 SQFT

REVISION LIST

NO.	DATE	DESCRIPTION	BY
8.			
7.			
6.	2026/01/27	PERMIT READY	R.W.
5.	2026/01/08	ENGINEER READY	R.W.
4.	2026/01/05	TRUSS READY	R.W.
3.	2025/12/19	REVISION #2	R.W.
2.	2025/12/17	REVISION #1	R.W.
1.	2025/12/16	PRELIMINARY PROPOSAL	R.W.

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mike@fortepans.ca
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PROPERTY OF FORTÉ PLANS INC.

MALCOLM
10628 SUNSET DR. ST. THOMAS, ON N5P 3T2

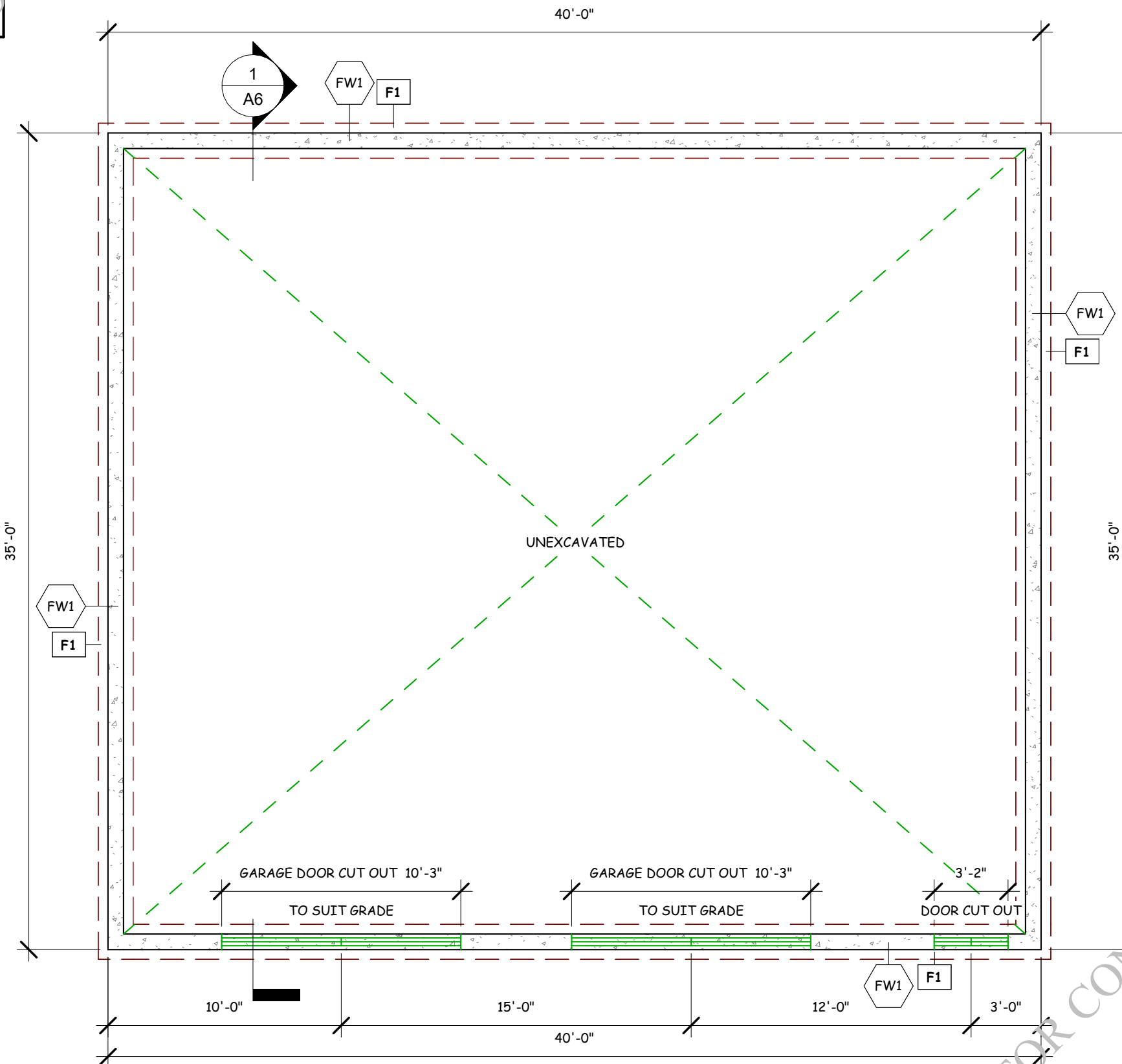
NOT FOR CONSTRUCTION

SITE PLAN			
DRAWN BY:	R.W.	SCALE:	As indicated
REVIEWED BY:	M.W.	B.C.I.N.	129796
DATE:	DECEMBER 2025		
SHEET NO:	A1		

NOT FOR CONSTRUCTION

FOOTING SCHEDULE

SYMBOL	FOOTING
F1	18" X 6" C.I.P. CONC. FOOTING ON COMPACT BACKFILL MIN. 2000 P.S.F.



