



**TOWNSHIP OF SOUTHWOLD**

**COMMITTEE OF ADJUSTMENT  
NOTICE OF DECISION  
APPLICATION NO. MV 2026-06**

ATTACHED is a certified copy of the decision of the Committee of Adjustment in the matter of an Application MV 2026-06 for a minor variance pursuant to Section 45 (10) of the Planning Act, R.S.O. 1990, as amended.

The applicant, the Minister or any other person or public body who has an interest in the matter may appeal the decision to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) by filing with the Secretary-Treasurer of the Committee of Adjustment, not later than the **29<sup>th</sup> day of June, 2025, at 5:00 p.m.**

**HOW TO FILE AN APPEAL:** Appeals are submitted to the Secretary-Treasurer via the Ontario Land Tribunal's (OLT) online e-file service.

1. Navigate to the OLT's e-file service at <https://olt.gov.on.ca/e-file-service/>.
2. On the e-file service, sign into your *My Ontario Account* (first time users will need to register for a *My Ontario Account*).
3. Submit the appeal via the e-file service and ensure that you select the correct approval authority, which in this case is listed as "*Township of Southwold (municipality) – CAO/Clerk*".
4. Pay the fee required by the OLT. The fee schedule and methods of payment can be found on the OLT website at <https://olt.gov.on.ca/fee-chart/>. OLT payment options and instructions are available online. NB: Cheques must be made out to the 'Minister of Finance'.
5. Anyone filing an appeal that does not use the OLT's e-file portal may submit the required material directly to the CAO/Clerk at the address listed below. Please note that an additional administrative fee will apply. Forms can be downloaded from the OLT website above or are available for pick-up at the Township of Southwold Office, 35663 Fingal Line, Fingal.

**Additional Information** regarding this application for minor variance is available for review, at the Township of Southwold Municipal Office, or by contacting the Township Planner via phone at 519-769-2010 or e-mail at [planning@southwold.ca](mailto:planning@southwold.ca), or available online at the Township's website at: [www.southwold.ca/current-planning-applications](http://www.southwold.ca/current-planning-applications)

Dated this 8<sup>th</sup> day of June, 2026.

Jeff Carswell, CAO/Clerk  
Secretary-Treasurer of the Committee of Adjustment  
Township of Southwold  
35663 Fingal Line  
Fingal, Ontario N0L 1K0  
Phone: 519-769-2010  
E-mail: [cao@southwold.ca](mailto:cao@southwold.ca)



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

**DECISION SHEET**

\*\*\*\*\*

**Application No.** MV 2026-06  
**Date of Hearing:** June 8<sup>th</sup>, 2026  
**Owner/Applicant:** Jason Malcolm  
**Agent:** Forté Plans Inc  
**Description:**  
**Municipal Address:** 10628 Sunset Road

**Lot Description:**

<b>Existing Lot Area</b>	0.134 hectares
<b>Existing Lot Frontage</b>	20.4 m
<b>Existing Lot Depth</b>	64 m

In the matter of Section 45(1) of The Planning Act R.S.O 1990, the Township of Southwold Comprehensive Zoning By-law 2011-14, and an application for **Minor Variance**.

The owner is requesting a Minor Variance to seek from the provision of Section 11.2(d)(i) Village Commercial Zone, Regulations in Zoning By-law 2011-14 to permit reduced minimum side yards of 2.0 metres on the south side yard and 2.02 metres in the north side yard for an accessory building. Specifically, the minor variance will consider the following:

1. Relief from the provision of Section 11.2(d)(i) Village Commercial Zone, Regulations in Zoning By-law 2011-14 to permit reduced minimum side yards of 2.0 metres on the south side yard and 2.02 metres in the north side yard for an accessory building, whereas the required minimum side yard is 6.0 metres, where abutting a residential use.

**Decision:**

2. The application is hereby **approved** to obtain relief from the provision of Section 11.2(d)(i) Village Commercial Zone, Regulations in Zoning By-law 2011-14 to permit reduced minimum side yards of 2.0 metres on the south side yard and 2.02 metres in the north side yard for an accessory building, whereas the required minimum side yard is 6.0 metres, where abutting a residential use.

Reasons for approval, in accordance with Report PLA 2026-18:

1. The variance does maintain the intent and purpose of the Official Plan.
2. The variance does maintain the intent and purpose of the Zoning By-law.

- 3. The variance requested is desirable for the appropriate and orderly development and use of the land.
- 4. The variance is minor in nature.

The effect of written and oral submissions on the Decision is contained within Report PLA 2026-18 and the minutes of the Committee of Adjustment Meeting of June 8<sup>th</sup>, 2026.

We, the undersigned, concur in the decision and reasons given for the decision of the Committee of Adjustment for the Township of Southwold of this 8<sup>th</sup> day of June, 2026.

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

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

I, Jeff Carswell, being the Secretary-Treasurer of the Committee of Adjustment for the Township of Southwold, certify that this is a true copy of the Committee's decision on the 8<sup>th</sup> day of June, 2026.

  
 Secretary-Treasurer

2026-06-08  
 Date

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

NOTICE IS HEREBY GIVEN THAT THE LAST DATE FOR APPEALING THIS DECISION TO THE ONTARIO LAND TRIBUNAL (OLT) IS THE **29<sup>th</sup>, DAY OF JUNE, 2026 at 5:00 P.M.**

The decision of the Committee may be appealed to the Ontario Land Tribunal (OLT) by serving personally on or sending by registered mail to the Secretary-Treasurer of the Committee a Notice of Appeal and a copy of an appeal form which is available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca) setting out the objection to the decision and the reasons in support of the objection accompanied by payment to the Secretary-Treasurer of the fee prescribed by the Tribunal as payable on an appeal from the Committee of Adjustment to the Tribunal.

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

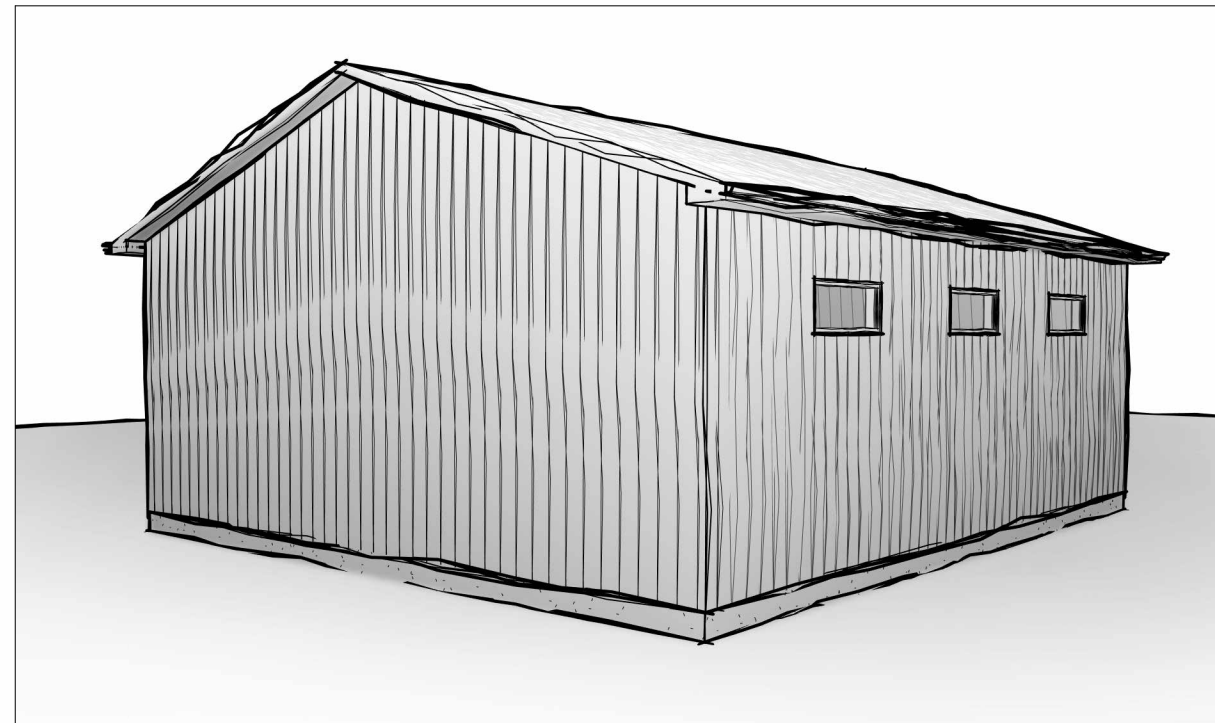
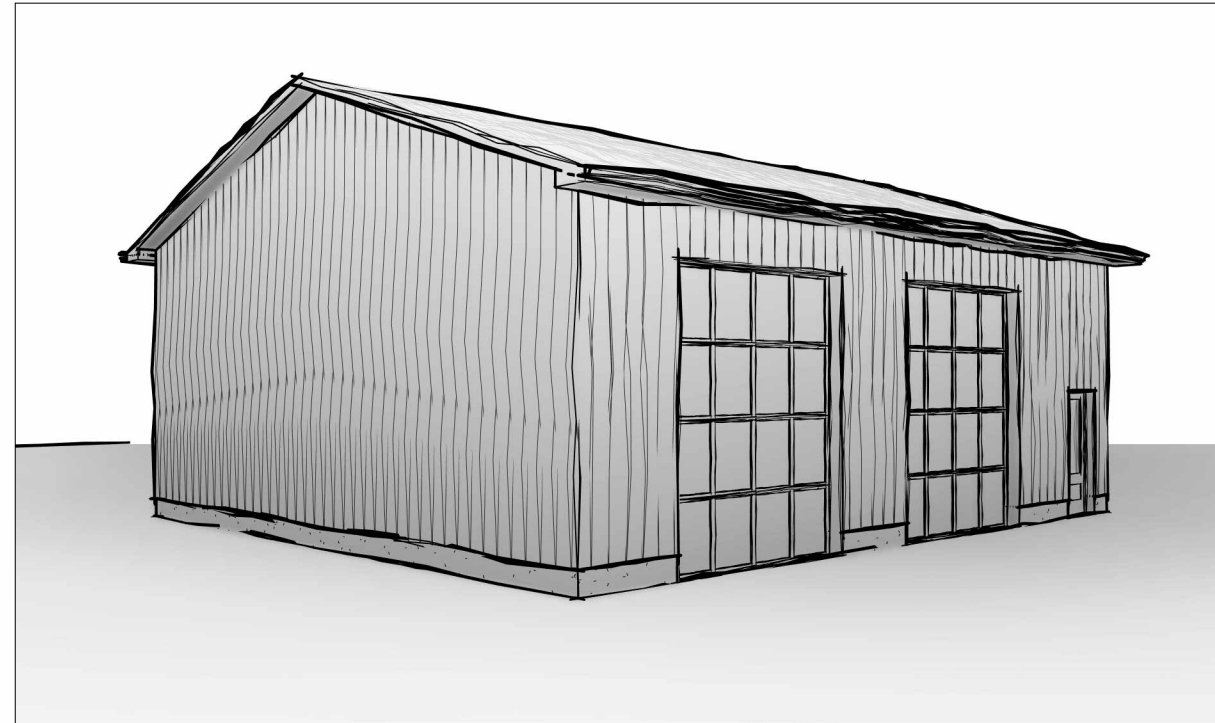
**Schedule A: Subject Area Map 10628 Sunset Road – MV 2026-06**



**Appendix 1: Site Plan and Elevations**

# MALCOLM

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



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

**FOUNDATION PLAN NOTES:**

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

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

Required unless design is exempt under 2.2.3.1.1 of the building code

QUALIFICATION INFORMATION

REGISTRATION INFORMATION

Required unless design is exempt under 2.2.3.1.1 of the building code

Forté Plans Inc. 129796 B.C.N.

