



**Township of Southgate
Committee of Adjustment Agenda**

May 24, 2023

9:00 AM

Holstein Council Chambers

	Pages
1. Call to Order	
2. Confirmation of Agenda	
Be it resolved that the Committee confirm the agenda as presented.	
3. Declaration of Pecuniary Interest	
4. Adoption of Minutes	3 - 9
Be it resolved that the Committee approve the minutes from the April 26, 2023 Committee of Adjustment meeting as presented.	
5. Hearing	
5.1 A2-23 - Peter Enns, Property Location, Geographic Township of Dundalk	
5.1.1 Application and Notice of Public Hearing	10 - 29
5.1.2 Comments Received from Agencies and the Public	30 - 38
5.1.3 Applicant or Agent	
5.1.4 Committee Member Questions	
5.1.5 Comments and Planning Report	
5.1.5.1 PL2023-025-A2-23-Peter Enns	39 - 52
5.1.6 Members of the Public to Speak	
5.1.7 Further Questions from the Committee	

5.1.8 Approval or Refusal

Be it resolved that the Committee of Adjustment receive Staff Report PL2022-025 for information; and **That** the application for minor variance of an interior side yard setback of 0.4572m (1.5ft) be approved, and; **That** an Engineered Grading and Drainage Plan is prepared to the satisfaction of the Township Building Department.

6. Adjournment

Be it resolved that the Committee adjourn the meeting at [TIME].



Township of Southgate
Minutes of Committee of Adjustment

April 26, 2023
9:00 AM
Holstein Council Chambers

Members Present: Member Barbara Dobreen
Member Martin Shipston
Member Joan John
Member Monica Singh Soares

Members Absent: Member Brian Milne
Member Jason Rice
Member Jim Ferguson

Staff Present: Lindsey Green, Clerk
Clinton Stredwick, Planner
Elisha Milne, Legislative Assistant
Holly Malynyk, Legislative Assistant

1. Call to Order

Chair Dobreen called the meeting to order at 9:00AM.

2. Confirmation of Agenda

Moved By Member John

Seconded By Member Singh Soares

Be it resolved that the Committee confirm the agenda as presented.

Carried

3. Declaration of Pecuniary Interest

No one declared a pecuniary interest related to any item on the agenda.

4. Adoption of Minutes

Moved By Member Shipston
Seconded By Member John

Be it resolved that the Committee approve the minutes from the March 22, 2023 Committee of Adjustment meeting as presented.

Carried

5. Hearing

5.1 A1-23 - Maynard Bearer, Con 14 Pt Lot 8 RP 16R5303 Parts 1&2, Geographic Township of Egremont

5.1.1 Application and Notice of Public Hearing

The Purpose of the Variance is to vary the provisions of section 13.2(e) allowing for a reduction in the interior side yard setback. All other provisions of the bylaw shall apply.

Approval of this application would provide relief from the by-law to permit an attached garage to be located closer to the side lot line. The current setback requirement is 5m (16.3ft). The proposal will reduce this setback to 2.43m (8ft) to relocate the garage and entrance to the house to the opposite side of the lot. This will reduce potential conflicts with the shared laneway entrance.

5.1.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed the comments received from the Historic Saugeen Metis, Southgate Public Works Department, the County of Grey, and the Saugeen Valley Conservation Authority. There were no comments received from members of the public

5.1.3 Applicant or Agent

The Applicant was not in attendance to speak to the application.

5.1.4 Committee Member Questions

Committee Members asked questions and staff provided responses.

5.1.5 Comments and Planning Report

Planner Clinton Stredwick reviewed the planning report and explained the intent of the proposal.

5.1.6 Members of the Public to Speak

There were no members of the public in attendance to speak in support of or in opposition to the application.

5.1.7 Further Questions from the Committee

Members asked further questions and staff provided responses.

5.1.8 Approval or Refusal

Moved By Member Shipston

Seconded By Member John

Be it resolved that the Committee of Adjustment receive Staff Report PL2023-021 for information; and

That the application for minor variance of an interior side yard setback of 2.43m (8ft) be approved subject to the following condition:

That a residential entrance permit is obtained from the Township.

Carried

5.2 B2-23 - Cleon Martin, Property Location, Geographic Township of Egremont

5.2.1 Application and Notice of Public Hearing

The Purpose is to sever a 3278.47 m² parcel of land with 14.56m of Frontage on Southgate Road 04. This parcel is to be added to the adjacent schoolhouse lot. The retained parcel will have 300m of frontage and be 52.65ha in area. No new development lots will be created by this consent application. It is considered to be a minor lot line adjustment.

The Effect would be to create an enlarged schoolhouse lot once the lot addition is complete.

5.2.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed the comments received from the Southgate Building Department, the Historic Saugeen Metis, Enbridge Gas, Hydro One, Southgate Public Works Department, the County of Grey, and the Saugeen Valley Conservation Authority. There were no comments received from members of the public

5.2.3 Applicant or Agent

The Agent was in attendance and available for questions.

5.2.4 Committee Member Questions

Committee Members asked questions and staff provided responses.

5.2.5 Comments and Planning Report

Planner Clinton Stredwick reviewed the planning report and explained the intent of the proposal.

5.2.6 Members of the Public to Speak

There were no members of the public in attendance to speak in support of or in opposition to the application.

5.2.7 Further Questions from the Committee

Members asked further questions and staff provided responses.

5.2.8 Approval or Refusal

Moved By Member Shipston

Seconded By Member John

Be it resolved that the Committee of Adjustment receive Staff Report PL2023-019 for information; and

That the severance be approved with the following conditions:

1. **That** a survey be provided; and

2. **That** a Pin Consolidation is obtained to merge the severed parcel with the lot being added to.
3. **That** a zoning amendment is approved to recognize the school use.
4. **That** all outstanding taxes, fees and charges are paid, if any.

Carried

5.3 B3-23 - Watra Residents Association, Con 21, Pt Lot 11, Plan 812 Blk 29 Watra Road, Geographic Township of Egremont

5.3.1 Application and Notice of Public Hearing

The Purpose is to sever a 0.4ha area lot with 47.3m of frontage on Watra Road. The retained lands that are approximately 6.125ha will be merged with lots 20 and 21 on Plan 812, which are undevelopable within the subdivision. **The Effect** would be to create a new residential lot but remove two previously created lots that are not developable. The end result would be a decrease in lot density by one lot.

5.3.2 Comments Received from Agencies and the Public

Planner Clinton Stredwick reviewed comments received from Enbridge Gas, the Historic Saugeen Metis, Township of Southgate Public Works, the County of Grey, and the Saugeen Valley Conservation Authority. There were no comments received from members of the public.

5.3.3 Applicant or Agent

The Applicant and Agent were present and available for questions. Agent, Ron Davidson presented the proposal.

5.3.4 Committee Member Questions

Members asked questions and staff provided responses.

5.3.5 Comments and Planning Report

Planning Stredwick reviewed his planning report and explained the intent of the proposal.

5.3.6 Members of the Public to Speak

No members of the public were present to speak in support or opposition to the application.

5.3.7 Further Questions from the Committee

There were no further questions from Members.

5.3.8 Approval or Refusal

Moved By Member Singh Soares

Seconded By Member Shipston

Be it resolved that the Committee of Adjustment receive Staff Report PL2023-020 for information; and

That the severance be approved with the following conditions:

1. **That** a Zoning by-law amendment be obtained to implement the consents.
2. **That** Lots 20 and 21 be merged with the retained lands and a pin consolidation obtained
3. **That** a survey be provided; and
4. **That** all outstanding taxes, fees and charges are paid, if any.

Carried

6. Adjournment

Moved By Member Singh Soares

Seconded By Member John

Be it resolved that the Committee adjourn the meeting at 9:58AM.

Carried

Chair Barbara Dobreen

Secretary-Treasurer Elisha Milne



Township of Southgate Committee of Adjustment

Application for Minor Variance

Fees Effective January 1, 2023

By-law 2022-180

Instructions:

This is an application under Section 45 of the Planning Act, 1990, R.S.O. c.P. 13 as amended, for relief, as described in this application, from Zoning By-law 19-2002 (as amended).

- Please check all applicable boxes and answer all applicable questions
- Failure to provide adequate, correct information may result in your application being refused
- All measurements must be in metric units. (Imperial Units will not be accepted)
- Additional information may be attached if necessary
- Incomplete applications will be returned
- The Township reserves the right to ask for more information or clarification pertaining to this application at a later time
- Applications are not accepted without the required fees \$1267 (\$976 application plus \$111 sign fee and if required, \$180 SVCA fee) in cash or by cheque made payable to the Corporation of the Township of Southgate.

For office use only:

File No. A-2-23

Pre-Consult

Date:

Jan 30, 2023

Date received: March 10, 2023

Accepted by: _____

Roll #42 07 110-001-42600

Conservation Authority Fee

Required: _____

Official Plan: _____

Property's Zone: _____

Other Information: _____

It is a requirement that any potential applicant pre-consult with the Planning Department pursuant to by-law 66-2012 prior to submitting any planning application, for the initial pre consultation meeting, please provide a drawing or sketch of your proposal accompanied by a written description.

The Approval Authority is the Township of Southgate Committee of Adjustment

Required Fees:

Pre-Consultation Fee	\$ 500.00 due prior to the application being submitted - Pd
Application Fee	\$ 1400.00 due with submitted application
Public Notice Sign Fee	\$ 145.00
Conservation Authority Fees	
Saugeen Valley CA	\$190.00
Grand River CA	Contact directly for details

Note on fees:

The application fees were adopted and approved under the Township of Southgate's Fee's and Charges By-law and will only be accepted once the application is deemed complete by the Township of Southgate Planning Department.

All required application fees shall be paid in cash or by cheque made payable to the Township of Southgate at the time of submission of the application.

Please review the required Conservation Authority fees prior to submitting your application. Saugeen Valley Conservation Authority requires their fee to be submitted to the Township of Southgate along with this application. Make this payment out to the Saugeen Valley Conservation Authority.

In the event that all fees are not paid in full at the time of submission, the application shall be deemed incomplete.

1. Name of Owner/Applicant (circle one) * Peter Enns

Address [REDACTED]

Postal Code [REDACTED] Telephone Number [REDACTED]

***See Note 1**

2. Name of Agent* _____

Address _____

Postal Code _____ Telephone Number _____

**** See Note 2**

3. Nature and extent of relief applied for: _____

Buildings in addition with in 1' to property line

4. Why is it not possible to comply with the provisions of the by-law? _____

Because it's too close too property line

5. Legal description of subject land (registered plan number and lot number or other legal description, and, where applicable, street and street number):

Lot # 228 Address 41 Gleneg St
Dundalk on Po Box 427 N0C 1B0

6. Dimensions of land affected in metric units:

Frontage: 20.4216 Area: _____
Depth: 42.672 Width of Street: _____

7. Particulars of all buildings and structures on or proposed for the subject land (specify, in metric units) the ground floor area, gross floor area, number of storeys, width, length, height, etc.):

Existing: 1 1/2 STORY VINYL CLAD
76.18 square metres

Proposed: 1 am plainig and addition
of 66.89 square metres

8. Location of all buildings and structures on or proposed for the subject land (specify distance from side, rear and front lot lines):

Existing: Front distance 10.683 x 10.583
Back 21.569 x 20.543 Side
3.689 x 3.713 other side 2.289 x 2.215

Proposed: Front 13.671
Back 19.202
Side 0305 other side 12.833

9. Date of acquisition of subject land: 2011 / June /

10. Date of construction of all buildings and structures on subject land:

Don't no

11. Existing uses of the subject property:

Living

12. Existing uses of the abutting properties:

North: Residential East: Railway

South: Camirchal West: Residential

13. Length of time the existing uses of the subject property have continued:

2016 / 08 / 07

14. Water is provided to the subject land by a:

yes publicly owned and operated piped water system

_____ privately owned and operated individual or communal well

_____ lake or other water body or other means (please explain)

15. Sewage disposal is provided to the subject land by a:

yes publicly owned and operated sanitary sewage system

_____ privately owned and operated individual or communal well

_____ privy or other means (please explain)

16. Storm drainage is provided by (check applicable):

Sewers: _____ Ditches yes Swales: _____

Other means (please explain) _____

17. Present Official Plan designation on the subject lands: yes Neighbourhood Area

18. Present Zoning By-law provisions applying to the land: yes R2-Zone PE

19. Has the subject land ever been the subject of an application for minor variance (under Section 45 or its predecessor of the Planning Act)

Yes ☐ No ☒

If the answer is yes, describe briefly (i.e. date of application, file number, nature of relief, etc.)

20. Is the subject property the subject of a current application for a plan of subdivision or consent under Section 51 or 53 of the Planning Act?

Yes ☒ No ☐

PE

Sketch Instructions:

Each copy of this application must be accompanied by a sketch or survey showing the following:

- (i) The boundaries and dimensions of the subject land.
- (ii) The location, size and type of all existing and proposed buildings and structures on the subject land, indication the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- (iii) The current uses and location of all existing buildings and/or structures on the adjacent lands. (indicate the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines).
- (iv) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- (v) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- (vi) If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- (vii) The location and nature of any easement affecting the subject land.

21. Owners authorization and declaration:

Authorization for agent

I/we _____
(print name or names)

authorize _____
(print name of agent)

to act as our agent(s) for the purpose of this application.

(Signature of Owner) (date)

(Signature of Owner) (date)

22. Owners authorization for access:

I/we Peter Enns.
(print name or names)

hereby permit Township staff and its representatives to enter upon the premises during regular business hours for the purpose of performing inspections of the subject property.

(Signature of Owner) 2023/01/30
(date)

(Signature of Owner) 2023/01/30
(date)

23. Affidavit or sworn declaration :

Note: This Affidavit must be signed in the presence of a Commissioner of Oaths.