1 T.O. FOOTING
3/16" = 1'-0"

- DOOR & WINDOW OPENING SIZES
- SUBJECT TO CHOSEN MANUFACTURER
- WINDOWS SIZES MAY VARY FROM PLAN
- REFER TO MFG. FOR RSO SIZES

FOUNDATION PLAN NOTES:

1. DIMENSIONS ON THIS PLAN GOVERN OVER ALL DRAWINGS REPORT ANY DISCREPANCIES TO FORTÉ PLANS INC.
2. ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
3. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL (ASSUMED SOIL BEARING CAPACITY 2500 P.S.F.)
4. APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY
5. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM #4 BELOW FINISHED GRADE
6. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHERS CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR-4"SLUMP)
7. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer
 Required unless design is exempt under 2.2.1.1.1 of the building code
 DESIGNER INFORMATION
 Mike West 129796
 NAME SIGNATURE BCN
 REGISTRATION INFORMATION
 Required unless design is exempt under 2.2.1.1.1 of the building code
 FORTÉ PLANS INC. 129796
 FIRM NAME BCN

SQUARE FEET

IMPLEMENT SHED	1400 SQFT

REVISION LIST

NO.	DATE	DESCRIPTION	BY
8.			
7.			
6.	2026/01/27	PERMIT READY	R.W.
5.	2026/01/08	ENGINEER READY	R.W.
4.	2026/01/05	TRUSS READY	R.W.
3.	2025/12/19	REVISION #2	R.W.
2.	2025/12/17	REVISION #1	R.W.
1.	2025/12/16	PRELIMINARY PROPOSAL	R.W.

PROPERTY OF FORTÉ PLANS INC.

Forté
PLANS INC.

mike@forteplans.ca
(226) 926 - 6707

PROPERTY OF FORTÉ PLANS INC.

MALCOLM
10628 SUNSET DR. ST. THOMAS, ON N5P 3T2

NOT FOR CONSTRUCTION

FOOTING PLAN

DRAWN BY: R.W. SCALE: As indicated

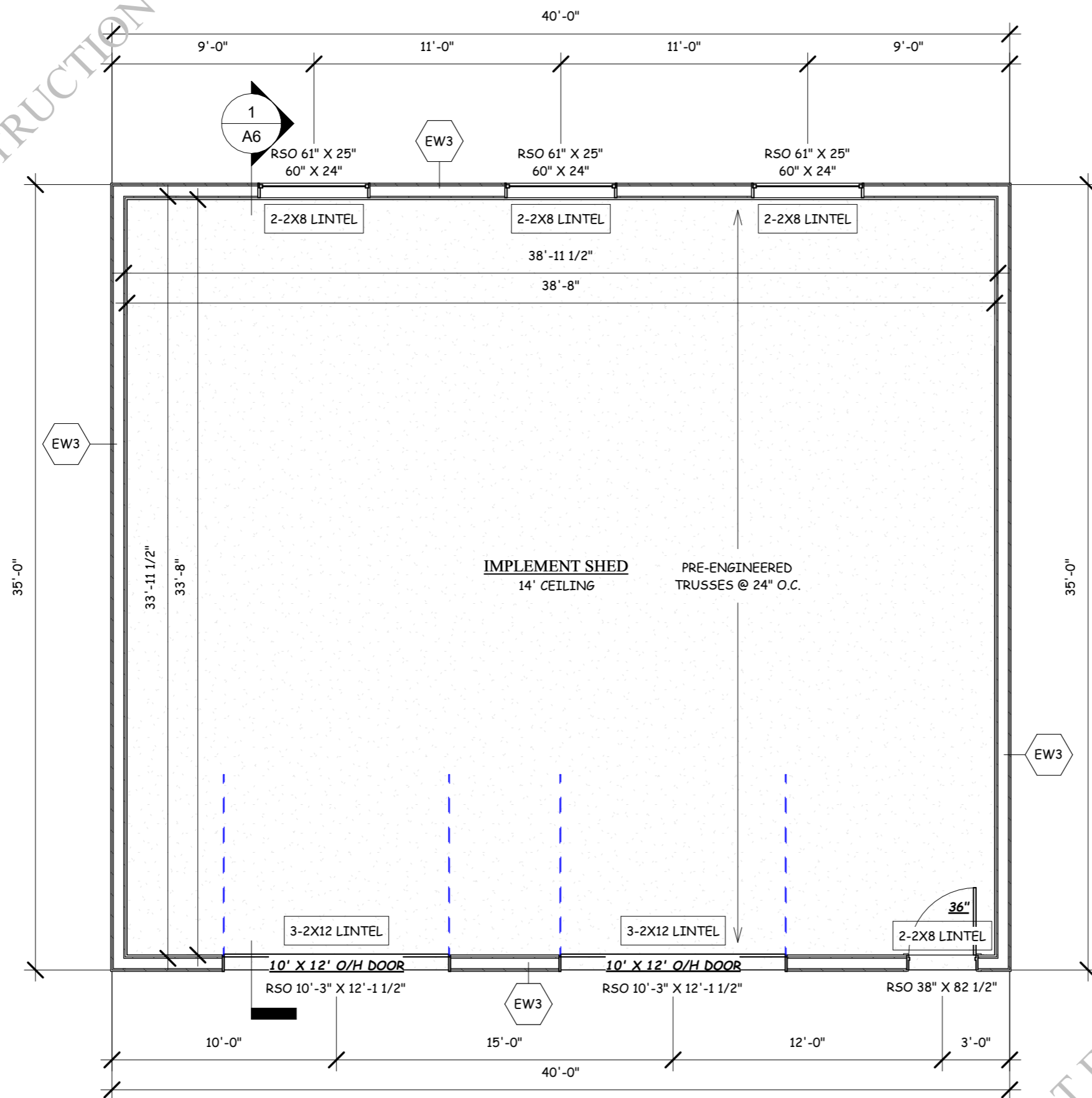
REVIEWED BY: M.W. B.C.I.N. 129796

DATE: DECEMBER 2025

SHEET NO:

