



THE MUNICIPALITY OF CENTRAL ELGIN

MINOR VARIANCE/PERMISSION APPLICATION

Form MVA-1/2014

REQUIREMENTS FOR A COMPLETE APPLICATION:

Note: Until the Municipality of Central Elgin has received the information and material requested herein (as required under subsection 2 of Ontario Regulation 200/96) and any fee under Section 69(1) of the Planning Act, the application will be deemed incomplete and the time periods referred to in section 45(4) of the Act will not begin. Please ensure your submission includes:

OFFICE USE ONLY
Date Stamp – Date Received:
Fee Paid: [] Yes [] No

- The completed application form and declarations.
1 digital copy of sketch/plan showing EXISTING and PROPOSED building(s) and structure(s) on subject lands, where applicable.
Application Fee made payable to "The Municipality of Central Elgin". Application Fee Amount: \$ 553.75
A Letter of Authorization from the Owner (with dated, original signature) OR completion of the Owner's Authorization on page 7, if the Owner is not filing the application.
Other information identified through Pre-consultation.

PLEASE LIST THE REPORTS OR STUDIES THAT ACCOMPANY THIS APPLICATION (supply two copies of each):

Note: This section applies to all reports that may have been identified as a result of any pre-application consultation meeting as studies required for a complete application.

Site Plan, Lot Grading Plan (Kim Husted Surveying LTD.), Sewage System Information and MTO comments.

About Pre-Consultation

Prior to submitting this application for a Minor Variance to the Municipality of Central Elgin, a proponent is encouraged to consult with relevant staff. Pre-application consultation is intended to facilitate early discussions between the proponent and staff pertaining to the application, and to allow staff to assist in determining the specific reports, studies and information that may be required to be submitted together with the application form as part of a complete application.

THIS APPLICATION PACKAGE MUST BE SUBMITTED TO:
Central Elgin Planning Office
9 Mondamin Street, St. Thomas, Ontario N5P 2T9
Telephone: 519-633-2560
Facsimile: 519-633-6581
or
Municipality of Central Elgin
450 Sunset Drive, St. Thomas, Ontario N5R 5V1
Telephone: 519-631-4860
Facsimile: 519-631-4036

Personal information is collected under the authority of the Planning Act and will be used only for the purposes of considering and reviewing your application.



THE MUNICIPALITY OF CENTRAL ELGIN

MINOR VARIANCE/PERMISSION APPLICATION

I/We hereby apply, as outlined in this application, to the Council of the Corporation of the Municipality of Central Elgin pursuant to the provisions of the Planning Act, for a Minor Variance/Permission under Section 45 of the *Planning Act*.

1. Name of applicant: Will Klassen or Pete Bueckert
Address: 11598 Imperial Road, Alymer, Ontario, N5H 2R3
Telephone (home): 785-220-1825 or 226-231-1578 (business) Casa Market Inc.
E-Mail: casamarketinc@gmail.com and petebueckert10@gmail.com

2. Is the applicant the owner of the land? Yes No If no, please provide:

Name of owner: _____
Address: _____
Telephone (home): _____ (business) _____
E-Mail: _____

3. When was the subject land acquired by the current owner? 2023

4. Name of Agent (if any): _____
Address: _____
Telephone (home): _____ (business) _____
E-Mail: _____

5. Location of Property ("subject lands"):
Registered Plan No.: 11R1058(Part 3)11R6882(Part 7) Lot No.(s): _____
Concession No.: 9 Lot No.(s): Part Lot 18
Reference Plan No.: _____ Part No.(s): _____
Municipal Address: 45118 Talbot Line

6. Municipality of Central Elgin Official Plan:
Designation of the subject lands: Agricultural

7. Current applicable Zoning By-law: Township of Yarmouth 1998
Current applicable zone: Open Space Zone 1 (OS1)

8. What is the present use(s) of the subject lands? Residential

How long has this use(s) continued on the subject lands? Unknown

9. What is the proposed use of the subject lands? Residential (Garage and additional residential unit addition)

10. Nature and extent of relief from the zoning by-law: (1) Permit an addition 11.73m from the front lot line, ZBL 65ft (19.8m). (2) Permit an addition 2.21m from the east side lot line, ZBL 15ft (4.57m). (3) Permit an additional residential unit on private services (Septic System), ZBL requires Municipal Services.

Reason(s) why the proposed use cannot comply with the provisions of the zoning by-law: Location of existing dwelling relative to the front lot line and Municipal sewers are not available

11. Dimensions of the subject lands:
Frontage (m): 30.8 on 45118 Talbot Line Street/Road/Highway
Depth (m): 88.6
Area (m²): 2,732

12. Access to the subject lands is provided by:
 A Provincial highway or municipal road that is maintained year-round or other public road;
 A right of way; or
 By water (Please provide a description of the parking/docking facilities to be used and the approximate distance of these facilities from the subject lands and the nearest public road):

13. Particulars of all existing and proposed structures on the subject lands (as applicable - add additional pages if necessary):

<u>EXISTING</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
Building type:	<u>See Attached Site Plan (Kim Husted Surveying Limited)</u>		
Length (m):	_____		
Width (m):	_____		
Height (m):	_____		
No. of storeys:	_____		
Ground floor area (m ²):	_____		
Gross floor area (m ²):	_____		
Parking area (m ²):	_____		
Setback, front lot line (m):	_____		
Setback, rear lot line (m):	_____		
Setback, side lot line (m):	_____		
Setback, side lot line (m):	_____		
Date constructed:	_____		

<u>PROPOSED</u>	<u>BUILDING 1</u>	<u>BUILDING 2</u>	<u>BUILDING 3</u>
Building type:	See Attached Site Plan (Kim Husted Surveying Limited)		
Length (m):	_____		
Width (m):	_____		
Height (m):	_____		
No. of storeys:	_____		
Ground floor area (m ²):	_____		
Gross floor area (m ²):	_____		
Parking area (m ²):	_____		
Setback, front lot line (m):	_____		
Setback, rear lot line (m):	_____		
Setback, side lot line (m):	_____		
Setback, side lot line (m):	_____		

14. Potable water will be supplied to the subject lands through:
- Publicly owned and operated piped water system.
 - Privately owned and operated individual or communal well.
 - Lake or other water body.
 - Other means. Explain: _____
15. Sewage disposal will be supplied to the subject lands through:
- Publicly owned and operated sanitary sewage system.
 - Privately owned and operated individual or communal septic system.
 - A privy.
 - Other means. Explain: _____
16. Storm drainage will be supplied to the subject lands through:
- Publicly owned and operated storm sewer system.
 - Privately owned and operated storm sewer system.
 - Ditches and swales.
 - Other means. Explain: _____
17. Has the subject lands ever been the subject of any of the following matters under the Planning Act:
- (a) For approval of a plan of subdivision under Section 51. Yes No
 File No.: _____ Status: _____
- (b) For approval of a consent under Section 53. Yes No
 File No.: _____ Status: _____
- (c) For approval of minor variance/permission under Section 45. Yes No
 File No.: _____ Status: _____
18. This application must be accompanied by a digital sketch, in metric, showing as applicable:
- ✓ The boundaries and dimensions of the subject lands;
 - ✓ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lot lines;
 - ✓ The approximate location of all natural and artificial features (i.e. buildings, railways, roads, watercourses, drainage ditches, rivers or streams, wetlands, wooded areas, wells and septic tanks) that,
 - (i) are located on the subject land and on land that is adjacent to it; and
 - (ii) in the applicant's opinion, may affect the application.
 - ✓ The current uses of land that is adjacent to the subject land; (continued on next page)

- ✓ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right of way;
- ✓ If access to the subject lands will be by water only, the location of the parking and docking facilities to be used; and
- ✓ The location and nature of any easement affecting the subject land.

19. This application must be filed with the **Central Elgin Planning Office, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9** or with the **Municipality of Central Elgin, 450 Sunset Drive, St. Thomas, Ontario, N5R 5V1**, and must be accompanied by the application fee of \$534.50.

PLEASE MAKE CHEQUES PAYABLE TO "THE MUNICIPALITY OF CENTRAL ELGIN"



DECLARATION:

I, WIM KOASSSEN of CASA MARKET INC
do solemnly declare that all above statements contained in all of the exhibits transmitted herewith are true, and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Declared before me at the
Municipality of Central Elgin
In the County of Elgin
this 29th
day of November A.D. 2024.