I/ (We) Peter Enns
Name of Owner(s) or Authorized Agent or Applicant

of the Township of Southgate in the County of Grey
city/town/municipality county/region

Solemnly declare that all statements contained in this application and all the information provided is true, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

Declared before me at the:

Township of Southgate in the County of Grey
city/town/municipality county/region

This 30 day of January, 2023


Signatures of Owner

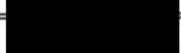
30/01/2023
Date


Signatures of Owner

30/01/2023
Date


Signature of Commissioner

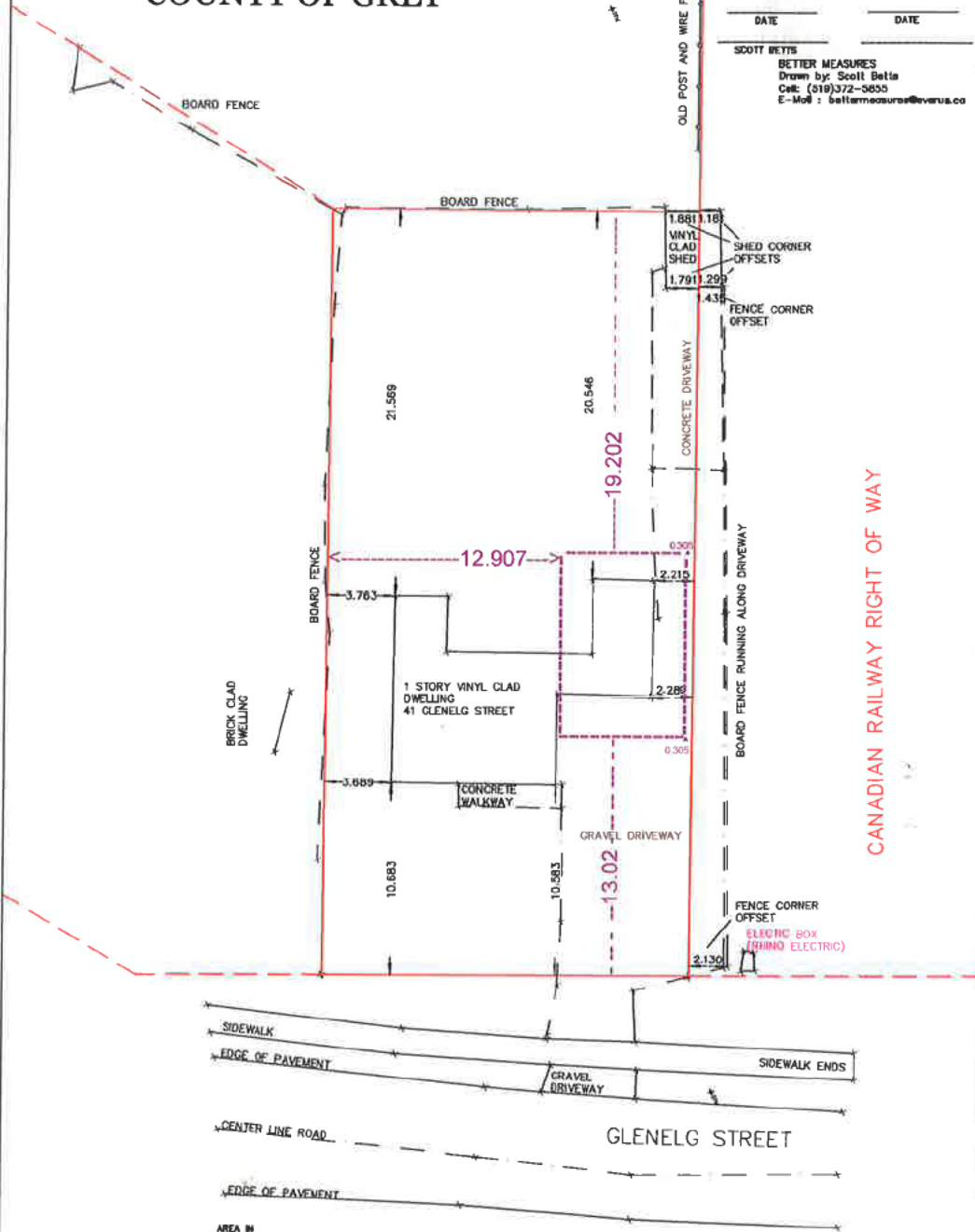
Jan 30, 2023
Date


Elisha Milne, a Commissioner, etc.,
Legislative Assistant for The Corporation of
the Township of Southgate, County of Grey.

**SITE PLAN FOR PETER ENNS
PART OF LOT 228
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF DUNDALK
MUNICIPALITY OF SOUTHGATE
COUNTY OF GREY**



DATE _____ DATE _____
SCOTT BETTS
BETTER MEASURES
Drawn by: Scott Betts
Cell: (519) 372-3655
E-Mail: bettermeasures@verus.ca



TOTAL AREA OF ENNS	AREA IN SQ. METRES	% OF TOTAL
EXISTING DWELLING	10.3 SQ M.	11.84 %
EXISTING SHED	13.35 SQ M.	1.52 %



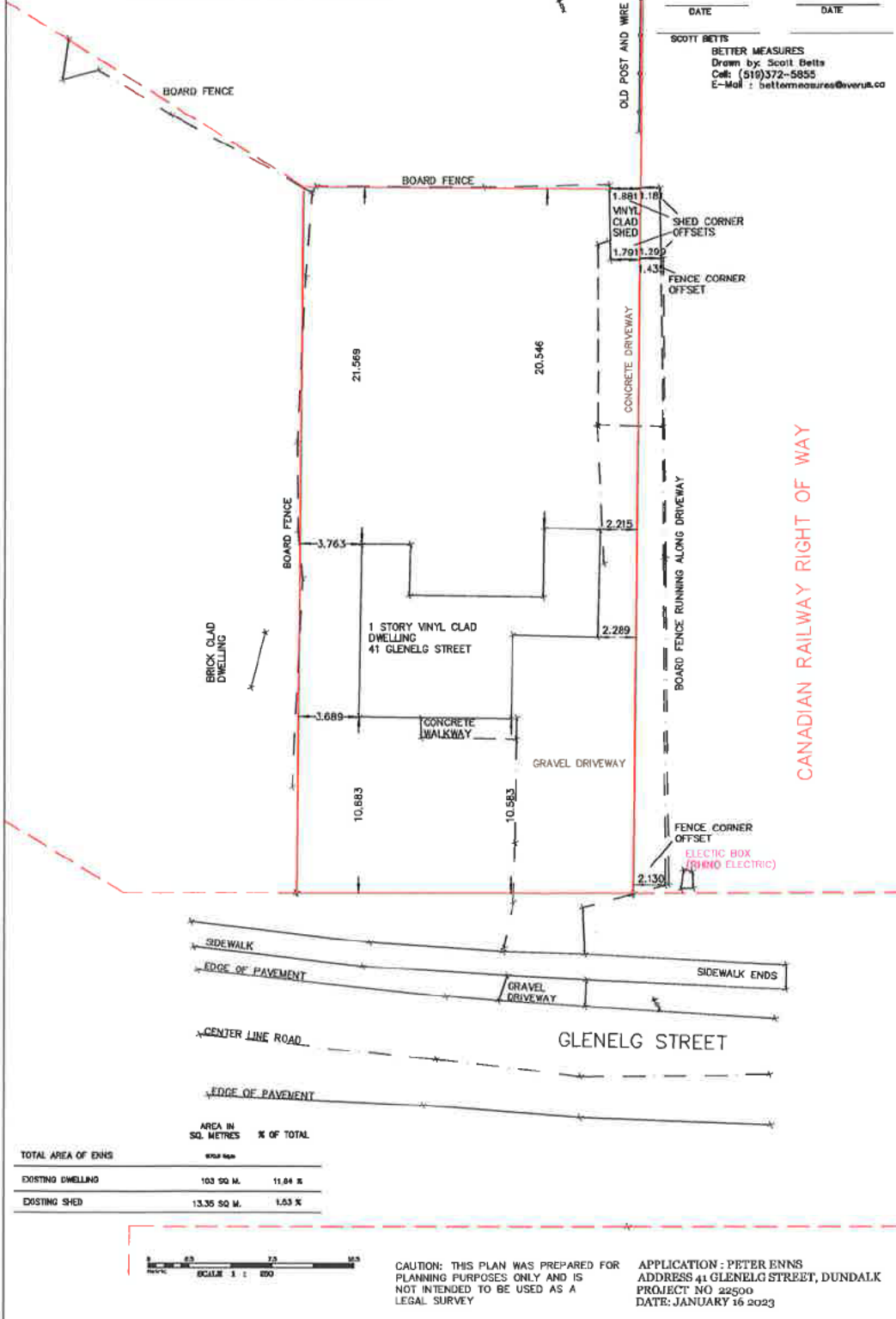
CAUTION: THIS PLAN WAS PREPARED FOR PLANNING PURPOSES ONLY AND IS NOT INTENDED TO BE USED AS A LEGAL SURVEY
APPLICATION: PETER ENNS
ADDRESS: 41 GLENELG STREET, DUNDALK
PROJECT NO 22500
DATE: JANUARY 16 2023

**SITE PLAN FOR PETER ENNS
PART OF LOT 228
CONCESSION 2
GEOGRAPHIC TOWNSHIP OF DUNDALK
MUNICIPALITY OF SOUTHGATE
COUNTY OF GREY**



DATE _____ DATE _____

SCOTT BETTS
BETTER MEASURES
Drawn by: Scott Betts
Cell: (519) 372-5855
E-Mail: bettermeasures@verizon.ca



DATE _____

E-Mail : bettermeasures@everus.ca

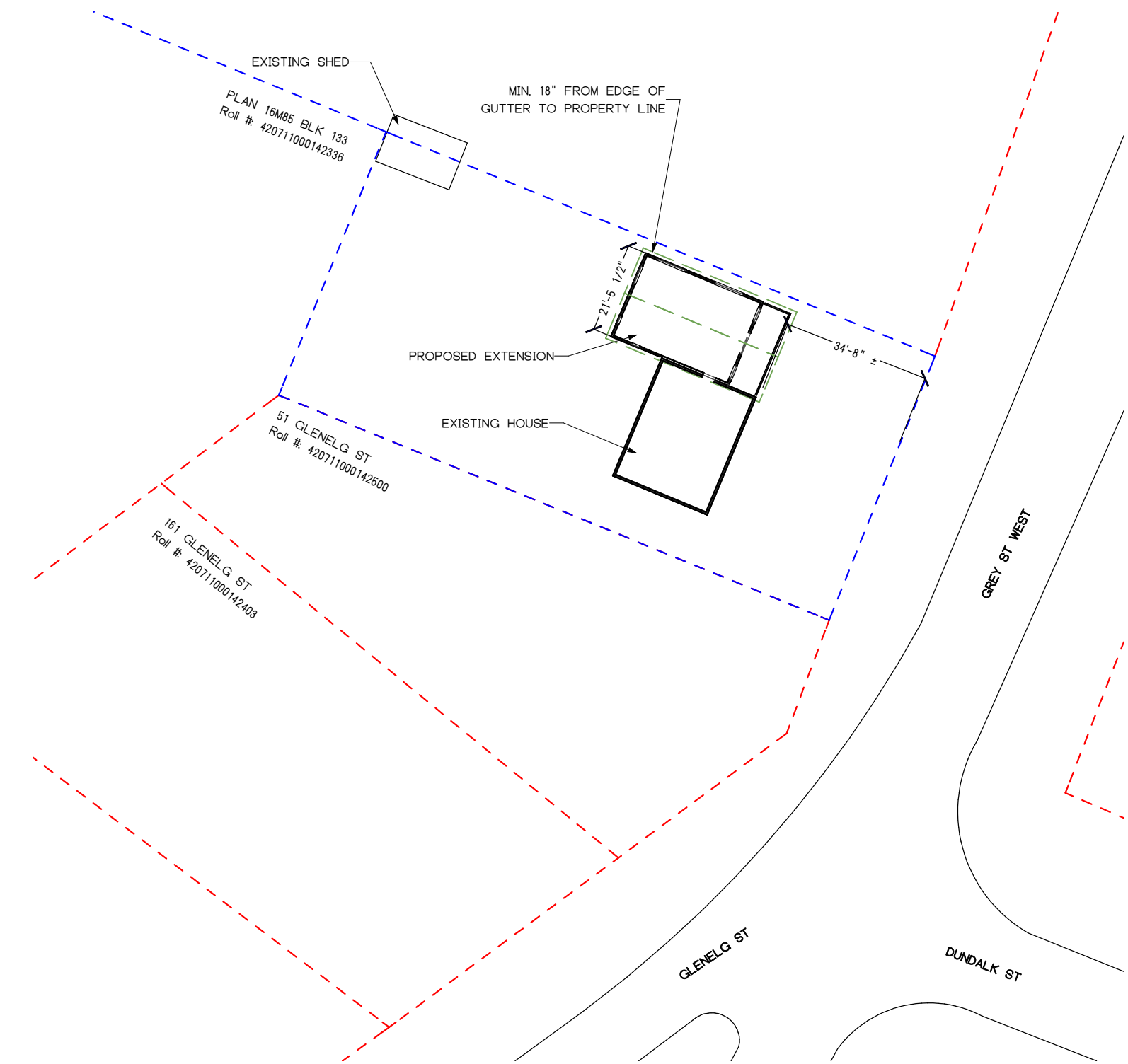



	AREA IN SQ. METRES	% OF TOTAL
TOTAL AREA OF ENNS	870.5 Sq.m	
EXISTING DWELLING	103 SQ M.	11.84 %
EXISTING SHED	13.35 SQ M.	1.53 %

CAUTION: THIS PLAN WAS PREPARED FOR
PLANNING PURPOSES ONLY AND IS
NOT INTENDED TO BE USED AS A
LEGAL SURVEY

APPLICATION : PETER ENNS
ADDRESS 41 GLENELG STREET, DUNDALK
PROJECT NO 22500
DATE: JANUARY 16 2023

DRAWING SCHEDULE	
S-1	Title Page
S-2	Notes
S-3	Foundation Plan
S-4	Ground Floor Plan
S-5	2nd Floor Plan
S-6	Roof Plan
S-7	North & South Elevations
S-8	East & West Elevations
S-9	Cross-Section
S-10	Render



 **SITE PLAN**
Scale: 1" = 32'



SEE SITE SURVEY BY BETTER MEASURES, PROJECT NO. 22500, DATED JANUARY 16, 2023.