A2

NOT FOR CONSTRUCTION



1 T.O. SLAB
3/16" = 1'-0"

- DOOR & WINDOW OPENING SIZES
- SUBJECT TO CHOSEN MANUFACTURER
- WINDOWS SIZES MAY VARY FROM PLAN
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FOUNDATION PLAN NOTES:

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The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION	QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.1.1 of the building code	Required unless design is exempt under 2.17.1.1 of the building code
Mike W. 129796 BCN	Mike W. 129796 BCN
NAME SIGNATURE	NAME SIGNATURE
Forté Plans Inc. 129796 BCN	Forté Plans Inc. 129796 BCN
DATE NAME	DATE NAME

SQUARE FEET

IMPLEMENT SHED	1400 SQFT

REVISION LIST

NO.	DATE	DESCRIPTION	BY
8.			
7.			
6.	2026/01/27	PERMIT READY	R.W.
5.	2026/01/08	ENGINEER READY	R.W.
4.	2026/01/05	TRUSS READY	R.W.
3.	2025/12/19	REVISION #2	R.W.
2.	2025/12/17	REVISION #1	R.W.
1.	2025/12/16	PRELIMINARY PROPOSAL	R.W.

PROPERTY OF FORTÉ PLANS INC.

Forté
PLANS INC.
mike@forteplans.ca
(226) 926 - 6707

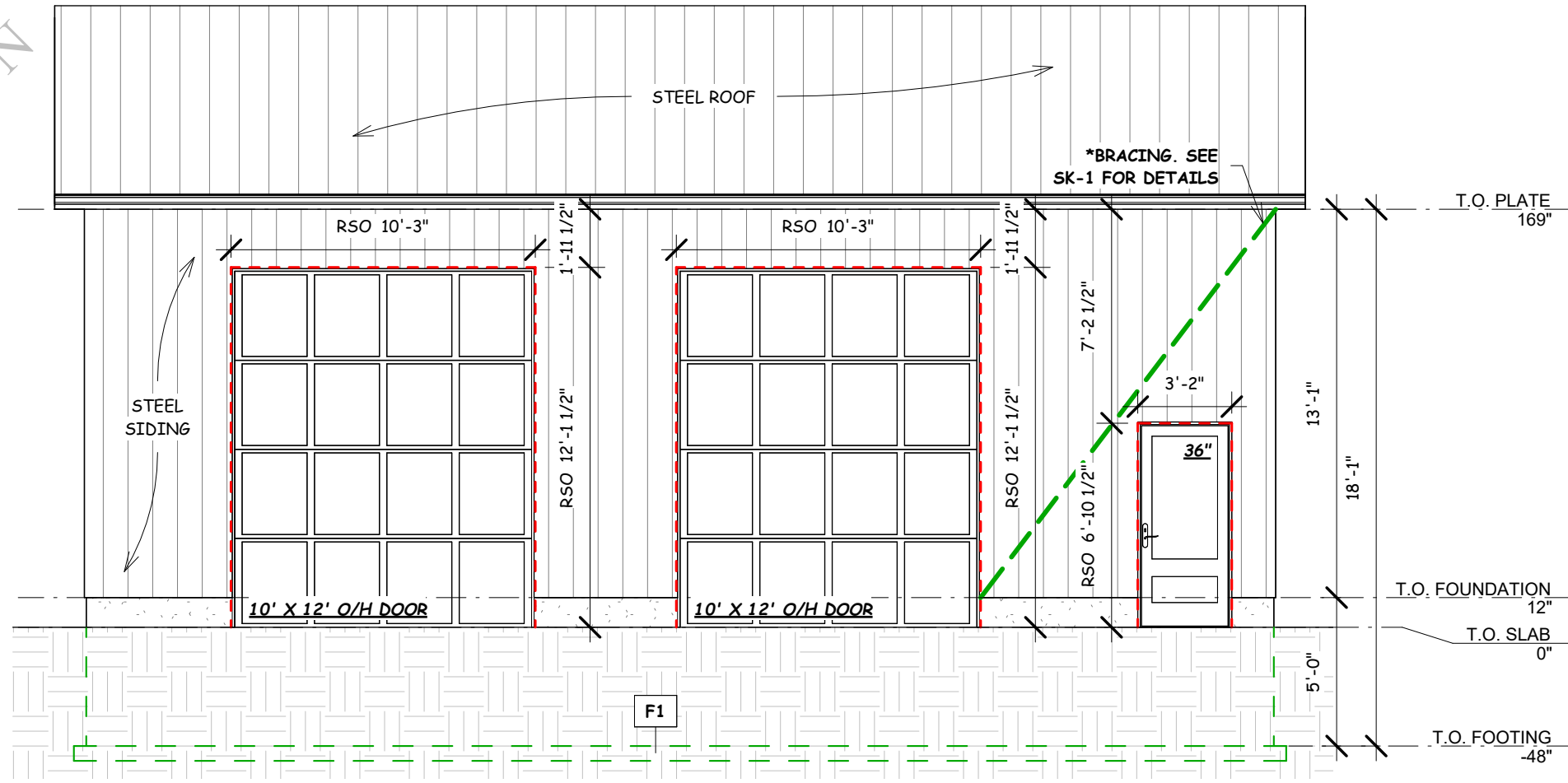
PROPERTY OF FORTÉ PLANS INC.