**SQUARE FEET**

IMPLEMENT SHED	1400 SQFT

**REVISION LIST**

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

\*PROPERTY OF FORTÉ PLANS INC.\*



mike@forteplans.ca  
(226) 926 - 6707

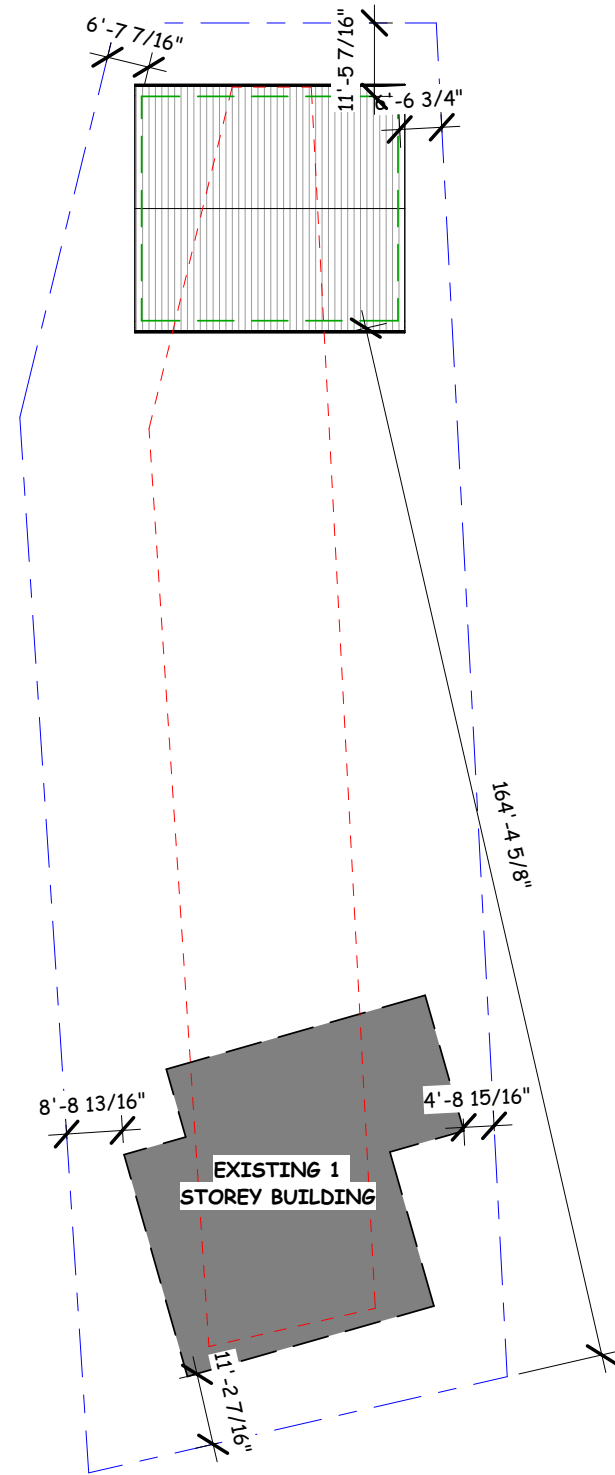
\*PROPERTY OF FORTÉ PLANS INC.\*

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

**SHED DRAWINGS**

**COVER PAGE**

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



1 SITE PLAN  
1" = 30'-0"

SITE PLAN MATRIX

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

SITE PLAN LEGEND

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

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4. APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY
5. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM #4" BELOW FINISHED GRADE
6. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHERS CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR-4"SLUMP)
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The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer  
 Required unless design is exempt under 2.2.1.1.1 of the building code

DESIGNATION INFORMATION  
 Mike Weil 120796  
 NAME SIGNATURE B.C.N.

REGISTRATION INFORMATION  
 Required unless design is exempt under 2.2.1.1.1 of the building code  
 FORTÉ PLANS INC. 120796  
 FIRM NAME B.C.N.

SQUARE FEET

IMPLEMENT SHED	1400 SQFT

REVISION LIST

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5.	2026/01/08	ENGINEER READY	R.W.
4.	2026/01/05	TRUSS READY	R.W.
3.	2025/12/19	REVISION #2	R.W.
2.	2025/12/17	REVISION #1	R.W.
1.	2025/12/16	PRELIMINARY PROPOSAL	R.W.

\*PROPERTY OF FORTÉ PLANS INC.\*

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

\*PROPERTY OF FORTÉ PLANS INC.\*

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

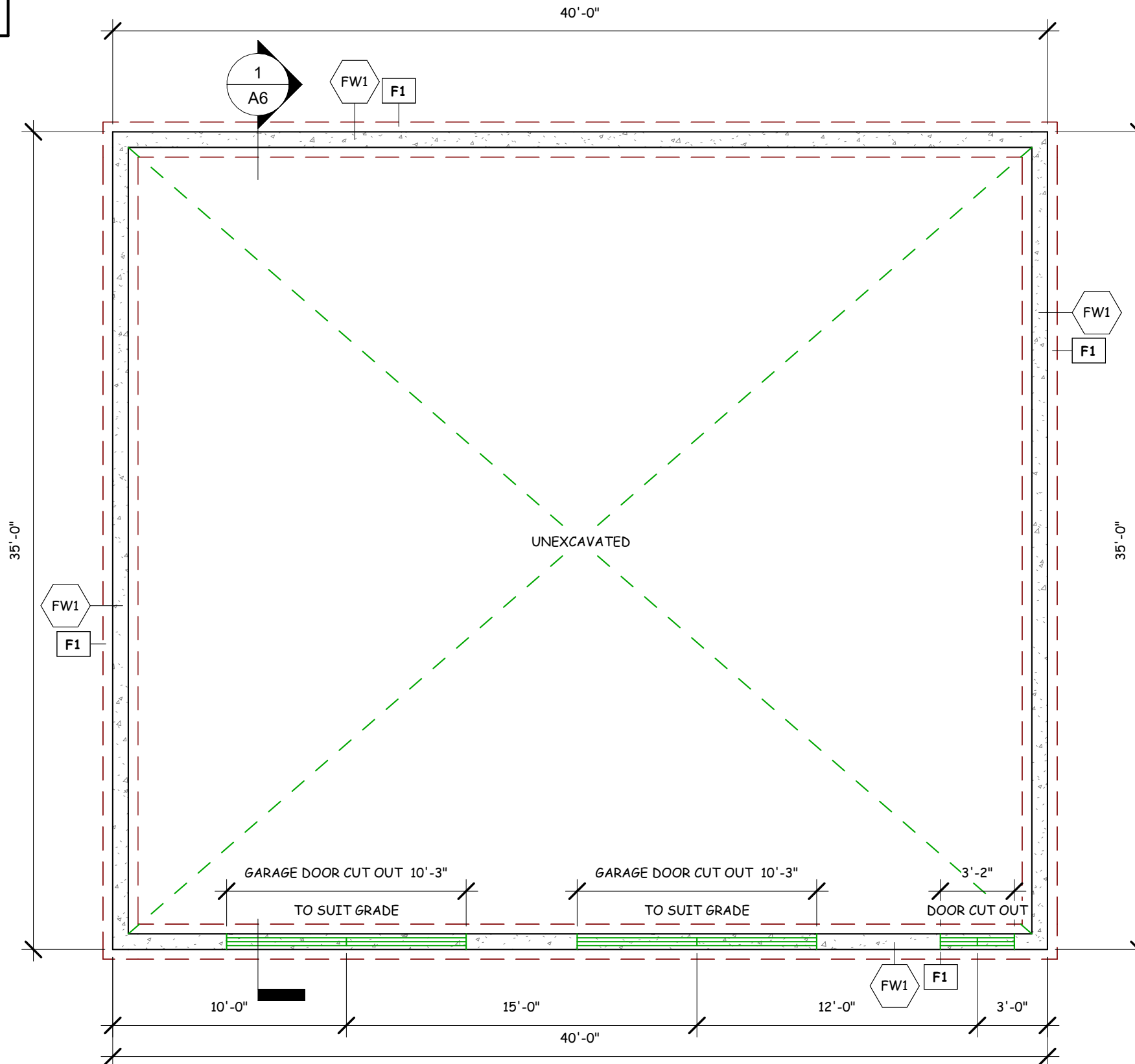
SHED DRAWINGS

SITE PLAN

DRAWN BY:	R.W.	SCALE:	As indicated
REVIEWED BY:	M.W.	B.C.I.N.	129796
DATE:	DECEMBER 2025	<b>A1</b>	
SHEET NO:			

FOOTING SCHEDULE

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



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

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

SQUARE FEET

IMPLEMENT SHED	1400 SQFT

REVISION LIST

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

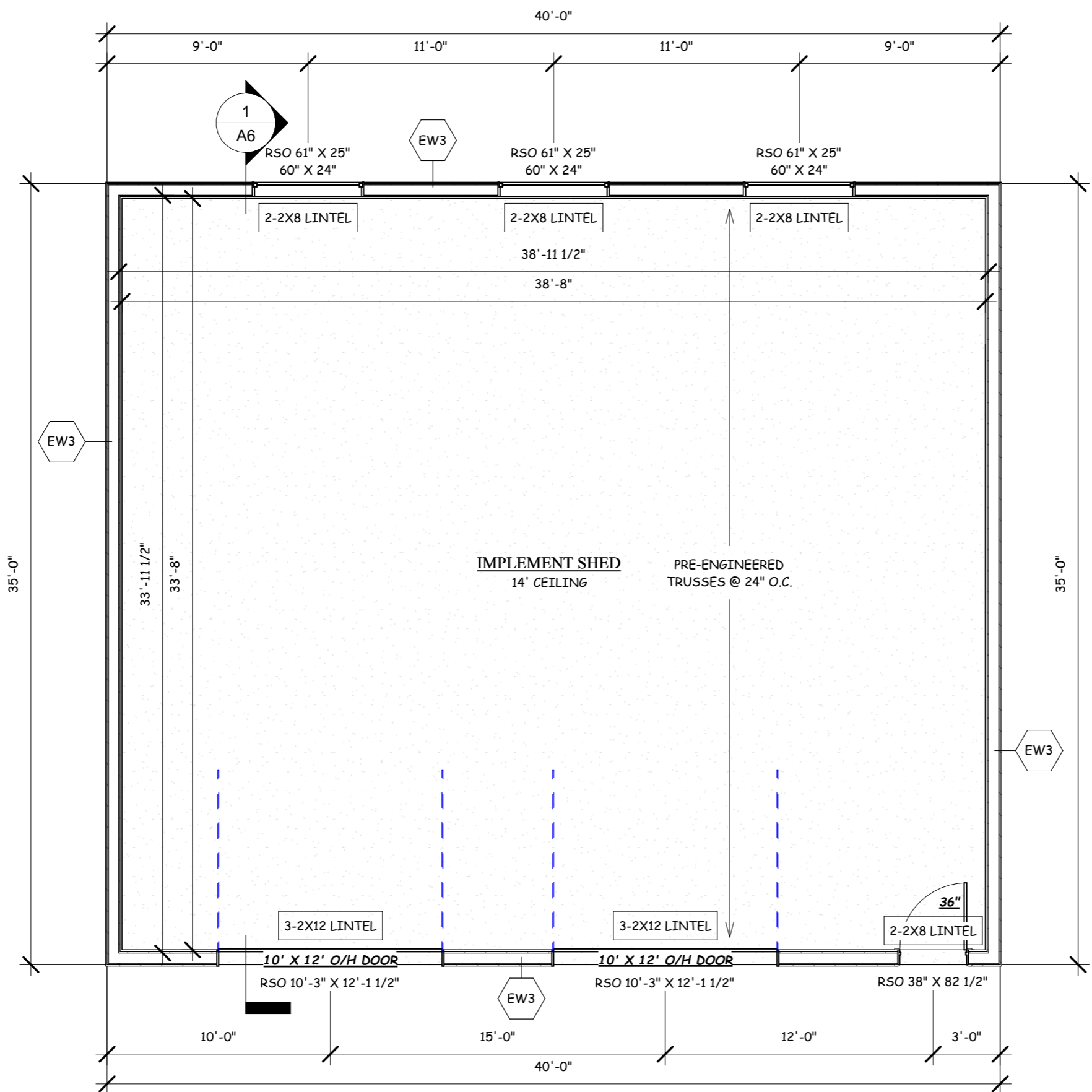
\*PROPERTY OF FORTÉ PLANS INC.\*

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

\*PROPERTY OF FORTÉ PLANS INC.\*

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

SHED DRAWINGS	
FOOTING PLAN	
DRAWN BY: R.W.	SCALE: As indicated
REVIEWED BY: M.W.	B.C.I.N. 129796
DATE: DECEMBER 2025	A2
SHEET NO:	



① T.O. SLAB  
3/16" = 1'-0"

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

Required unless design is exempt under 2.17.1.1 of the building code

QUALIFICATION INFORMATION  
 Mike Wajda  
 NAME: Mike Wajda  
 SIGNATURE: [Signature]  
 REGISTRATION INFORMATION  
 Required unless design is exempt under 2.17.1.2 of the building code  
 FORTÉ PLANS INC.  
 FIRM NAME: FORTÉ PLANS INC. 129796 BCN