2	Width of addition reduced	DF	29/04/23
1	Issued for Permit	DF	02/08/22

REV.	DESCRIPTION	BY:	DATE:
STATUS: ISSUED FOR PERMIT			



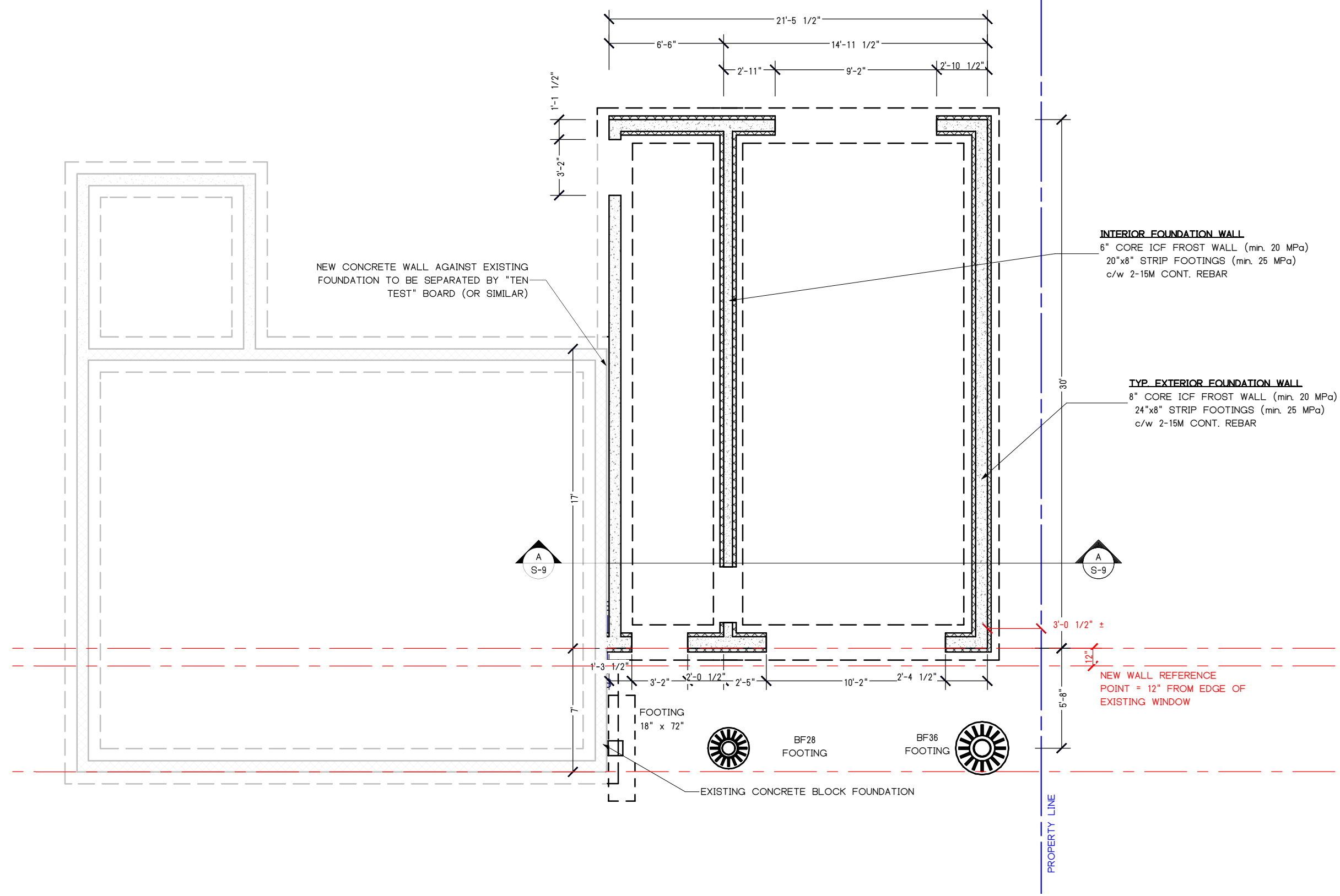
CLIENT:
Peter Enns

PROJECT:
Proposed Residential Extension

SITE:
41 Glenelg St
Dundalk, ON

TITLE:
Title Page

SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
PROJECT NO: 22-0052	DRAWING NO: S-1	REVISION: 2	



NEW CONCRETE WALL AGAINST EXISTING
FOUNDATION TO BE SEPARATED BY "TEN
TEST" BOARD (OR SIMILAR)

INTERIOR FOUNDATION WALL
6" CORE ICF FROST WALL (min. 20 MPa)
20"x8" STRIP FOOTINGS (min. 25 MPa)
c/w 2-15M CONT. REBAR

TYP. EXTERIOR FOUNDATION WALL
8" CORE ICF FROST WALL (min. 20 MPa)
24"x8" STRIP FOOTINGS (min. 25 MPa)
c/w 2-15M CONT. REBAR

NEW WALL REFERENCE
POINT = 12" FROM EDGE OF
EXISTING WINDOW

FOOTING
18" x 72"



BF28
FOOTING



BF36
FOOTING

EXISTING CONCRETE BLOCK FOUNDATION

PROPERTY LINE

1 FOUNDATION PLAN
Scale: 1/6" = 1'-0"



2	Width of addition reduced	DF	29/04/23
1	Issued for Permit	DF	02/08/22

REV: DESCRIPTION BY: DATE
STATUS: **ISSUED FOR PERMIT**



CLIENT: Peter Enns			
PROJECT: Proposed Residential Extension			
SITE: 41 Glenelg St Dundalk, ON			
TITLE: Foundation Plan			
SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
PROJECT NO: 22-0052	DRAWING NO: S-3	REVISION: 2	

BUILT-UP STUDS
MIN. 2-2x6 AT EDGE OF EACH DOORWAY AND WINDOW.

MIN. 3-2x6 AT EDGE OF EACH GARAGE DOOR.



INTERIOR WALL (LOAD-BEARING)
1/2" DRYWALL (MUD & TAPE - GAS PROOF)
AIR BARRIER
1" RIGID INSULATION (min. R-5)
min. 1/2" PLY SHEATHING
min. 2x6 STUDS @ 16" o/c
BATT OR SPRAY FOAM INSULATION (min. R-19)
6 MIL. POLY VAPOUR BARRIER
1/2" DRYWALL (MUD & TAPE - GAS PROOF)

TYP. EXTERIOR WALL
SIDING
AIR BARRIER
1" RIGID INSULATION (min. R-5)
min. 1/2" PLY SHEATHING
min. 2x6 STUDS @ 16" o/c
BATT OR SPRAY FOAM INSULATION (min. R-19)
6 MIL. POLY VAPOUR BARRIER
min. 1/2" DRYWALL

TYP. GARAGE SLAB
min. 5" CONC. SLAB (32 MPa) w/ 5-8% AIR
ENTRAINMENT
6"x6" 6/6 W.W. MESH (PLACED NEAR MID-THICKNESS)
2" (R-10) STYROFOAM INSULATION
min. 6" COMPACTED GRAVEL OR CLEAR STONE
PLACED ON UNDISTURBED NATIVE SOIL w/
ALL ORGANIC MATERIAL REMOVED
SLOPE min. 1% TO ALL DOORS

DECK POST ADJACENT TO HOUSE
P/T 8x8 POST (SPF, No.1/No.2)W/ METAL
SHOE EMBEDDED MIN. 4" INTO FOOTING,
Ø1/2" ANCHOR BOLTS & SQUARE PIER
AND PAD FOOTING

DECK POSTS (TYP.)
P/T 8x8 POST (SPF, No.1/No.2)W/ METAL
SHOE EMBEDDED MIN. 4" INTO FOOTING,
Ø1/2" ANCHOR BOLTS & BIGFOOT
SYSTEMS FOOTINGS



2	Width of addition reduced	DF	29/04/23
1	Issued for Permit	DF	02/08/22
REV: DESCRIPTION		BY:	DATE:
STATUS: ISSUED FOR PERMIT			



CLIENT: Peter Enns			
PROJECT: Proposed Residential Extension			
SITE: 41 Glenelg St Dundalk, ON			
TITLE: Ground Floor Plan			
SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
PROJECT NO: 22-0052	DRAWING NO: S-4	REVISION: 2	

MUST HAVE VISUAL SIGNALLING, WITH AT LEAST ONE DETECTOR INSTALLED PER FLOOR (INCLUDING THE BASEMENT) AND EVERY BEDROOM.
THERE SHALL BE A DETECTOR WITHIN 16'-5" OF EACH BEDROOM DOOR.
DETECTORS TO BE DIRECT WIRED TO HYDRO PANEL AND INTERCONNECTED TO OTHER DETECTORS IN THE HOUSE.

MIN. 2-2x6 AT EDGE OF EACH DOORWAY AND WINDOW.

MIN. 3-2x6 AT EDGE OF EACH GARAGE DOOR.



SIDING
AIR BARRIER
1" RIGID INSULATION (min. R-5)
min. 1/2" PLY SHEATHING
min. 2x6 STUDS @ 16" o/c
BATT OR SPRAY FOAM INSULATION (min. R-19)
6 MIL. POLY VAPOUR BARRIER
min. 1/2" DRYWALL

1/2" DRYWALL
2x4 STUDS @ 16" o/c
1/2" DRYWALL

P/T 2x10 c/w Ø1/2" BOLTS @ 16" o/c

AS PER OBC CL. 9.8.8

P/T 8x8 (SPF, No.1/No.2)

—ENGINEERED BEAMS (AS PER MANFR'R)
(BEAM EXPOSED TO EXTERIOR ELEMENTS)

[illegible]

2	Width of addition reduced	DF	29/04/23
1	Issued for Permit	DF	02/08/22

REV:	DESCRIPTION:	BY:	DATE:
STATUS: ISSUED FOR PERMIT			



CLIENT:
Peter Enns

PROJECT:
Proposed Residential Extension

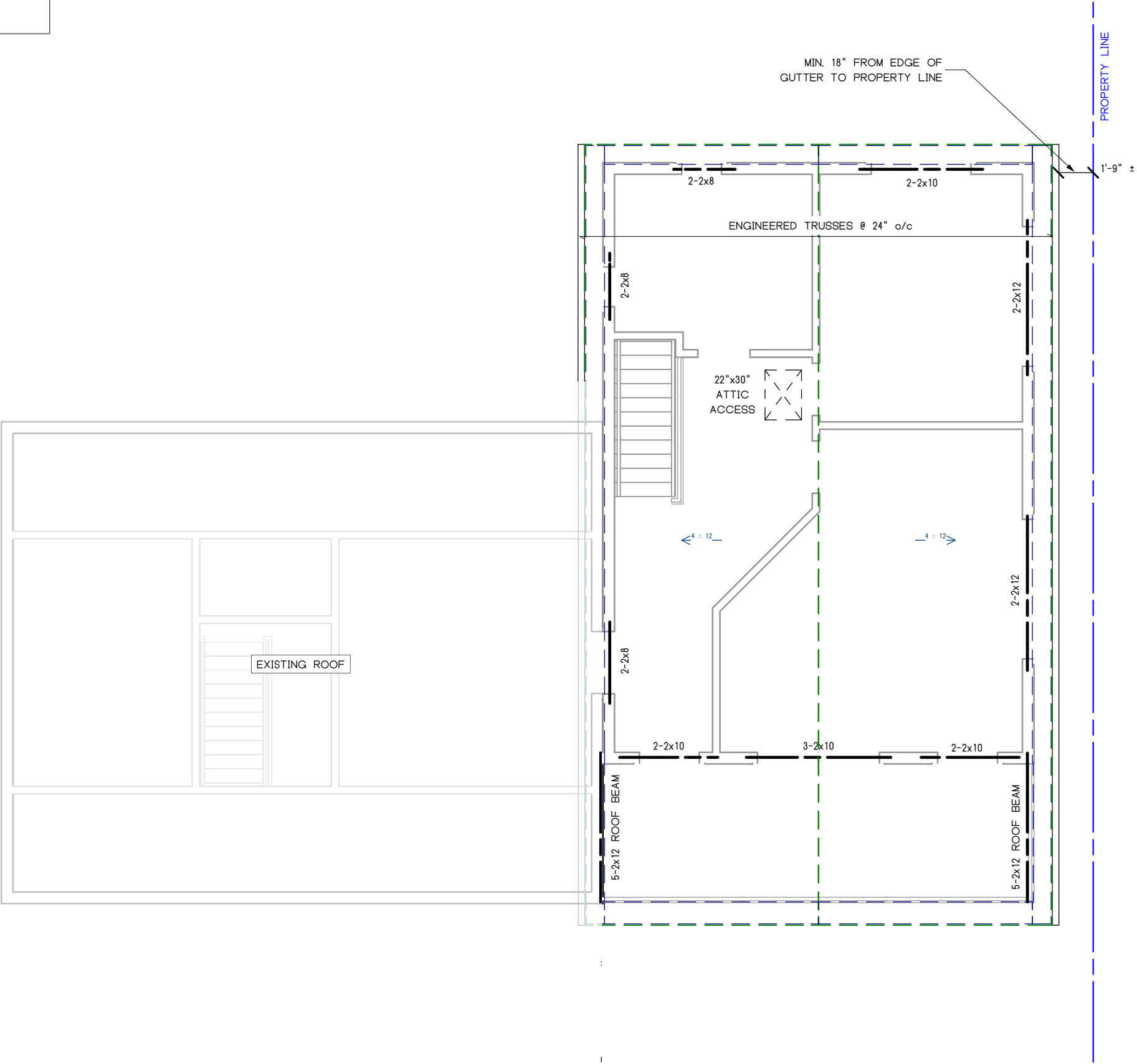
SITE:
41 Glenelg St
Dundalk, ON

TITLE:
2nd Floor Plan

SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
PROJECT NO: 22-0052	DRAWING NO: S-5		REVISION: 2

BUILT-UP STUDS
MIN. 2-2x6 AT EDGE OF EACH DOORWAY AND WINDOW.

MIN. 3-2x6 AT EDGE OF EACH GARAGE DOOR.



