

For Office Use Only:

File Number ANPL2022172
Related File Number -
Pre-consultation Meeting June -
Application Submitted May 6th, 2022
Complete Application June 20/2022

Application Fee \$1599.00
Conservation Authority Fee N/A
Well & Septic Info Provided N/A
Planner Hanne Yager
Public Notice Sign -

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance/Boundary Adjustment
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☒ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 3310493050039000000

A. Applicant Information

Name of Owner JESSE GILCHRIST

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 958 ST. JOHN'S RD W

Town and Postal Code WALSH ONTARIO N3Y 4K1

Phone Number 519-429-2641

Cell Number 519-429-2641

Email jesse.gilchrist22@gmail.com

Name of Applicant JESSE GILCHRIST

Address 958. ST. JOHN'S RD W

Town and Postal Code WALSH ONTARIO N3Y 4K1

Phone Number 519-429-2641

Cell Number 519-429-2641

Email jesse.gilchrist22@gmail.com

Name of Agent JESSE GILCHRIST
Address 958 ST. JOHN'S RD W
Town and Postal Code WALSH ONTARIO N3Y 4K1
Phone Number 519-429-2641
Cell Number 519-429-2641
Email jesse.gilchrist22@gmail.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and agent noted above.

☒ Owner ☐ Agent ☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

JESSE GILCHRIST - 958 ST. JOHN'S RD W
MCKENZIE PELLING - 958 ST. JOHN'S RD W

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

CHR PLAN 34B BLK 8 PT LOT 2, RP 37R2955 PT PART 1 RP.
37R6926 PART 4, IRREG, 0.95AC, 140.15FR D

Municipal Civic Address: 958 ST. JOHN'S RD W, N3Y 4K1, WALSH, NORFOLK COUNTY

Present Official Plan Designation(s): GARAGE BUILDING PERMIT

Present Zoning: ~~R1A [1-2-2014]~~ R1H

2. Is there a special provision or site specific zone on the subject lands?

☒ Yes ☐ No If yes, please specify:

GAS LINE RUNNING THROUGH BACK OF PROPERTY 14.235

3. Present use of the subject lands:

RESIDENTIAL FAMILY DWELLING

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

TIN SHED - GARDEN TOOL STORAGE 3.023m x 2.337m

SHED - WOOD STORAGE 2.54m x 3.759m

POP UP SHELTER - MOTOR-VEHICLE STORAGE 3.962m x 7.569m

- ☒ If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

30x60 SHOP - MOTOR-VEHICLE STORAGE & WOODSHOP / MACHINE SHOP FOR PERSONAL USE

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

HOUSE BUILT IN 2001, EXISTING USES LOOK LIKE THEY'VE BEEN FOR 10+ YEARS

9. Existing use of abutting properties:

RESIDENTIAL FAMILY DWELLINGS

10. Are there any easements or restrictive covenants affecting the subject lands?

☒ Yes ☐ No If yes, describe the easement or restrictive covenant and its effect:

GAS LINE RUNNING THROUGH BACK OF PROPERTY

C. Purpose of Development Application

Note: Please complete all that apply. Failure to complete this section will result in an incomplete application.

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
Lot area	3851.8m ²				
Lot coverage					
Front yard				20m	
Rear yard				6.2m	
Height		6m	6.745m		0.745m
Left Interior side yard				12.55m	
Right Interior side yard					
Exterior side yard (corner lot)		6m		3m	3m
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces				213.79	113.79
Other (UFA)		100m ²		167.2m ²	67.2m ²

revision
June 7/22
Hy
105x 100x 100

C. Purpose of Development Application

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1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
Lot area	3851.8m ²				
Lot coverage					
Front yard				20m	
Rear yard				62m	
Height		6m	6.745m		0.745m
Left Interior side yard				12.55m	
Right Interior side yard					
Exterior side yard (corner lot)		6m		3m	3m
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces				213.79	113.79
Other (UFA)		100m ²		167.2m²	67.2m²

revision
June 17/22
Hy.

C. Purpose of Development Application

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1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
Lot area	3851.8m ²				
Lot coverage					
Front yard				20m	
Rear yard				6.2m	
Height		6m	6.745m		0.745m
Left Interior side yard				12.55m	
Right Interior side yard					
Exterior side yard (corner lot)		6m		3m	3m
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces				213.79	113.79
Other (UFA)		100m ²		167.2m ²	67.2m ²

revised
June 17/22
Hy
Tessa Abbott

C. Purpose of Development Application

Note: Please complete all that apply. Failure to complete this section will result in an incomplete application.