[Handwritten Signature]
Signature of Owner or Authorized Agent

[Handwritten Signature]
A Commissioner, etc.

DELANY LYNN LEITCH, Deputy Clerk
for The Corporation of the Municipality
of Central Elgin. A Commissioner for
taking Affidavits in the County of Elgin
in the Province of Ontario.

OWNER'S AUTHORIZATION:

THIS MUST BE COMPLETED BY THE OWNER IF THE OWNER IS NOT FILING THE APPLICATION

Note: If there are multiple Owners, an authorization letter from each Owner (with dated, original signature) is required OR each Owner must sign the following authorization.

I, (we) _____, being the Applicant(s) and/or registered Owner(s) of the subject lands, hereby authorize _____ to prepare and submit an Application for a Minor Variance.

Signature

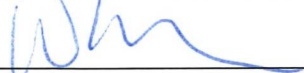
Day Month Year

Municipal Freedom of Information Declaration:

In accordance with the provisions of the Planning Act, it is the policy of the Municipality of Central Elgin to provide public access to all development applications and supporting documentation.

In submitting this development application and supporting documentation, I Wil Klassen (please print name) the Owner Applicant Authorized Agent, hereby acknowledge the above-noted policy and provide my consent, in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act, that the information on this application and any supporting documentation provided by myself, my agents, consultants and solicitors, will be part of the public record and will also be available to the general public.

I hereby authorize the Municipality of Central Elgin to post a "Possible Land Use Change" sign and allow municipal staff to access to the subject lands for purposes of evaluation of the subject application.



Signature

29-Nov-2024

Day Month Year

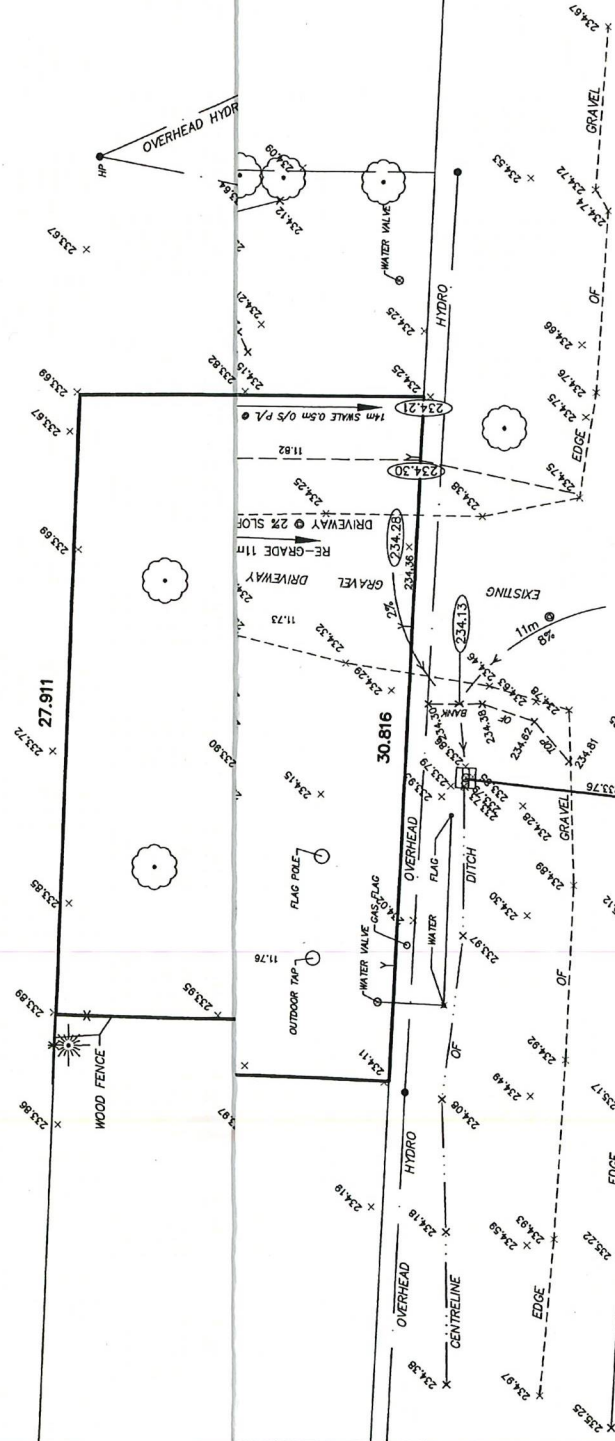
NOTE: ELEVATION OF PROPOSED GARAGE T.F.W. TO MATCH EXISTING T.F.W. ELEVATION
 DISTANCE FROM T.F.W. TO U.S.F. FOR THE GARAGE IS 1.37m OR 4'6".
 THIS IS TO BE CONFIRMED BY CONTRACTOR PRIOR TO EXCAVATION.

SITE PLAN
 PREPARED FOR BUILDING PERMIT
 AND LOT GRADING
 FOR: PETE BEUCKERT
 #45118 TALBOT LINE
 P.I.N. 35266-0207

LOT 18 CONCESSION 9
 GEOGRAPHIC TOWNSHIP OF YARMOUTH
 PART 2 11R - 10302

SCALE 1:200
 METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN
 BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PROPERTY DESCRIPTION:
 PART OF LOT 18, CONCESSION 9
 GEOGRAPHIC TOWNSHIP OF YARMOUTH
 PART 3, PLAN 11R-1058 & PART 7, PLAN 11R-6882
 MUNICIPALITY OF CENTRAL ELGIN
 COUNTY OF ELGIN



SITE BENCHMARK #3
 CATCH BASIN TOP OF GRATE
 ELEVATION = 233.76m

CAUTION

- THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- THE PROPOSED BUILDING AND ITS LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION. THIS SKETCH SHOULD NOT BE RELIED UPON AS CERTIFICATION THAT THE DWELLING WAS ACTUALLY CONSTRUCTED AS SHOWN.
- ELEVATION OF EXISTING GROUND WATER TABLE AND SOIL CONDITIONS NOT DETERMINED
- LOCATION OF UNDERGROUND UTILITIES NOT DETERMINED

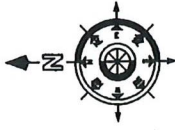


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KIM HUSTED SURVEYING LTD.
 ONTARIO LAND SURVEYOR
 30 HARVEY STREET, TILLSONBURG ONTARIO, N4G 3J8
 PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 24-19521SP
 REF: DWG: RDH
 FBK CKD: KSH
 P.E.TE BEUCKERT
 #4518 TALBOT LINE

GENERAL NOTES:



I hereby certify that I am a duly Licensed Professional Engineer in the State of Ontario, Canada, and that I am the author of the design shown on this plan.

DATE: 12/20/2022

NO.	DATE	DESCRIPTION
1	12/20/2022	ISSUED FOR PERMIT
2	12/20/2022	ISSUED FOR PERMIT
3	12/20/2022	ISSUED FOR PERMIT
4	12/20/2022	ISSUED FOR PERMIT