**SQUARE FEET**

IMPLEMENT SHED	1400 SQFT

**REVISION LIST**

No.	Date	Description	By
8.			
7.			
6.	2026/01/27	PERMIT READY	R.W.
5.	2026/01/08	ENGINEER READY	R.W.
4.	2026/01/05	TRUSS READY	R.W.
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\*PROPERTY OF FORTÉ PLANS INC.\*

**Forté**  
PLANS INC.

mike@forteplans.ca  
(226) 926 - 6707

\*PROPERTY OF FORTÉ PLANS INC.\*

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

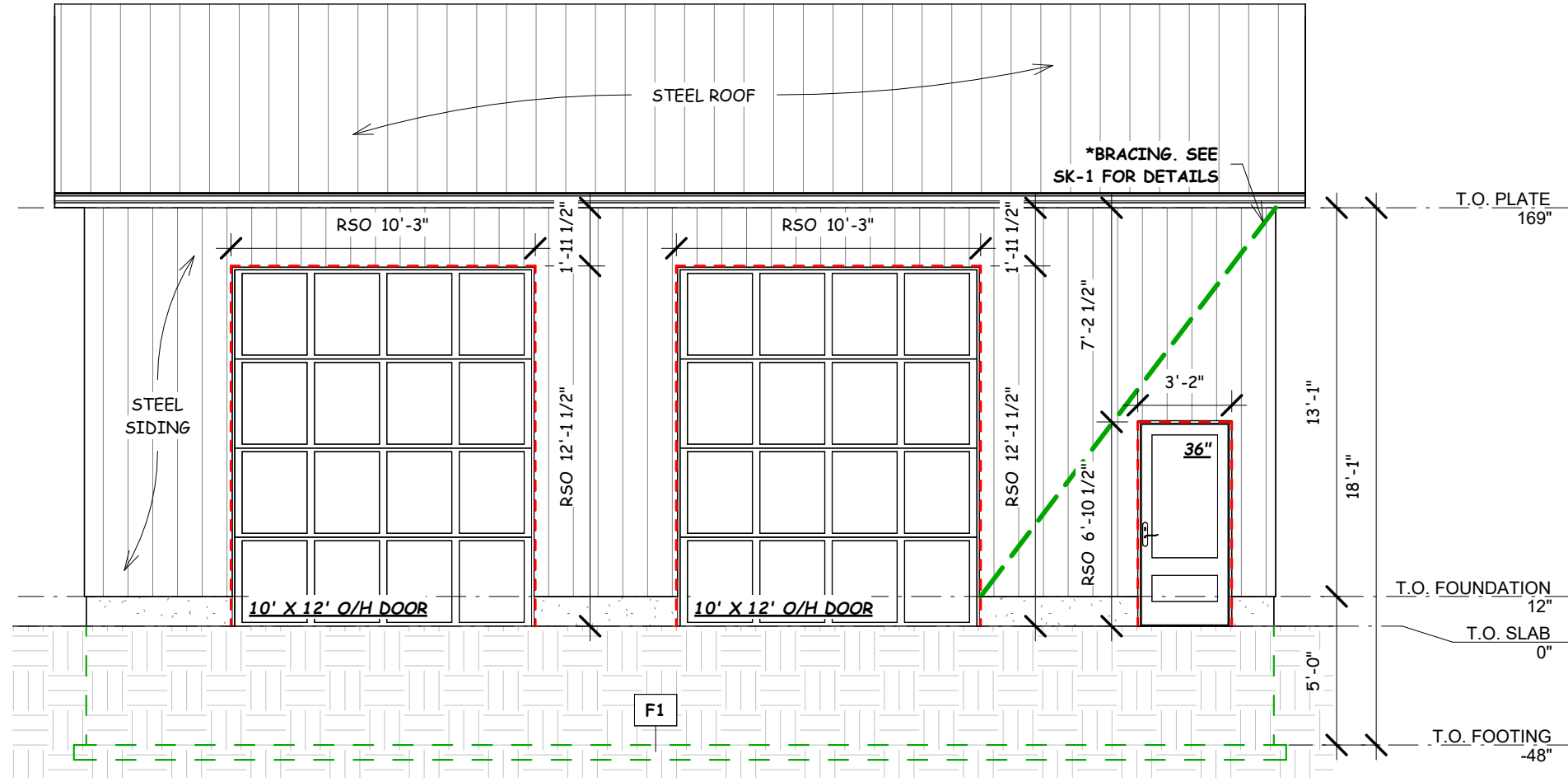
**SHED DRAWINGS**

**SLAB**

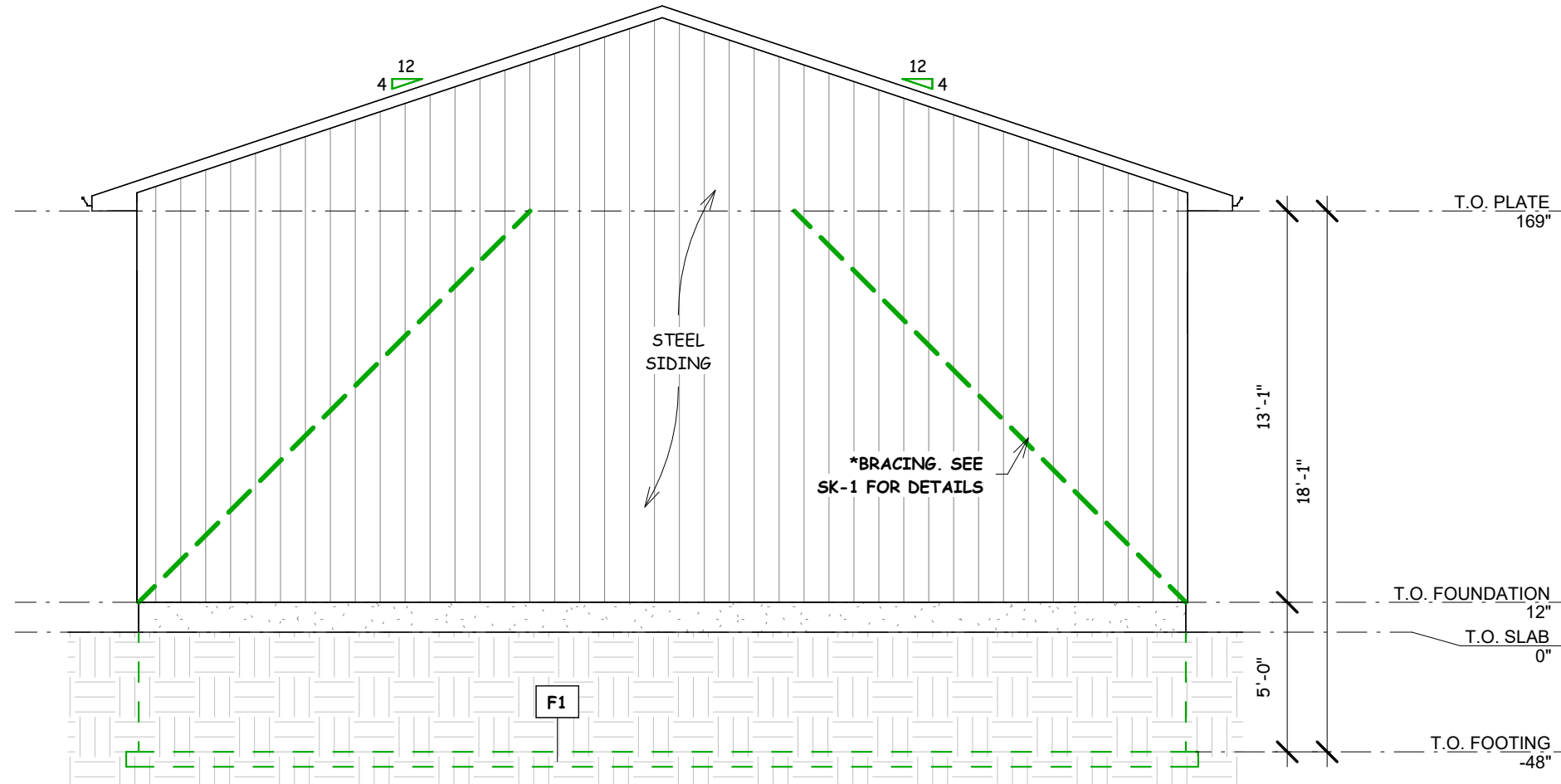
DRAWN BY:	R.W.	SCALE:	3/16" = 1'-0"
REVIEWED BY:	M.W.	B.C.I.N.	129796
DATE:	DECEMBER 2025		
SHEET NO:			<b>A3</b>

FOOTING SCHEDULE

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



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



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

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The undersigned has reviewed and taken responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.  
 Required unless design is exempt under 2.2.1.1.1 of the building code

DESIGNER INFORMATION  
 Mike West  
 NAME: Mike West  
 SIGNATURE: [Signature]  
 REGISTRATION INFORMATION  
 Required unless design is exempt under 2.2.1.1.1 of the building code  
 FORTÉ PLANS INC.  
 FIRM NAME: Forté Plans Inc.  
 128796  
 B.C.N.

SQUARE FEET

IMPLEMENT SHED	1400 SQFT

REVISION LIST

No.	Date	Description	By
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1.	2025/12/16	PRELIMINARY PROPOSAL	R.W.