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage					
Lot depth					
Lot width					
Lot area	3851.8m ²				
Lot coverage					
Front yard				20m	
Rear yard				6.2m	
Height		6m	6.745m		0.745m
Left Interior side yard				12.55m	
Right Interior side yard					
Exterior side yard (corner lot)		6m		3m	3m
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other (UFA)		100m ²		167.2m ²	67.2m ²

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

PRE-FABRICATED "I-BEAM" METAL CONSTRUCTED SHOP THAT HAS BEEN BUILT AND DELIVERED
TO MY SITE IS A FEW FEET TOO TALL, WITH A LOT AREA BIGGER THAN RECOMMENDED,
CAUSING IT TO BE TOO CLOSE TO PROPERTY LINE-

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☒ Yes ☐ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

ADJACENT OVER TURKEY POINT RD - OLD TEXACO GAS STATION + STORAGE BARN.

ADJACENT OVER ST. JOHN'S RD - PRIDE GROUP LOGISTICS / JOHN H SMITH TRANSPORT

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☒ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

STILL EXISTING BUILDINGS, SIGNAGE, ACTIVE OCCUPANCY IN SAID PROPERTIES

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. All Applications: Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☐ Municipal piped water
☒ Individual wells

- ☐ Communal wells
☐ Other (describe below)

Sewage Treatment

- ☐ Municipal sewers
☒ Septic tank and tile bed in good working order
- ☐ Communal system
☐ Other (describe below)

Storm Drainage

- ☐ Storm sewers
☒ Open ditches
- ☐ Other (describe below)

2. Existing or proposed access to subject lands:

- ☒ Municipal road
☐ Unopened road
- ☐ Provincial highway
☐ Other (describe below)

Name of road/street:

ST. JOHN'S RD W & TURKEY POINT RD.

G. All Applications: Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

NATURAL GAS WELL T001690

@ 938 ST. JOHN'S RD W.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.

Jesse Gilchrist

Owner/Applicant/Agent Signature

JUNE 1ST 2022

Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We JESSE GILCHRIST am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize JESSE GILCHRIST to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Jesse Gilchrist

Owner

JUNE 1ST 2022

Date

Michij Pelli

Owner

JUNE 1ST 2022

Date

***Note: If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.**

K. Declaration

I, JESSE GILCHRIST of NORFOLK COUNTY

solemnly declare that:

all of the above statements and the 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:

NORFOLK COUNTY

Jesse Gilchrist

Owner/Applicant/Agent Signature

In SIMCOE, ONT

This 3rd day of June 2022

A.D., 2022

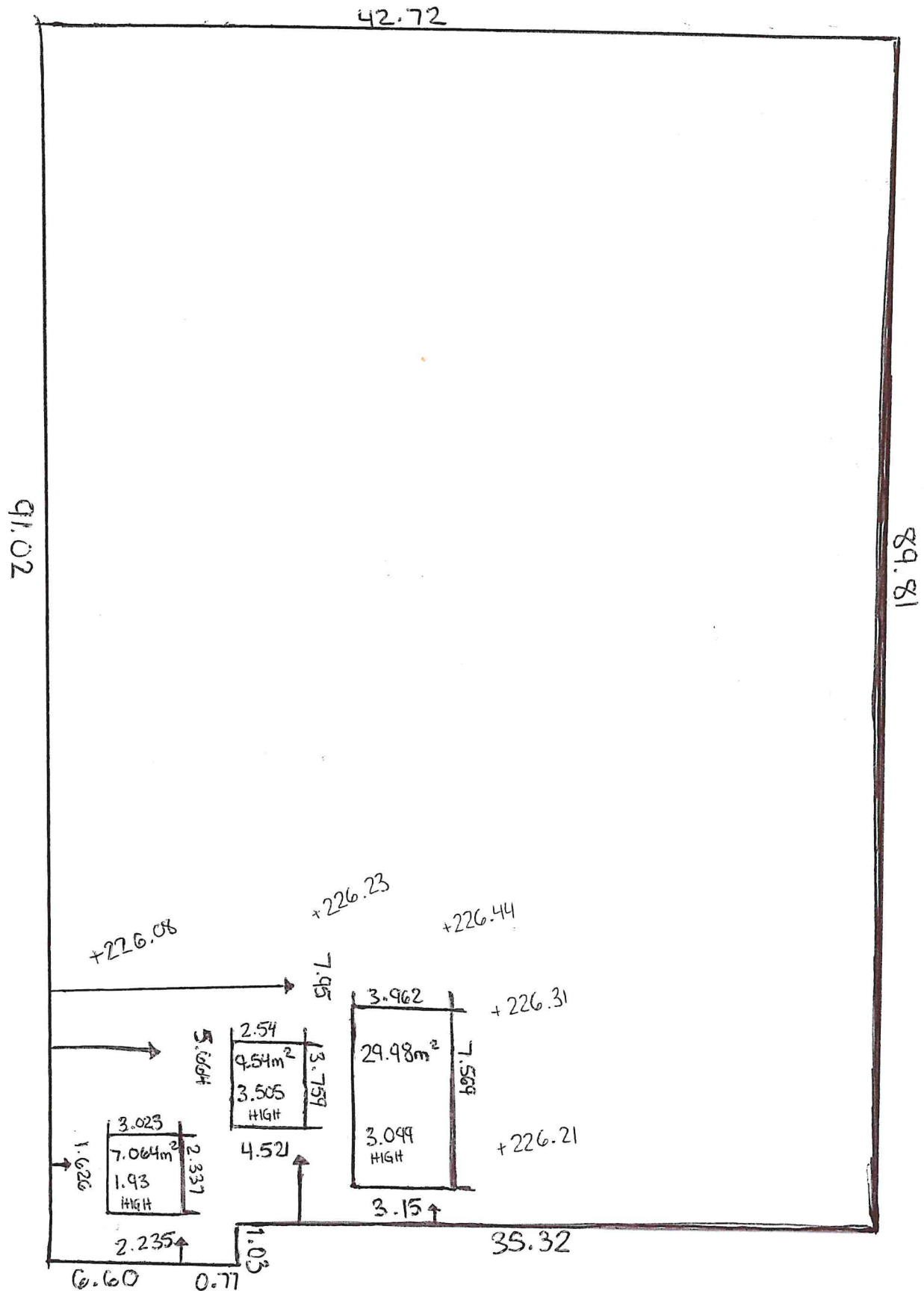
[Signature]

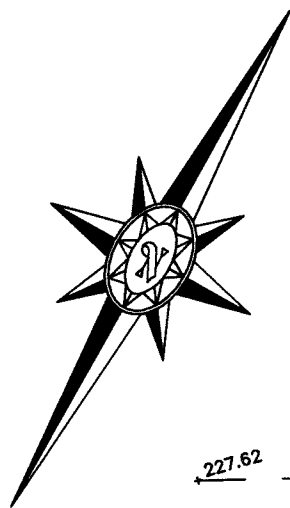
A Commissioner, etc.

Sherry Ann Mott, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires January 5, 2023.

958 ST. J. AN'S RD W N34 4K:

PT LT 2 BLK 8 PL 34B PT 4 37R6926





ROAD ALLOWANCE BETWEEN CONCESSION 5 AND 6
(AS WIDEEED - REGIONAL ROAD NO. 3)

SKETCH PREPARED FOR
GARAGE BUILDING PERMIT
OF PART OF
LOT 2

REGISTERED PLAN 34-B

VILLAGE OF WALSH

IN THE GEOGRAPHIC

TOWNSHIP OF CHARLOTTEVILLE

IN

NORFOLK COUNTY

PIN 50196-0129 (LT)

SCALE: 1 : 250

2.5 0 10 METRES

JEWITT AND DIXON LTD.

SITE B.M. #1

SPIKE IN FACE OF
WOOD HYDRO POLE
ELEV = 227.74
(GEODETIC)

NOTES

- (1) - A SURVEY OF THE SUBJECT PROPERTY HAS NOT BEEN MADE AVAILABLE
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN (228.00) AND ARE IN METERS
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (6) - F.F. DENOTES FINISHED FLOOR
- (7) - SITE BENCHMARK - SPIKE IN FACE OF WOOD HYDRO POLE HAVING A GEODETIC ELEVATION OF 227.74 METERS
- (8) - 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.
- (9) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCHMARK PRIOR TO EXCAVATION
- (10) - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM, CGVD 1928 VERTICAL DATUM
- (11) - THIS SKETCH WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 20TH DAY OF APRIL, 2022.

