

For Office Use Only

PIN#:	ROLL#:	FILE:
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The undersigned hereby applied to the Committee of Adjustment for the Town of Tillsonburg under Section 44 of the Planning Act, 1990, for relief, as described in this application form By-Law No. 3295 (as amended).

Name and Address of Owner		Name and Address of Applicant/Agent (if applicable)	
Mark Ritchie			
26 Glendale Dr Tillsonburg			
Postal Code:	Telephone Number:	Postal Code:	Telephone Number:
N4G 1J2	2262311925		
Email: mark_r8@hotmail.com		Email:	

- Name and addresses of any mortgagees, holders of charges or other encumbrances:
The Canada life assurance Co. 330 University Avenue Toronto
Ontario M5G 1R8
- Nature and extent of relief applied for: To be completed by the applicant. (include By-Law Section if known)
We are looking to build garage approx. 69.67 m².
The maximum allowed is 50m² in this zone.

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- Why is it not possible to comply with the Provision of the By-Law?
More Storage needed.
- Legal Description of Subject land:
Lot Number(s) 12 Plan Number or Concession 551
Part Number(s) _____ Reference Plan Number _____
Street Address (if any) 26 Glendale Dr Tillsonburg
The lot is located on the North side of the Street lying between Broadway Street and Craig Street

5. Dimensions of land affected:

Frontage 18.288 m Depth (average) 45.720 m
Area 236 SQ.M. Width of Street 20.117 m

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

Existing: 1 storey house, 880 Sq Ft above grade. 880 Sq Ft below grade. 13.2m x 7.3m
Carport (to be removed) 3.1m x 7.6m Shed 3m x 2.4m

Proposed: _____

7. Location of all buildings and structures on or proposed for the subject land: (specify distance from side, rear and front lot lines as well as lot coverage.) Please include a copy of a survey with all measurements. A copy of a survey/ site plan prepared by an Ontario Land Surveyor or Consulting Engineer must accompany this application with all necessary measurements.

Existing: House side west 3.56 m, east 1.34m, Front/south 9.21 m, ~~Back/north 13.2m~~
Carport side east 1.23 m Shed rear/north 0.61 m, side east 0.44 m

Proposed: To build garage 69.67 m², zoning is max
50m².

8. Date of acquisition of subject land: April 18 2019

9. Date of Construction of all buildings and structures on subject land (if known): 1956

10. Existing uses of the subject property Residential

11. Existing uses of abutting properties: Residential

12. Length of time the existing uses of the subject property have continued: 1956 - Present.

13. Municipal Services available (please check all appropriate boxes)

☒ Water

☒ Connected

☒ Sanitary Sewers

☒ Connected

☒ Storm Sewers

14. Present Official Plan Provisions applying to the land: _____

15. Present Zoning by-Law provisions applying to the land: _____

16. Has the owner previously applied for relief in respect of the subject property? ☐ Yes ☒ No

If the answer is yes, describe briefly _____

17. Is the subject property the subject of a current application for consent under Section 53 of the Planning Act, 1990? ☐ Yes ☐ No

THIS SECTION TO BE COMPLETED IN THE PRESENCE OF A COMMISSIONER FOR TAKING AFFIDAVITS

I/We Nick Ash of the Town of Tillsonburg

In the county of Oxford.

DO SOLEMNLY DELCIARE THAT: All of the prescribed information contained in the is application is true and that the information contained in the documents that may accompany this application is true and I make the solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath by virtue of the Canada Evidence Act.

DECLARED before me at the TOWN
of TILLSONBURG in the

(OXFORD) COUNTY OF OXFORD

This 11th day of JUNE, 2021

Owner(s)/Applicant

A Commissioner for Taking affidavits

TRACY CARPANI, a Commissioner, etc.
Province of Ontario, for the Corporation
of the Town of Tillsonburg

Expires: June 12, 2021

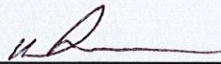
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AUTHORIZATION

NOTE: The property owner or the authorized agent must complete the application. Where an agent is making the application, the written authorization of the owner must be completed below. If the application is being made under an agreement of purchase and sale, a copy of the agreement must be attached and will remain confidential.

Authorization of Owner(s) for Applicant/Agent to Make the Application

I/We, Mark Ritchie, am/are the owner(s) of the land that is the subject of this application for site plan and I/we authorize _____, to make this application on my/our behalf.