MALCOLM 10628 SUNSET DR. ST. THOMAS, ON N5P 3T2	
NOT FOR CONSTRUCTION	
SLAB	
DRAWN BY: R.W.	SCALE: 3/16" = 1'-0"
REVIEWED BY: M.W.	B.C.I.N. 129796
DATE: DECEMBER 2025	A3
SHEET NO:	

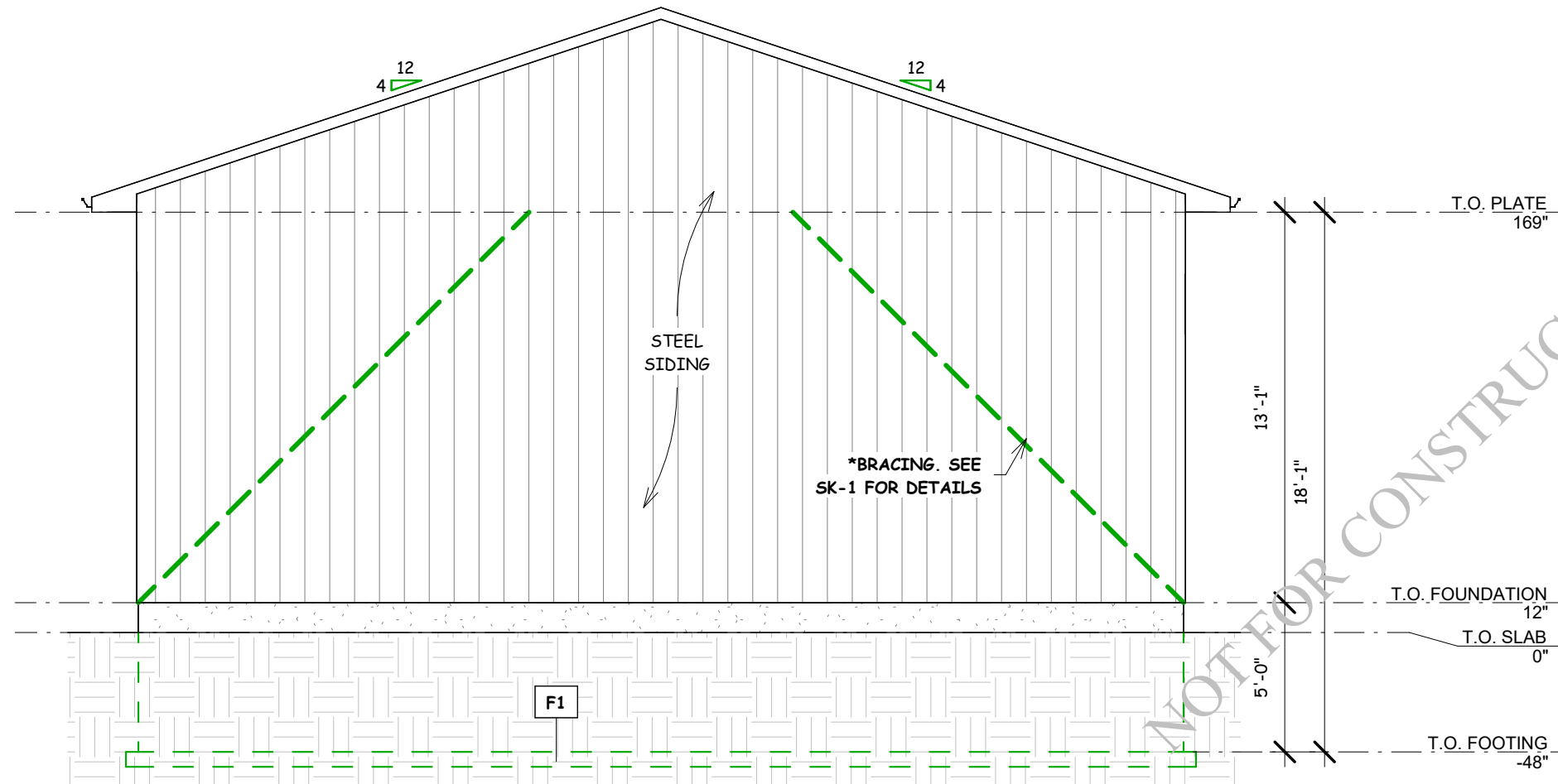
NOT FOR CONSTRUCTION

FOOTING SCHEDULE

SYMBOL	FOOTING
F1	18" X 6" C.I.P. CONC. FOOTING ON COMPACT BACKFILL MIN. 2000 P.S.F.



1 WEST
3/16" = 1'-0"



2 SOUTH
3/16" = 1'-0"

- DOOR & WINDOW OPENING SIZES
- SUBJECT TO CHOSEN MANUFACTURER
- WINDOWS SIZES MAY VARY FROM PLAN
- REFER TO MFG. FOR RSO SIZES

FOUNDATION PLAN NOTES:

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2. ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
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5. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4" BELOW FINISHED GRADE
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7. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB

The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION	REGISTRATION INFORMATION
DESIGNER NAME: <i>[Signature]</i>	REGISTRATION NUMBER: 120796
DESIGNER TITLE: ARCHITECT	REGISTRATION BOARD: BCN
DATE: 12/16/2025	PROJECT NAME: 120796
PROJECT NUMBER: 120796	PROJECT LOCATION: BCN

SQUARE FEET

IMPLEMENT SHED	1400 SQFT

REVISION LIST

NO.	DATE	DESCRIPTION	BY
8.			
7.			
6.	2026/01/27	PERMIT READY	R.W.
5.	2026/01/08	ENGINEER READY	R.W.
4.	2026/01/05	TRUSS READY	R.W.
3.	2025/12/19	REVISION #2	R.W.
2.	2025/12/17	REVISION #1	R.W.
1.	2025/12/16	PRELIMINARY PROPOSAL	R.W.

