

**Community Planning**

P. O. Box 1614, 21 Reeve Street

Woodstock Ontario N4S 7Y3

Phone: 519-539-9800 • Fax: 519-421-4712

Web site: [www.oxfordcounty.ca](http://www.oxfordcounty.ca)

Our File: **MV 27-23**

**APPLICATION FOR MINOR VARIANCE**

**TO:** City of Woodstock Committee of Adjustment

**MEETING:** September 16, 2024

**REPORT NUMBER:** CP 2024-301

**OWNERS:** David Redford & Justin Byers  
102 Parkview Drive, Woodstock ON N4T 0B5

**VARIANCES REQUESTED:**

1. Relief from **Section 6.0, Table 6.2 – Zone Provisions, Lot Frontage**, to reduce the minimum required lot frontage on the lands to be severed from 12 m (39.4 ft) to 11.5 m (37.7 ft);
2. Relief from **Section 6.0, Table 6.2 – Zone Provisions, Lot Frontage**, to reduce the minimum required lot frontage on the lands to be retained from 12 m (39.4 ft) to 11 m (36.1 ft);
3. Relief from **Section 6.0, Table 6.2 – Zone Provisions, Lot Area**, to reduce the minimum required lot area for the lands to be severed from 370 m<sup>2</sup> (3,982.6 ft<sup>2</sup>) to 348 m<sup>2</sup> (3,745.8 ft<sup>2</sup>);
4. Relief from **Section 6.0, Table 6.2 – Zone Provisions, Lot Area**, to reduce the minimum required lot area for the lands to be retained from 370 m<sup>2</sup> (3,982.6 ft<sup>2</sup>) to 343 m<sup>2</sup> (3,692 ft<sup>2</sup>); and
5. Relief from **Section 5.2.2.5 – Established Building Line that Exceeds Front Yard Depth**, to reduce the minimum required front yard depth from 9 m (29.5 ft) to 7.3 m (23.9 ft) to permit the construction of single-detached dwellings.

**LOCATION:**

The subject property is described as Part Lot 2, Plan 48, in the City of Woodstock. The property is located on the west side of Powell Street, lying between Parkinson Road and Salter Avenue, and is municipally known as 414 Powell Street.

**BACKGROUND INFORMATION:**

COUNTY OF OXFORD OFFICIAL PLAN:	Low Density Residential
CITY OF WOODSTOCK ZONING BY-LAW:	Residential Zone 1 (R1)
SURROUNDING USES:	Surrounding uses are primarily single detached Dwellings.

**COMMENTS:**(a) Purpose of the Application:

The applicant is proposing relief from the above-noted provision of the City's Zoning By-law to facilitate the construction of 2 single detached dwellings on the subject property. The lands were the subject of consent & minor variance applications B23-25-8 & A23-04-8 which proposed to sever the lands and construct a new single detached dwelling on the lot to be severed and the lot to be retained. Minor variances were also sought to permit a reduced lot area of 351 m<sup>2</sup> and reduced lot frontage of 11.4 m for single detached dwellings. Following the completion of a survey, the variances previously requested were determined not to be accurate; this application reflects the values determined by the survey. Oxford County Land Division Committee approved the previous applications at their September 7, 2023 meeting.

The applicants had previously requested a reduction to rear yard depth to maintain a consistent established building line; however, City staff have identified a preference to maintain a minimum rear yard depth of 7.5 m rather than maintaining the established building line. The amended application includes a request to reduce the established building line from 9 m (29.5 ft) to 7.3 m (23.9 ft). It should be noted that the typical zone provision for this setback, absent an established building line, is 6 m (19.7 ft).

The subject property is approximately 708 m<sup>2</sup> (7,6208 ft<sup>2</sup>) in area with frontage of approximately 22.8 m (74.8 ft) and contains a single detached dwelling. When the severance application is finalized, the lots to be severed and retained will have areas of 348 m<sup>2</sup> (3,745.8 ft<sup>2</sup>) and 343 m<sup>2</sup> (3,692 ft<sup>2</sup>), respectively. The existing single detached dwelling is proposed to be removed, and two new single detached dwellings are proposed.

Plate 1, Location Map with Existing Zoning, shows the location of the subject lands and the current zoning in the immediate vicinity.

Plate 2, Aerial Map (2021), shows the location of the subject lands and surrounding properties.

Plate 3, Applicants' Sketch, illustrates the location of the proposed dwellings, as provided by the applicants.

(b) Agency Comments

The City of Woodstock Engineering Department (Building Division) provided the following comments in support of the application:

1. The two subject lots have been created through Consent File B-23-25-8;A23-04-8 and included relief for a reduced lot area of 351 m<sup>2</sup> and reduced lot frontage of 11.4 m for the retained and severed lot.

2. It would appear the real survey produced lot areas and lot frontage values that were less than indicated in the Consent application. The relief is noted above and the variations are minor. We have no concerns.
3. Relief is requested for a reduced front yard depth from 9 m to 7.3 m. The difference is approximately 5.5 feet. Based on the selected house designs, staff prefer the reduced front yard depth and the minimum rear yard depth of 7.5 m be maintained to provide sufficient sized back yards. For newer developed residential streets, the minimum front yard depth is 6.0 m.

(c) Public Consultation:

Public notice was provided to neighbouring property owners in accordance with the provisions of the *Planning Act*. At the time of writing this report, no comments or concerns had been received from the public.

(d) Intent and Purpose of the Official Plan:

The subject lands are designated 'Low Density Residential' according to the City of Woodstock Land Use Plan, as contained in the Official Plan. Lands so designated are intended for the development of a range of residential development, including single detached dwellings.

Planning staff are satisfied that the proposed residential uses on the subject lands, consisting of single detached dwellings is in keeping with the policy direction of the 'Low Density Residential' designation in the Official Plan.

(e) Intent and Purpose of the Zoning By-law:

The subject property is zoned 'Residential Zone 1 (R1)' according to the City of Woodstock Zoning By-law. The 'R1' zone permits single detached dwellings in accordance with the provisions of the R1 Zone. As previously indicated, the applicants obtained relief from the minimum required lot area and minimum required lot frontage from the Oxford County Land Division Committee.

The minimum lot frontage requirement is intended to ensure that adequate space is provided for off-street parking, services and drainage. The applicants are seeking to reduce this distance from 12 m (39.4 ft) to 11.5 m (37.7 ft) and 11 m (36.1 ft) for the severed and retained lands, respectively.

The minimum lot area requirement is intended to ensure that adequate space is provided for a building envelope, for drainage area and for amenity space. The applications are seeking to reduce the minimum lot area from 370 m<sup>2</sup> (3,982.6 ft<sup>2</sup>) to 348 m<sup>2</sup> (3,745.8 ft<sup>2</sup>) and 343 m<sup>2</sup> (3,692 ft<sup>2</sup>) for the severed and retained lands, respectively.

The established building line provisions are intended to ensure that a consistent streetscape is provided in established neighbourhoods. The applicants are seeking to reduce the minimum setback from 9 m (29.5 ft) to 7.3 m (23.9 ft) to maintain a minimum rear yard depth of 7.5 m (24.6 ft) as per City staff's recommendation.