Signature of Owner(s)

Signature of Owner(s)

June 5 2021

DATED

Notes:

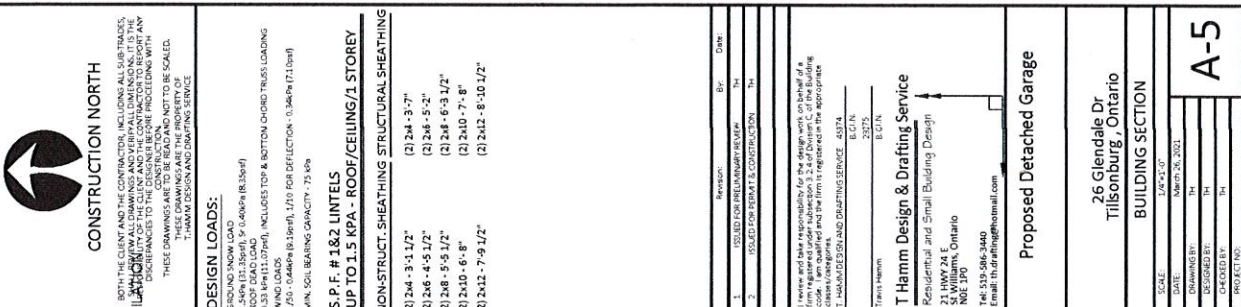
1. It is required that one original copy of this application and all drawings be filed at the Town's Customer Service Centre, accompanied by a fee of \$1,150.00 cash or cheque made payable to the Town of Tillsonburg. This amount includes the Town's \$1,050.00 fee, as well as the County's \$100.00 public works review fee. Applications after the fact cost a total of \$2,200.00, including the Town's \$2,100.00 fee and the County's \$100.00 public works review fee.

ALL CONSTRUCTION TO CONFORM TO ONTARIO BUILDING CODE (O.B.C.)
2012 PART 9.

CONTRACTOR TO REFER TO APPLICABLE CODES LISTED FOR MINIMUM CONSTRUCTION REQUIREMENTS, PROJECT SITE CONDITIONS, AND APPLICABLE PROJECT DESIGN

CONSTRUCTION NOTES:
 ALL EXCAVATION & BACKFILL WORKS TO COMPLY WITH O.B.C. 2012
 SECTION 9.12.
 MINIMUM Frost Cover to be 4'-0" TO UNDERSIDE OF FOOTING.
 BOTTOM OF EXCAVATION TO BE FREE OF ALL ORGANIC MATERIAL.
 EXCAVATION SHALL EXTEND TO UNDISTURBED SOIL.
 ALL ENGINEERED FILL TO BE DESIGNED AND APPROVED BY A CERTIFIED
 SOIL CONSULTANT WHERE REQUIRED BY SITE CONDITIONS.
 ALLOWABLE BEARING PRESSURE TO BE GREATER THAN 75 KPA(1570 psf)

SLABS ON GROUND TO COMPLY WITH O.B.C. 2012 SECTION 9.16.



Revision:	By:	Date:
1	ISSUED FOR PRELIMINARY REVIEW	TH
2	ISSUED FOR PERMIT & CONSTRUCTION	TH

I, HAKIM DESIGN AND DRAFTING SERVICE, 43174

25475
B.C./N

T Hamm Design & Drafting Service
Residential and Small Building Design

21 HWY 24 E
St Williams, Ontario
N0E 1P0

Tel: 519-506-3440
Email: th.drafting@hotmail.com

Proposed Detached Garage

26 Glendale Dr
Millsonburg, Ontario
BUILDING SECTION

BUILDING SECTION

SCALE:	1/4"=1'-0"
DATE:	March 26, 2021
DRAWING BY:	TH
DESIGNED BY:	TH
CHECKED BY:	TH
PROJECT NO:	



DESIGN LOADS:

S.P.F. #1&2 LINTELS

UP TO 1.5 KPA - ROOF/CEILING/1 STOREY

NON-STRUCT. SHEATHING STRUCTURAL SHEATHING

(2) $2 \times 4 - 3 - 1 \frac{1}{2}''$
 (2) $2 \times 6 - 4 - 5 \frac{1}{2}''$
 (2) $2 \times 8 - 5 - 5 \frac{1}{2}''$
 (2) $2 \times 10 - 6 - 8''$
 (2) $2 \times 12 - 7 - 9 \frac{1}{2}''$

Revision:	By:	Date:
1	ISSUED FOR PRELIMINARY REVIEW	TH
2	ISSUED FOR PERMIT & CONSTRUCTION	TH

I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C of the Building code. I am qualified and the firm is registered in the appropriate

classifications.	
T-HAWK DESIGN AND DRAFTING SERVICE	45374
B.C.I.N.	23275

T Hamm Design & Drafting Service

Residential and

21 HWY 24 E

St Williams, Ontario
NOE 1PO

Tel: 519-586-3440

Email: th.drafting@hotmail.com

Proposed Detached Garage

26 Glendale Dr
Tillsonburg, Ontario

ELEVATIONS

SCALE: 1/8"=1'-0"

DATE: March 26, 2021

DRAWING BY:	TH
DESIGNED BY:	TH

DESIGNED BY:	TH
CHECKED BY:	TH

PROJECT NO:

A-4





NON-STRUCT. SHEATHING STRUCTURAL SHEATHING

(2) $2 \times 4 - 3' - 1\frac{1}{2}''$
 (2) $2 \times 6 - 4' - 5\frac{1}{2}''$
 (2) $2 \times 8 - 5' - 5\frac{1}{2}''$
 (2) $2 \times 10 - 6' - 8''$
 (2) $2 \times 12 - 7' - 9\frac{1}{2}''$

Revision:		By:	Date:
1	ISSUED FOR PRELIMINARY REVIEW	TH	
2	ISSUED FOR PERMIT & CONSTRUCTION	TH	

[illegible]

PROJECT NO: _____
CHECKED BY: _____ IN _____

A-3





THESE DRAWINGS ARE TO BE READ AND NOT TO BE
 THESE DRAWINGS ARE THE PROPERTY OF
 T. HAMM DESIGN AND DRAFTING SERVICE

GROUND SNOW LOAD
1.5kPa (31.35psf), Sr 0.40kPa (8.35psf)

ROOF DEAD LOAD
0.33 kPa (1.07psf), INCLUDES TOP & BOTTOM CHORD TRUSS LOADING

WIND LOADS
1/50 - 0.64kPa (9.9psf), 1/10 FOR DEFLECTION - 0.34kPa (7.1psf)

MIN. SOIL BEARING CAPACITY - 75 kPa

UP TO 1.5 KPA - ROOF/CEILING/1 STOREY

(2) $2 \times 4 - 3' - 1 1/2"$

(2) $2 \times 4 - 3' \cdot 1 \frac{1}{2}''$ (2) $2 \times 4 - 3' \cdot 7''$
 (2) $2 \times 6 - 4' \cdot 5 \frac{1}{2}''$ (2) $2 \times 6 - 5' \cdot 2''$
 (2) $2 \times 8 - 5' \cdot 5 \frac{1}{2}''$ (2) $2 \times 8 - 6' \cdot 3 \frac{1}{2}''$
 (2) $2 \times 10 - 6' \cdot 8''$ (2) $2 \times 10 - 7' \cdot 8''$
 (2) $2 \times 12 - 7' \cdot 9 \frac{1}{2}''$ (2) $2 \times 12 - 8' \cdot 10 \frac{1}{2}''$

Revision:		By:	Date:
1	ISSUED FOR PRELIMINARY REVIEW	TH	MAY 26/20
2	ISSUED FOR PERMIT & CONSTRUCTION	TH	

Residential and Small Building Design

Residential and Small Building Design
220 6th Concession
R.R. #1 Walsingham Ontario

Tel: 519-586-3440

Cell: 519-588-1111
Email: th.drafting@phocmail.com

Proposed Detached Garage

26 Glendale Dr
Tillsonburg, Ontario

FOUNDATION PLAN

SCALE:	1/4"=1'-0"
DATE:	March 26, 2021
DRAWING BY:	TH
DESIGNED BY:	TH
CHECKED BY:	TH
PROJECT NO:	

A-1



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

BUILDING AREA : 750 SQ. FT.

FOR: MARK RITCHIE
MUNICIPAL # 26 GLENDALE DRIVE

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

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

- 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

(1) - PROPERTY DIMENSIONS ARE AS SHOWN ON REGISTERED PLAN 551
(2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY
ACTUAL SURVEY

- (3) - PROPOSED FINAL GRADES ARE SHOWN (218.75) AND ARE IN METERS
- PROPOSED EXISTING GRADES ARE SHOWN (218.75) AND ARE IN METERS
- ARE TO REMAIN,
- T.F.W. DENOTES TOP OF FOUNDATION WALL
- U.S.F. DENOTES UNDERSIDE OF FOOTING
(4) - SITE BENCHMARK SPIKE SET IN NORTH FACE OF HYDRO POLE
WEST OF THE SUBJECT PROPERTY HAVING A GEODETIC ELEVATION
OF 227.42 meters
- ELEVATIONS ARE REFERRED TO THE COWD 1928 VERTICAL DATUM
(5) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION
OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING
CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING
PRIOR TO EXCAVATION.
(6) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO
VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION
(7) - EXISTING ELEVATIONS SHOWN 251^{+0} WERE MEASURED APRIL 9th, 2021
+
(8) - AREA OF LOT 12 = 836.0 SQUARE METRES
- AREA OF DWELLING AND CARPORT = 145.0 SQUARE METRES
- EXISTING LOT COVERAGE = 17.3%
- AREA OF PROPOSED SHOP AND EXISTING DWELLING = 189.4 SQUARE METRES
- PROPOSED LOT COVERAGE = 20%

NOTE: TOP OF FOUNDATION WALL TO UNDERSIDE OF FOOTING IS 5'-0" OR 1.52m



THE REPRODUCTION, ALTERATION, OR USE OF THIS REPORT IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF KIM HUSTED SURVEYING LTD. IS STRICTLY PROHIBITED

ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILSONBURG, ONTARIO, N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

DISK No. 616