PROPERTY OF FORTÉ PLANS INC.

Forté
PLANS INC.
mike@forteplans.ca
(226) 926 - 6707

PROPERTY OF FORTÉ PLANS INC.

MALCOLM
10628 SUNSET DR. ST. THOMAS, ON N5P 3T2

NOT FOR CONSTRUCTION

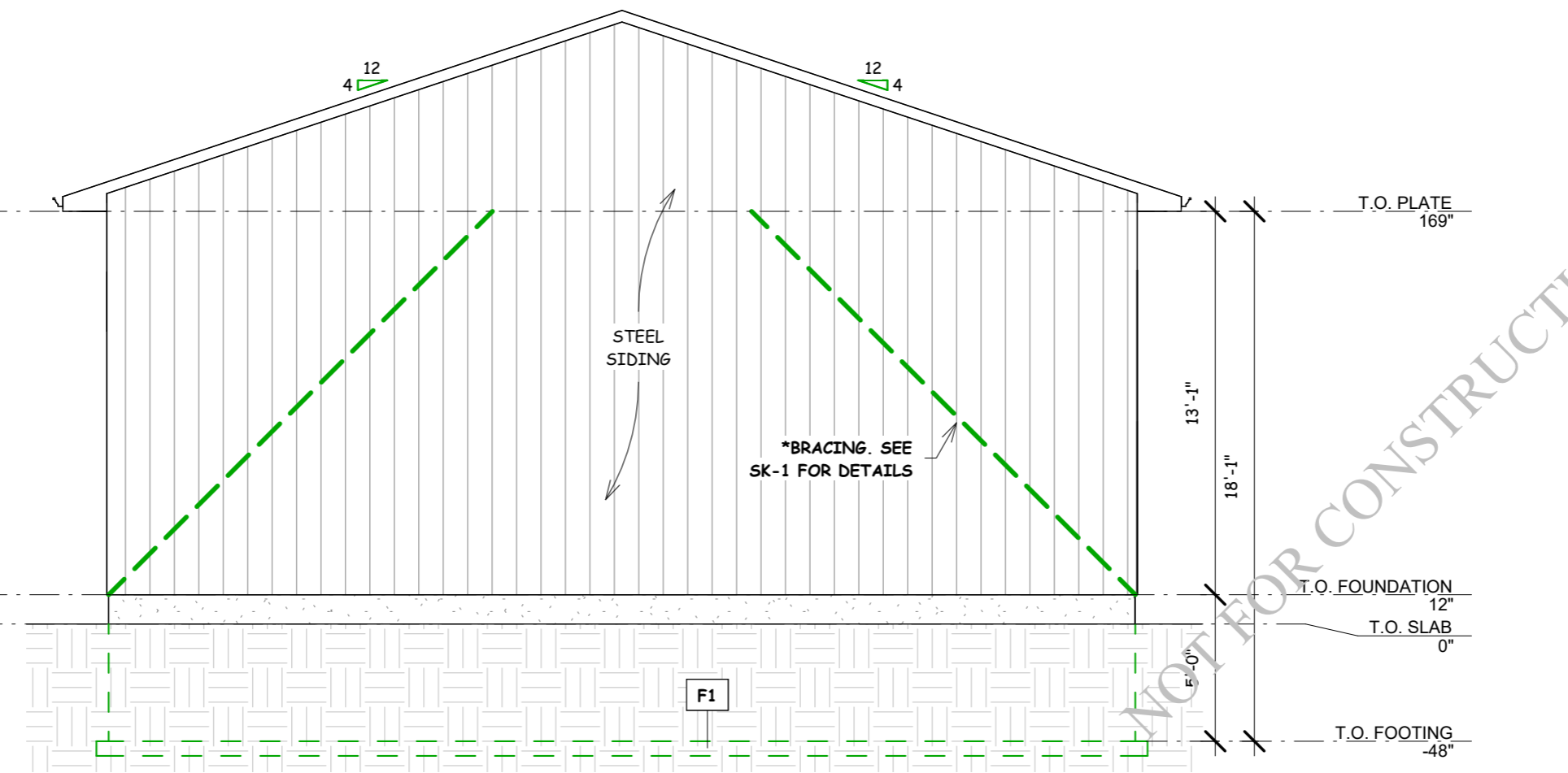
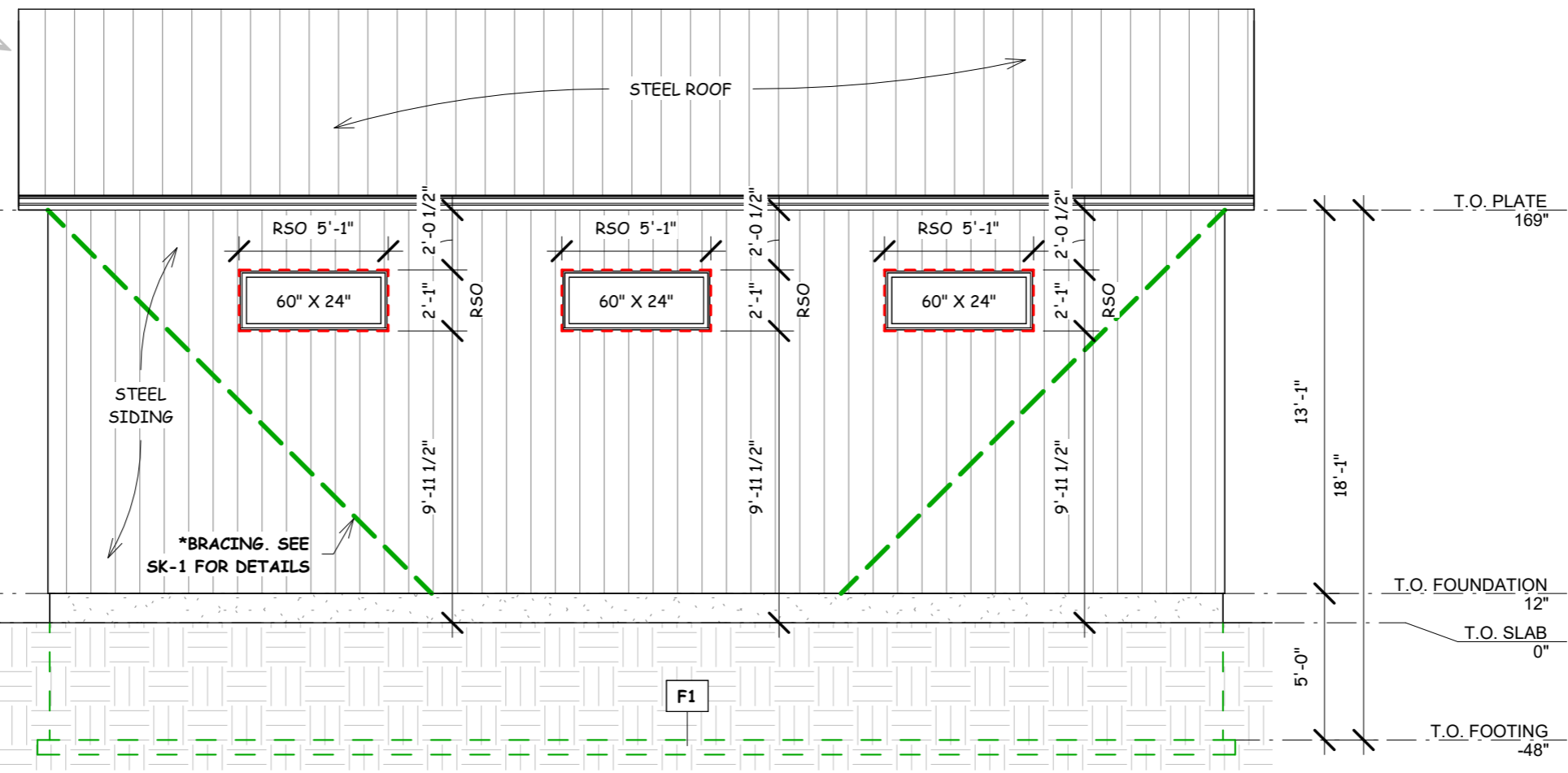
ELEVATIONS			
DRAWN BY:	R.W.	SCALE:	As indicated
REVIEWED BY:	M.W.	B.C.I.N.	129796
DATE:	DECEMBER 2025		
SHEET NO:			A4