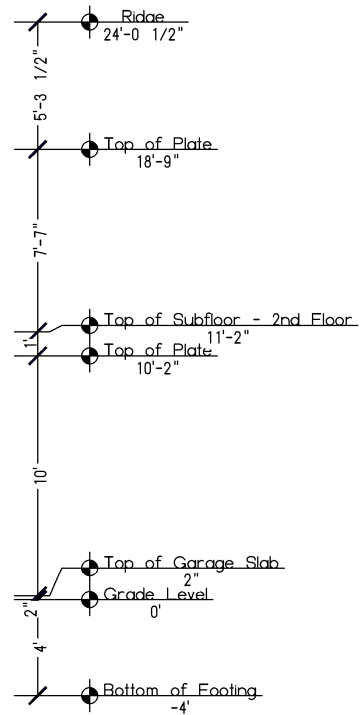
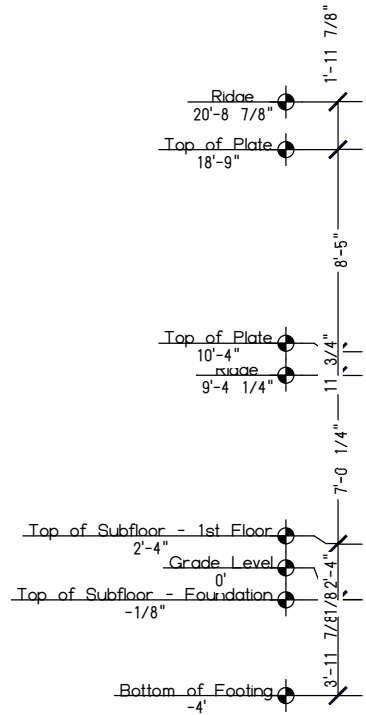
4 ROOF PLAN
Scale: 1/6" = 1'-0"



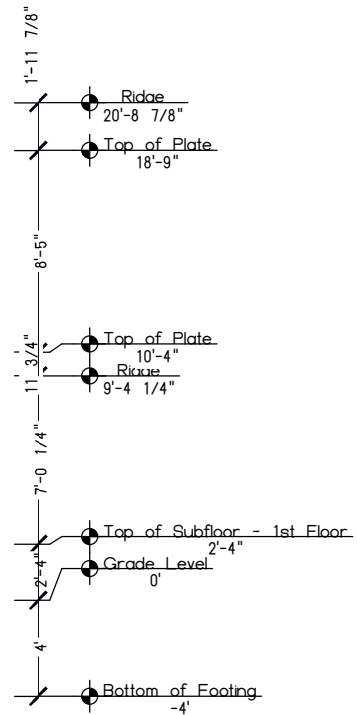
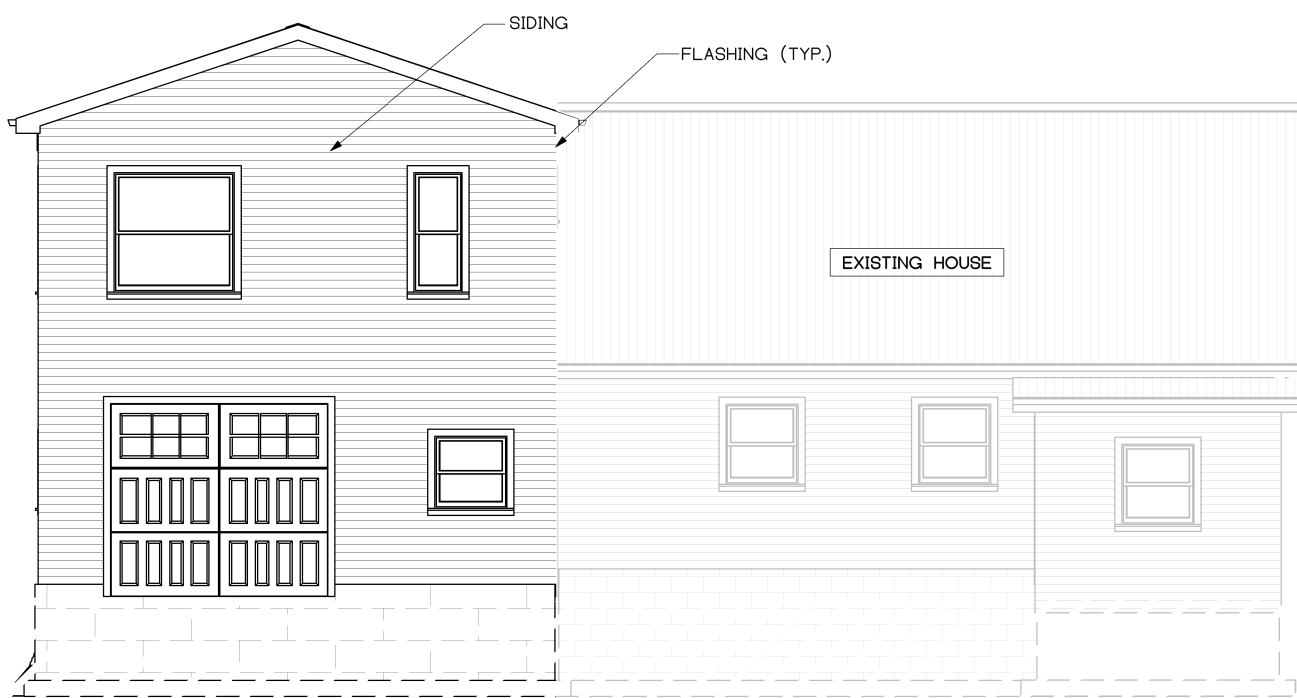
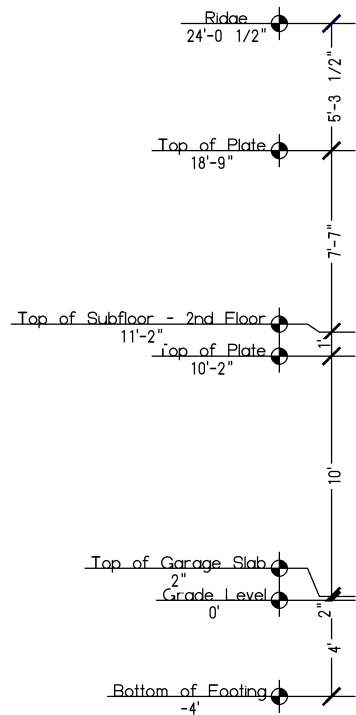
2	Width of addition reduced	DF	29/04/23
1	Issued for Permit	DF	02/08/22
REV:	DESCRIPTION:	BY:	DATE:
STATUS: ISSUED FOR PERMIT			



CLIENT: Peter Enns			
PROJECT: Proposed Residential Extension			
SITE: 41 Glenelg St Dundak, ON			
TITLE: Roof Plan			
SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
PROJECT NO: 22-0052	DRAWING NO: S-6	REVISION: 2	



5 FRONT ELEVATION
Scale: 1/8" = 1'-0"



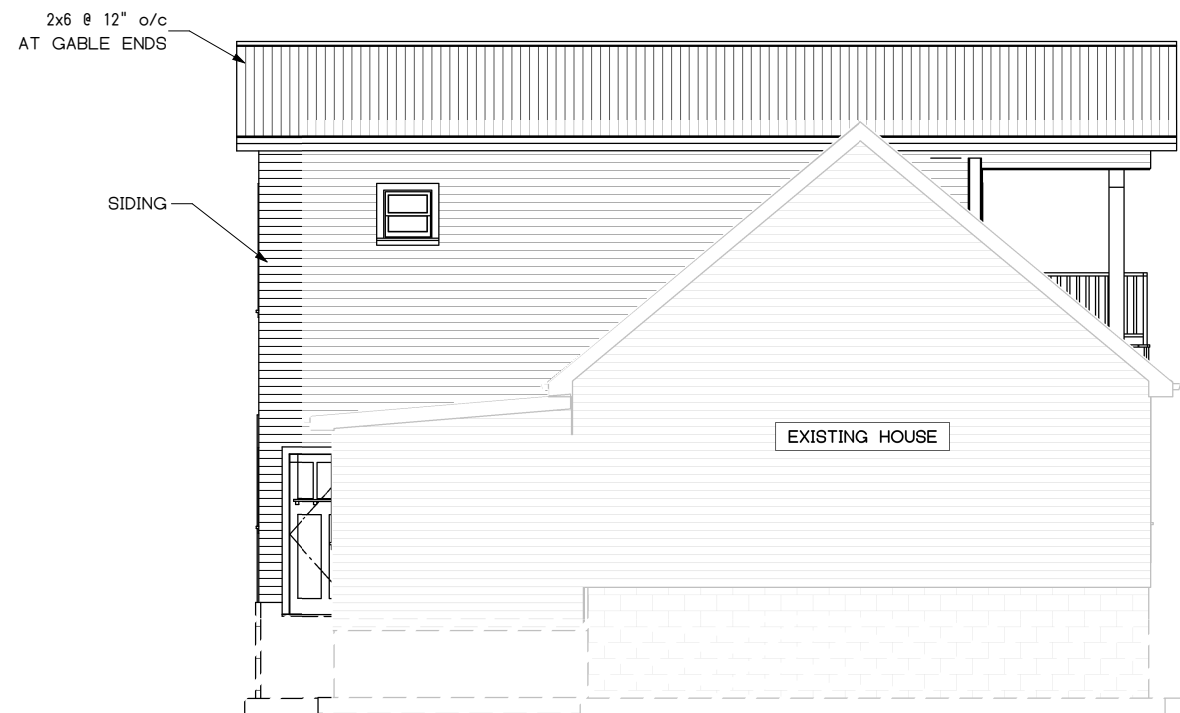
6 REAR ELEVATION
Scale: 1/8" = 1'-0"



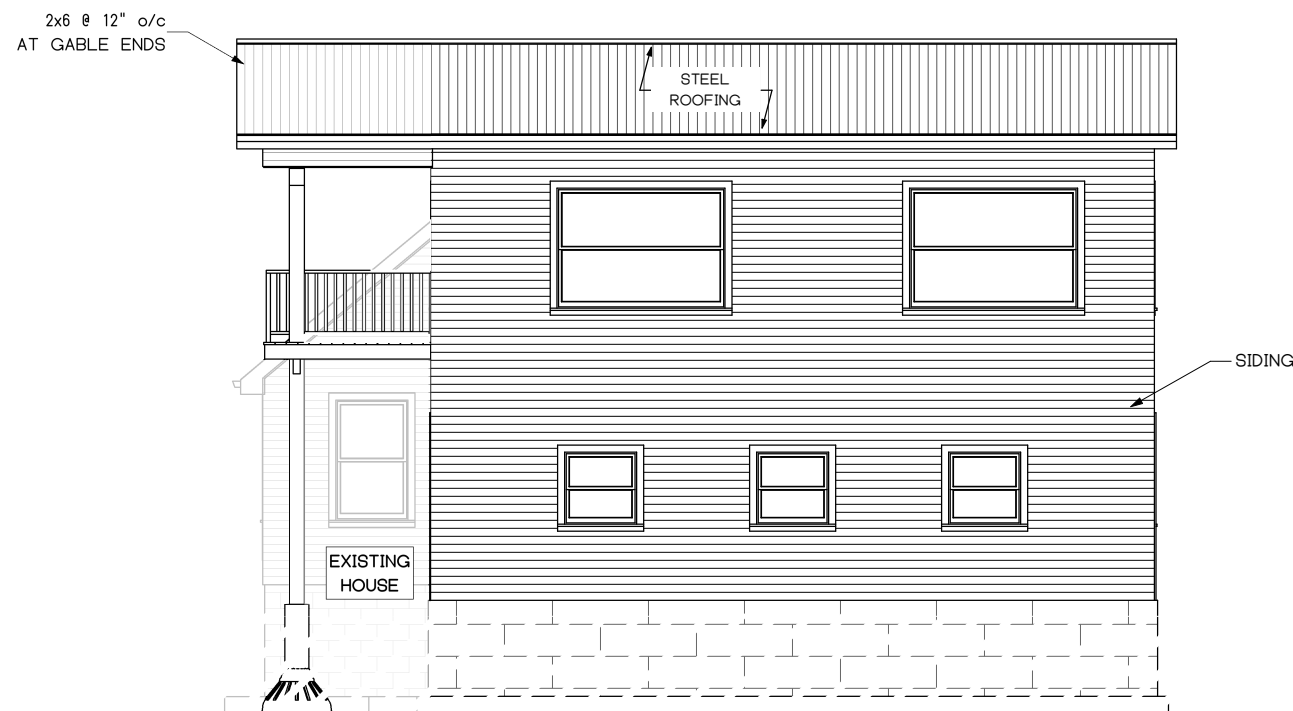
2	Width of addition reduced	DF	29/04/23
1	Issued for Permit	DF	02/08/22
REV:	DESCRIPTION	BY:	DATE
STATUS: ISSUED FOR PERMIT			



CLIENT: Peter Enns			
PROJECT: Proposed Residential Extension			
SITE: 41 Glenelg St Dundak, ON			
TITLE: North & South Elevations			
SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
PROJECT NO: 22-0052	DRAWING NO: S-7	REVISION: 2	



7 LEFT ELEVATION
Scale: 1/8" = 1'-0"



7 RIGHT ELEVATION
Scale: 1/8" = 1'-0"



2	Width of addition reduced	DF	29/04/23
1	Issued for Permit	DF	02/08/22

REV:	DESCRIPTION:	BY:	DATE:
STATUS: ISSUED FOR PERMIT			



CLIENT:
Peter Enns

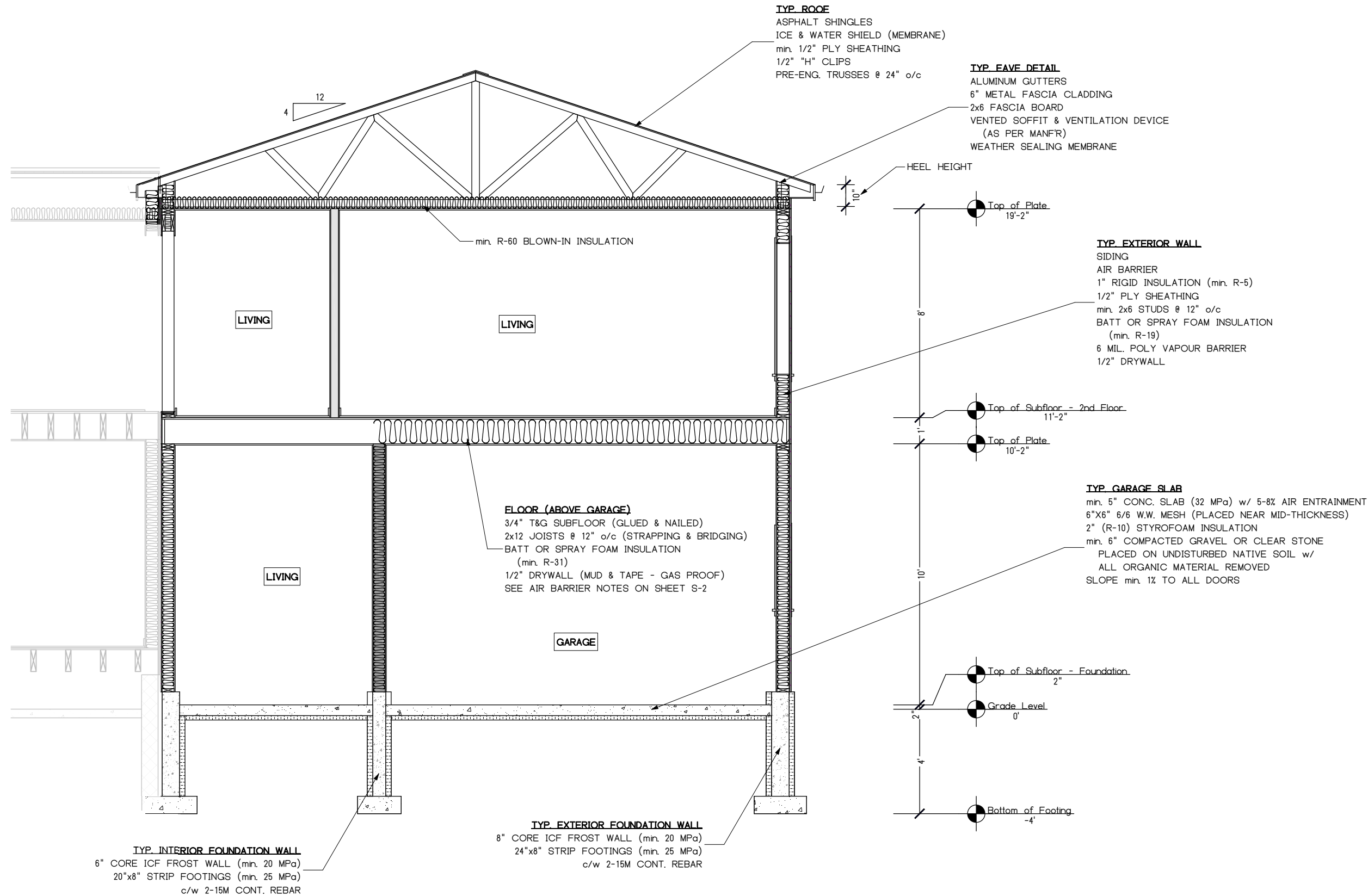
PROJECT:
Proposed Residential Extension

SITE:
41 Glenelg St
Dundak, ON

TITLE:
East & West Elevations

SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
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PROJECT NO: 22-0052	DRAWING NO: S-8	REVISION: 2
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TYP. ROOF