Planning staff are generally satisfied that approval of the applicant's requests will not negatively impact surrounding land uses or compromise amenity or drainage space. Further, the dwellings will continue to exceed the typical front yard depth, where there is not an established building line, of 6 m (19.7 ft). Further, the dwellings will continue to meet all relevant yard setbacks, thereby ensuring that access to the dwelling for ongoing maintenance purposes is provided.

(f) Desirable Development/Use:

It is the opinion of this Office that the proposed reliefs from the frontage, lot area and established building line of the Zoning By-law can be considered minor and desirable for the development of the lands and the neighbourhood in general. The relief sought through the applicants' proposal can be considered to be minor variances from the provisions of the City's Zoning By-law, and staff are generally satisfied that the requested relief will facilitate the construction of two single detached dwellings that are desirable for the development of the lands. Further, staff are of the opinion that the proposed development will have minimal impact on surrounding land uses and will not compromise the ability of the lands to provide adequate drainage, off-street parking and amenity space.

It is the opinion of this Office that the requested relief maintains the general intent of the Official Plan and the Zoning By-law and can be given favorable consideration.

**RECOMMENDATION:**

That the City of Woodstock Committee of Adjustment **approve** Application File MV 27-23, submitted by David Redford & Justin Byers, for lands described as Part Lot 2, Plan 48, in the City of Woodstock and municipally known as 414 Powell Street, as it relates to:

1. Relief from **Section 6.0, Table 6.2 – Zone Provisions, Lot Frontage**, to reduce the minimum required lot frontage on the lands to be severed from 12 m (39.4 ft) to 11.5 m (37.7 ft);
2. Relief from **Section 6.0, Table 6.2 – Zone Provisions, Lot Frontage**, to reduce the minimum required lot frontage on the lands to be retained from 12 m (39.4 ft) to 11 m (36.1 ft);
3. Relief from **Section 6.0, Table 6.2 – Zone Provisions, Lot Area**, to reduce the minimum required lot area for the lands to be severed from 370 m<sup>2</sup> (3,982.6 ft<sup>2</sup>) to 348 m<sup>2</sup> (3,745.8 ft<sup>2</sup>);
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5. Relief from **Section 5.2.2.5 – Established Building Line that Exceeds Front Yard Depth**, to reduce the minimum required front yard depth from 9 m (29.5 ft) to 7.3 m (23.9 ft) to permit the construction of single-detached dwellings.

The requested variance meets the four tests of a minor variance as set out in Section 45(1) of the Planning Act as follows:

1. The proposed relief is considered to be minor variances from the provisions of the City's Zoning By-law in that the reduced rear yard depth will not impact neighbouring properties, is compatible with surrounding land uses, is minor and is desirable for the development of the lands.
2. The proposed relief maintains the general intent and purpose of the City's Zoning By-law, and no negative impacts are anticipated associated reduced rear yard depth.
3. The relief is desirable for the use of the land as the said relief will allow for development that is permitted by the Zoning By-law, the use is compatible with planned development and is complimentary to proposed development in the area.

4. The relief maintains the intent and purpose of the Official Plan as the proposed relief will facilitate development that is contemplated within the Low Density Residential designation.

Authored by: *Original signed by*

Justin Miller  
Development Planner

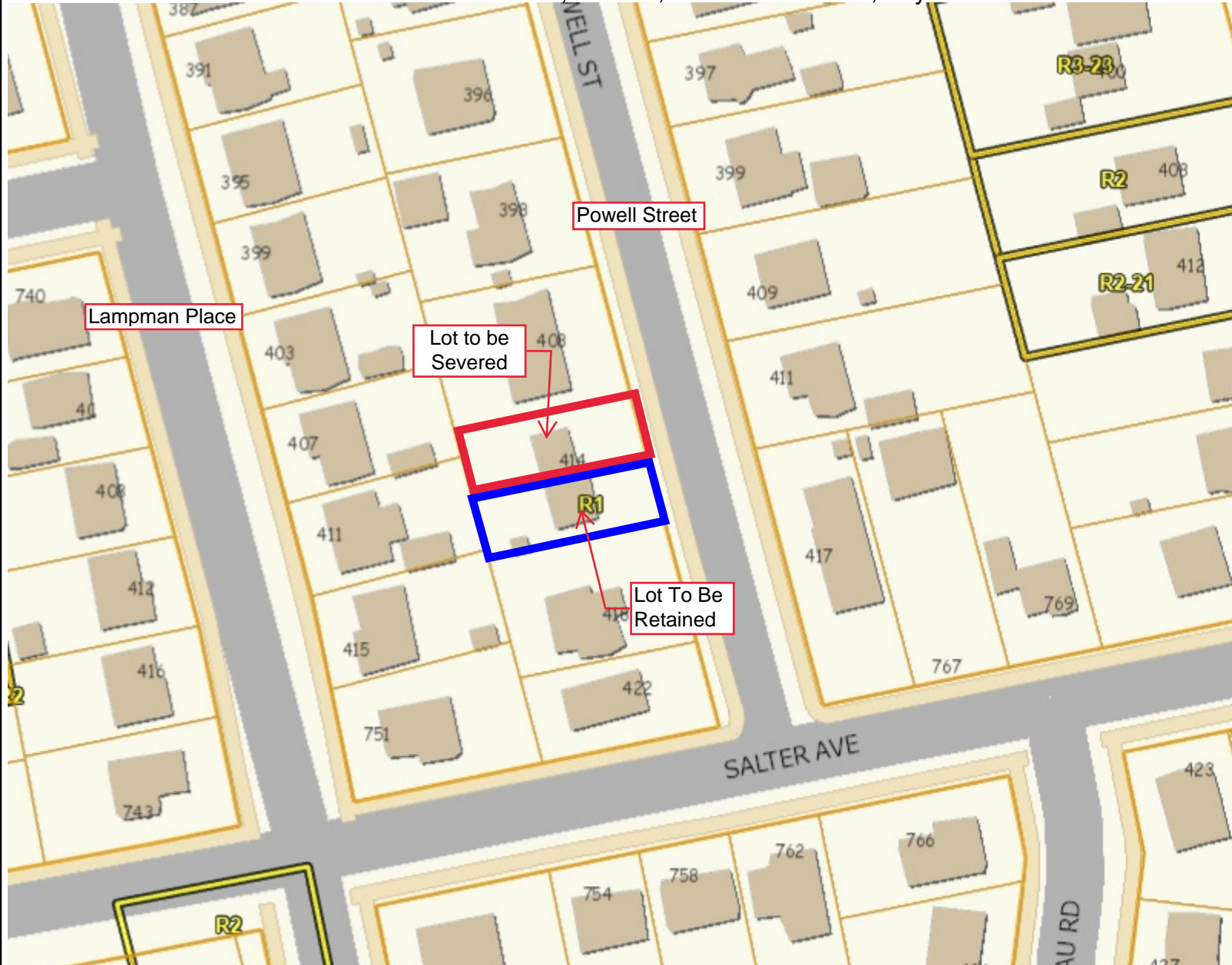
Approved for submission by: *Original signed by*

Eric Gilbert, MCIP RPP  
Manager of Development Planning

Plate 1: Location Map with Existing Zoning

File No: MV 27-23 - Redford and Byers

Pt Lot 2 w/s Powell St., Plan 48, 414 Powell Street, City of Woodstock



**Legend**

- Parcel Lines**
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Zoning Floodlines**
- Regulation Limit**
  - ◆ 100 Year Flood Line
  - ▲ 30 Metre Setback
  - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