FOOTING SCHEDULE

SYMBOL	FOOTING
F1	18" X 6" C.I.P. CONC. FOOTING ON COMPACT BACKFILL MIN. 2000 P.S.F.

① EAST
3/16" = 1'-0"

② NORTH
3/16" = 1'-0"



- DOOR & WINDOW OPENING SIZES
- SUBJECT TO CHOSEN MANUFACTURER
- WINDOWS SIZES MAY VARY FROM PLAN
- REFER TO MFG. FOR RSO SIZES

FOUNDATION PLAN NOTES:

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6. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHERS CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR-SLUMP)
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The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

Required unless design is exempt under 2.37.3.1 of the building code

QUALIFICATION INFORMATION
 Mike W. 120796 BCN
 NAME SIGNATURE

Required unless design is exempt under 2.37.3.2 of the building code

REGISTRATION INFORMATION
 FORTÉ PLANS INC. 120796 BCN
 FIRM NAME

SQUARE FEET

IMPLEMENT SHED	1400 SQFT

REVISION LIST

No.	Date	Description	By
8.			
7.			
6.	2026/01/27	PERMIT READY	R.W.
5.	2026/01/08	ENGINEER READY	R.W.
4.	2026/01/05	TRUSS READY	R.W.
3.	2025/12/19	REVISION #2	R.W.
2.	2025/12/17	REVISION #1	R.W.
1.	2025/12/16	PRELIMINARY PROPOSAL	R.W.

PROPERTY OF FORTÉ PLANS INC.

Forté
PLANS INC.