\*PROPERTY OF FORTÉ PLANS INC.\*

**Forté**  
PLANS INC.

mike@forteplans.ca  
(226) 926 - 6707

\*PROPERTY OF FORTÉ PLANS INC.\*

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

SHED DRAWINGS

ELEVATIONS

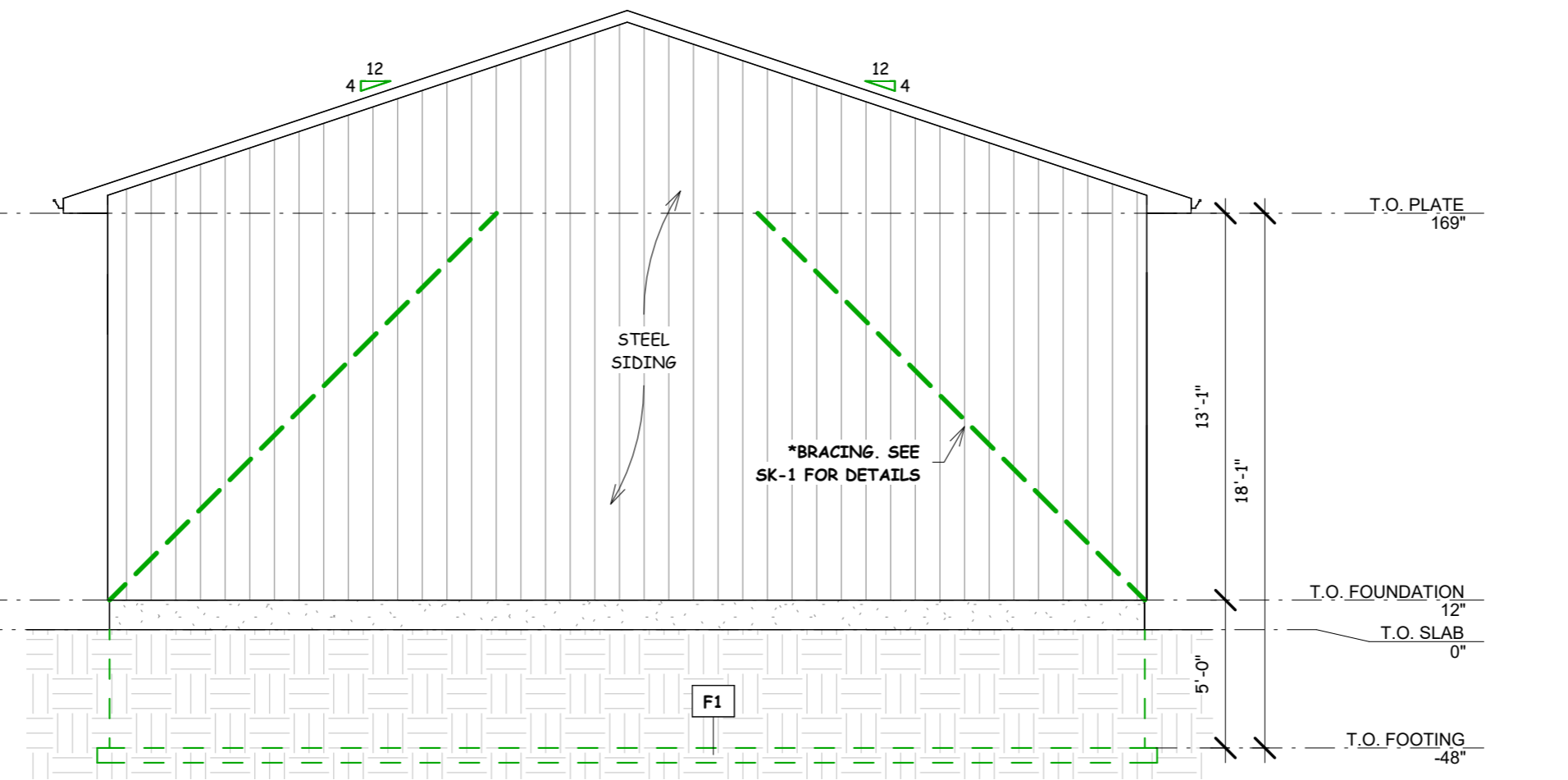
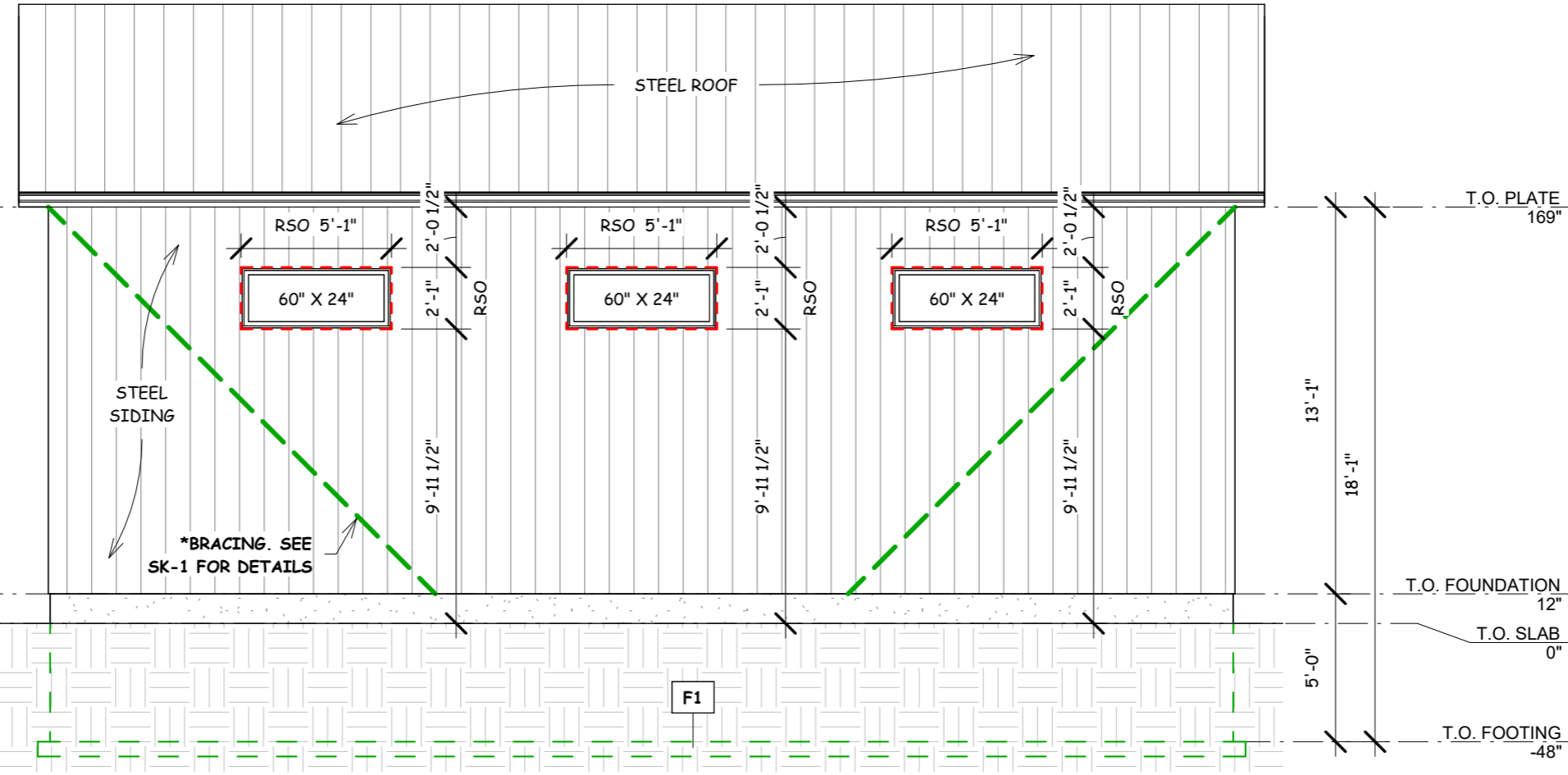
DRAWN BY:	R.W.	SCALE:	As indicated
REVIEWED BY:	M.W.	B.C.I.N.	129796
DATE:	DECEMBER 2025		
SHEET NO:			<b>A4</b>

FOOTING SCHEDULE

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

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

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



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

FOUNDATION PLAN NOTES:

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3. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL (ASSUMED SOIL BEARING CAPACITY 2500 P.S.F.)
4. APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 98% STANDARD PROCTOR MAXIMUM DRY DENSITY
5. ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM #4@2' BELOW FINISHED GRADE
6. CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHERS CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR-SLUMP)
7. REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB

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

Required unless design is exempt under 2.37.3.1 of the building code

QUALIFICATION INFORMATION  
 Mike W. 129796 BCN  
 NAME SIGNATURE  
 REGISTRATION INFORMATION  
 Required unless design is exempt under 2.37.3.2 of the building code  
 FORTÉ PLANS INC. 129796 BCN  
 FIRM NAME