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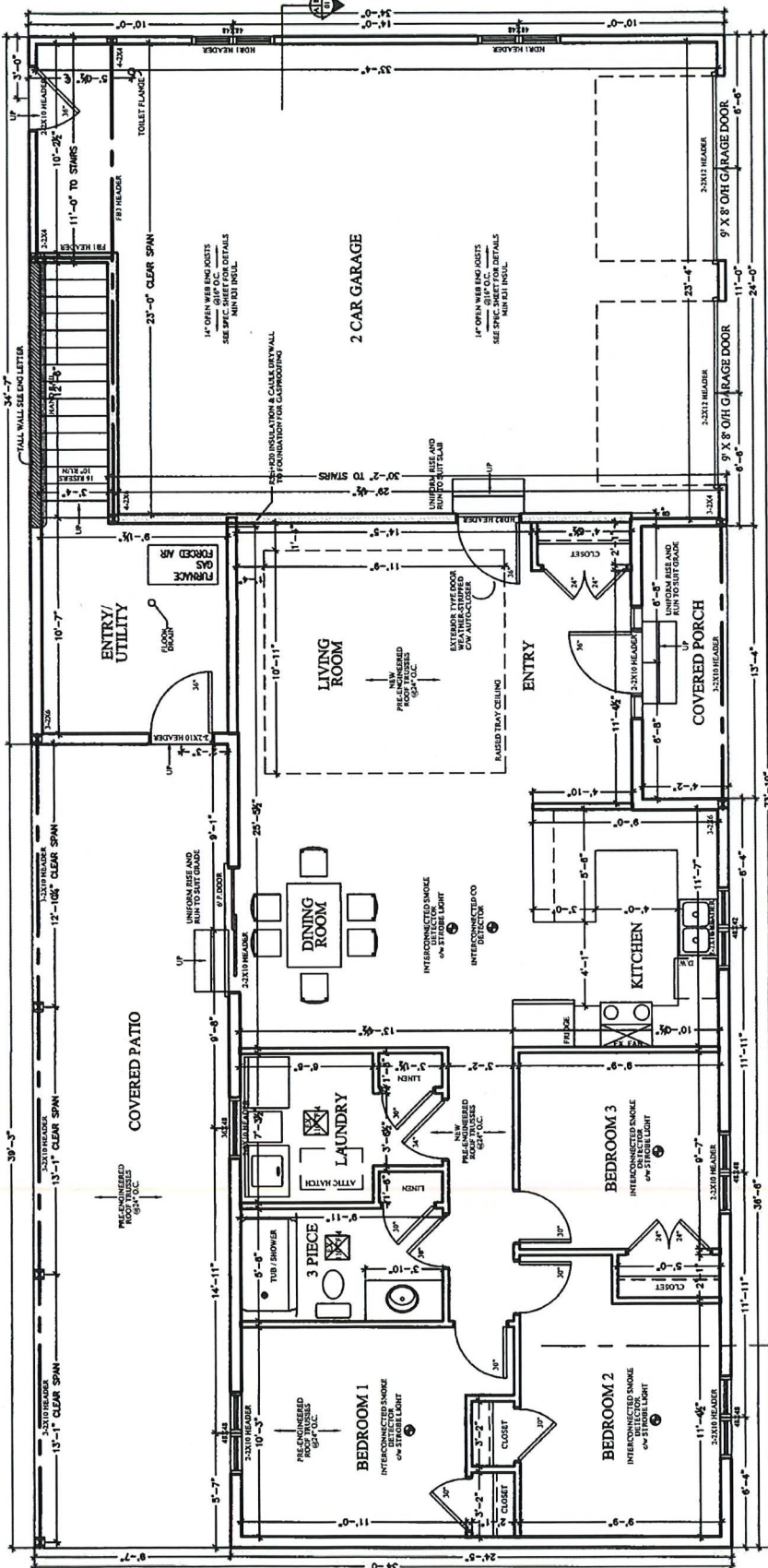
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3	12/20/2022	ISSUED FOR PERMIT
4	12/20/2022	ISSUED FOR PERMIT

MAIN FLOOR PLAN

Scale 3/16"=1'-0"



VIEW-IT DESIGN
 REMI PORT BURWELL
 1400 SHEPPARD AVE. EAST
 SCARBOROUGH, ONTARIO

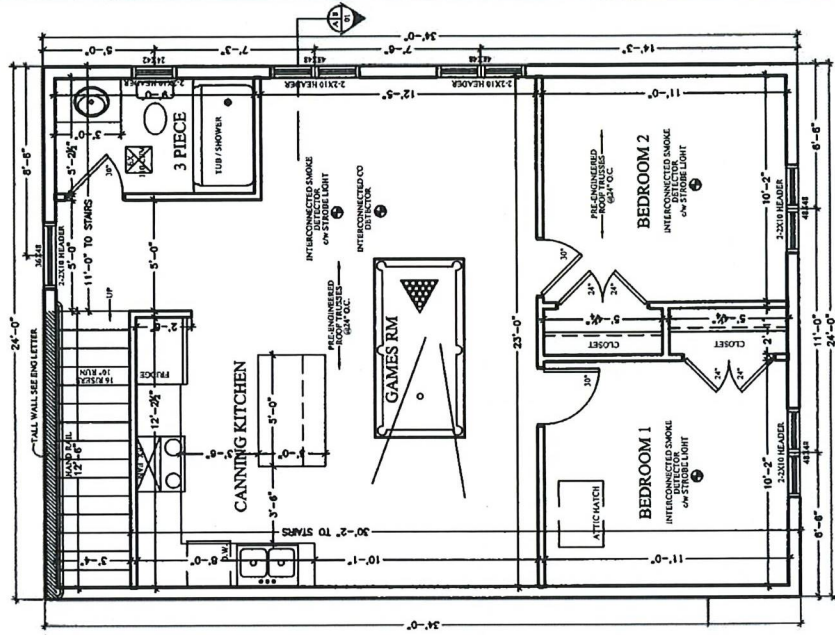
CASA MARKET INC.
 4311 TALBOT LINE
 CENTRAL ELGIN, ONT

PROPOSED HOUSE ADDITION PLANS
 MAIN FLOOR PLAN
 DRAWN BY: TONY WALL
 SCALE: SEE DWG
 RCN: 2020 NOV 22/22
 DATE: DECEMBER 2022
 SHEET NO: 2 OF 9

A2

UPPER FLOOR PLAN

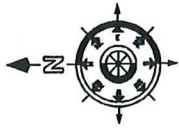
Scale 3/16" = 1'-0"



FOUNDATION PROFILE BELOW

FOUNDATION PROFILE BELOW

GENERAL NOTES:



I hereby accept responsibility for the design work on behalf of the client and shall be responsible for the accuracy of the information contained herein. I have reviewed the drawings and find them to be correct in accordance with the requirements of the Ontario Building Code.

Tony Wall
 INC. # 22622

NO.	REVISIONS
1	ISSUED FOR PERMITS
2	PERMITS
3	PERMITS
4	PERMITS



PROPERTY OF VIEW-IT DESIGN®
 VIEW-IT DESIGN
 1001 PORT BURWELL
 UNIT 101
 MISSISSAUGA, ONTARIO L4X 1L7

CASA MARKET INC.
 4518 TALBOTLINE
 CENTRAL ELGIN, ONT

PROPOSED HOUSE ADDITION PLANS
 UPPER FLOOR PLAN

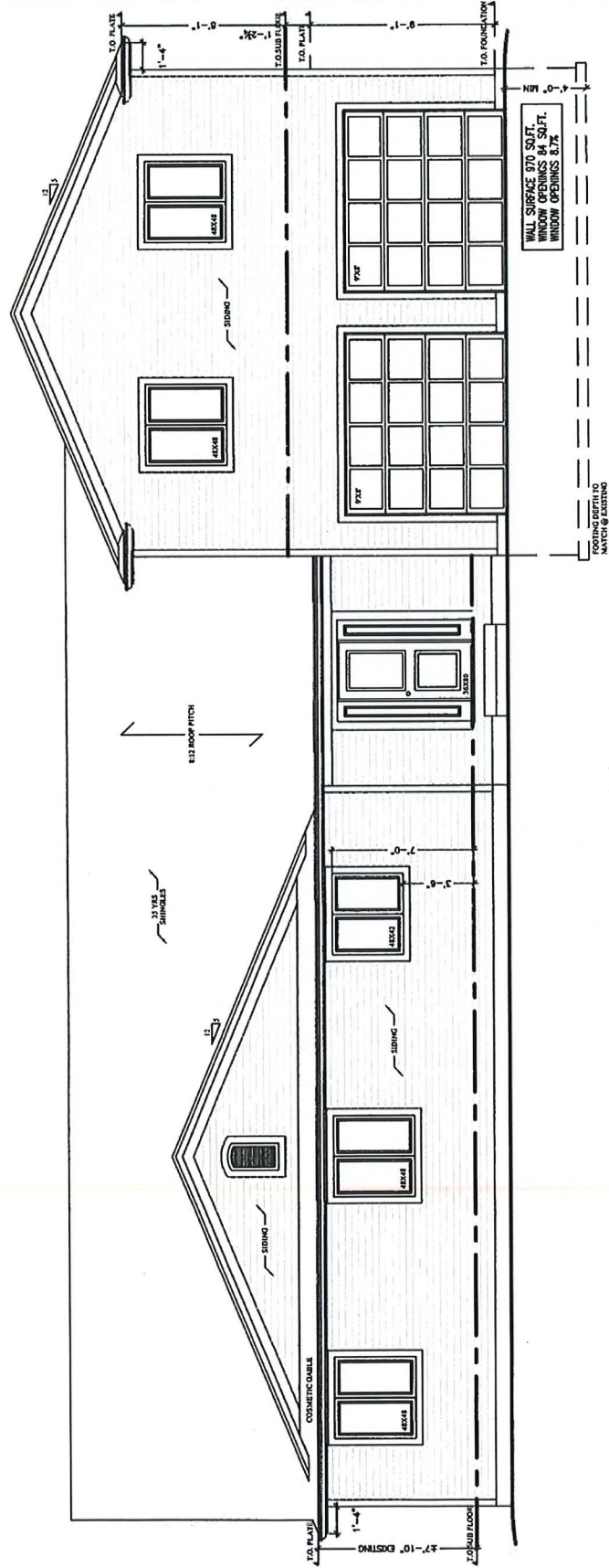
DRAWN BY: TONY WALL
 RCN 2625 P.O. BOX 2322