**Notes**



0 26 51 Meters

NAD\_1983\_UTM\_Zone\_17N



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

June 20, 2023

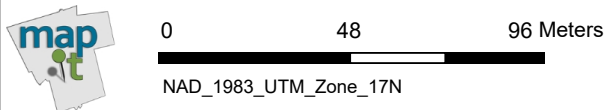




**Legend**

- Parcel Lines
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Zoning Floodlines Regulation Limit
  - ◆ 100 Year Flood Line
  - ▲ 30 Metre Setback
  - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

**Notes**



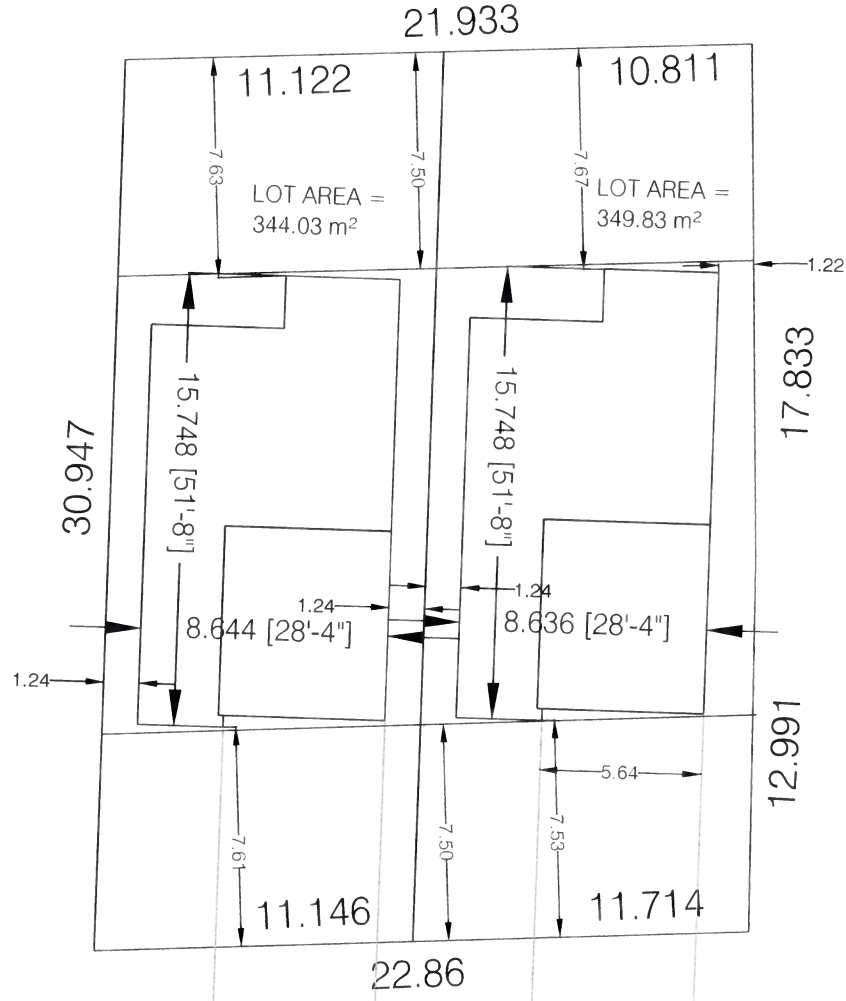
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

Plate 3: Applicants' Sketch  
 File No.: MV 27-23: Redford and Byers  
 Pt Lot 2 w/s Powell St., Plan 48- 414 Powell Street, City of Woodstock

LOT No. 414 POWELL STREET  
 SCALE: 1:200

PLAN No. 48  
 CLIENT: GOODMAN HOMES

BENCH MARK  
 CC TOP OF HYDRO VAULT PAD  
 OPPOSITE 414 POWELL ST.  
 ELEV. = 298.15m



ESTABLISHED BUILDING LINE > 10m



**METRIC NOTE**

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

PART 3, PLAN 41R-4522

**SURVEYOR'S REAL PROPERTY REPORT  
PLAN OF SURVEY**  
OF PART OF  
**LOT 2**  
WEST SIDE OF POWELL STREET  
**PLAN 48**  
CITY OF WOODSTOCK  
COUNTY OF OXFORD

SCALE 1:200



**ARIE J. LISE-ONTARIO LAND SURVEYOR**

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**BENCHMARK**

ELEVATIONS ARE GEODETIC DERIVED FROM OBSERVED POINTS BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010) USING GEOID MODEL HT2\_2010V70-Geo.GDF.

BM# 311 - ON HYDRO VAULT PAD ELEVATION 298.15 m.

**NOTES**

1. THE POSITION OF ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS, AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THIS PLAN, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
2. UNDERGROUND UTILITIES WERE NOT INTENDED TO BE SURVEYED FOR THIS PLAN.

**LEGEND**

- SI B - STANDARD IRON BAR
- SI B - SHORT STANDARD IRON BAR
- IB - IRON BAR
- - FOUND
- - PLANTED
- P1 - WAB BLS FILE S-W9-4700
- P2 - AMM PLAN OF SURVEY S-69-1321
- P3 - AMM PLAN OF SURVEY S-69-1156
- P4 - T.H. BROOK O.L.S. FILE B-2901(41R-4522)
- P5 - PLAN M-17
- B37 - WILLIAM ALBERT BAKER, O.L.S.
- 1112 - A.M. MACKENZIE, O.L.S.
- 126B - T.H. BROOK, O.L.S.
- OU - ORIGIN UNKNOWN
- BF - BOARD FENCE
- CL - CHAIN LINK FENCE
- CC - CUT CROSS
- CR - CONCRETE RETAINING WALL
- FF - FINISHED FLOOR
- TW - TOP OF WALL
- W - WATERMAIN
- H - HYDRO MARKINGS BY OTHERS

**NOTE:**

BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010) DISTANCES ARE GRID AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999564337.

POINT ID	NORTHING	EASTING
5900	4775461.10	519875.83
8246	4773981.14	521119.42

CO-ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARINGS ON THE PLANS HAVE BEEN ROTATED ACCORDING TO THE TABLE BELOW FOR COMPARISON PURPOSES

PLAN	ROTATION	REFERENCE
P1, P2, P3	0°15'25" CW	N14°52'10"W W. Limit of Powell St
P5	0°02'15" CW	N14°52'10"W E. Limit of Lots 26-34

**WRITTEN REPORT**

1. THE PROPERTY IS MORE PARTICULARLY DESCRIBED IN PIN 00087-0168 (LT) AND IS KNOWN MUNICIPALLY AS NO. 414 POWELL STREET.
2. NO EASEMENTS WERE FOUND IN THE LAND REGISTRY OFFICE.
3. NOTE THE LOCATION OF THE OVERHEAD UTILITY LINE WITHOUT BENEFIT OF AN EASEMENT ALONG THE WEST LIMIT.
4. NOTE THE LOCATION OF THE FENCES ALONG THE NORTH-WEST CORNER, WEST LIMIT AND THE SOUTH-WEST CORNER.
5. COMPLIANCE WITH ZONING BY-LAW IS NOT CERTIFIED BY THIS REPORT.
6. THIS PLAN HAS BEEN PREPARED FOR GOODMAN HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY ANY OTHERS.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON THE 27TH DAY OF FEBRUARY, 2023.