- ASPHALT SHINGLES
- ICE & WATER SHIELD (MEMBRANE)
- min. 1/2" PLY SHEATHING
- 1/2" "H" CLIPS
- PRE-ENG. TRUSSES @ 24" o/c

TYP. EAVE DETAIL

- ALUMINUM GUTTERS
- 6" METAL FASCIA CLADDING
- 2x6 FASCIA BOARD
- VENTED SOFFIT & VENTILATION DEVICE (AS PER MANF'R)
- WEATHER SEALING MEMBRANE

TYP. EXTERIOR WALL

- SIDING
- AIR BARRIER
- 1" RIGID INSULATION (min. R-5)
- 1/2" PLY SHEATHING
- min. 2x6 STUDS @ 12" o/c
- BATT OR SPRAY FOAM INSULATION (min. R-19)
- 6 MIL. POLY VAPOUR BARRIER
- 1/2" DRYWALL

TYP. GARAGE SLAB

- min. 5" CONC. SLAB (32 MPa) w/ 5-8% AIR ENTRAINMENT
- 6"x6" 6/6 W.W. MESH (PLACED NEAR MID-THICKNESS)
- 2" (R-10) STYROFOAM INSULATION
- min. 6" COMPACTED GRAVEL OR CLEAR STONE
- PLACED ON UNDISTURBED NATIVE SOIL w/ ALL ORGANIC MATERIAL REMOVED
- SLOPE min. 1% TO ALL DOORS

FLOOR (ABOVE GARAGE)

- 3/4" T&G SUBFLOOR (GLUED & NAILED)
- 2x12 JOISTS @ 12" o/c (STRAPPING & BRIDGING)
- BATT OR SPRAY FOAM INSULATION (min. R-31)
- 1/2" DRYWALL (MUD & TAPE - GAS PROOF)
- SEE AIR BARRIER NOTES ON SHEET S-2

TYP. EXTERIOR FOUNDATION WALL

- 8" CORE ICF FROST WALL (min. 20 MPa)
- 24"x8" STRIP FOOTINGS (min. 25 MPa)
- c/w 2-15M CONT. REBAR

TYP. INTERIOR FOUNDATION WALL

- 6" CORE ICF FROST WALL (min. 20 MPa)
- 20"x8" STRIP FOOTINGS (min. 25 MPa)
- c/w 2-15M CONT. REBAR

A CROSS-SECTION
Scale: 1/4" = 1'-0"



2	Width of addition reduced	DF	29/04/23
1	Issued for Permit	DF	02/08/22
REV: DESCRIPTION		BY:	DATE:
STATUS: ISSUED FOR PERMIT			



CLIENT: Peter Enns			
PROJECT: Proposed Residential Extension			
SITE: 41 Glenelg St Dundak, ON			
TITLE: Cross-Section			
SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
PROJECT NO: 22-0052	DRAWING NO: S-9	REVISION: 2	



2	Width of addition reduced	DF	29/04/23
1	Issued for Permit	DF	02/08/22
REV:	DESCRIPTION:	BY:	DATE:
STATUS: ISSUED FOR PERMIT			



CLIENT: Peter Enns			
PROJECT: Proposed Residential Extension			
SITE: 41 Glenelg St Dundak, ON			
TITLE: Render			
SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
PROJECT NO: 22-0052	DRAWING NO: S-10	REVISION: 2	



**THE CORPORATION OF THE TOWNSHIP OF SOUTHGATE
COMMITTEE OF ADJUSTMENT**

**NOTICE OF APPLICATION AND PUBLIC HEARING
FOR MINOR VARIANCE FILE # A2-23**

PROPERTY LOCATION: legally known as Con 2 Pt Lot 228 Plan 480 Pt Lot Z (Geographic Village of Dundalk) in the Township of Southgate (see the key map below). Also described as 41 Glenelg St

TAKE NOTICE that the Committee of Adjustment of the Township of Southgate has designated:

May 24, 2023 at 9:00 AM

for the purpose of holding a hearing located in the Township of Southgate Council Chambers at 123273 Southgate Road 12, Holstein ON, N0G 2A0, to hear the application for a Minor Variance:

File # A2-23

NOTE: If you wish to speak at the meeting, please register in advance by contacting the Secretary-Treasurer, Elisha Milne using the below information.

The meeting will be recorded and uploaded to the Township YouTube Channel:
<https://www.youtube.com/user/SouthgateTownship>

Purpose: The Variance is to vary the provisions of section 9.2(f) allowing for a reduction of the interior side yard setback to accommodate an additon. All other provisions of the bylaw shall apply.

Approval of this application would provide relief from Section 9.2(f) of the by-law to permit an addition to the existing residence. The setback requirement is 1.5m (4.92ft). The proposed setback is 0.4572m (1.5ft). This represents a reduction of 1.04m (3.41ft).

No other related Planning Applications have been received for this property.

You are entitled to attend the hearing virtually at this time or to be represented by an agent to express your views on the merits of this application. You may also forward a letter with your views to the Committee. If you do not attend the hearing or send correspondence regarding this file, the Committee will proceed in your absence and you are not entitled to any futher notice of the proceedings. **Please note that all submissions will become part of the public record in their entirety and may be posted to Southgate’s website.**

A copy of the Notice of Decision will be sent to the applicant and each person who appeared or was represented by an agent at the hearing **and** who has filed a written request for notice of the decision.

ADDITIONAL INFORMATION regarding this application is available for public viewing during office hours at the address below or on the Township Website at: <https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#A2-23-Peter-Enns>

Township of Southgate
185667 Grey Rd. 9,
Dundalk, ON N0C 1B0
(519) 923-2110 ext. 233
Toll Free: 1-888-560-6607

DATED AT THE TOWNSHIP OF
SOUTHGATE
THIS 4th DAY OF MAY 2023
Elisha Milne
Secretary-Treasurer
Committee of Adjustment

N



Subject Lands



From: [Bev Fisher](#)
To: [Elisha Milne](#); [Jim Ellis](#); [Aaron Ryckman](#); [Cathy Maltais](#); [Phil Schram](#)
Cc: [Clinton Stredwick](#)
Subject: RE: Minor Variance Preliminary Comments - Peter Enns
Date: February 1, 2023 8:12:31 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Good morning Elisha

The Building department would require an engineered drainage plan for this property.

If I can be any further assistance, please do not hesitate to contact me.

Bev

Bev Fisher

Chief Building Official, By-Law Enforcement | Township of Southgate

185667 Grey County Road 9, Dundalk, ON N0C 1B0

519-923-2110 ext. 240 | Mobile: | Fax 519-923-9262

bfisher@southgate.ca | www.southgate.ca

TO SCHEDULE AN INSPECTION

- A permit application number must accompany all requests via telephone and/or email
- Please allow 2 business days for scheduling inspections
- Please ensure the reviewed permit package is on site for all inspections

Inspection Phone Line: 519-379-6034

Building Services: cmaltais@southgate.ca

From: Elisha Milne <emilne@southgate.ca>

Sent: Monday, January 30, 2023 10:52 AM

To: Jim Ellis <jjellis@southgate.ca>; Aaron Ryckman <aryckman@southgate.ca>; Bev Fisher <bfisher@southgate.ca>; Cathy Maltais <cmaltais@southgate.ca>; Phil Schram <pschram@southgate.ca>

Cc: Clinton Stredwick <cstredwick@southgate.ca>

Subject: Minor Variance Preliminary Comments - Peter Enns

Good morning,

Please see attached Minor Variance Application for your review and if you could please provide preliminary comments (specifically regarding grading/drainage) on the proposal prior to us formally accepting the application and taking it to the Committee of Adjustment. Please provide your comments by Monday February 6.

Any questions, please let us know.

Thank you!

Elisha Milne

Administrative & Legislative Assistant

Township of Southgate

185667 Grey County Rd. 9, Dundalk, ON N0C 1B0

519-923-2110 ext. 232 | Fax 519-923-9262

emilne@southgate.ca | www.southgate.ca



From: planning@grey.ca
To: [Southgate Planning](#); [Lindsey Green](#); [Elisha Milne](#)
Subject: County comments for A2-23 Enns
Date: May 15, 2023 8:47:02 AM

County comments for A2-23 Enns

Hello Southgate,

Please see comments below for the County comments for Minor Variance application A2-23 Enns - Peter Enns.

County Planning staff have reviewed the subject application and have no concerns.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

County of Grey, Owen Sound, ON

From: [Chris Lorenz](#)
To: [Elisha Milne](#)
Subject: RE: Notice of Public Hearing - A2-23 Peter Enns
Date: May 8, 2023 1:28:04 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Good afternoon Elisha,

The subject property does not contain features regulated by the GRCA and therefore we will not be providing comment.

Thank you,

Chris

Chris Lorenz, M.Sc.
Resource Planner
Grand River Conservation Authority
519-621-2763 ext. 2236

From: Laura Warner <lwarn@grandriver.ca>
Sent: Thursday, May 4, 2023 9:43 AM
To: Chris Lorenz <clorenz@grandriver.ca>
Subject: FW: Notice of Public Hearing - A2-23 Peter Enns

Laura Warner
Assistant Supervisor of Resource Planning
Grand River Conservation Authority

400 Clyde Road, PO Box 729
Cambridge, ON N1R 5W6
Office: 519-621-2763 ext. 2231
Toll-free: 1-866-900-4722
Email: lwarn@grandriver.ca
www.grandriver.ca | [Connect with us on social media](#)

From: Elisha Milne <emilne@southgate.ca>
Sent: Thursday, May 4, 2023 8:57 AM
To: Bell Canada ROWCC <rowcentre@bell.ca>; Bev Fisher <bfisher@southgate.ca>; Bluewater District School Board <shelley_crummer@bwdsb.on.ca>; Bluewater District School Board <jayme_bastarache@bwdsb.on.ca>; Bruce Grey Catholic School Board <al_hastie@bgcdsb.org>; Clinton Stredwick <cstredwick@southgate.ca>; firechief@southgate.ca; Dina Lundy <dlundy@southgate.ca>; Enbridge Gas <ONTLands@enbridge.com>; Group_PlanningDeptEmails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee Development Institute <info@hdi.land>; hsmllrcc@bmts.com; Hydro One <landuseplanning@hydroone.com>; jellis@southgate.ca; Juanita

Meekins <juanita.meekins@saugeenojibwaynation.ca>; Kevin Green <kgreen@southgate.ca>; Lacy Russell <lrussell@southgate.ca>; Laura Warner <lwerner@grandriver.ca>; lgreen@southgate.ca; Meagan Bruce <M.Bruce@publichealthgreybruce.on.ca>; Metis Nation of Ontario <consultations@metisnation.org>; MMAH <Tyler.Shantz@ontario.ca>; Newdevelopment@rci.rogers.com; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Pegelo, Jessica - MTO <jessica.pegelo@ontario.ca>; Saugeen Ojibway Nation <emily.martin@saugeenojibwaynation.ca>; Six Nations of the Grand River <lonnybomberry@sixnations.ca>; Union Gas <ontugllandsinq@uniongas.com>; William Gott <wgott@southgate.ca>; WSP on behalf of Bell <circulations@wsp.com>

Subject: Notice of Public Hearing - A2-23 Peter Enns

Good morning,

Please find the below link for the Notice of Public Hearing for Minor Variance Application A2-23 Peter Enns.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#A2-23-Peter-Enns>

The meeting is scheduled for **May 24, 2023 at 9:00AM**. Please supply all comments on the above notification by **May 17, 2023**, so they may be included in the public agenda.

Comments can be received by:

Email: emilne@southgate.ca
Fax: 519-923-9262 Attn: Elisha Milne
Mail: Elisha Milne, Legislative Assistant
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

Elisha Milne

Administrative & Legislative Assistant

Township of Southgate

185667 Grey County Rd. 9, Dundalk, ON N0C 1B0

519-923-2110 ext. 232 | Fax 519-923-9262

emilne@southgate.ca | www.southgate.ca



From: [Coordinator LRC HSM](#)
To: [Elisha Milne](#)
Subject: Request for Comments - Southgate (41 Glenelg St) - proposed Minor Variance
Date: May 15, 2023 2:28:00 PM
Attachments: [PastedGraphic-5.png](#)

Southgate Municipality

RE: A2-23

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Minor Variance as presented.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation
Historic Saugeen Métis
204 High Street
Southampton, ON
saugeenmetis.com
519.483.4000



This message is intended for the addressees only. It may contain confidential or privileged information. No rights to privilege have been waived. Any copying, retransmittal, taking of action in reliance on, or other use of the information in this communication by persons other than the intended recipients(s) is prohibited. If you have received this message in error, please reply to the sender by e-mail and delete or destroy all copies of this message.

From: [Jim Ellis](#)
To: [Elisha Milne](#); [Aaron Ryckman](#); [Bev Fisher](#); [Cathy Maltais](#); [Phil Schram](#)
Cc: [Clinton Stredwick](#)
Subject: RE: Minor Variance Preliminary Comments - Peter Enns
Date: February 1, 2023 7:53:10 AM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)

Morning

Rail trail encroachment may require Grey County approval.
The submitted plans do not indicate any drainage/grading information.

Regards

jim

Jim Ellis, CRS S
Public Works Manager
jellis@southgate.ca



Township of Southgate
185667 Grey Road 9
RR #1
Dundalk, ON N0C 1B0
1-888-560-6607 x 250
Fax 519-923-9262



From: Elisha Milne <emilne@southgate.ca>
Sent: January 30, 2023 10:52 AM
To: Jim Ellis <jellis@southgate.ca>; Aaron Ryckman <aryckman@southgate.ca>; Bev Fisher <bfisher@southgate.ca>; Cathy Maltais <cmaltais@southgate.ca>; Phil Schram <pschram@southgate.ca>
Cc: Clinton Stredwick <cstredwick@southgate.ca>
Subject: Minor Variance Preliminary Comments - Peter Enns

Good morning,

Please see attached Minor Variance Application for your review and if you could please provide preliminary comments (specifically regarding grading/drainage) on the proposal prior to us formally accepting the application and taking it to the Committee of Adjustment. Please provide your

comments by Monday February 6.