DATE: DECEMBER 2013
 SHEET NO. 3 OF 9

A3

SOUTH ELEVATION

Scale 3/16" = 1'-0"



GENERAL NOTES:

I hereby accept full responsibility for the design work on behalf of the client and shall be held responsible for the accuracy of the information furnished herein.

Tom, Vail
REV. 2/2002

PROPOSED HOUSE ADDITION PLANS	AREA	PERMITS
UPPER FLOOR	144 SQ. FT.	1
LOWER FLOOR	144 SQ. FT.	1
TOTAL	288 SQ. FT.	2



PROPERTY OF VIEW-IT DESIGN*

VIEW-IT DESIGN
RR#1 PORT BURWELL
WATERLOO, ONTARIO
CANADA

CASA MARKET INC.
45118 TALBOTLINE
CENTRAL ELCORN, ONT

PROPOSED HOUSE ADDITION PLANS

ELEVATIONS

DRAWN BY: TOM VAIL SCALE: 3/16" = 1'-0"

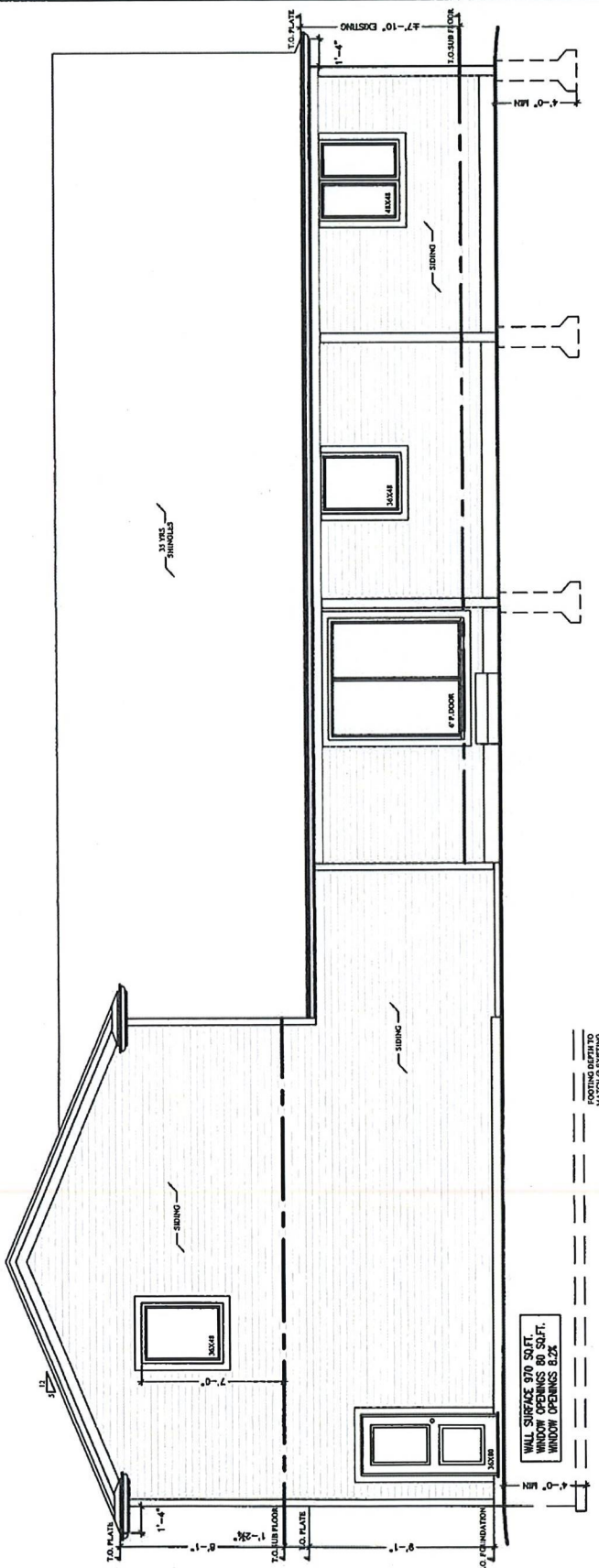
DATE: DECEMBER 2002

SHEET NO.: 1 OF 3

A4

NORTH ELEVATION

Scale 3/16"=1'-0"



GENERAL NOTES:

I, the undersigned, hereby certify that the design herein is my original work and that I am not aware of any infringement of the copyright in the design herein.

Tom Wall
 INC. 12345

NO.	REVISION	DESCRIPTION
1		PERMIT REVISION
2		
3		
4		



PROPERTY OF VIEW-IT DESIGN*

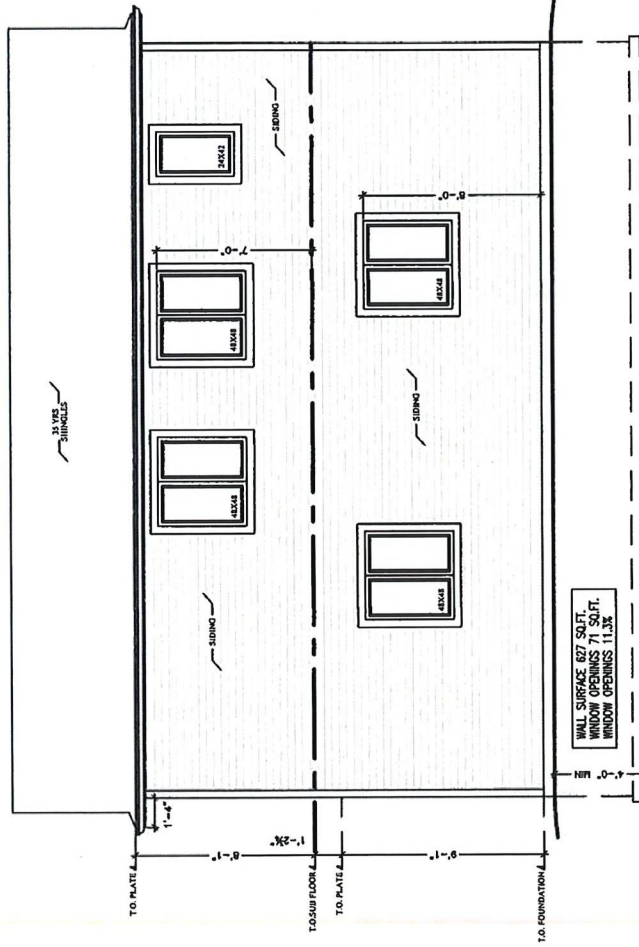
VIEW-IT DESIGN
 8871 PORT BURWELL
 PORTLAND, OR 97202
 TEL: 503-251-1187

CASA MARKET INC.
 45118 TALLBOT LANE
 CENTRAL ELGIN, ONT

ELEVATIONS	
DRAWN BY: TONY WALL	SCALE: SEE DWG
DATE: DECEMBER 2023	
A5	

EAST ELEVATION

Scale 3/16"=1'-0"



GENERAL NOTES:

I, the undersigned, hereby certify that the above is a true and correct copy of the original as shown to me and that I am qualified and the date is, this 10th day of December, 2003.