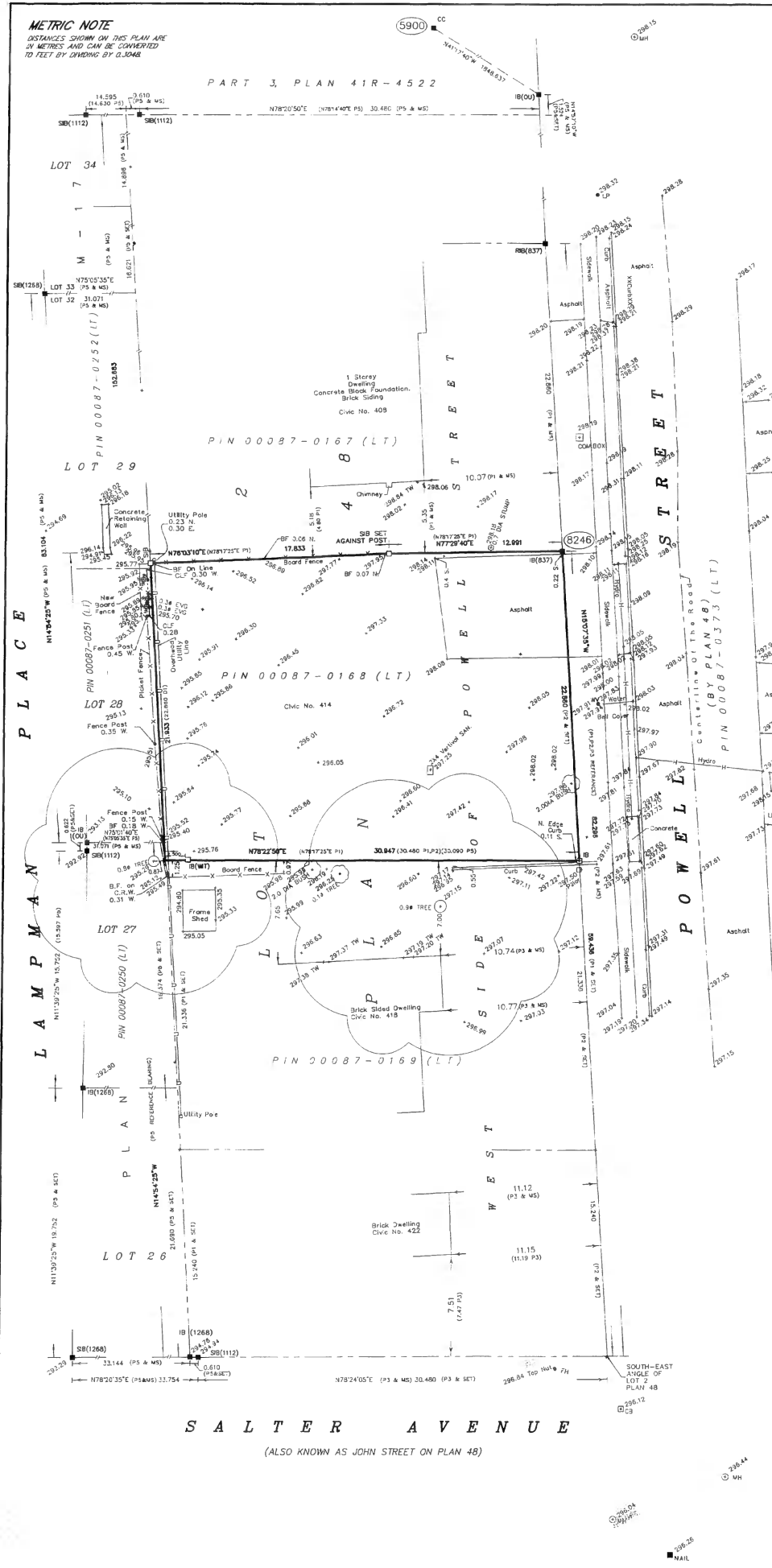
APRIL 22, 2024  
DATE  ARIE J. LISE  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-59388.

**BROOKS LISE SURVEYING LTD**  
ONTARIO LAND SURVEYORS  
UNIT 1-17 WELLINGTON ST. NORTH, WOODSTOCK, ON, N4S 6P1  
TEL. 519-539-8099 brooksmur@belsnet.ca

DRAWING: TW/DRG CHECKING: A.J.L. CREW CHIEF: JS

10865



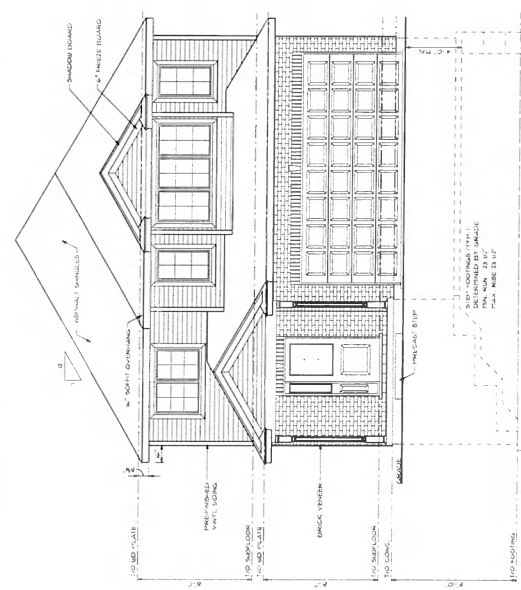
**SALTER AVENUE**  
(ALSO KNOWN AS JOHN STREET ON PLAN 48)