SQUARE FEET

IMPLEMENT SHED	1400 SQFT

REVISION LIST

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

\*PROPERTY OF FORTÉ PLANS INC.\*

**Forté**  
PLANS INC.

mike@forteplans.ca  
(226) 926 - 6707

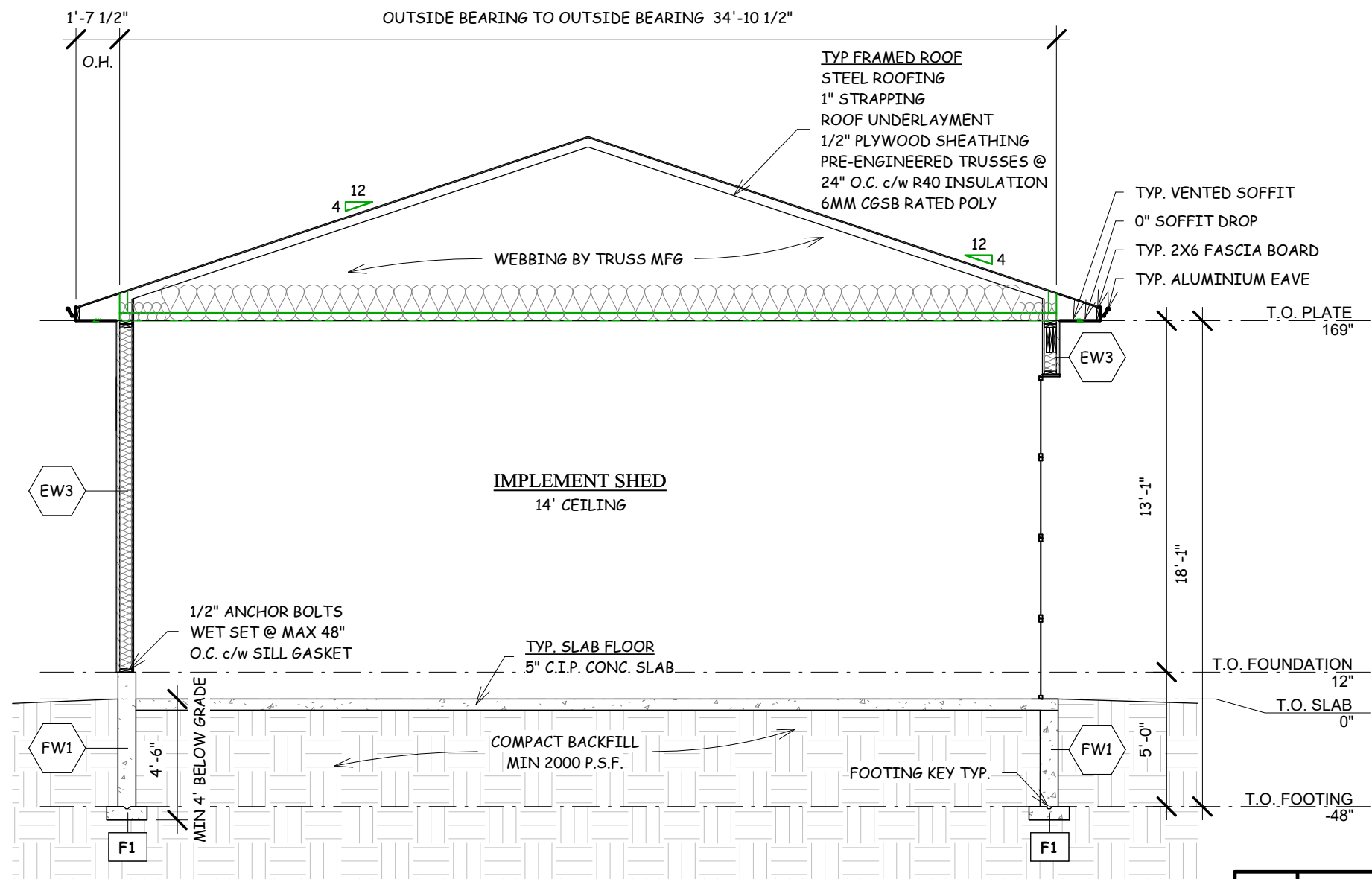
\*PROPERTY OF FORTÉ PLANS INC.\*

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

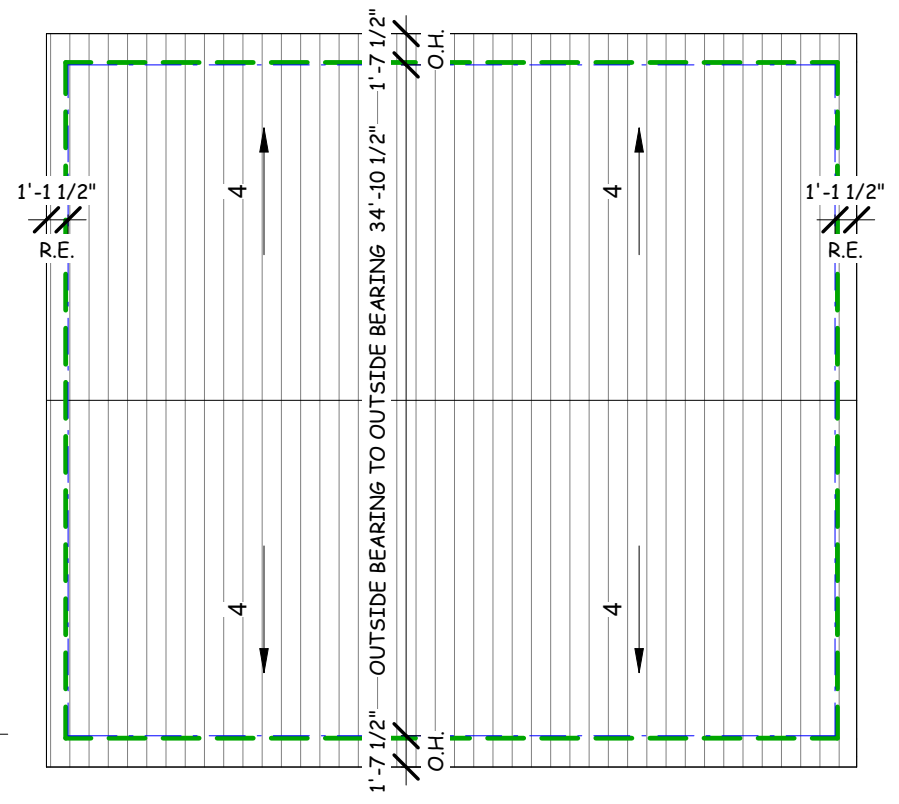
SHEET DRAWINGS

ELEVATIONS

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



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



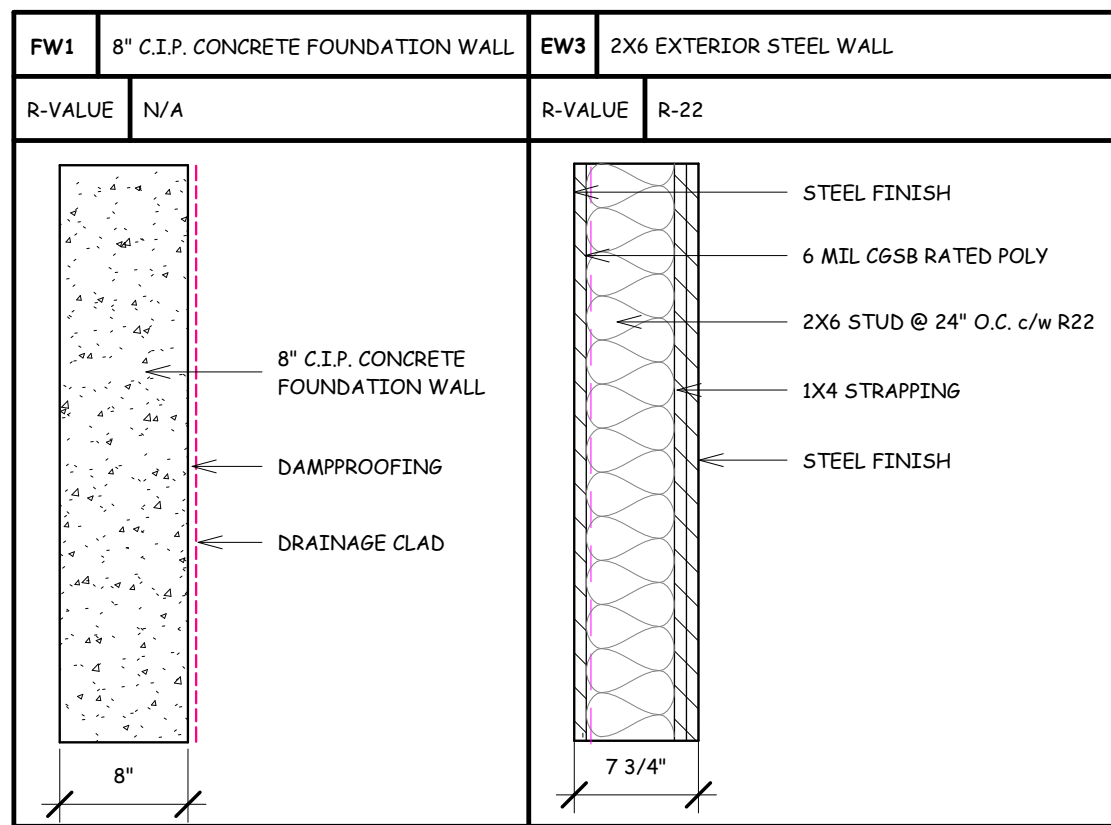
2 ROOF PLAN  
1" = 10'-0"

ROOF LEGEND

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

FOOTING SCHEDULE

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



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

FOUNDATION PLAN NOTES:

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

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

QUALIFICATION INFORMATION  
 Required unless design is exempt under 2.17.1.1 of the building code  
 Mike Hill  
 NAME: Mike Hill  
 SQUARE FEET: 120799  
 BCIN: 120799

Required unless design is exempt under 2.17.1.1 of the building code  
 REGISTRATION INFORMATION  
 FORTÉ PLANS INC.  
 FIRM NAME: FORTÉ PLANS INC.  
 BCIN: 120796

SQUARE FEET

IMPLEMENT SHED	1400 SQFT

REVISION LIST

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

\*PROPERTY OF FORTÉ PLANS INC.\*



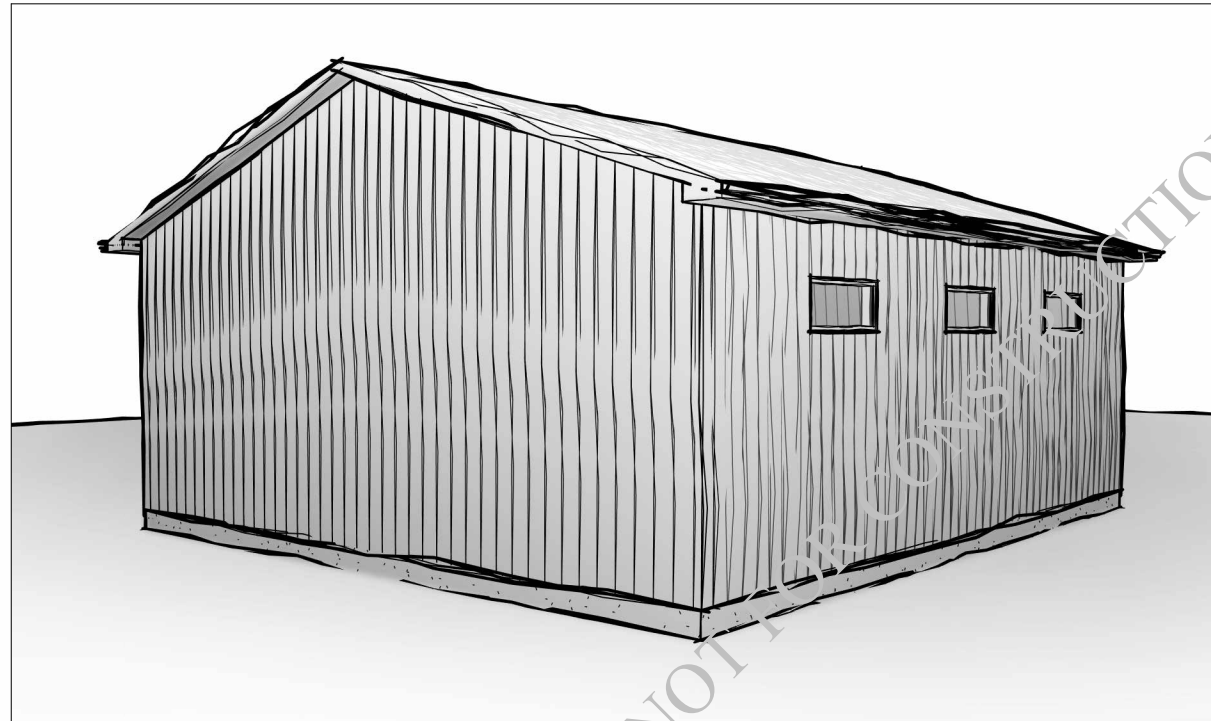
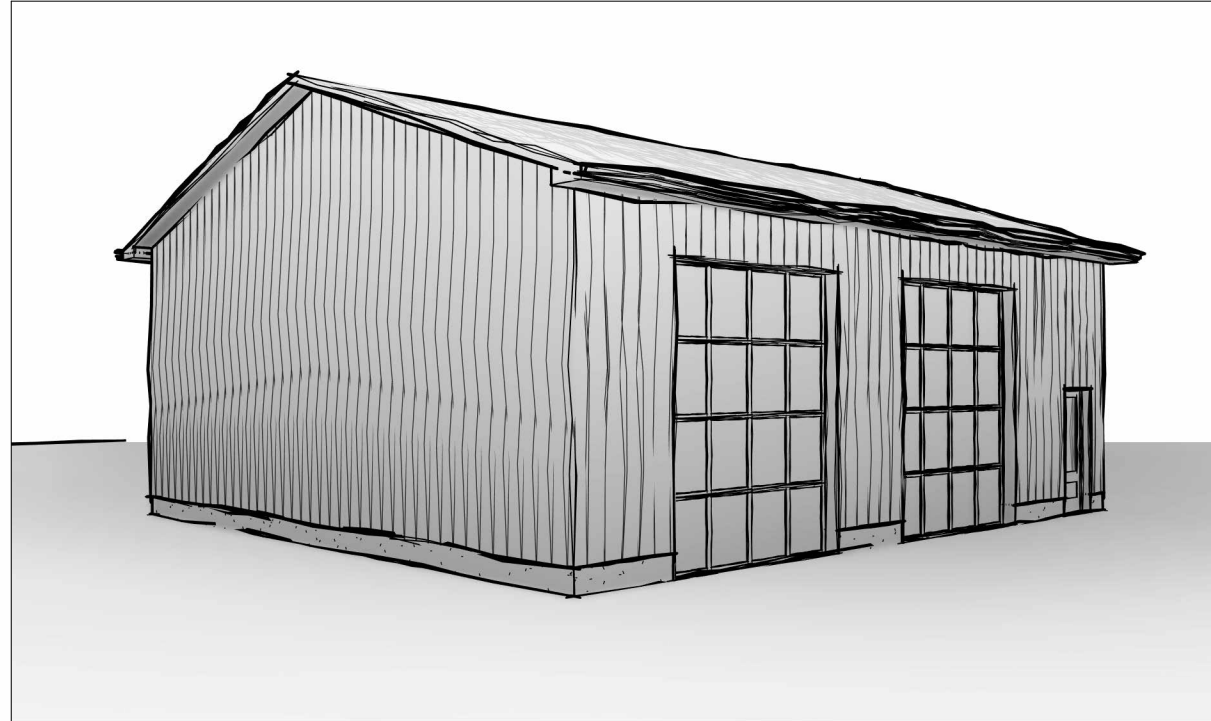
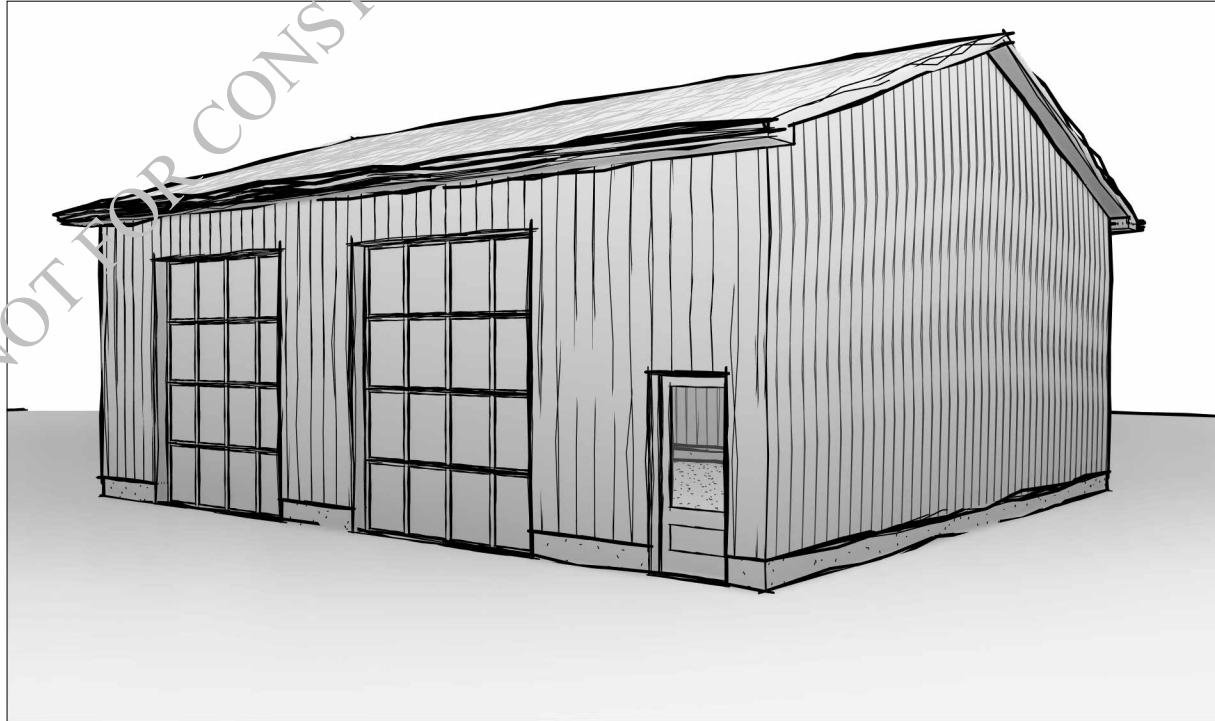
\*PROPERTY OF FORTÉ PLANS INC.\*

MALCOLM 10628 SUNSET DR. ST. THOMAS, ON N5P 3T2	
SHED DRAWINGS	
SECTIONS	
DRAWN BY: R.W.	SCALE: As indicated
REVIEWED BY: M.W.	B.C.I.N. 129796
DATE: DECEMBER 2025	A6
SHEET NO:	