LEGEND

BELL BOX	SHOWN	BBX	□
BENCH MARK	SHOWN	BM	●
CATCH BASIN	SHOWN	CB	■
TOP OF FOUNDATION	SHOWN	TOF	—
UNDERSIDE OF SIDING	SHOWN	USS	—
GARAGE FINISHED FLOOR	SHOWN	GFF	—
OVERHEAD HYDRO LINE	SHOWN	O/H	—
WATER VALVE	SHOWN	WV	⊕
HYDRO POLE	SHOWN	HP	⊙
GAS METER	SHOWN	GM	⊕
MANHOLE	SHOWN	MH	⊕

ELEVATIONS SHOWN HEREON ARE IN METRES
AND ARE BASED ON A GEODETIC DATUM.

METRIC NOTE:

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

NOTE:

THE VARIOUS UTILITY LOCATIONS SHOWN ON THIS PLAN ARE
BASED ON PHYSICAL LOCATES.

PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A VERIFICATION
LOCATE IS BOTH RECOMMENDED AND ADVISED.

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842
E-mail: info@jewittdixon.com

F.W. - J.M.R.
BOOK - LL-FILE
CALC. - J.L.M.
PLAN - M.T.C.
CHECK - K.H.

CLIENT - GILCHRIST
PROJECT No. - 22-3398

22-3398-GP

CAUTION

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED
FOR TRANSACTION OR FINANCING PURPOSES

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APRIL 29, 2022

[Signature]
KIM HUSTED, O.L.S.
THIS COPY IS NOT VALID UNLESS
EMBOSSSED WITH THE SURVEYOR'S SEAL.