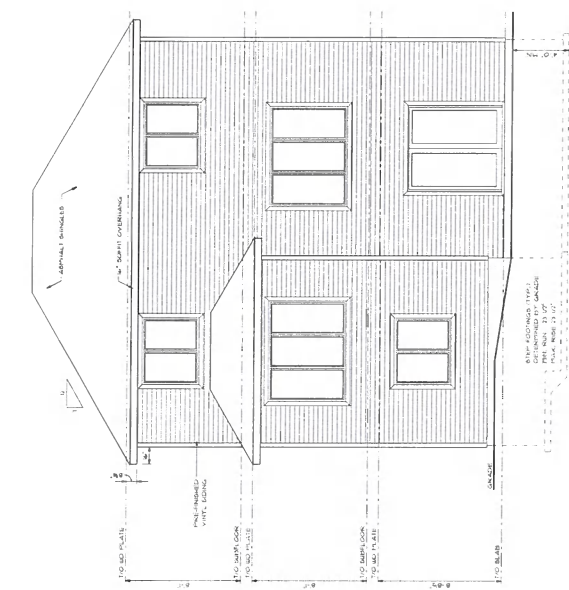




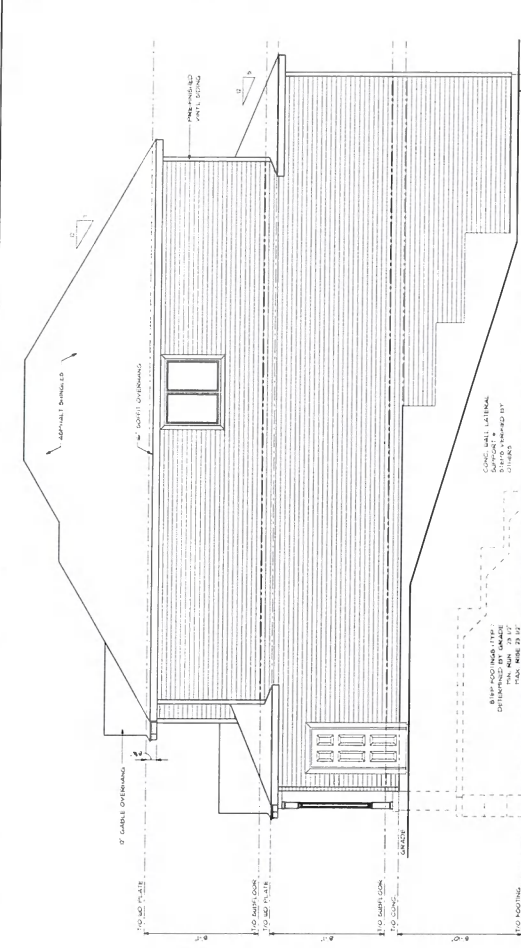




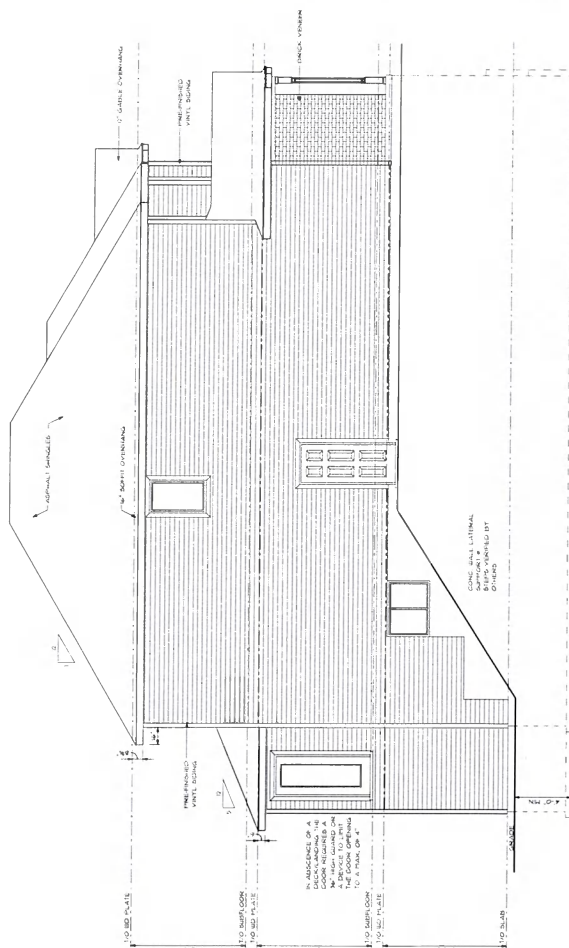
FRONT ELEVATION  
SCALE 1/4" = 1'-0"



REAR ELEVATION  
SCALE 1/4" = 1'-0"



RIGHT ELEVATION  
SCALE 1/4" = 1'-0"



LEFT ELEVATION  
SCALE 1/4" = 1'-0"

<p><b>GENERAL NOTES</b></p> <p>CONTRACTOR TO CHECK ALL NOTES AND SPECIFICATIONS AND TO BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.</p>	
<p><b>DESIGN NOTES</b></p> <p>CONTRACTOR TO CHECK ALL NOTES AND SPECIFICATIONS AND TO BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.</p>	
<p><b>DESIGNER'S DISCLOSURE</b></p> <p>THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE PROJECT AND HAS FOUND NO MAJOR DISCREPANCIES BETWEEN THE DRAWINGS AND THE PROJECT. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE PROJECT AND HAS FOUND NO MAJOR DISCREPANCIES BETWEEN THE DRAWINGS AND THE PROJECT.</p>	
<p><b>STAIR INFO</b></p> <p>STAIRS: 1.00' WIDE, 1.00' DEEP, 1.00' HIGH, 1.00' LONG, 1.00' WIDE, 1.00' DEEP, 1.00' HIGH, 1.00' LONG.</p>	
<p><b>STRUCTURAL NOTES</b></p> <p>ALL FOUNDATIONS SHALL BE CONCRETE ON A GRADE. ALL FOUNDATIONS SHALL BE CONCRETE ON A GRADE. ALL FOUNDATIONS SHALL BE CONCRETE ON A GRADE.</p>	
<p><b>PROPOSED RESIDENCE FOR</b></p> <p>WOLFING INVESTMENTS 414 POWELL ST. PROJECT NUMBER: 185-22-025</p>	
<p><b>PLAN AREAS</b></p> <p>UPPER FLOOR PLAN: 884 SQ. FT. MAIN FLOOR PLAN: 884 SQ. FT. GARAGE: 398 SQ. FT. COVERED PORCH: 50 SQ. FT. LOT COVERAGE: 338 SQ. FT.</p>	
<p><b>PROJECT INFORMATION</b></p> <p>PROJECT: 185-22-025 DATE: 10/20/2023 DRAWN BY: DJ CHECKED BY: DJ</p>	
<p><b>LEGEND</b></p> <p>1. 1/2" X 4" STUDS @ 16" O.C. 2. 1/2" X 6" STUDS @ 16" O.C. 3. 1/2" X 8" STUDS @ 16" O.C. 4. 1/2" X 10" STUDS @ 16" O.C. 5. 1/2" X 12" STUDS @ 16" O.C.</p>	
<p><b>CONTACT INFORMATION</b></p> <p>DEREK AMERA 1111 BROADWAY ALBANY, NY 12206 PHONE: 518-486-1111 WWW.DJDESIGN.COM</p>	
<p><b>ELEVATIONS</b></p> <p>FRONT: 1/4" = 1'-0" REAR: 1/4" = 1'-0" RIGHT: 1/4" = 1'-0" LEFT: 1/4" = 1'-0"</p>	
<p><b>A-1</b></p>	



**GENERAL NOTES**

1. CONSULT THE DESIGNER'S NOTES AND SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
8. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE DESIGNER PRIOR TO INSTALLATION.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
12. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE DESIGNER'S INTENT.
13. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS THROUGHOUT THE PROJECT.
14. ALL MATERIALS SHALL BE STORED PROPERLY ON SITE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY EQUIPMENT.
16. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE DESIGNER'S INTENT.
17. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS THROUGHOUT THE PROJECT.
18. ALL MATERIALS SHALL BE STORED PROPERLY ON SITE.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY EQUIPMENT.
20. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE DESIGNER'S INTENT.