Any questions, please let us know.

Thank you!

Elisha Milne

Administrative & Legislative Assistant

Township of Southgate

📍 185667 Grey County Rd. 9, Dundalk, ON N0C 1B0

☎ 519-923-2110 ext. 232 | Fax 519-923-9262

emilne@southgate.ca | www.southgate.ca



Township of Southgate

185667 Grey County Road 9,
Dundalk, ON N0C 1B0

Jim Ellis,

Public Works Manager / Risk Management Official

jellis@southgate.ca



Phone: 519-923-2110 ext. 250

Toll Free: 1-888-560-6607

Fax: 519-923-9262

Cell: 519-378-3777

Public Works Department

Date: May 8, 2023

File No.: A2-23

Can a safe access be provided? Yes ☒ No ☐

Road Drainage Concern: None

Road Standard: Urban asphalt

Road Widening Necessary? Yes ☐ No ☒

Entrance Requirements: Existing

Load Restricted Road: Yes ☒ No ☐

Comments:

Risk Management Office

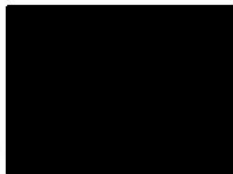
Property is located in a Well Head Protection Area:

- ☐ WHPA "A"
- ☐ WHPA "B"
- ☐ WHPA "C"
- ☒ WHPA "D"
- ☐ Not Applicable

Comments:

Well Head Protection Area "D" - Applicable to Dense Non- Aqueous Phase Liquid (DNAPL's) products managed by education and outreach programs.

Signed: _____



Jim Ellis, Public Works Manager / Risk Management Official

Township of Southgate
Administration Office
185667 Grey Road 9, RR 1
Dundalk, ON N0C 1B0



Phone: 519-923-2110
Toll Free: 1-888-560-6607
Fax: 519-923-9262
Web: www.southgate.ca

Staff Report PL2023-025

Title of Report: PL2023-025-A2-23-Peter Enns
Department: Planning
Branch: Planning Services
Committee Date: May 24, 2023

Recommendation:

Be it resolved that the Committee of Adjustment receive Staff Report PL2022-025 for information; and

That the application for minor variance of an interior side yard setback of 0.4572m (1.5ft) be approved, and;

That an Engineered Grading and Drainage Plan is prepared to the satisfaction of the Township Building Department.

Property Location:

41 Glenelg St, Village of Dundalk, in the Township of Southgate



Application Brief

Approval of this application would provide relief from Section 9.2(f) of the by-law to permit an addition to the existing residence. The setback requirement is 1.5m (4.92ft). The proposed setback is 0.4572m (1.5ft). This represents a reduction of 1.04m (3.41ft). This reduction is the minimum that would be considered in this instance so that the roof overhang and eaves trough do not project across the property line into the rail trail lands. (see attachment 1)

Background

The applicants have submitted their application and it has been deemed complete and has been circulated for comment. The Application and comments can be found here.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notice.aspx#A2-23-Peter-Enns>

The application was circulated, and the comments received are summarized below.

Comments received

Public Works indicate a safe access can be provided. The property is located in Well Head Protection Area "D" - Applicable to Dense Non- Aqueous Phase Liquid (DNAPL's) products are managed by education and outreach programs.

The Grand River Conservation Authority has no features of concern and therefore have not provided comments.

The Historic Saugeen Metis have not objections to the proposal.

The Building Department indicate that an Engineered grading and drainage plan will be required.

County of Grey indicate that they have no concerns.

No Comments from the public have been received.

Policy Context

Applications for a variance to the Zoning By-law must be consistent with the Provincial Policy Statement and satisfy Section 45 (1) of the Planning Act.

Provincial Policy Statement (PPS)

The PPS provides guidance for comprehensive planning decisions at the provincial, county and local levels but does not address specific development provisions at the local level. The intent of the PPS as it applies to the Township of Southgate is to encourage growth and development that is suitable to the area. The proposed minor variance is to permit a reduction of an interior side yard setback. The proposed use is in keeping with other residential land uses. The proposed variance is consistent with the Provincial Policy Statement.

Minor Variance

For a successful variance, the following tests of Section 45(1) of the Planning Act must all be satisfied:

1. The variance must be minor in nature.

The reduction of interior side yard setback from 1.5m to 0.4572m (1.5ft), which is a reduction of 1.04m (3.41ft) may be considered minor in terms of the actual number value. The lots existing size and the existing location of the house leave little option to construct an addition on a different location on the lot and so a variance is required. The variance does not allow any portion of the overhang from the eaves to encroach upon the County Rail Trail lands. For this reason it is my opinion that the minor variance is minor in nature.

2. It must be desirable for the appropriate development or use of the land, building or structure.

The addition to an existing residence is an appropriate use of land. The proposal meets this test.

3. It must maintain the general intent and purpose of the Official Plan.

The subject lands are designated as 'Neighbourhood Area' within the Township Official plan which permits a residential use.

The Official Plan generally permits residential, and accessory uses within the Neighbourhood Area designation provided they can be sufficiently serviced. An engineered grading and drainage plan has been requested by the Building department to ensure the proposal does not drain toward the rail trail.

The proposal is consistent with the intent of the Official Plan and meets this test.

4. It must maintain the general intent and purpose of the zoning by-law.

The subject lands are zoned Residential Type 2 within the Township of Southgate Zoning By-law No. 19-2002, as amended. The setback required in the R2 zone is 1.5 for an interior side yard setback. The main purpose of the Side yard setback is to insure that there is sufficient amenity space and separation from neighbouring uses. Given that the property abuts Open Space to the rear and the County recreational rail trail it is staffs opinion that there is sufficient amenity space nearby. Additional amenity space is not necessary in this particular case. With the addition there will still be a significant front yard and rear yard that can be utilized as amenity space as well. It therefore, meets the intent of the bylaw.

Summary

The comments received to date support the proposal and the application passes the four tests required by the Planning Act. Based on the above it is recommended that the application be approved with conditions.

Respectfully Submitted,

Municipal Planner:

Original Signed By

Clinton Stredwick, BES, MCIP, RPP



CAO Approval:

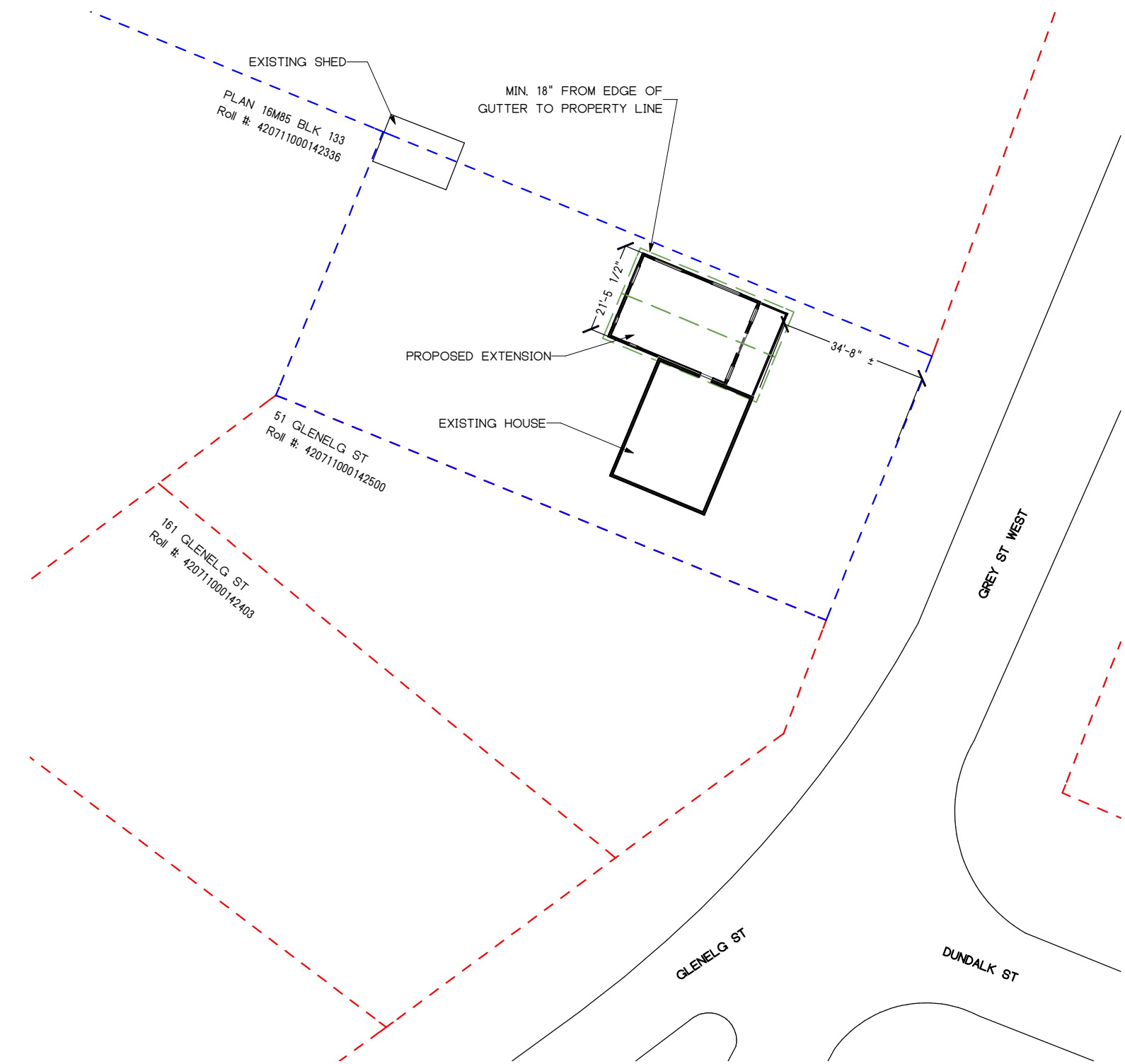
Original Signed By

Dina Lundy, CAO

Attachments:

1. Updated drawings

DRAWING SCHEDULE	
S-1	Title Page
S-2	Notes
S-3	Foundation Plan
S-4	Ground Floor Plan
S-5	2nd Floor Plan
S-6	Roof Plan
S-7	North & South Elevations
S-8	East & West Elevations
S-9	Cross-Section
S-10	Render



SITE PLAN
 Scale: 1" = 32'



SEE SITE SURVEY BY BETTER MEASURES, PROJECT NO. 22500, DATED JANUARY 16, 2023.



2	Width of addition reduced	DF	29/04/23
1	Issued for Permit	DF	02/08/22

REV.	DESCRIPTION	BY:	DATE:
STATUS: ISSUED FOR PERMIT			



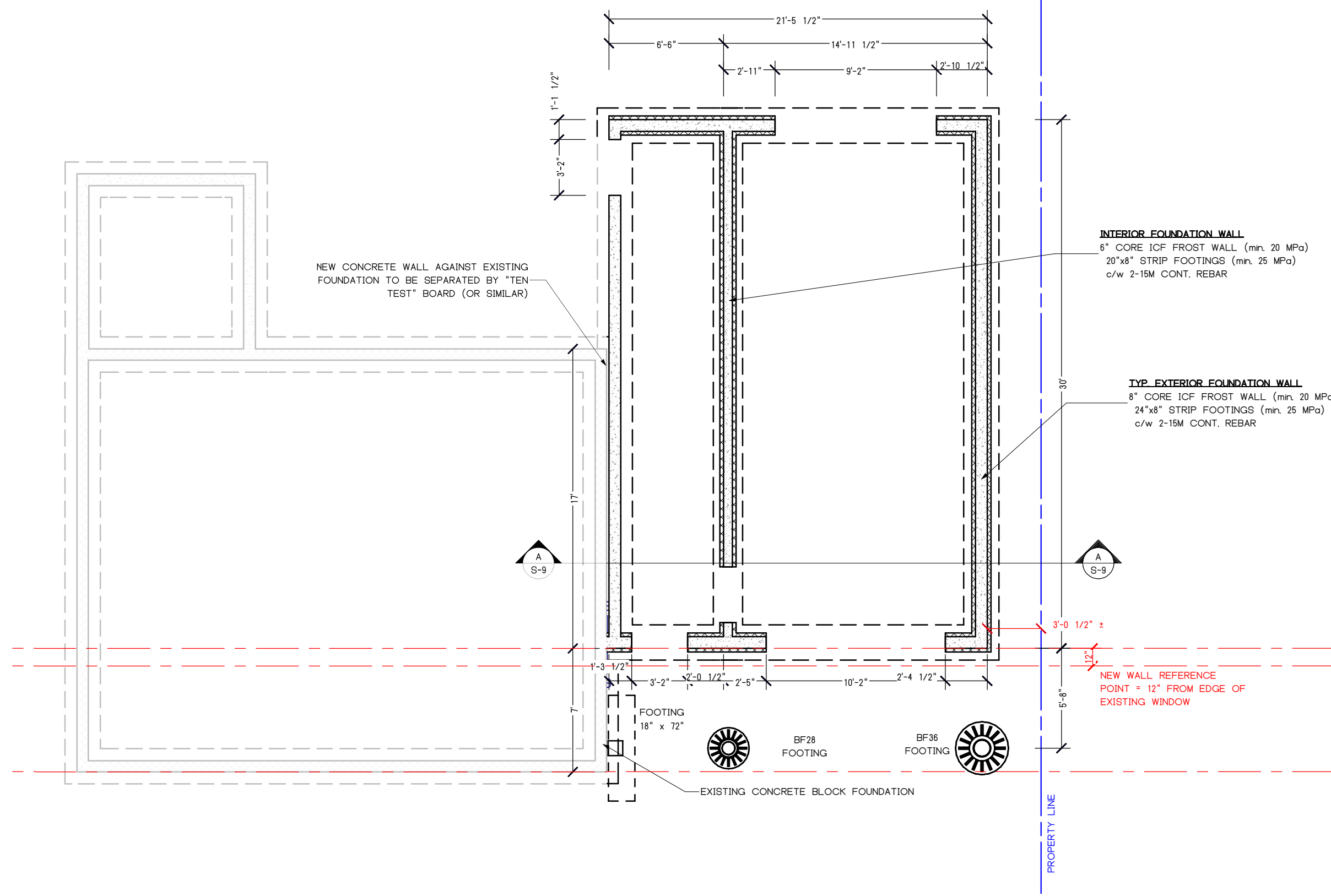
CLIENT:
 Peter Enns

PROJECT:
 Proposed Residential Extension

SITE:
 41 Glenelg St
 Dundalk, ON

TITLE:
 Title Page

SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
PROJECT NO: 22-0052	DRAWING NO: S-1	REVISION: 2	



NEW CONCRETE WALL AGAINST EXISTING FOUNDATION TO BE SEPARATED BY "TEN TEST" BOARD (OR SIMILAR)

INTERIOR FOUNDATION WALL
6" CORE ICF FROST WALL (min. 20 MPa)
20"x8" STRIP FOOTINGS (min. 25 MPa)
c/w 2-15M CONT. REBAR

TYP. EXTERIOR FOUNDATION WALL
8" CORE ICF FROST WALL (min. 20 MPa)
24"x8" STRIP FOOTINGS (min. 25 MPa)
c/w 2-15M CONT. REBAR

NEW WALL REFERENCE POINT = 12" FROM EDGE OF EXISTING WINDOW

FOOTING
18" x 72"

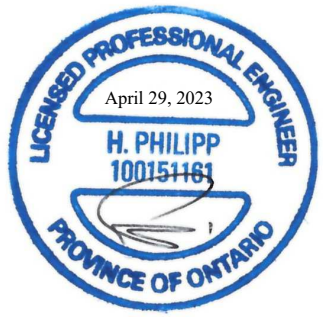
BF28
FOOTING

BF36
FOOTING

EXISTING CONCRETE BLOCK FOUNDATION

PROPERTY LINE

1 FOUNDATION PLAN
Scale: 1/6" = 1'-0"



2	Width of addition reduced	DF	29/04/23
1	Issued for Permit	DF	02/08/22

REV:	DESCRIPTION:	BY:	DATE:
STATUS: ISSUED FOR PERMIT			



CLIENT: Peter Enns			
PROJECT: Proposed Residential Extension			
SITE: 41 Glenelg St Dundalk, ON			
TITLE: Foundation Plan			
SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
PROJECT NO: 22-0052	DRAWING NO: S-3	REVISION: 2	

BUILT-UP STUDS
MIN. 2-2x6 AT EDGE OF EACH DOORWAY AND WINDOW.