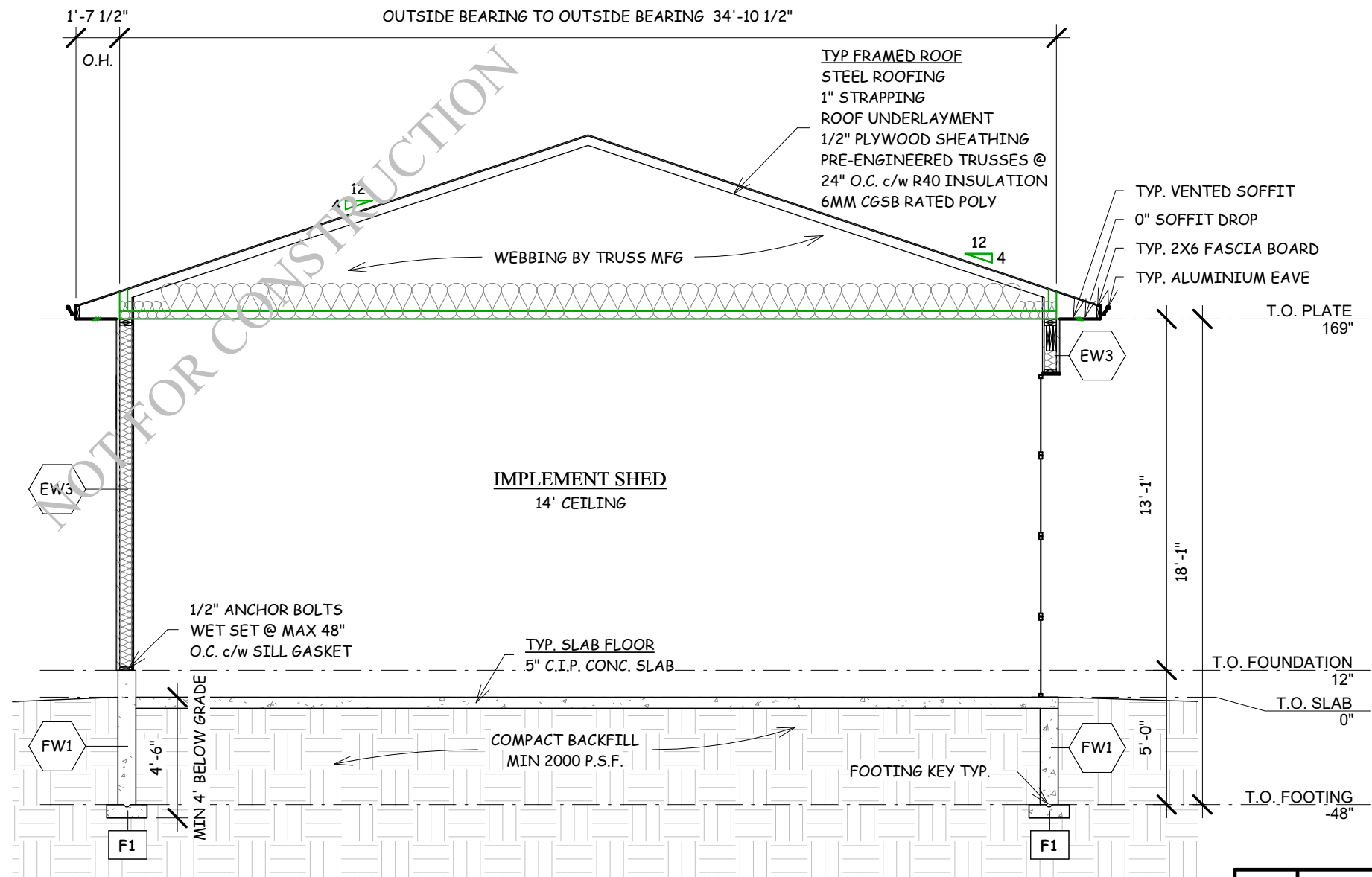
mike@forteplans.ca
(226) 926 - 6707

PROPERTY OF FORTÉ PLANS INC.

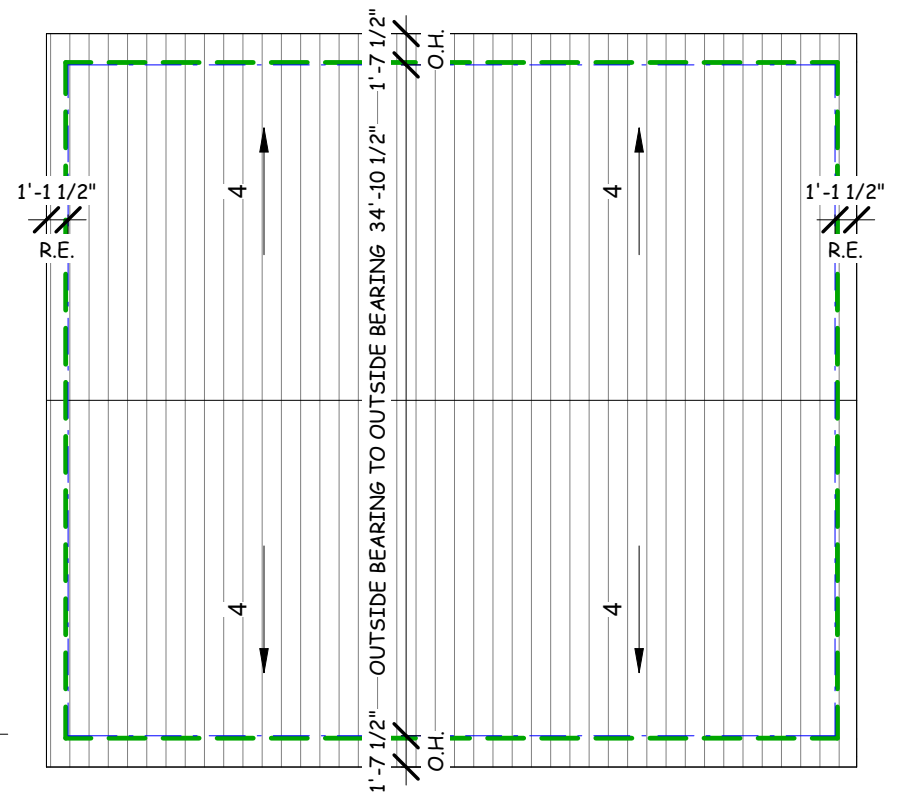
MALCOLM
10628 SUNSET DR. ST. THOMAS, ON N5P 3T2