**DESIGN NOTES**

**CEILING**  
 LIVING ROOM: 9'0" PLASTER  
 KITCHEN: 9'0" PLASTER  
 BATH: 9'0" PLASTER  
 UTILITY ROOM: 9'0" PLASTER  
 ENTRY: 9'0" PLASTER  
 PRIMARY BEDROOM: 9'0" PLASTER

**FLOORING**  
 LIVING ROOM: 1/2" OAK  
 KITCHEN: 1/2" OAK  
 BATH: 1/2" OAK  
 UTILITY ROOM: 1/2" OAK  
 ENTRY: 1/2" OAK  
 PRIMARY BEDROOM: 1/2" OAK

**WALLS**  
 LIVING ROOM: 5/8" CMU  
 KITCHEN: 5/8" CMU  
 BATH: 5/8" CMU  
 UTILITY ROOM: 5/8" CMU  
 ENTRY: 5/8" CMU  
 PRIMARY BEDROOM: 5/8" CMU

**DOORS**  
 LIVING ROOM: 6'0" x 8'0" SLIPSTREAM  
 KITCHEN: 6'0" x 8'0" SLIPSTREAM  
 BATH: 6'0" x 8'0" SLIPSTREAM  
 UTILITY ROOM: 6'0" x 8'0" SLIPSTREAM  
 ENTRY: 6'0" x 8'0" SLIPSTREAM  
 PRIMARY BEDROOM: 6'0" x 8'0" SLIPSTREAM

**WINDOWS**  
 LIVING ROOM: 6'0" x 8'0" SLIPSTREAM  
 KITCHEN: 6'0" x 8'0" SLIPSTREAM  
 BATH: 6'0" x 8'0" SLIPSTREAM  
 UTILITY ROOM: 6'0" x 8'0" SLIPSTREAM  
 ENTRY: 6'0" x 8'0" SLIPSTREAM  
 PRIMARY BEDROOM: 6'0" x 8'0" SLIPSTREAM

**LEGEND**

1. 1/2" OAK  
 2. 5/8" CMU  
 3. 6'0" x 8'0" SLIPSTREAM  
 4. 9'0" PLASTER  
 5. 1/2" OAK  
 6. 5/8" CMU  
 7. 6'0" x 8'0" SLIPSTREAM  
 8. 9'0" PLASTER

**STRUCTURAL NOTES**

1. ALL STRUCTURAL MEMBERS SHALL BE CONCRETE.
2. ALL REINFORCEMENT SHALL BE #4 BARS.
3. ALL WALLS SHALL BE 5/8" CMU.
4. ALL FLOORS SHALL BE 4" CONCRETE ON 2" POLYSTYRENE INSULATION.
5. ALL ROOFS SHALL BE 4" CONCRETE ON 2" POLYSTYRENE INSULATION.
6. ALL FOUNDATIONS SHALL BE 12" CONCRETE ON 4" GRAVEL.
7. ALL FOUNDATIONS SHALL BE 12" CONCRETE ON 4" GRAVEL.
8. ALL FOUNDATIONS SHALL BE 12" CONCRETE ON 4" GRAVEL.
9. ALL FOUNDATIONS SHALL BE 12" CONCRETE ON 4" GRAVEL.
10. ALL FOUNDATIONS SHALL BE 12" CONCRETE ON 4" GRAVEL.

**DESIGNER DISCLAIMER**

THESE PLANS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. I AM NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

**PLAN AREAS**

UPPER FLOOR PLAN: 884 sq. ft.  
 MAIN FLOOR PLAN: 884 sq. ft.  
 GARAGE: 358 sq. ft.  
 COVERED PORCH: 58 sq. ft.  
 LOT COVERAGE: 138 sq. ft.

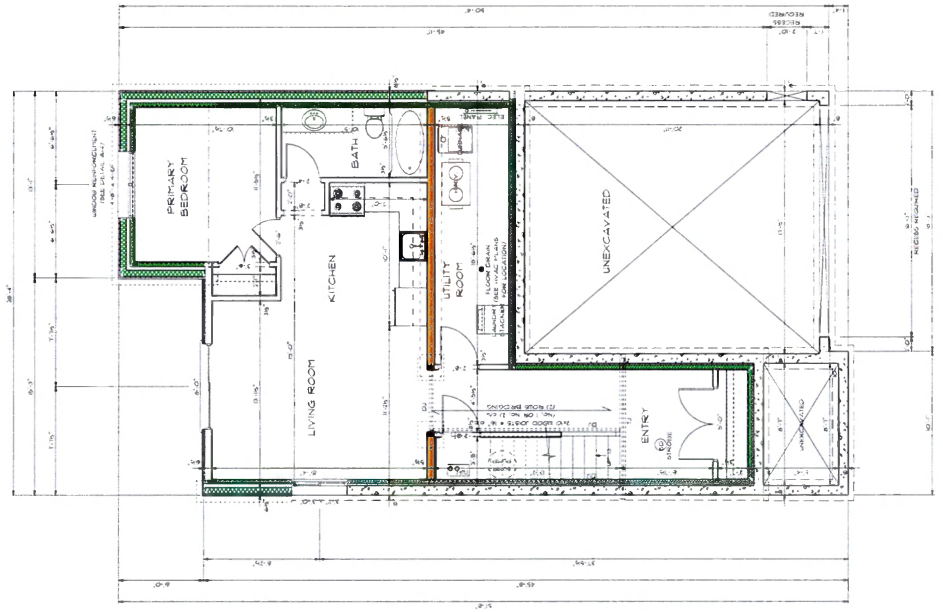
**PROPOSED RESIDENCE FOR**  
 WOLFING INVESTMENTS  
 414 FOWELL ST.  
 PROJECT NUMBER  
 165-20-05



**djDESIGN**  
 Architectural + Energy + HVAC

10000  
 3150  
 3150  
 3150

PEREK, JACENTA



FOUNDATION PLAN  
 SCALE: 1/4" = 1'-0"

FOUNDATION PLAN	
DATE	11/10/20
SCALE	1/4" = 1'-0"
PROJECT	414 FOWELL ST.
CLIENT	WOLFING INVESTMENTS
DESIGNER	PEREK, JACENTA
PROJECT NUMBER	165-20-05

A-2

**GENERAL NOTES**

1. CONSULT WITH ALL AGENCIES FOR ALL PERMITS AND APPROVALS.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS APPROVED BY THE ARCHITECT.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC/IPC/MEPC).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CONSTRUCTION CODE (IBC).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC).
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14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC).
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC).

**DESIGN NOTES**

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**STRUCTURAL NOTES**

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**DESIGNER'S DISCLAIMER**

THESE PLANS ARE THE PROPERTY OF DJ DESIGN ARCHITECTURE + INTERIOR DESIGN. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF DJ DESIGN ARCHITECTURE + INTERIOR DESIGN IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THESE PLANS. THE ARCHITECT IS NOT PROVIDING ANY PROFESSIONAL ENGINEERING, SURVEYING, OR OTHER PROFESSIONAL SERVICES. THE ARCHITECT IS NOT PROVIDING ANY DESIGN SERVICES FOR ANY TRADES OR CONTRACTORS. THE ARCHITECT IS NOT PROVIDING ANY DESIGN SERVICES FOR ANY TRADES OR CONTRACTORS.

**PLAN AREAS**

PROPOSED AREA: 897 sq. ft.  
 MAIN FLOOR PLAN: 484 sq. ft.  
 GARAGE: 236 sq. ft.  
 COVERED PORCH: 56 sq. ft.  
 LOT COVERAGE: 1336 sq. ft.