# MALCOLM

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

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION

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

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

DATE: 2025/12/17  
 NAME: M.W.  
 SIGNATURE: [Signature]  
 REGISTRATION INFORMATION  
 Required unless design is exempt under 2.2.3.1.1 of the building code

FORTE PLANS INC. 129796  
 FIRM NAME: BCIN

**SQUARE FEET**

IMPLEMENT SHED	1400 SQFT

**REVISION LIST**

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

\*PROPERTY OF FORTÉ PLANS INC.\*

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

\*PROPERTY OF FORTÉ PLANS INC.\*

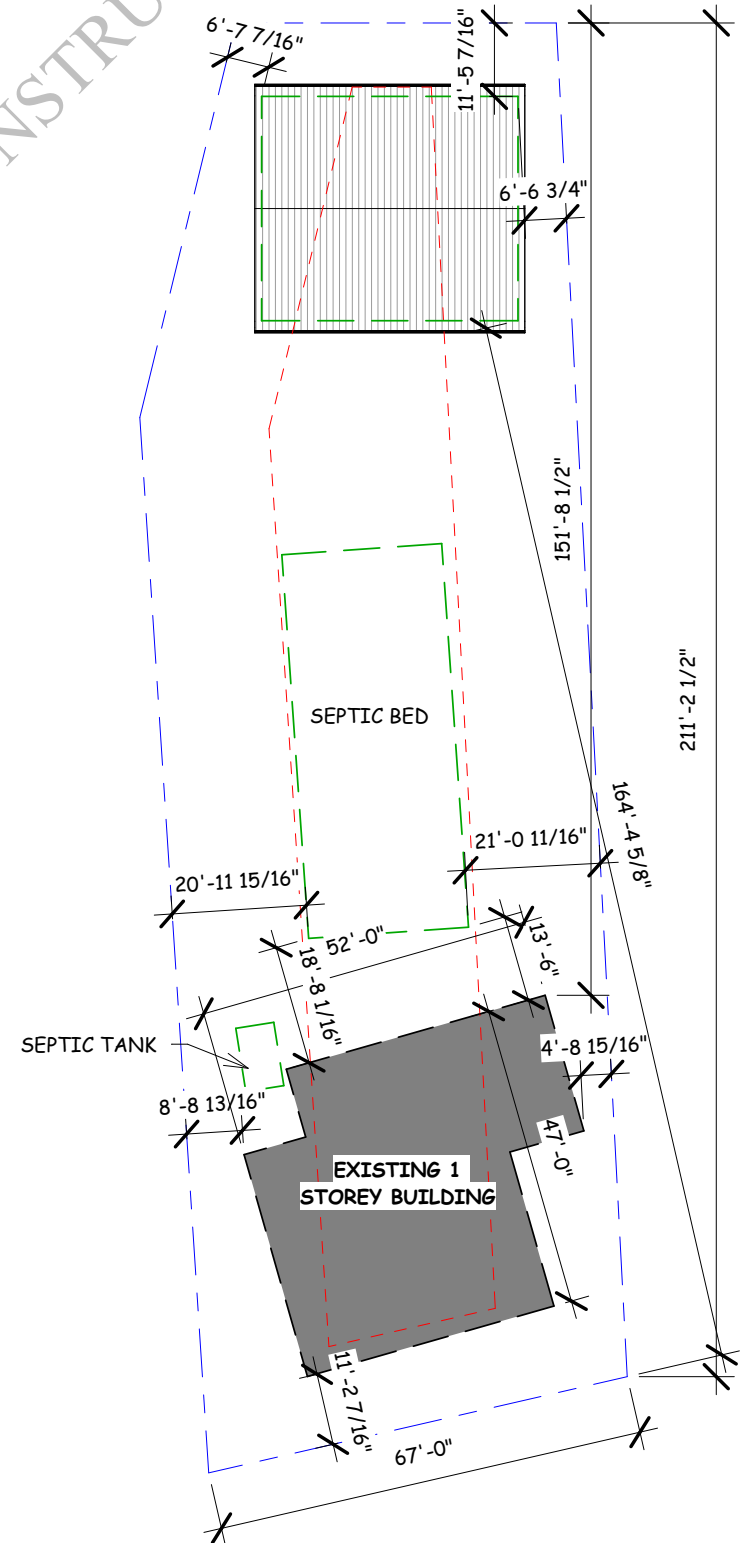
MALCOLM  
 10628 SUNSET DR. ST. THOMAS, ON N5P 3T2

NOT FOR CONSTRUCTION

**COVER PAGE**

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

NOT FOR CONSTRUCTION



1 SITE PLAN  
1" = 30'-0"

SITE PLAN MATRIX

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

SITE PLAN LEGEND

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

- DOOR & WINDOW OPENING SIZES
- SUBJECT TO CHOSEN MANUFACTURER
- WINDOW SIZES MAY VARY FROM PLAN
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 Required unless design is exempt under 2.2.1.1.1 of the building code

QUALIFICATION INFORMATION  
 Mike Forté 129796 BCN  
 NAME SIGNATURE  
 Required unless design is exempt under 2.2.1.1.1 of the building code  
 REGISTRATION INFORMATION  
 Mike Forté 129796 BCN  
 FORTÉ PLANS INC. 129796 BCN  
 FIRM NAME

SQUARE FEET

IMPLEMENT SHED	1400 SQFT

REVISION LIST

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

\*PROPERTY OF FORTÉ PLANS INC.\*

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

\*PROPERTY OF FORTÉ PLANS INC.\*

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

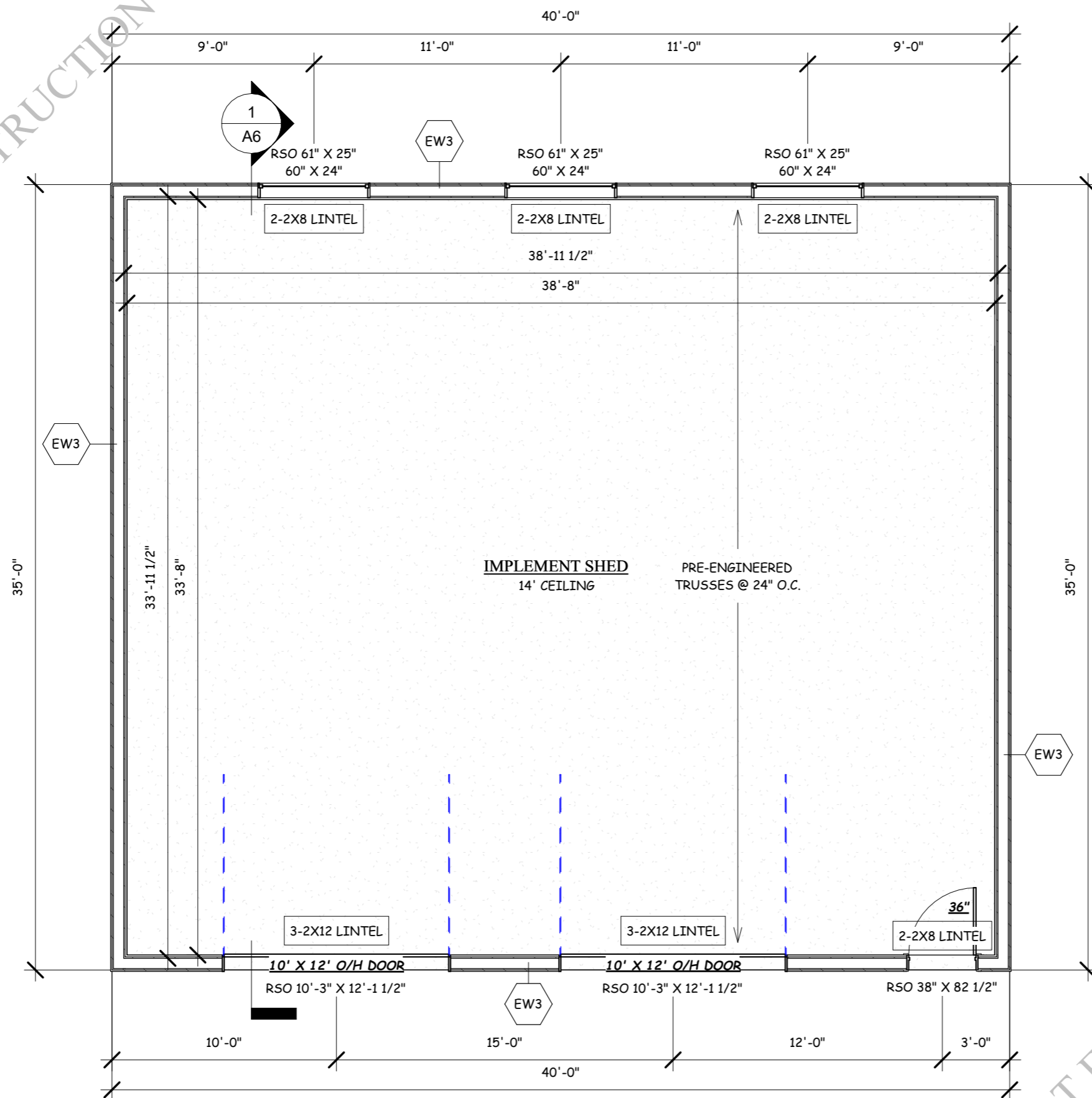
NOT FOR CONSTRUCTION

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

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION



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

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

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

QUALIFICATION INFORMATION	QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.1.1 of the building code	Required unless design is exempt under 2.17.1.1 of the building code
Mike W. 129796 BCIN	Mike W. 129796 BCIN
NAME	SIGNATURE
Mike W. 129796 BCIN	Mike W. 129796 BCIN
DATE: DECEMBER 2025	DATE: DECEMBER 2025
FORTE PLANS INC.	FORTE PLANS INC.
129796 BCIN	129796 BCIN