TONY WALL
 REG. NO. 2202

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		



PROPERTY OF VIEW-IT DESIGN

VIEW-IT DESIGN
 8361 1ST FLOOR BURNELL
 WYOMING, WYOMING 82001

CASA MARKET INC.
 45118 TALBOT LINE
 CENTRAL ELDON, ONT

PROPOSED HOUSE ADDITION PLANS

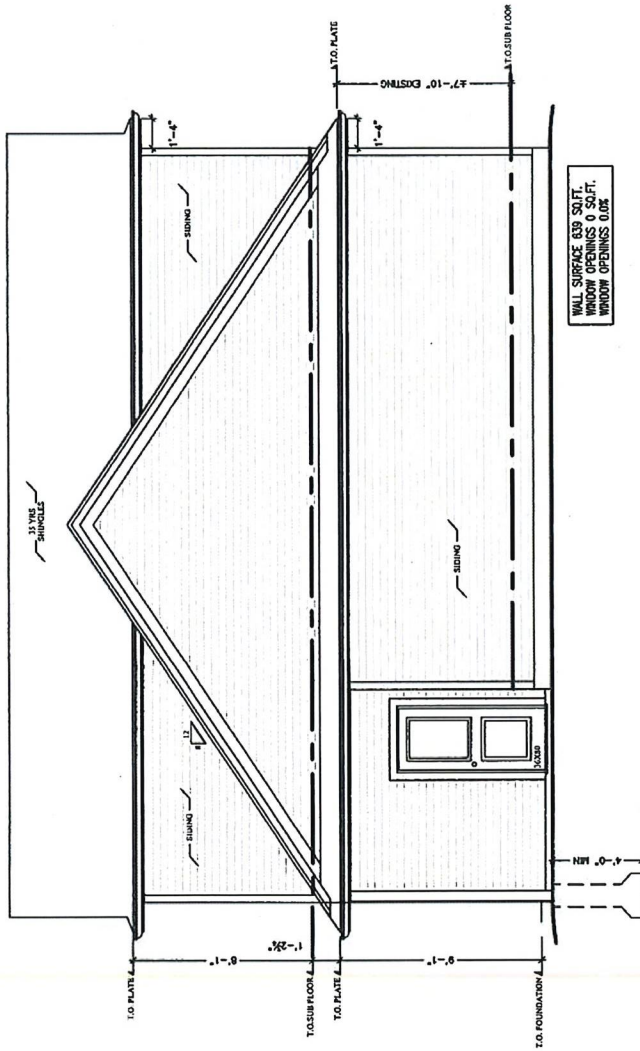
ELEVATIONS

DRAWN BY: TONY WALL SCALE: SEE DWG
 EPOCH: 2003 PLOT: 2202
 DATE: DECEMBER 2003
 SHEET NO. 6 OF 8

A6

WEST ELEVATION

Scale 3/16"=1'-0"



GENERAL NOTES:

I hereby accept full responsibility for the design work on behalf of the client and shall be held responsible for the accuracy of the information provided in this drawing.

Tom Bell
REV. 03-2002

FLOOR	SQUARE FOOTAGE
UPPER FLOOR	1277 SQ. FT.
UPPER FLOOR	764 SQ. FT.
BASEMENT	891 SQ. FT.

FLOOR	DESCRIPTION	PERMITS
1		
2		
3		
4		



PROPERTY OF VIEW-IT DESIGN*

VIEW-IT DESIGN
RPM 1 FORT BURNELL
6045 JAMES ST.
PORT JARVIS, ONT.

CASA MARKET INC.
45118 TALBOTLINE
CENTRAL ELGIN, ONT.

PROPOSED HOUSE ADDITION PLANS

ELEVATIONS

DRAWN BY: TONY WALL SCALE: SEE DWD

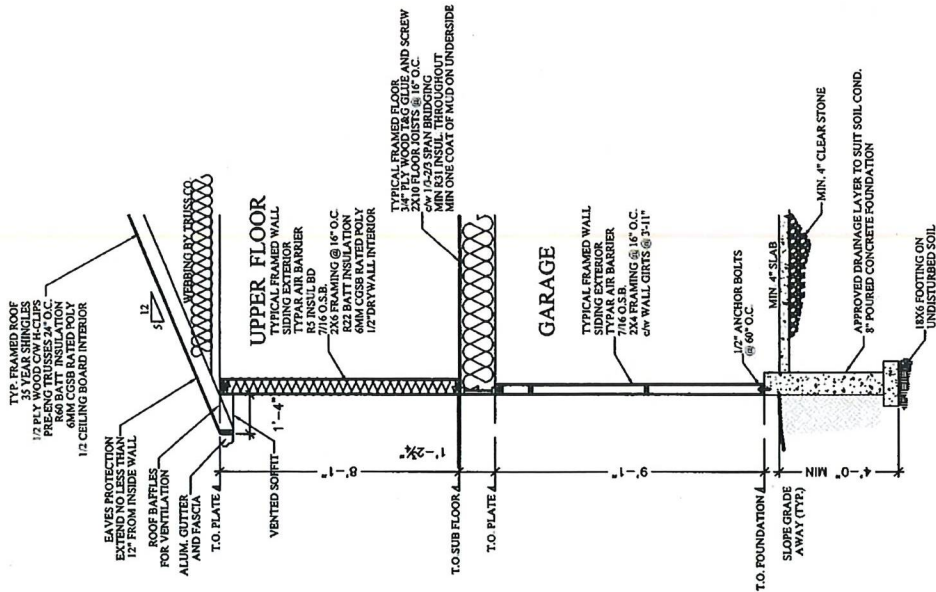
DATE: DECEMBER 13, 2002

SHEET NO.: 7 OF 9

A7

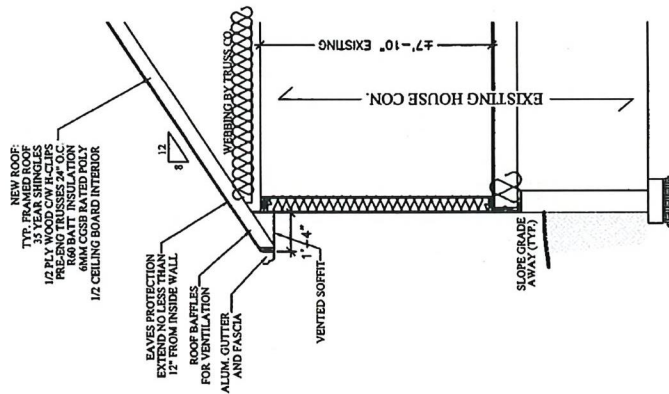
SECTION 01

Scale 1/4"=1'-0"



SECTION 02

Scale 1/4"=1'-0"



GIRDER POST SUPPORTS				
BUILT-UP COLUMN SELECTION TABLE				
NAILED BUILT-UP				
S-P-F No.1 / No.2				
WALL HT	2 PLY	3 PLY	4 PLY	5 PLY
8'	3,442 lbf	9,652 lbf	15,342 lbf	19,177 lbf
9'	2,645 lbf	8,390 lbf	12,291 lbf	15,363 lbf
10'	2,063 lbf	6,996 lbf	9,860 lbf	12,325 lbf
11'	1,628 lbf	5,911 lbf	7,946 lbf	9,939 lbf
12'	1,299 lbf	4,810 lbf	6,366 lbf	7,911 lbf
BUILT-UP COLUMN SELECTION TABLE				
NAILED BUILT-UP				
S-P-F No.1 / No.2				
WALL HT	2 PLY	3 PLY	4 PLY	5 PLY
8'	5,279 lbf	14,932 lbf	25,382 lbf	33,951 lbf
9'	4,098 lbf	12,973 lbf	22,947 lbf	32,030 lbf
10'	3,207 lbf	10,868 lbf	20,895 lbf	30,000 lbf
11'	N/A	3,215 lbf	9,014 lbf	18,808 lbf
12'	N/A	3,013 lbf	7,957 lbf	13,870 lbf

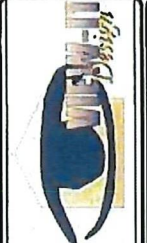
- NOTES:
- * PROVIDE SOLID BEARING BELOW ALL BEAMS AND GIRDER TRUSSES (i.e., 2 PLY TRUSSES REQUIRES MINIMUM 2 STUDS FOR BEARING).
 - * ALL LUMBER IN THE DESIGNS ABOVE ARE SPF #2 OR BETTER.
 - * BUILT-UP COLUMNS ARE TO BE MAILED OR BOLTED AS PER ONTARIO BUILDING CODE AND CSA-086.1-94 REQUIREMENTS.
 - * THESE CHARTS ARE MEANT TO BE USED AS A DESIGN GUIDELINE ONLY. ALL ITEMS NOT CONFORMING TO THE ONTARIO BUILDING CODE PART 9 ARE TO BE REVIEWED AND CERTIFIED BY A STRUCTURAL ENGINEER.