**PROPOSED RESIDENCE FOR**  
 WORKING INVESTMENTS  
 414 DOUGLASS ST.  
 PROJECT NUMBER: 103-2009

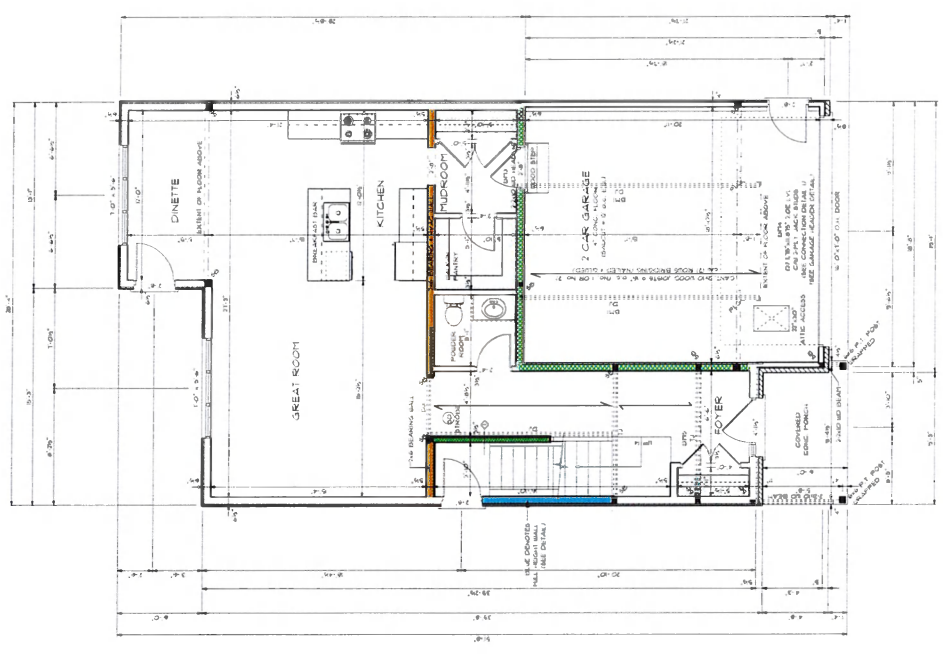
**djdesign**  
 ARCHITECTURE + INTERIOR DESIGN  
 103-2009  
 103-2009  
 103-2009

**QUALIFICATION INFORMATION**  
 ARCHITECT: DJ DESIGN ARCHITECTURE + INTERIOR DESIGN  
 PROJECT NUMBER: 103-2009

**FLOOR PLANS**

SCALE: 1/4" = 1'-0"

**A-3**

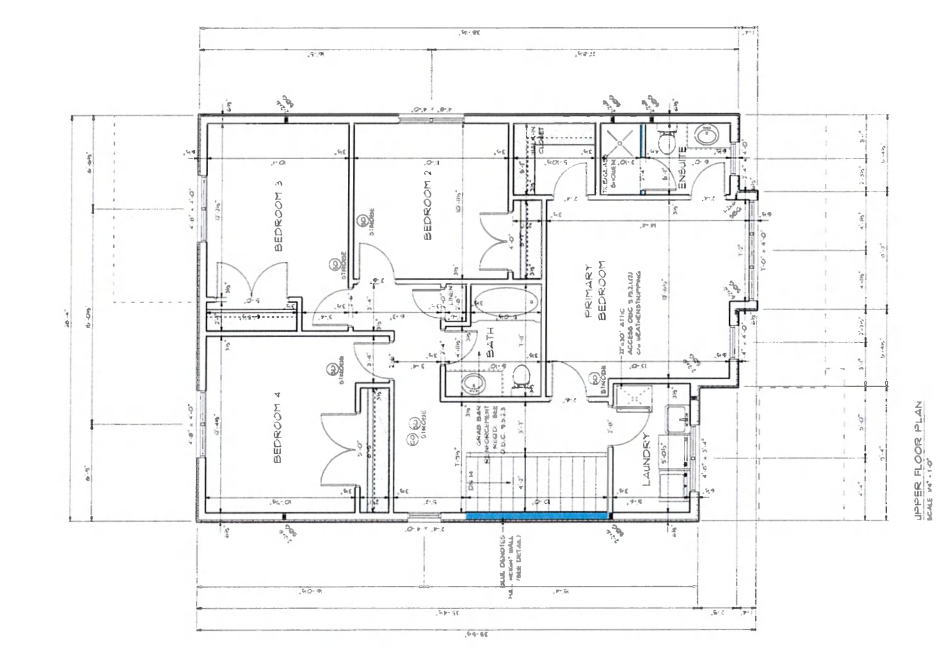
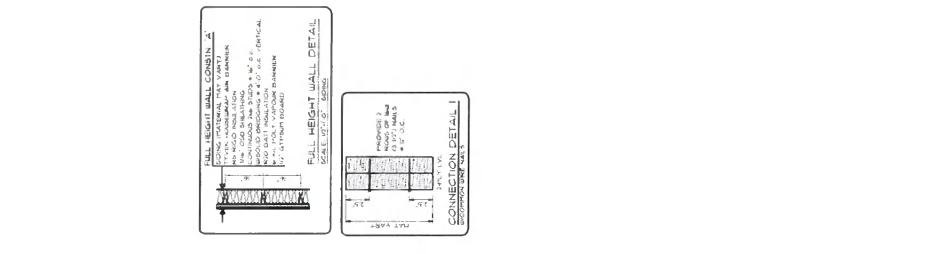


**LEGEND**

1. 1/2" x 4" x 8" STUDS @ 16" O.C.  
 2. 1/2" x 4" x 8" STUDS @ 16" O.C.  
 3. 1/2" x 4" x 8" STUDS @ 16" O.C.

**HOUSE GARAGE CEILING**  
 1. 1/2" x 4" x 8" STUDS @ 16" O.C.  
 2. 1/2" x 4" x 8" STUDS @ 16" O.C.  
 3. 1/2" x 4" x 8" STUDS @ 16" O.C.

**HOUSE GARAGE WALL**  
 1. 1/2" x 4" x 8" STUDS @ 16" O.C.  
 2. 1/2" x 4" x 8" STUDS @ 16" O.C.  
 3. 1/2" x 4" x 8" STUDS @ 16" O.C.



**LEGEND**

1. 1/2" x 4" x 8" STUDS @ 16" O.C.  
 2. 1/2" x 4" x 8" STUDS @ 16" O.C.  
 3. 1/2" x 4" x 8" STUDS @ 16" O.C.

**LEGEND**

1. 1/2" x 4" x 8" STUDS @ 16" O.C.  
 2. 1/2" x 4" x 8" STUDS @ 16" O.C.  
 3. 1/2" x 4" x 8" STUDS @ 16" O.C.



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

PART 3, PLAN 41R-4522

**SURVEYOR'S REAL PROPERTY REPORT**  
 PLAN OF SURVEY  
 OF PART OF  
**LOT 2**  
 WEST SIDE OF POWELL STREET  
**PLAN 48**  
 CITY OF WOODSTOCK  
 COUNTY OF OXFORD



SCALE 1:200



ARIE J. LISE—ONTARIO LAND SURVEYOR

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**BENCHMARK**

ELEVATIONS ARE GEODETIC DERIVED FROM OBSERVED POINTS BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010) USING GEOID MODEL HT2\_2010V70—GEO.GGf.  
 BM# 311—ON HYDRO VAULT PAD ELEVATION 298.15 m.