REGISTERED

BLOCK

PART 1, 37R-952

PART 4, PLAN 37R-6926

PART 3, PLAN 37R-6926

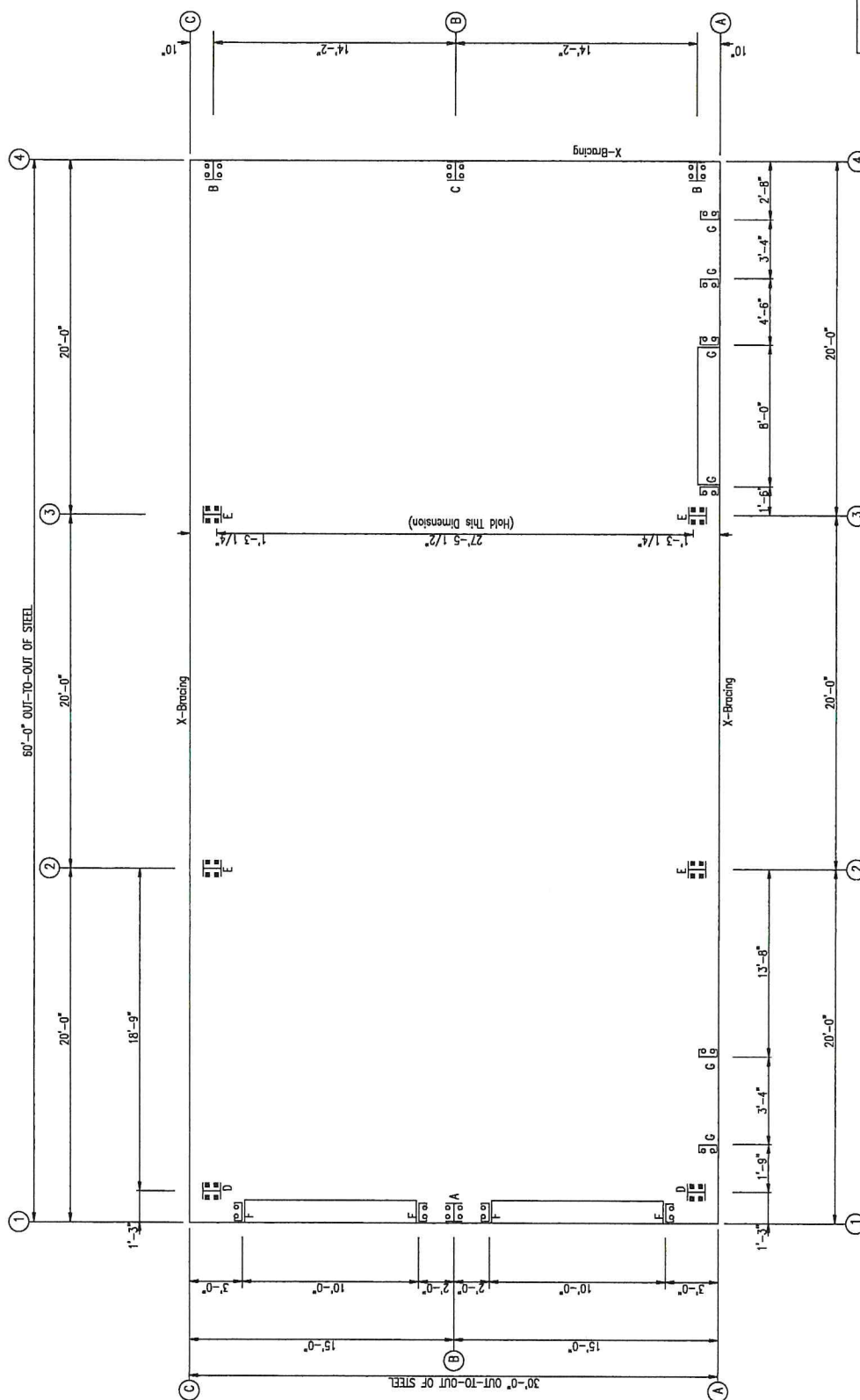
LOT

PLAN

PART 3, PLAN 37R-6926


PART 1, 37R-4974

☐ Dia= 5/8"