GENERAL NOTES

1. The designer and client accept responsibility for the design work on behalf of the contractor and for the construction of the project in accordance with the approved construction documents.

Ken. Wall
INC. 23942

ROOF TRUSS	SPF #2 OR BETTER
UPPER FLOOR	7/16" O.S.B.
GARAGE	7/16" O.S.B.
FOUNDATION	CONCRETE
PERMIT FEE	



* PROPERTY OF VIEW-IT DESIGN®

VIEW-IT DESIGN
REV 1 PORT BURWELL
1000-1000-1000

CASA MARKET INC.
45118 TALBOT LINE
CENTRAL ELOIN, ONT

PROPOSED HOUSE ADDITION PLANS

SECTIONS

DRAWN BY: TONY WALL | SCALE: SEE DWG

BCN-2640 | POF 2322

DATE: DECEMBER 2013

SHEET NO. 1 OF 9

A8

GENERAL NOTES:

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

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

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

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

STAIR DIMENSIONS (UNLESS OTHERWISE SHOWN ON DRAWINGS)

- INTERIOR:**
- MAX RISE 200mm (7 7/8")
 - MIN. RUN 255mm (10")
 - MIN. TREAD 278mm (11")
 - NOSING 25mm (1")
- EXTERIOR:**
- MAX RISE 200mm (7 7/8")
 - MIN. RUN 255mm (10")
 - MIN. TREAD 278mm (11")
 - NOSING 25mm (1")
- GUARD HEIGHT - 2' 0" ABOVE GRADE = 902mm (35 1/2")
 GUARD HEIGHT - 2' 0" ABOVE GRADE = 1677mm (67")
- CONCRETE STAIRS OVER 2 RISERS ARE REQUIRED TO BE SUPPORTED ON FOUNDATION
- HANDRAILS INSTALLED BETWEEN 902mm (35 1/2") & 950mm (38")
- UNIFORM RISE & RUN ON ANY FLIGHT OF STAIRS
- MINIMUM HEADROOM 1950mm (6' 5")
- GUARD HEIGHT AT LANDING 902mm (35 1/2")
- AT STAIRS BETWEEN 902mm (35 1/2")
- GUARD TO CURB 100mm (4")
- HANDRAILS INSTALLED BETWEEN 720mm (28")

CONCRETE

AS PER OBC SECTION 9.1.5 & 9.16

ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MIN. SOIL BEARING PRESSURE OF 1000 PSF

CONCRETE FOR FOOTINGS & FOUNDATIONS TO HAVE MIN. COMPRESSIVE STRENGTH OF 20 MPa (2900 PSI) AT 28 DAYS

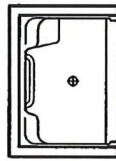
STEP FOOTINGS:

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

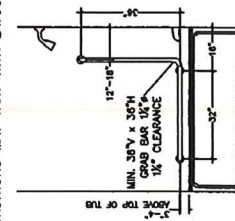
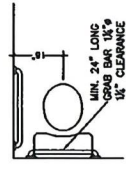
CONCRETE FOUNDATION WALLS SHALL EXTEND TO 6" MIN. ABOVE FINISHED GRADE

FOOTING DESIGN MIN. 6" DEEP X 4" MIN. PROJECTION BEYOND FOUNDATION WALL AND MIN. OF 16" WIDE

CONCRETE FOUNDATIONS SHALL BE CONSTRUCTED TO SUFFICIENT DEPTH TO PROVIDE ADEQUATE FROST PROTECTION



SUGGESTED GRAB BAR BLOCKING LOCATIONS
(CONDITIONS MAY VARY WITH LAYOUT)



TOILET GRAB BAR BLOCKING LOCATIONS (REBAR NOT INCLUDED UNLESS SPECIFIED)

ACRYLIC SHOWER GRAB BAR BLOCKING LOCATIONS (REBAR NOT INCLUDED UNLESS SPECIFIED)

WOOD FRAME CONSTRUCTION

AS PER OBC SECTION 9.2.3

ALL STRUCTURAL LUMBER TO BE SPF#2 CONSTRUCTION OR BETTER UNLESS NOTED OTHERWISE. LUMBER SIZES TO BE AS DETERMINED FROM SPAN TABLES OF THE BUILDING CODE.

SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS 7'-10" MAX ON SPACING WITH 4" MIN. EMBEDMENT INTO THE CONCRETE

JOIST END BEARING TO BE 1 1/2 MIN.

BEAMS & GIRDERS SHALL HAVE 3 1/2" MIN END BEARING

ALL NON LOAD BEARING PARTITIONS SHALL BE SUPPORTED BY DOUBLE FLOOR JOIST OR SOLID BLOCKING AT 311" O.C.

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED FROM MOISTURE.

HEAT TRANSFER, AIR LEAKAGE & CONDENSATION CONTROL

AS PER OBC SECTION 9.2.5

PROVIDE AN AIR BARRIER IN STRICT ACCORDANCE WITH OBC SECTION 9.23.3

INSULATION REQUIREMENTS:

MIN. R5 C-19 IN ALL EXTERIOR WALLS

MIN. R60 IN EXPOSED CEILINGS WITH ATTIC SPACE

MIN. R20 CI IN FOUNDATION WALLS ENCLOSING HEATED SPACE

VAPOUR BARRIERS SHALL BE INSTALLED TO PROTECT THE ENTIRE SURFACE OF ANY THERMALLY INSULATED WALL, CEILING & FLOOR ASSEMBLIES AND TO BE INSTALLED ON THE WARM SIDE OF THE INSULATION. ALL PENETRATION OF THE VAPOUR BARRIER TO BE SEALED TO MAINTAIN THE INTEGRITY OF THE BARRIER SYSTEM.

EXTERIOR DOORS & WINDOWS

AS PER OBC SECTION 9.7

DOORS TO DWELLING SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS

ALL EXTERIOR DOORS SHALL CONFORM TO CAN/CSA-01322-M1, STEEL INSULATED CONFORM TO CAN/CGSB-82.3M

ALL EXTERIOR WINDOWS SHALL CONFORM TO CAN/CSA-01322-M1, STEEL INSULATED CONFORM TO CAN/CGSB-82.3M

ALL DOORS & WINDOWS SHALL COMPLY WITH OBC SECTION 9.7.6 RESISTANCE TO FORCED ENTRY

EVERY FLOOR LEVEL CONTAINING A BEDROOM SHALL HAVE AT LEAST 1 OUTSIDE WINDOW THAT CAN BE OPENED FROM THE INSIDE

WITHOUT THE USE OF TOOLS. THESE WINDOWS MUST HAVE AN UNOBSTRUCTED OPEN AREA OF 3.8 SQ.FT. WITH NO DIMENSION LESS THAN 15"

VENTILATION

AS PER OBC SECTION 9.22.3.4

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

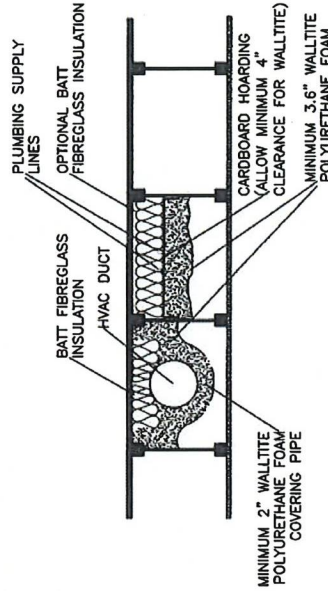
PROVIDE BAFFLES AT THE EAVES TO PERMIT FREE UNOBSTRUCTED AIR FLOW

PROVIDE MECHANICAL VENTILATION SYSTEM TO THE REQUIREMENTS OF OBC 9.32.2 WITH CLEARLY LABELED PRINCIPAL EXHAUST FAN MANUAL SWITCH.