MIN. 3-2x6 AT EDGE OF EACH GARAGE DOOR.



INTERIOR WALL (LOAD-BEARING)
1/2" DRYWALL (MUD & TAPE - GAS PROOF)
AIR BARRIER
1" RIGID INSULATION (min. R-5)
min. 1/2" PLY SHEATHING
min. 2x6 STUDS @ 16" o/c
BATT OR SPRAY FOAM INSULATION (min. R-19)
6 MIL. POLY VAPOUR BARRIER
1/2" DRYWALL (MUD & TAPE - GAS PROOF)

TYP. EXTERIOR WALL
SIDING
AIR BARRIER
1" RIGID INSULATION (min. R-5)
min. 1/2" PLY SHEATHING
min. 2x6 STUDS @ 16" o/c
BATT OR SPRAY FOAM INSULATION (min. R-19)
6 MIL. POLY VAPOUR BARRIER
min. 1/2" DRYWALL

TYP. GARAGE SLAB
min. 5" CONC. SLAB (32 MPa) w/ 5-8% AIR
ENTRAINMENT
6"x6" 6/6 W.W. MESH (PLACED NEAR MID-THICKNESS)
2" (R-10) STYROFOAM INSULATION
min. 6" COMPACTED GRAVEL OR CLEAR STONE
PLACED ON UNDISTURBED NATIVE SOIL w/
ALL ORGANIC MATERIAL REMOVED
SLOPE min. 1% TO ALL DOORS

DECK POST ADJACENT TO HOUSE
P/T 8x8 POST (SPF, No.1/No.2)W/ METAL
SHOE EMBEDDED MIN. 4" INTO FOOTING,
Ø1/2" ANCHOR BOLTS & SQUARE PIER
AND PAD FOOTING

DECK POSTS (TYP.)
P/T 8x8 POST (SPF, No.1/No.2)W/ METAL
SHOE EMBEDDED MIN. 4" INTO FOOTING,
Ø1/2" ANCHOR BOLTS & BIGFOOT
SYSTEMS FOOTINGS



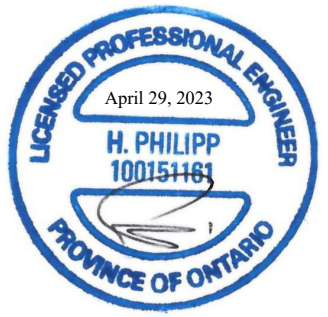
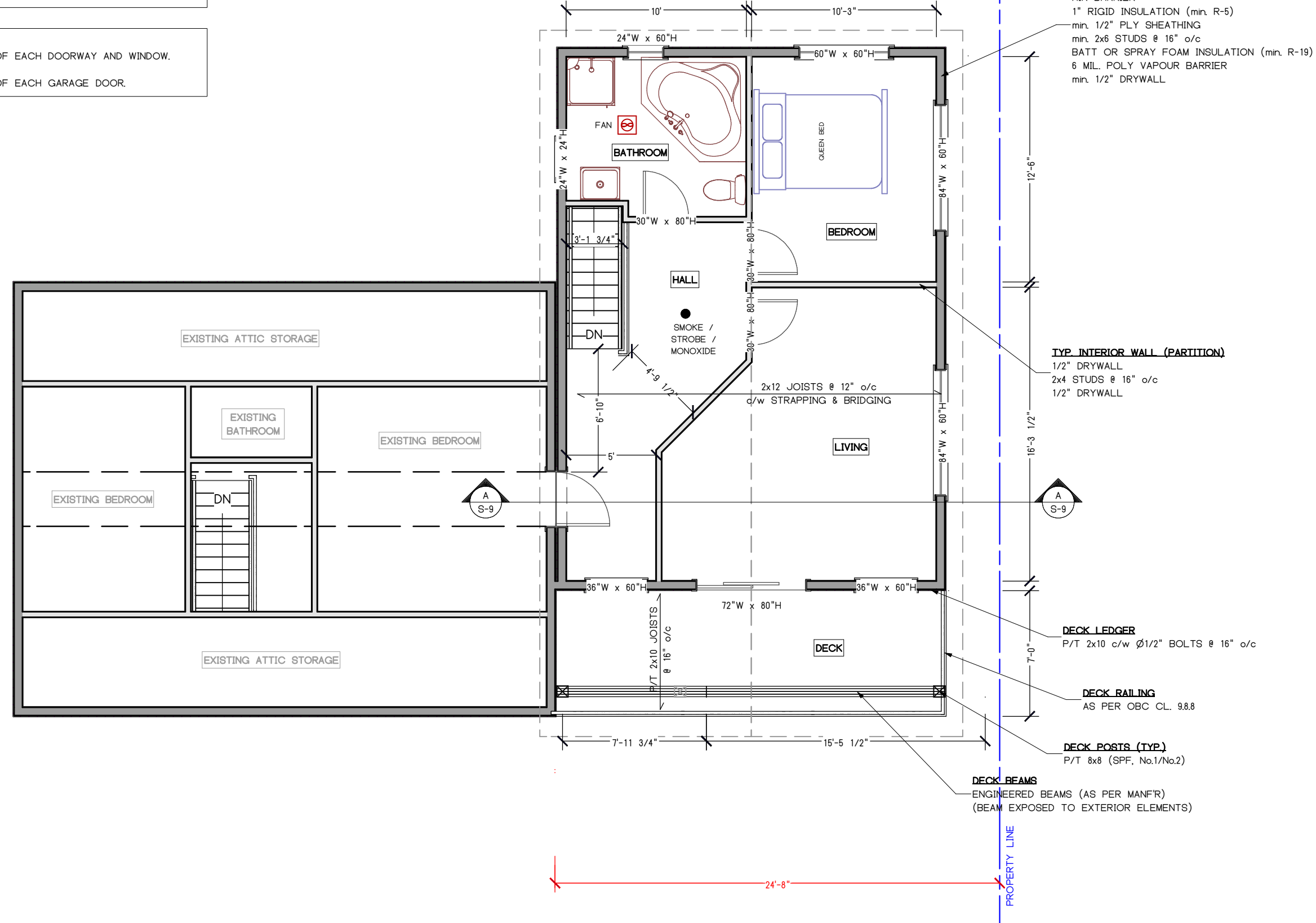
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1	Issued for Permit	DF	02/08/22
REV: DESCRIPTION		BY:	DATE:
STATUS: ISSUED FOR PERMIT			



CLIENT: Peter Enns			
PROJECT: Proposed Residential Extension			
SITE: 41 Glenelg St Dundalk, ON			
TITLE: Ground Floor Plan			
SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
PROJECT NO: 22-0052	DRAWING NO: S-4	REVISION: 2	

SMOKE AND CARBON MONOXIDE DETECTORS
MUST HAVE VISUAL SIGNALLING, WITH AT LEAST ONE DETECTOR INSTALLED PER FLOOR (INCLUDING THE BASEMENT) AND EVERY BEDROOM. THERE SHALL BE A DETECTOR WITHIN 16'-5" OF EACH BEDROOM DOOR. DETECTORS TO BE DIRECT WIRED TO HYDRO PANEL AND INTERCONNECTED TO OTHER DETECTORS IN THE HOUSE.

BUILT-UP STUDS
MIN. 2-2x6 AT EDGE OF EACH DOORWAY AND WINDOW.
MIN. 3-2x6 AT EDGE OF EACH GARAGE DOOR.



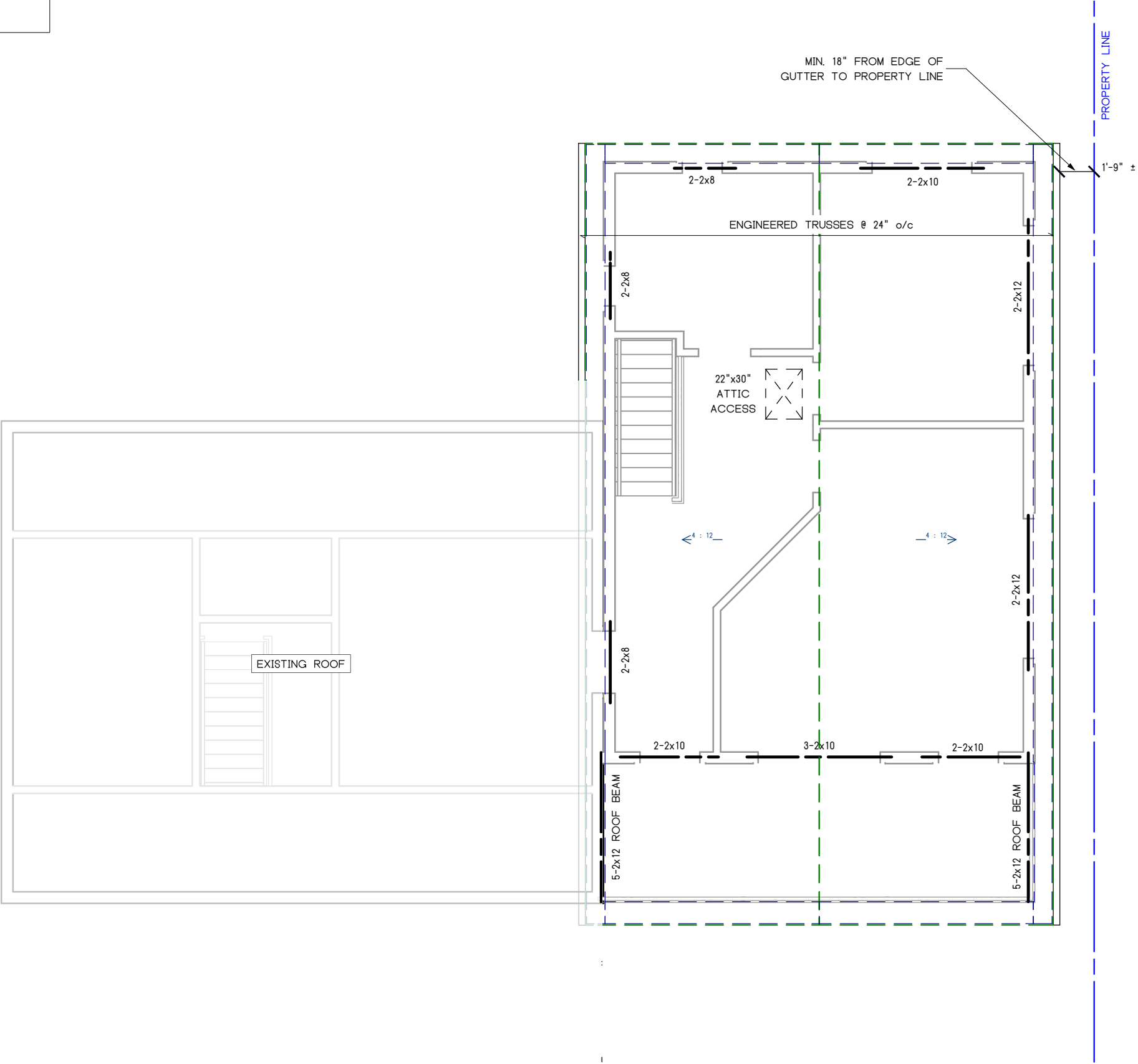
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1	Issued for Permit	DF	02/08/22
REV:	DESCRIPTION:	BY:	DATE:
STATUS: ISSUED FOR PERMIT			



CLIENT: Peter Enns			
PROJECT: Proposed Residential Extension			
SITE: 41 Glenelg St Dundak, ON			
TITLE: 2nd Floor Plan			
SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
PROJECT NO: 22-0052	DRAWING NO: S-5	REVISION: 2	

BUILT-UP STUDS
MIN. 2-2x6 AT EDGE OF EACH DOORWAY AND WINDOW.

MIN. 3-2x6 AT EDGE OF EACH GARAGE DOOR.