ANCHOR BOLT PLAN

ISSUE	DATE	DESCRIPTION	BY	EXTD	DSN
0	11/19/21	FOR ERECTOR INSTALLATION	LJC	VOM	CM

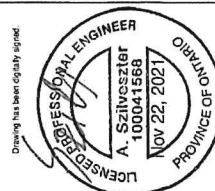


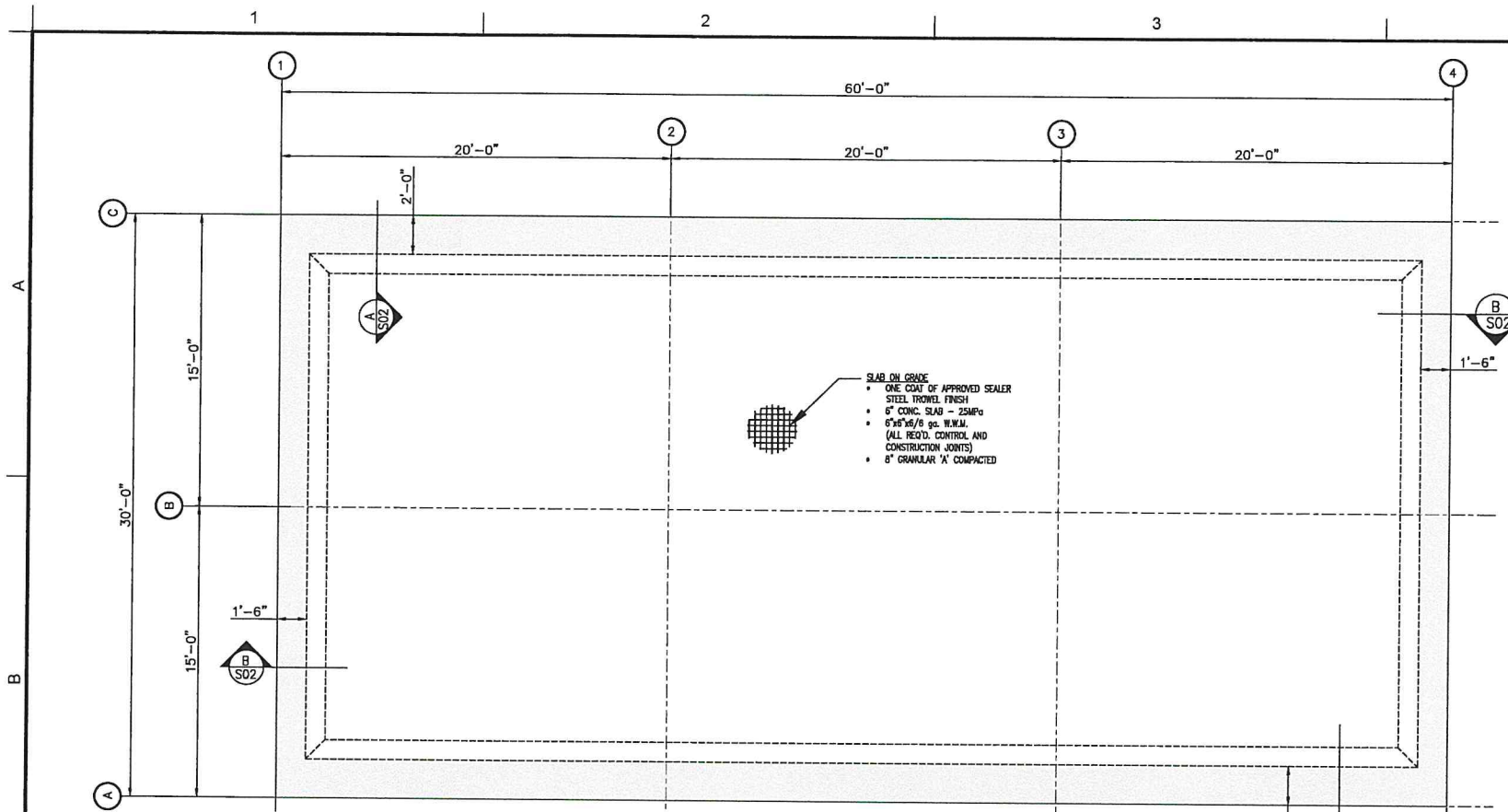
KO DIAK
STEEL BUILDINGS LLC

46 N. WASHINGTON BLVD. SUITE #22
SARASOTA, FL 34236
904-556-8888

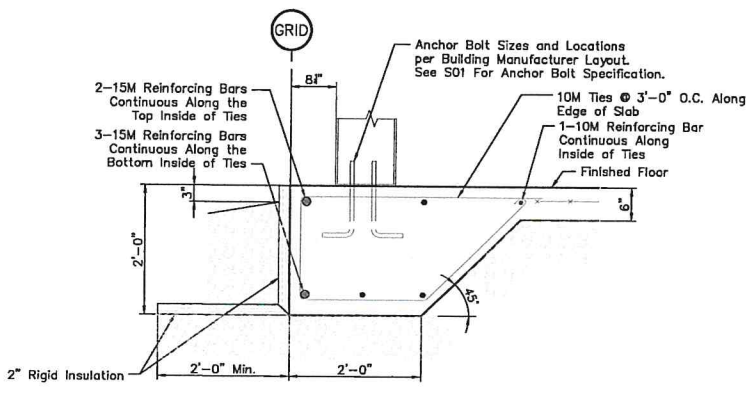
PROJECT: JESSE GILCHRIST		OWNER: JESSE GILCHRIST	
CUSTOMER: JESSE GILCHRIST		LOCATION: SMOKE ON KAYAK CA	

CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/16/21	1/8" = 1'-0"	1	A	18-D-TONE2	C1	0

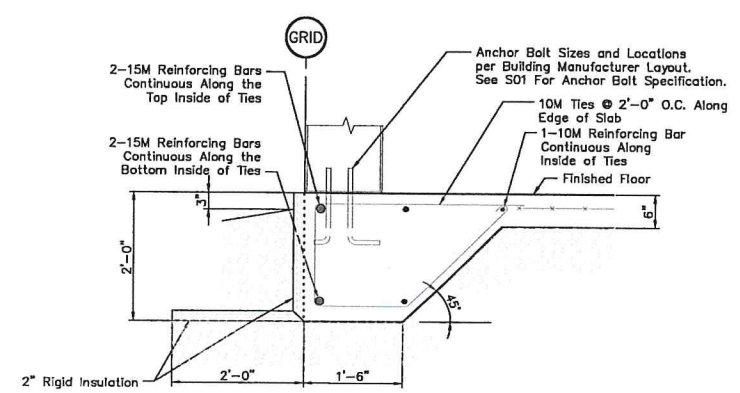




FOUNDATION PLAN
SCALE 1/8" = 1'-0"



A THICKENED SLAB DETAIL
S02



B THICKENED SLAB DETAIL
S02

REVISION LOG			
Rev.	Description	By	Chk'd
1			
2			
3			
4			
5			
6			
7			
8			
9			

MBA Engineering
STRUCTURAL ENGINEERS
4145 North Service Rd., 2nd Floor
Burlington, Ontario
Canada L7L 6A3
Phone: (905) 966-5557
Toll Free: (844) 824-6929
www.mba-engineering.com