ELECTRICAL

ALL LIGHTING AND ELECTRICAL TO COMPLY WITH OBC 9.34

ALL FLOOR LEVELS SHALL BE EQUIPPED WITH INTERCONNECTED SMOKE DETECTORS (TYPICAL ALL UNITS)



GARAGE CEILING / BONUS ROOM INSULATION DETAIL

GENERAL NOTES:

I hereby certify that I am a duly Licensed Professional Engineer in the Province of Ontario, and that I am the author of the design work on this plan. I am not providing this plan for any other project, and I am not providing this plan for any other project.

10th FLOOR
 1000-1000
 1000-1000

NO.	REVISION	DESCRIPTION
1	1000-1000	ISSUE FOR PERMIT
2	1000-1000	ISSUE FOR PERMIT
3	1000-1000	ISSUE FOR PERMIT
4	1000-1000	ISSUE FOR PERMIT



VIEW-IT DESIGN
 8881 PORT BURWELL
 SUITE 104
 1000-1000

CASA MARKET INC.
 4111 ALTON LINE
 CENTRAL ELDON, ONT

OWNER:	SCALE:	SHEET NO.
1000-1000	1000-1000	A9
DATE:	RECORDED:	SHEET NO.
1000-1000	1000-1000	1000-1000

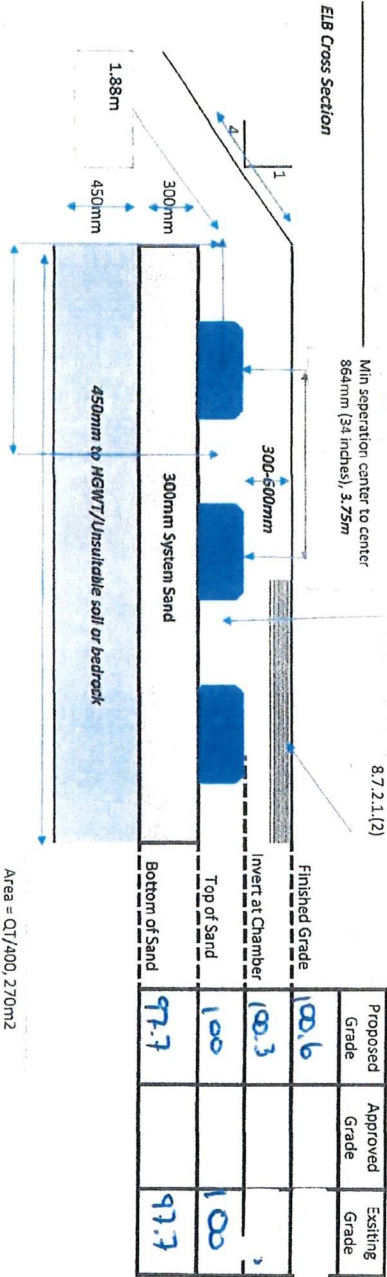
Address _____
 Installer _____
 Daily Design Flow = 1600L
 Native Soil T Time = 50
 Area Bed _____

Modules = $Q/95 = 24$
 4 rows 5 modules/row

Sand Area = $6 \times T < 15$ QT/850
 $15 \times T > 50$ QT/400 200m²
 Backfill material for modules,
 leaching bed fill T ≤ 15 min/cm

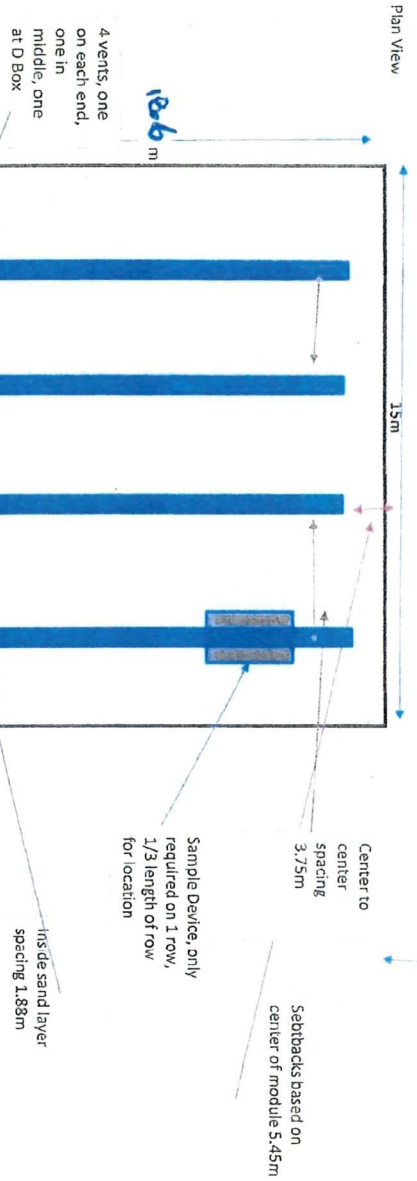
Cover material
 8.7.2.1.(2)

Required Material		
Coco Filtration Mat		24
ELB Protective Cover		24
ELB Top Cover		24
End Cap		4
Inlet Cap		4
Sample Device		1
Dose Device		0



Proposed Grade	Approved Grade	Existing Grade
100.6		
100.3		
100		100
97.7		97.7

Area = $QT/400 = 270m^2$
 based on $Q = 2,100L$



PLANS REVIEWED	
MUNICIPALITY OF CENTRAL ELGIN	
BUILDING DIVISION	
Matthew Statema, Chief Building Official	



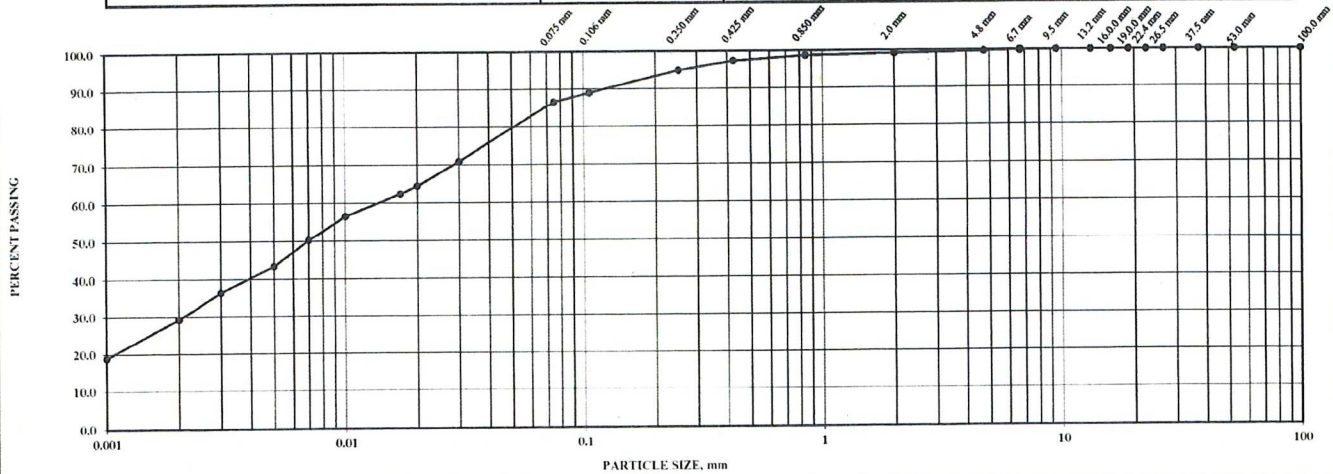
GRAIN SIZE AND HYDROMETER ANALYSIS REPORT LS-602, 702 & 703/704

PROJECT NUMBER: 02206615.000 PROJECT NAME: Miscellaneous Testing CLIENT: Cornerstone Construction and Renovations
 LAB NUMBER: 2058 SAMPLE ID: 45118 Talbot Street, Central Elgin SAMPLE DEPTH: -
 SAMPLED BY: Client DATE RECEIVED: February 20, 2024 DATE COMPLETED: March 4, 2024