**SQUARE FEET**

IMPLEMENT SHED	1400 SQFT

**REVISION LIST**

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

\*PROPERTY OF FORTÉ PLANS INC.\*

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

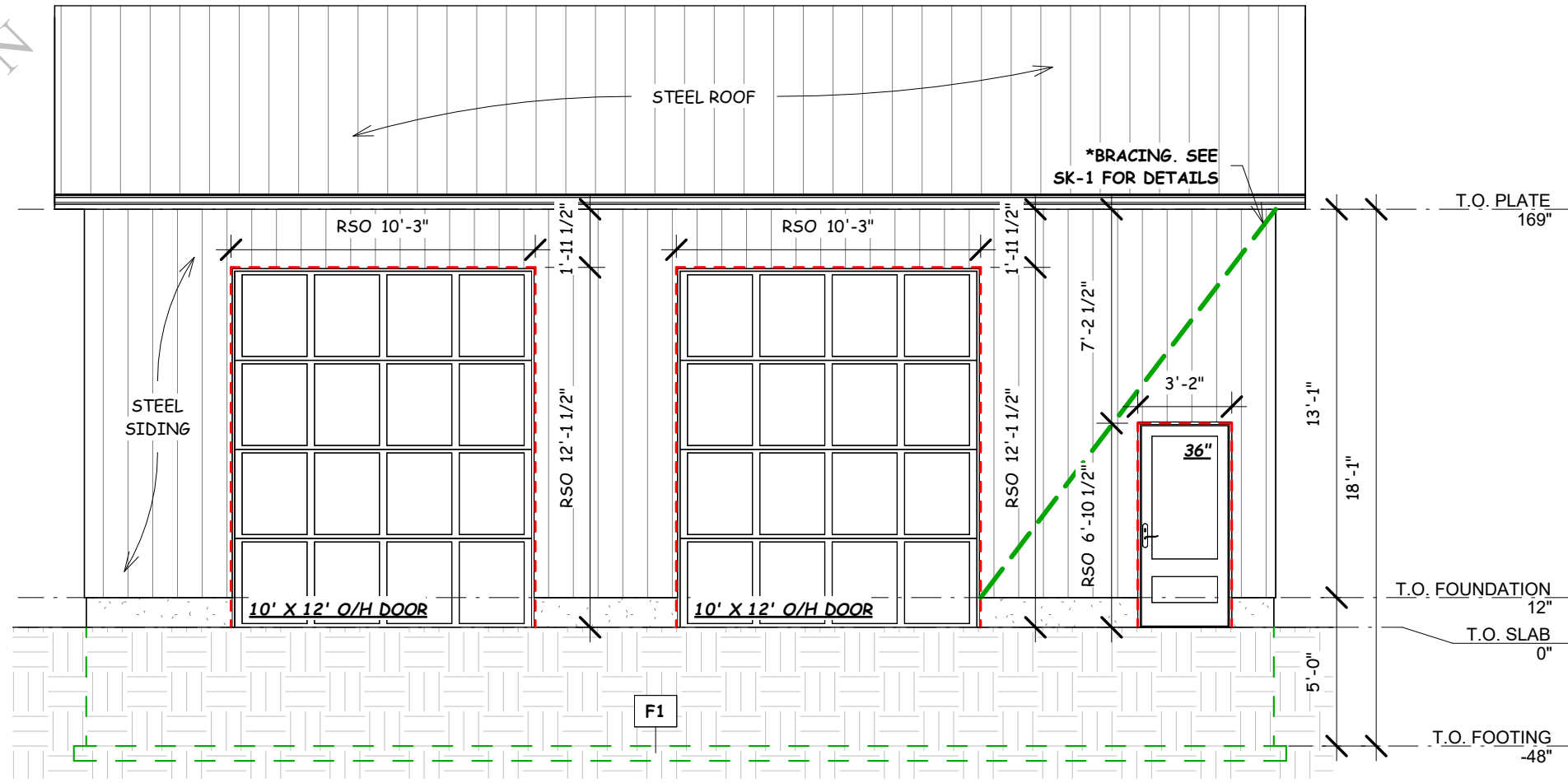
\*PROPERTY OF FORTÉ PLANS INC.\*

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

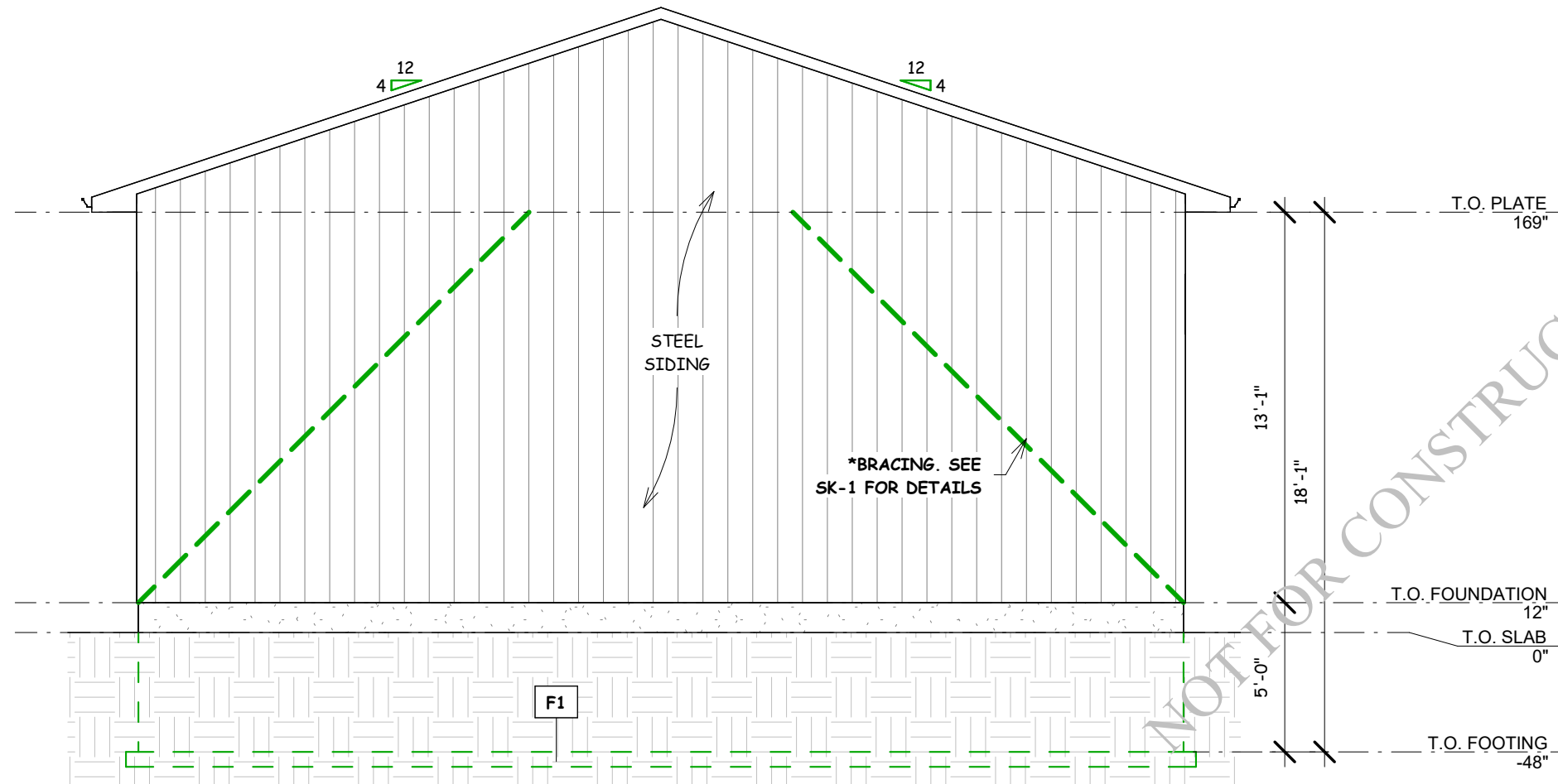
NOT FOR CONSTRUCTION

FOOTING SCHEDULE

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



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



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

- DOOR & WINDOW OPENING SIZES
- SUBJECT TO CHOSEN MANUFACTURER
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QUALIFICATION INFORMATION	REGISTRATION INFORMATION
NAME: [Signature]	REGISTRATION INFORMATION: [Signature]
DATE: [Signature]	DATE: [Signature]

SQUARE FEET

IMPLEMENT SHED	1400 SQFT

REVISION LIST

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

\*PROPERTY OF FORTÉ PLANS INC.\*

**Forté**  
PLANS INC.

mike@forteplans.ca  
(226) 926 - 6707

\*PROPERTY OF FORTÉ PLANS INC.\*

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

NOT FOR CONSTRUCTION

ELEVATIONS

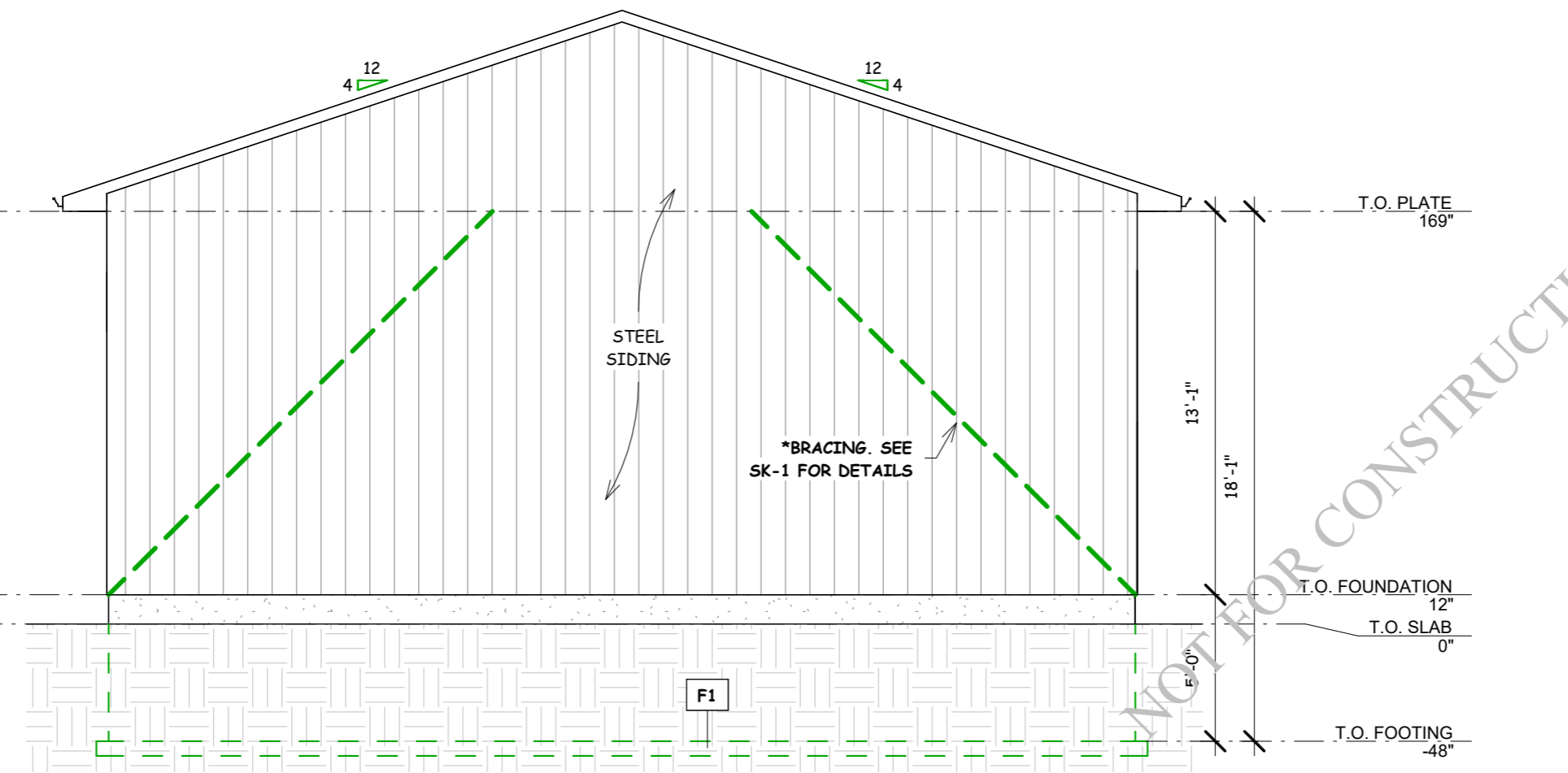
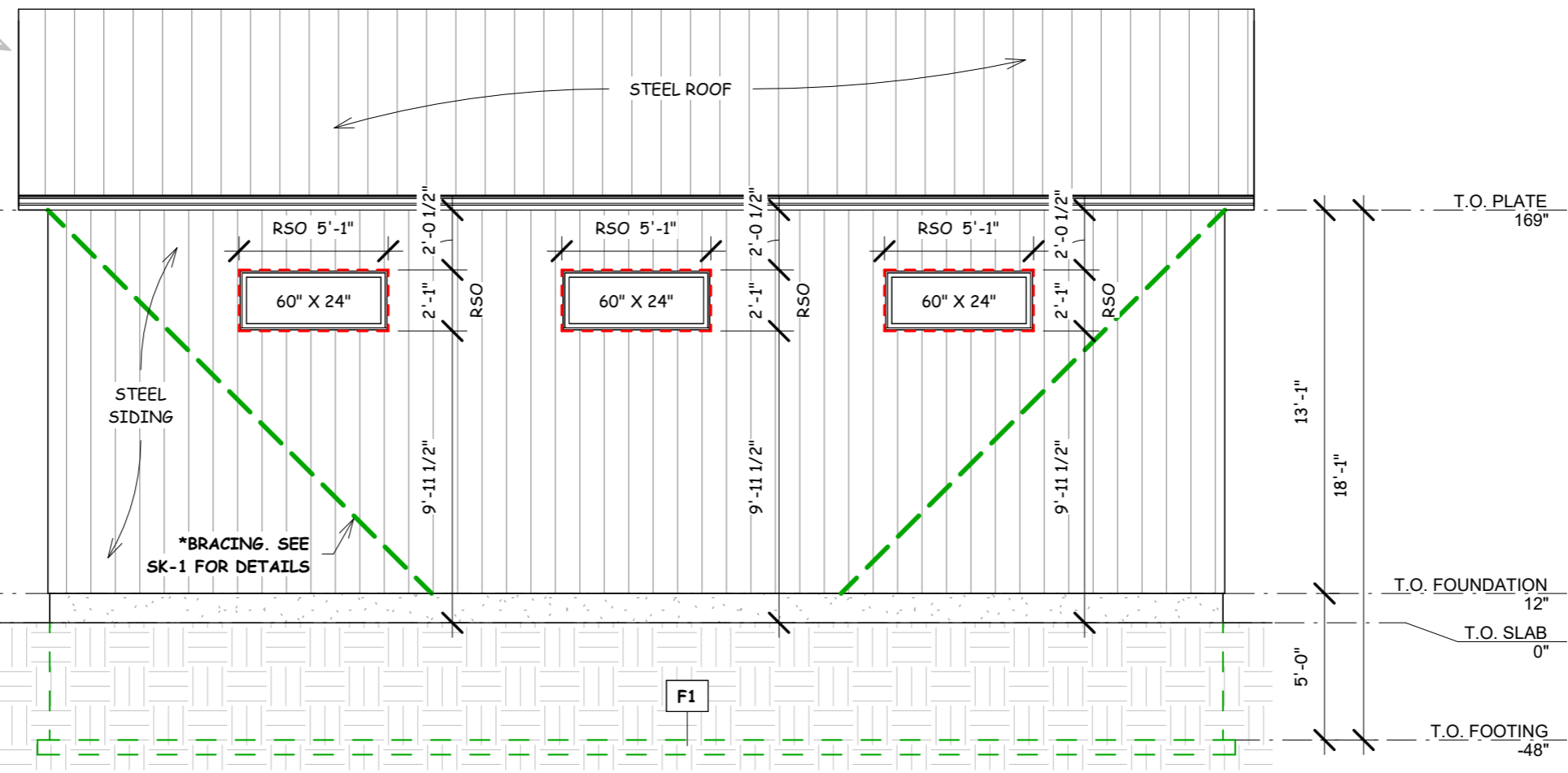
DRAWN BY: R.W.	SCALE: As indicated
REVIEWED BY: M.W.	B.C.I.N. 129796
DATE: DECEMBER 2025	A4
SHEET NO:	