**NOTES**

1. THE POSITION OF ALL POLE LINES, CONDUITS, WATER MAINS, SEWERS AND OTHER UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THIS PLAN, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
2. UNDERGROUND UTILITIES WERE NOT INTENDED TO BE SURVEYED FOR THIS PLAN.

**LEGEND**

- SIB — STANDARD IRON BAR
- SSIB — SHORT STANDARD IRON BAR
- IB — IRON BAR
- — FOUND
- — PLANT
- WAB — BLS FILE S-W9-4700
- P2 — AMM PLAN OF SURVEY S-69-1321
- P3 — AMM PLAN OF SURVEY S-69-1156
- P4 — T.H. BROOK O.L.S. FILE B-2901 (41R-4522)
- P5 — PLAN W-17
- 837 — WILLIAM ALBERT BAKER, O.L.S.
- 1112 — A.M. MACKENZIE, O.L.S.
- 1268 — T.H. BROOK, O.L.S.
- OU — ORIGIN UNKNOWN
- BF — BOARD FENCE
- CF — CHAIN LINK FENCE
- CC — CUT CROSS
- CRW — CONCRETE RETAINING WALL
- FF — FINISHED FLOOR
- TW — TOP OF WALL
- W — WATERMAIN
- H — HYDRO MARKINGS BY OTHERS

**NOTE:**

BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS BY REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010) DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999564337.

POINT ID	NORTHING	EASTING
5900	4775461.10	519875.83
8246	4773981.14	521119.42

CO—ORDINATES CANNOT, IN THEMSELVES, BE USED TO RE—ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

BEARINGS ON THE PLANS HAVE BEEN ROTATED ACCORDING TO THE TABLE BELOW FOR COMPARISON PURPOSES

PLAN	ROTATION	REFERENCE
P1, P2, P3	0°15'25" CW	N14°52'10"W
P5	0°02'15" CW	N14°52'10"W

W. Limit of Powell St  
E. Limit of Lots 26-34

**WRITTEN REPORT**

1. THE PROPERTY IS MORE PARTICULARLY DESCRIBED IN PIN 00087-0168 (LT) AND IS KNOWN MUNICIPALLY AS NO. 414 POWELL STREET.
2. NO EASEMENTS WERE FOUND IN THE LAND REGISTRY OFFICE.
3. NOTE THE LOCATION OF THE OVERHEAD UTILITY LINE WITHOUT BENEFIT OF AN EASEMENT ALONG THE WEST LIMIT.
4. NOTE THE LOCATION OF THE FENCES ALONG THE NORTH—WEST CORNER, WEST LIMIT AND THE SOUTH—WEST CORNER.
5. COMPLIANCE WITH ZONING BY—LAW IS NOT CERTIFIED BY THIS REPORT.
6. THIS PLAN HAS BEEN PREPARED FOR GOODMAN HOMES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY ANY OTHERS.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT, AND THE REGULATIONS MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON THE 27TH DAY OF FEBRUARY, 2023.

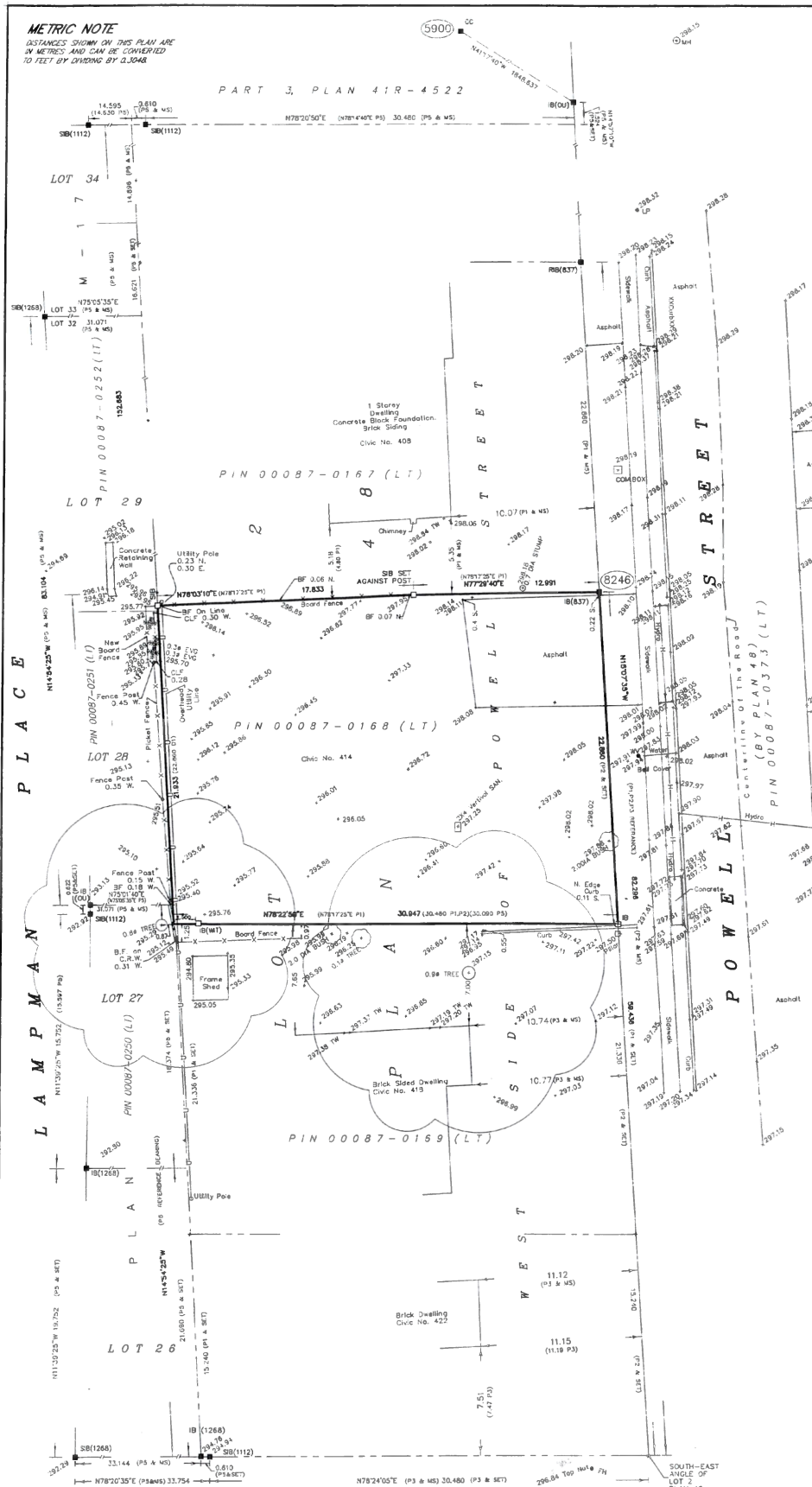
APRIL 22, 2024  
 DATE

ARIE J. LISE  
 ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-59388.

**BROOKS LISE SURVEYING LTD**  
 ONTARIO LAND SURVEYORS  
 UNIT 1-17 WELLINGTON ST. NORTH, WOODSTOCK, ON, N4S 6P1  
 TEL 519-538-4099 brookslisemur@telnet.ca

DRAWING: TW/DRG CHECKING: A.J.L. CREW CHIEF: JS



**SALTER AVENUE**  
 (ALSO KNOWN AS JOHN STREET ON PLAN 48)