PARTICLE SIZE DISTRIBUTION, MTO LS-702

U.S. BUREAU OF SOILS CLASSIFICATION (AS USED IN MINISTRY OF TRANSPORTATION OF ONTARIO PAVEMENT DESIGNS)

CLAY	SILT	VERY FINE SAND	FINE SAND	MEDIUM SAND	COARSE SAND	FINE GRAVEL	GRAVEL	
FINES (SILT & CLAY)		FINE SAND		MEDIUM SAND		COARSE SAND	FINE GRAVEL	COARSE GRAVEL



COEFFICIENTS

D60	0.014	D30	0.002	D10		Cc		Cu	
-----	-------	-----	-------	-----	--	----	--	----	--

GRAIN SIZE ANALYSIS		HYDROMETER ANALYSIS		
SIEVE SIZE mm	% PASSING	DIAMETER mm	% PASSING	
53	100.0	0.030	70.8	
37.5	100.0	0.020	64.4	
26.5	100.0	0.017	62.4	
22.4	100.0	0.010	56.5	
19	100.0	0.007	50.2	
16	100.0	0.005	43.3	
13.2	100.0	0.002	29.2	
9.5	100.0	0.001	18.9	
6.7	99.9	ATTERBERG LIMITS		
4.75	99.7			
2.00	99.1			Liquid Limit
0.850	98.7			Plastic Limit
0.425	97.3			
0.250	94.8			
0.106	89.0	Plastic Index		
0.075	86.6			

GRAIN SIZE PROPORTIONS, %	
% GRAVEL (> 4.75 mm):	0.3
% SAND (75 µm to 4.75 mm):	13.1
% SILT (2 µm to 75 µm):	57.4
% CLAY (< 2 µm):	29.2
GROUP SYMBOL / SOIL DESCRIPTION:	CL Clayey SILT, some Sand
Coefficient of Permeability:	Less than 10-6 cm/sec
Estimated 'T' Time:	Greater Than 50 mins/cm
REMARKS	
- The percolation time of the soil is dependent on many on-site factors that were not considered as part of this assessment, such as density, structure and moisture content. It is the responsibility of the sewage system designer to consider these factors prior to choosing a percolation time suitable for design, and carry out field inspections at the time of sewage system installation to confirm that the soil and groundwater conditions are consistent with the design assumptions.	

Figure: 1

TESTED BY: Diego Augusto De Arruda
Laboratory Technician

REVIEWED BY: David McBay, CET.
Laboratory Supervisor

Reporting of these test results constitutes a testing service only. Engineering interpretation or evaluation of test results is provided only on written request.

PLANS REVIEWED
MUNICIPALITY OF CENTRAL ELGIN
BUILDING DIVISION
Matthew Daniels, Chief Building Official

Schedule 2: Sewage System Installer Information

A. Project Information				
Building number, street name			Unit number	Lot/con.
Municipality	Postal code	Plan number/ other description		
B. Sewage system installer				
Is the installer of the sewage system engaged in the business of constructing on-site, installing, repairing, servicing, cleaning or emptying sewage systems, in accordance with Building Code Article 3.3.1.1, Division C?				
<input type="checkbox"/> Yes (Continue to Section C)		<input type="checkbox"/> No (Continue to Section E)		<input type="checkbox"/> Installer unknown at time of application (Continue to Section E)
C. Registered installer information (where answer to B is "Yes")				
Name <i>Cornerstone Construction and Excavation LTD</i>		BCIN <i>117243</i>		
Street address <i>76 King st</i>		Unit number	Lot/con.	
Municipality <i>Aylmer</i>	Postal code <i>N5H2R3</i>	Province <i>ON</i>	E-mail <i>m.ja@cornerstonepermits.com</i>	
Telephone number <i>(519) 494 5274</i>	Fax ()	Cell number ()		
D. Qualified supervisor information (where answer to section B is "Yes")				
Name of qualified supervisor(s) <i>Andrea Klassen</i>		Building Code Identification Number (BCIN) <i>117083</i>		
E. Declaration of Applicant:				
I _____ declare that:				
(print name)				
<input type="checkbox"/> I am the applicant for the permit to construct the sewage system. If the installer is unknown at time of application, I shall submit a new Schedule 2 prior to construction when the installer is known;				
OR				
<input checked="" type="checkbox"/> I am the holder of the permit to construct the sewage system, and am submitting a new Schedule 2, now that the installer is known.				
I certify that:				
1. The information contained in this schedule is true to the best of my knowledge.				
2. If the owner is a corporation or partnership, I have the authority to bind the corporation or partnership.				
<i>Sept 12 / 24</i>		<i>[Signature]</i>		
Date		Signature of applicant		

RE: Site Plan Consultation Request Meeting - 45118 Talbot Line - RESPONSE REQUIRED WITHIN 24 HOURS - Deadline June 21 at 11am

From Johnston, Jeremiah (MTO) <Jeremiah.Johnston@ontario.ca>

Date Thu 2024-06-20 11:24 AM

To Emerald Austerberry <EAusterberry@centralelgin.org>

Cc Mentley, Ryan (MTO) <Ryan.Mentley@ontario.ca>; Somo, Enana (MTO) <Enana.Somo@ontario.ca>; McClure, Kevin <kmcclure@stthomas.ca>; Craig, Steve <scraig@stthomas.ca>; Matthew Statema <MStatema@centralelgin.org>

 2 attachments (2 MB)

Consultation Request Form - 45118 Talbot Line.pdf; Record of Consultation - 45118 Talbot Line June 20 2024 FOR REVIEW.docx;

CAUTION:

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Emerald,

Please note, for this meeting I was filling in for Ryan Mentley, going forward all planning related applications are to be sent directly to Ryan.

The Ministry of Transportation (MTO) has completed a review of the attached preliminary plans for the subject site. The plan has been reviewed in accordance with the requirements of the *Public Transportation and Highway Improvement Act*, MTO's Highway Corridor Access Management Manual and all other related MTO policy.

The site has frontage to Highway 3, which is designated as a **Kings Highway (KH)** and classified as a **2B Arterial** Highway. As such, all requirements, guidelines and best practices in accordance with this classification and designation shall apply;

The owner should be aware that the property falls within MTO's Permit Control Area (PCA), and as such, MTO Permits are required before any demolition, grading, construction or alteration to the site commences. In accordance with the Ontario Building Code, municipal permits may not be issued until such time as all other applicable requirements (i.e.: MTO permits/approvals) are satisfied.

The following comments are based upon information provided to date.

-

Building and Land Use Permit

A MTO issued Building and Land Use Permit would be required. As a condition of MTO permits, the following shall be provided;

The Proponent shall submit an acceptable Site Plan to MTO review and acceptance. These plans shall clearly identify all structures/works (existing and proposed).

- a. plan title
- b. name of the applicant
- c. scale
- d. north point
- e. highway number
- f. lot and concession numbers and the limits of the property
- g. location of existing and proposed buildings, structures, well, septic bed and tank.
- h. proposed parking area layout with the maximum number of vehicles to be accommodated at one time
- j. location of existing entrance
- l. setback distances
 - o The addition may be setback at an equivalent setback to the existing residence. MTO setbacks are measured from the Highway property limit.
 - o Septic – MTO anticipates that the septic system would be placed in the rear yard, and no closer to the Highway than the existing residence.
The applicant shall consult further with MTO on the location of the septic bed and tank should this not be the case.

Entrance Permit

An application is required bring the existing Entrance under permit, to define ownership and the use. An application for entrance permit will be a condition of approval of for the Building and Land Use permit.

General

If you have any questions about the above please reach out to Ryan Mentley,
ryan.mentley@ontario.ca

For more information about the permitting process and permit fees the applicant may review our website at this link: <https://www.ontario.ca/page/highway-corridor-management>

For future reference permit applications would be made via this link:
<https://www.hcms.mto.gov.on.ca/>

Thank you,

Jeremiah Johnston

Corridor Management Planner | Highway Operations Branch
Ministry of Transportation | Ontario Public Service
(226)-980-6407 | jeremiah.johnston@ontario.ca



Taking pride in strengthening Ontario, its places and its people