FOOTING SCHEDULE

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

① EAST  
3/16" = 1'-0"

② NORTH  
3/16" = 1'-0"



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

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

Required unless design is exempt under 2.37.3.1 of the building code

QUALIFICATION INFORMATION  
 Mike W. 120796 BCN  
 NAME SIGNATURE  
 REGISTRATION INFORMATION  
 Required unless design is exempt under 2.37.3.2 of the building code  
 FORTÉ PLANS INC. 120796 BCN  
 FIRM NAME

SQUARE FEET

IMPLEMENT SHED	1400 SQFT

REVISION LIST

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

\*PROPERTY OF FORTÉ PLANS INC.\*

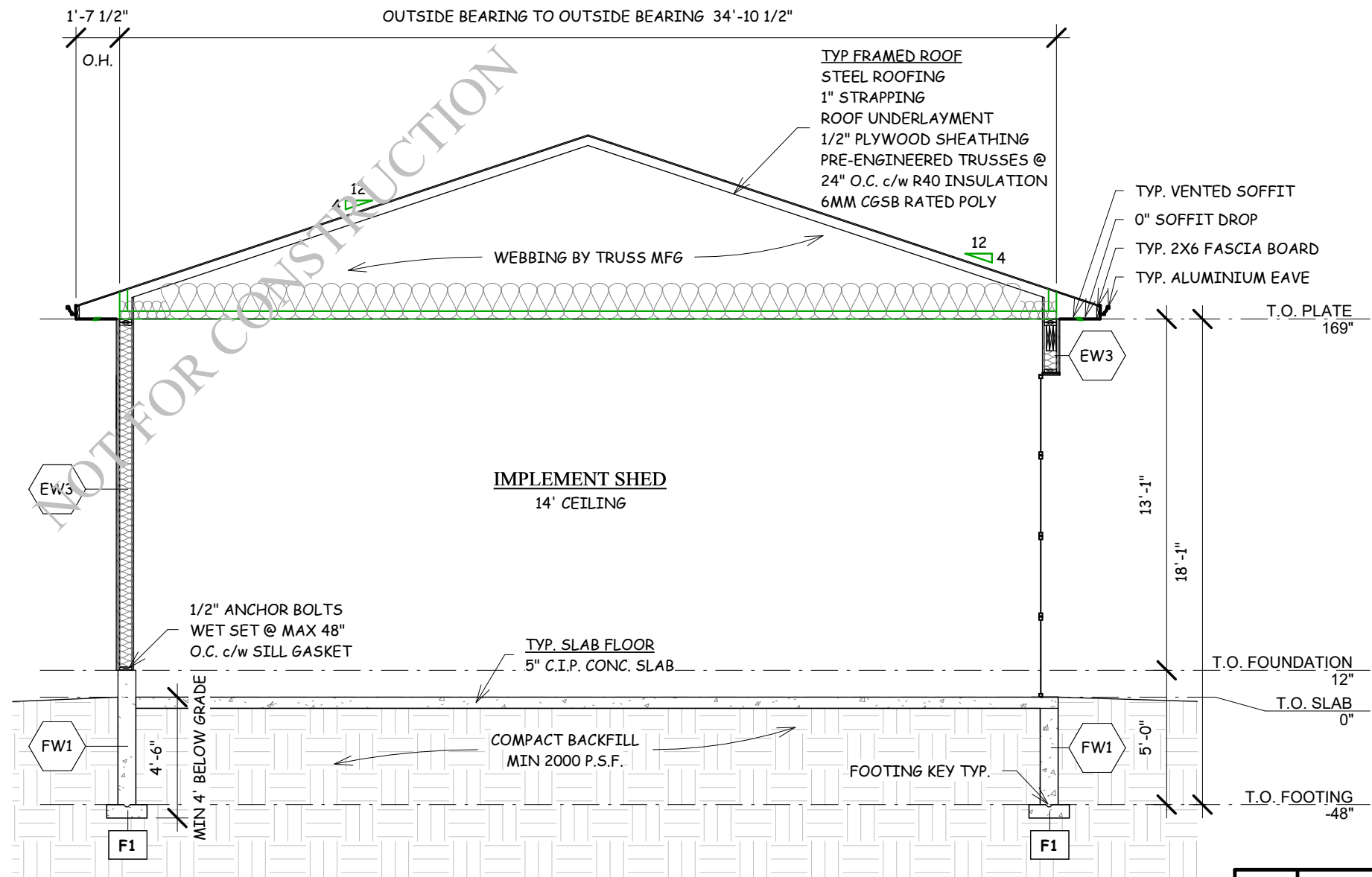
**Forté**  
PLANS INC.  
mike@forteplans.ca  
(226) 926 - 6707

\*PROPERTY OF FORTÉ PLANS INC.\*

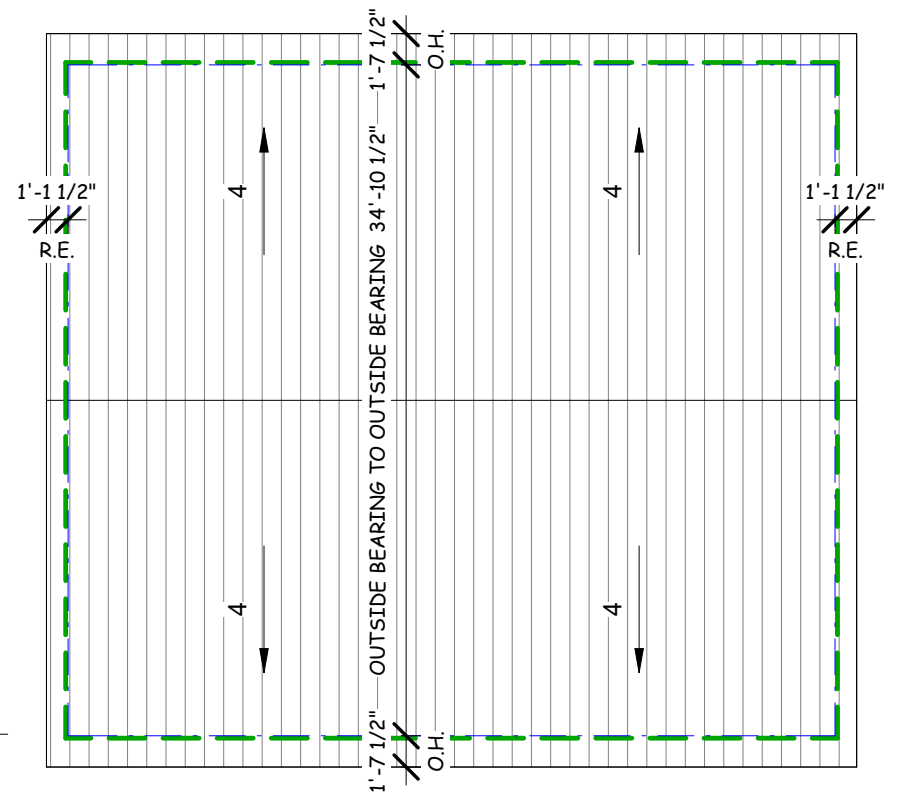
MALCOLM  
10628 SUNSET DR. ST. THOMAS, ON N5P 3T2

NOT FOR CONSTRUCTION

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



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



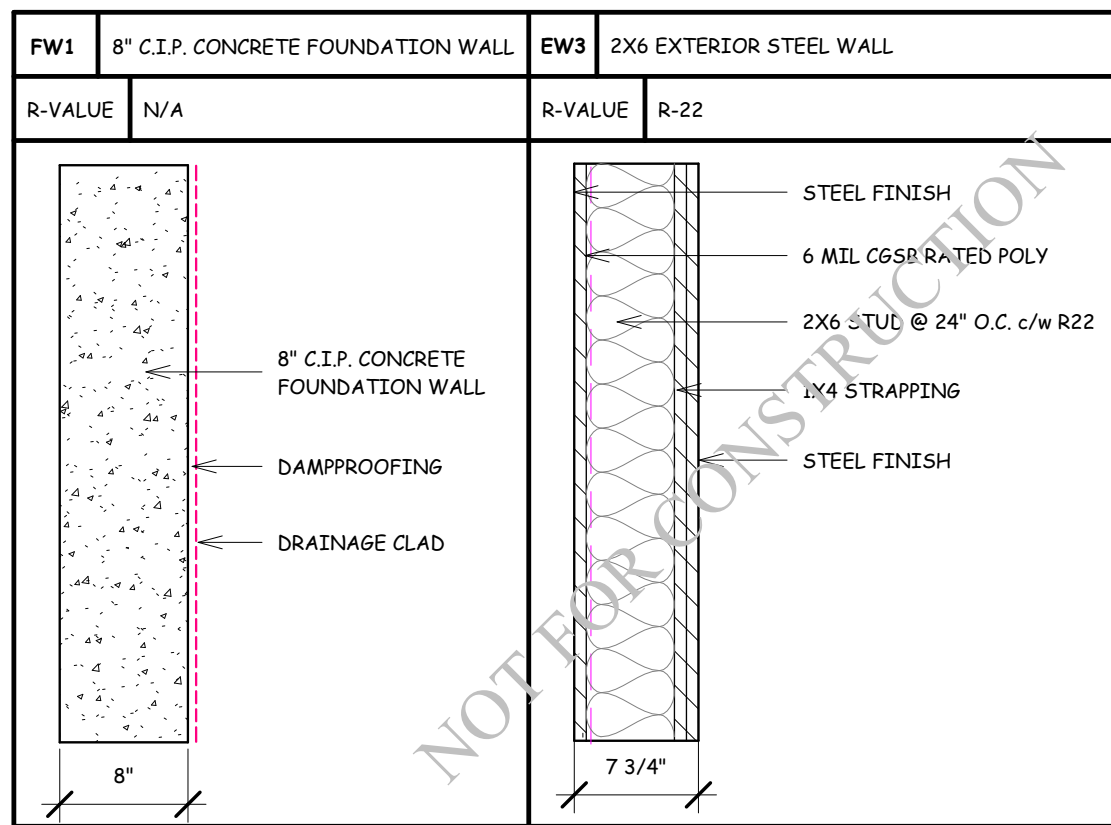
2 ROOF PLAN  
1" = 10'-0"

ROOF LEGEND

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

FOOTING SCHEDULE

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



- DOOR & WINDOW OPENING SIZES
- SUBJECT TO CHOSEN MANUFACTURER
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QUALIFICATION INFORMATION  
 Required unless design is exempt under 2.17.1.1 of the building code  
 Mike Hill  
 NAME: Mike Hill  
 SIGNATURE: [Signature]  
 REGISTRATION INFORMATION  
 Required unless design is exempt under 2.17.1.1 of the building code  
 FORTÉ PLANS INC.  
 FIRM NAME: Forté Plans Inc.  
 129796  
 BCN

SQUARE FEET

IMPLEMENT SHED	1400 SQFT

REVISION LIST

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

\*PROPERTY OF FORTÉ PLANS INC.\*

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

\*PROPERTY OF FORTÉ PLANS INC.\*

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

NOT FOR CONSTRUCTION

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