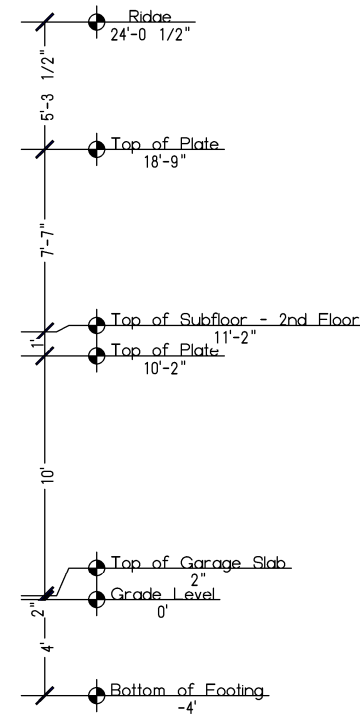
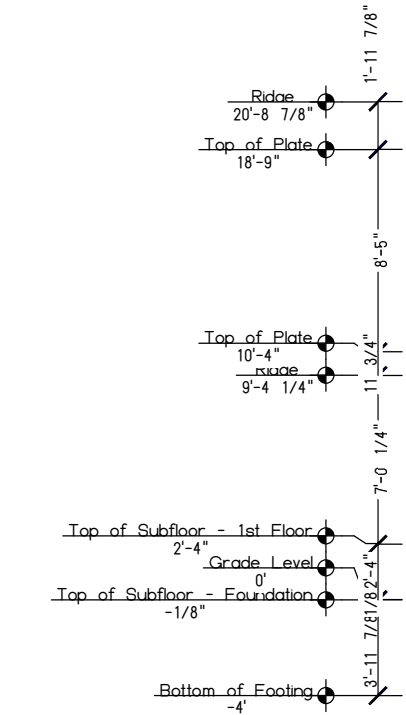
4 ROOF PLAN
Scale: 1/6" = 1'-0"



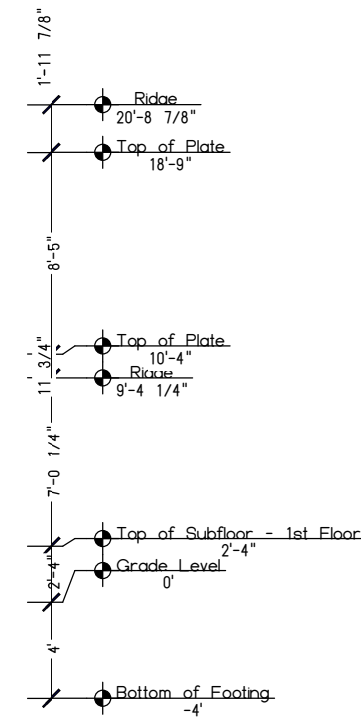
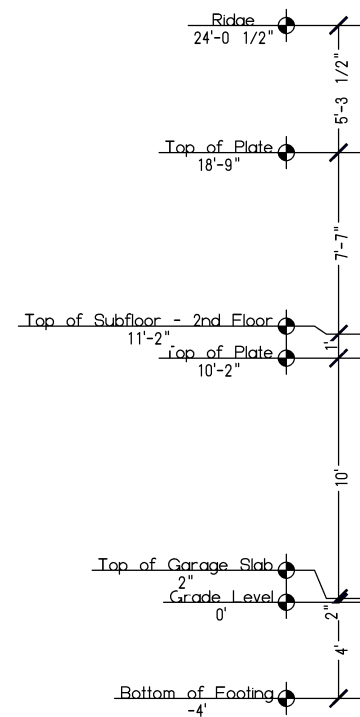
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1	Issued for Permit	DF	02/08/22
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STATUS: ISSUED FOR PERMIT			



CLIENT: Peter Enns			
PROJECT: Proposed Residential Extension			
SITE: 41 Glenelg St Dundak, ON			
TITLE: Roof Plan			
SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
PROJECT NO: 22-0052	DRAWING NO: S-6	REVISION: 2	



5 FRONT ELEVATION
Scale: 1/8" = 1'-0"

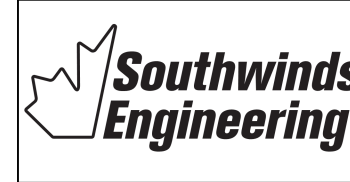


6 REAR ELEVATION
Scale: 1/8" = 1'-0"

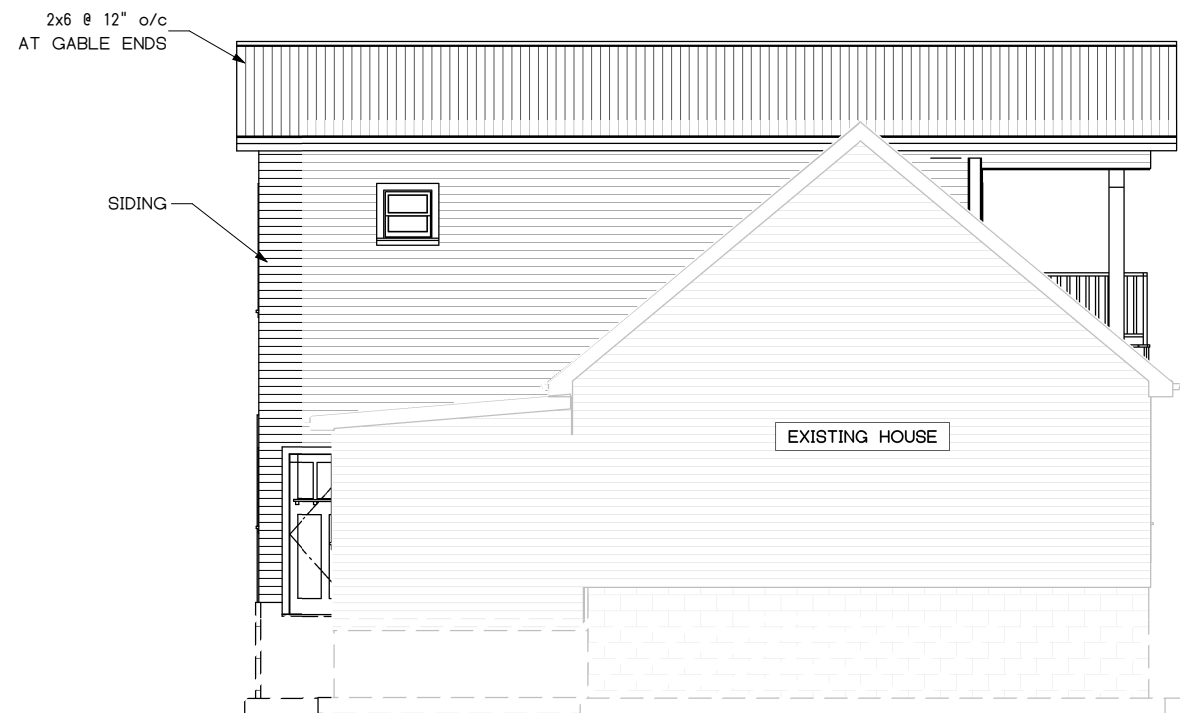


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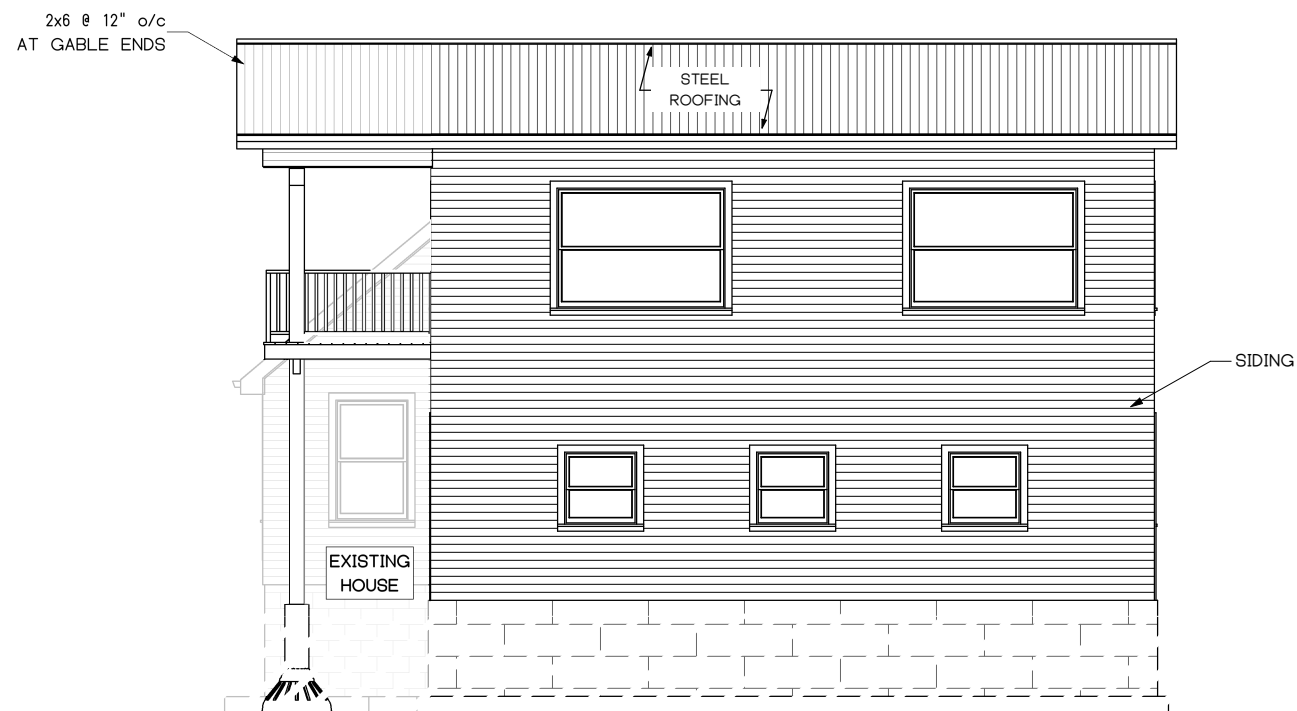
STATUS: ISSUED FOR PERMIT



CLIENT: Peter Enns			
PROJECT: Proposed Residential Extension			
SITE: 41 Glenelg St Dundak, ON			
TITLE: North & South Elevations			
SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
PROJECT NO: 22-0052	DRAWING NO: S-7	REVISION: 2	



7 LEFT ELEVATION
Scale: 1/8" = 1'-0"



7 RIGHT ELEVATION
Scale: 1/8" = 1'-0"



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STATUS: ISSUED FOR PERMIT



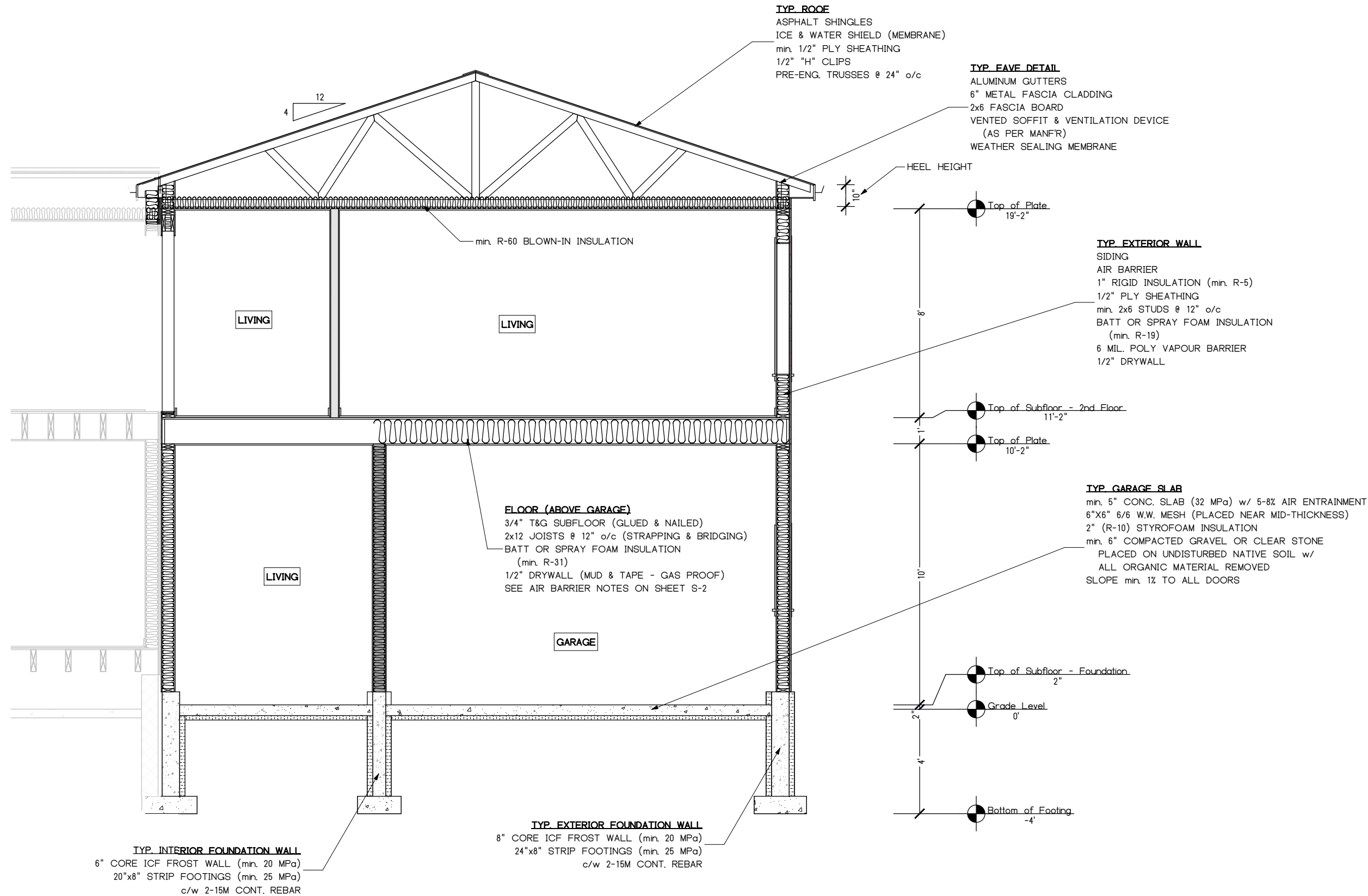
CLIENT:
Peter Enns

PROJECT:
Proposed Residential Extension

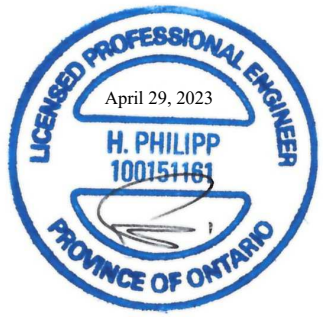
SITE:
41 Glenelg St
Dundak, ON

TITLE:
East & West Elevations

SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
PROJECT NO: 22-0052	DRAWING NO: S-8	REVISION:	2



A CROSS-SECTION
Scale: 1/4" = 1'-0"



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REV: DESCRIPTION		BY:	DATE:
STATUS: ISSUED FOR PERMIT			



CLIENT: Peter Enns			
PROJECT: Proposed Residential Extension			
SITE: 41 Glenelg St Dundak, ON			
TITLE: Cross-Section			
SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
PROJECT NO: 22-0052	DRAWING NO: S-9	REVISION: 2	



2	Width of addition reduced	DF	29/04/23
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STATUS: ISSUED FOR PERMIT			



CLIENT: Peter Enns			
PROJECT: Proposed Residential Extension			
SITE: 41 Glenelg St Dundak, ON			
TITLE: Render			
SCALE AT 11"x17": As Noted	DATE: 29/04/23	DRAWN: DF	CHECKED: HP
PROJECT NO: 22-0052	DRAWING NO: S-10	REVISION: 2	