NOT FOR CONSTRUCTION

ELEVATIONS			
DRAWN BY:	R.W.	SCALE:	As indicated
REVIEWED BY:	M.W.	B.C.I.N.	129796
DATE:	DECEMBER 2025		
SHEET NO:			A5



1 SECTION A
3/16" = 1'-0"



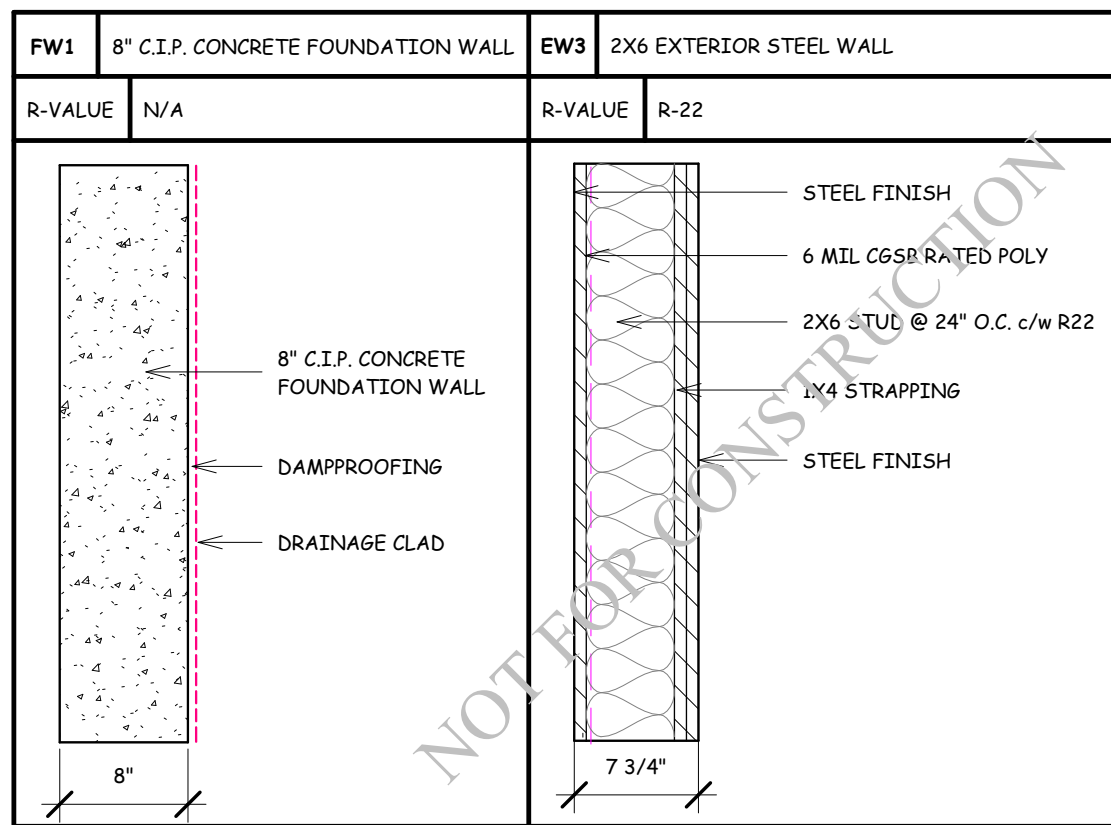
2 ROOF PLAN
1" = 10'-0"

ROOF LEGEND

DESCRIPTION	LINE TYPE/MEASUREMENTS
BUILDING OUTLINE:	---
OUTSIDE BEARING:	----

FOOTING SCHEDULE

SYMBOL	FOOTING
F1	18" X 6" C.I.P. CONC. FOOTING ON COMPACT BACKFILL MIN. 2000 P.S.F.



- DOOR & WINDOW OPENING SIZES
- SUBJECT TO CHOSEN MANUFACTURER
- WINDOWS SIZES MAY VARY FROM PLAN
- REFER TO MFG. FOR RSO SIZES

FOUNDATION PLAN NOTES:

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QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.1.1 of the building code
 Mike Hill
 NAME: Mike Hill
 SIGNATURE: [Signature]
 REGISTRATION INFORMATION
 Required unless design is exempt under 2.17.1.1 of the building code
 FORTÉ PLANS INC.
 FIRM NAME: Forté Plans Inc.
 129796
 BCN

SQUARE FEET

IMPLEMENT SHED	1400 SQFT

REVISION LIST

NO.	DATE	DESCRIPTION	BY
8.			
7.			
6.	2026/01/27	PERMIT READY	R.W.
5.	2026/01/08	ENGINEER READY	R.W.
4.	2026/01/05	TRUSS READY	R.W.
3.	2025/12/19	REVISION #2	R.W.
2.	2025/12/17	REVISION #1	R.W.
1.	2025/12/16	PRELIMINARY PROPOSAL	R.W.

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mike@forteplans.ca
(226) 926 - 6707

PROPERTY OF FORTÉ PLANS INC.

MALCOLM
10628 SUNSET DR. ST. THOMAS, ON N5P 3T2

NOT FOR CONSTRUCTION

SECTIONS
 DRAWN BY: R.W. SCALE: As indicated
 REVIEWED BY: M.W. B.C.I.N. 129796
 DATE: DECEMBER 2025
 SHEET NO: A6