PROJECT ENGINEER:
Bao Ngo



CUSTOMER NAME & LOCATION:
Jesse Gilchrist
Simcoe, ON

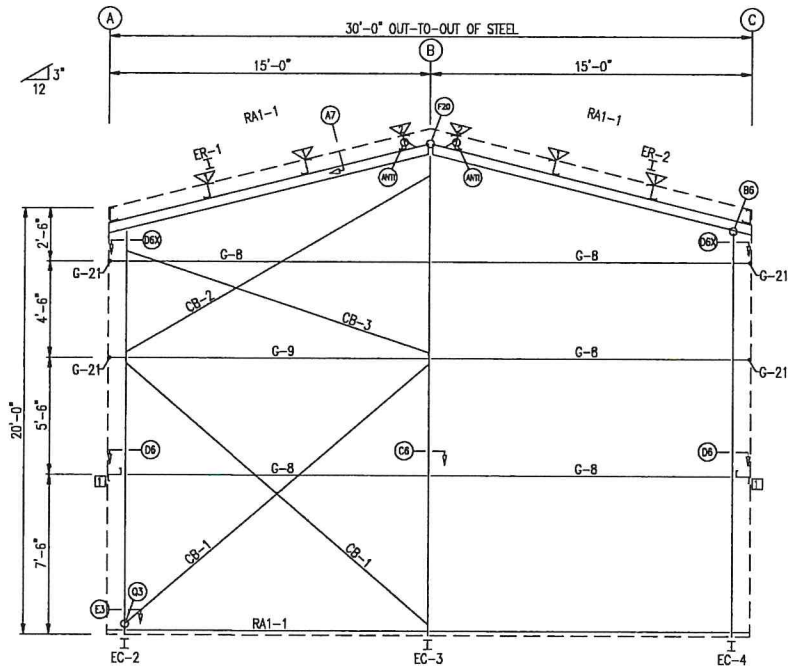
PROJECT NAME & LOCATION:
Pre-Eng Building Foundation
Simcoe, ON

DRAWING TITLE: FOUNDATION PLAN & DETAILS
PROJECT NUMBER: 2021-Q4-00042

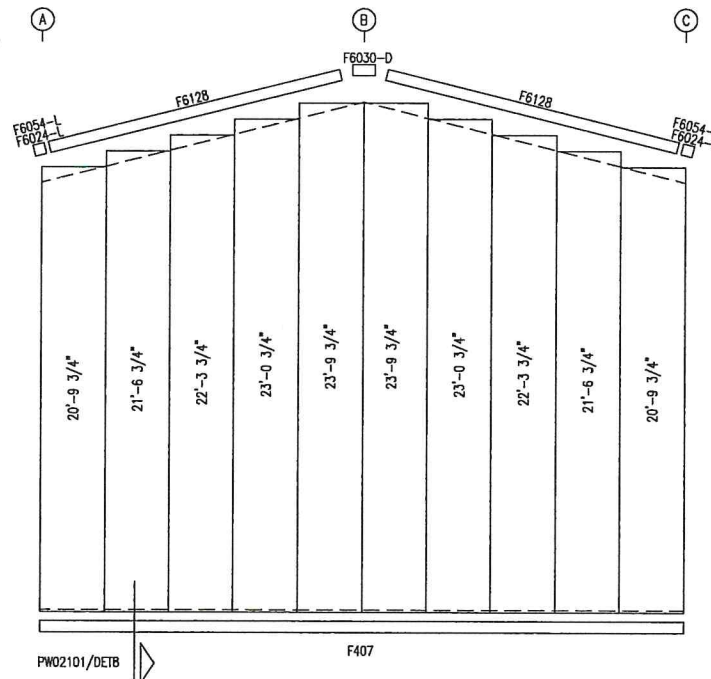
DRAWING STATUS:
☐ PRELIMINARY
☐ FOR CUSTOMER APPROVAL
☐ ISSUED FOR PERMIT
☒ ISSUED FOR CONSTRUCTION

DRAWN BY: MC (2021-11-23)
CHECKED BY: BN
SHEET NUMBER: **S02**





ENDWALL FRAMING: FRAME LINE 4



ENDWALL SHEETING & TRIM: FRAME LINE 4

PANELS: 26 Gauge PBR - Charcoal Gray

BEARING FRAME ONLY:

WASHER TO BE USED AT ENDWALL COLUMN TO ENDWALL RAFTER CONNECTION. USE ONE WASHER ON COLUMN SIDE. WASHER NOT NEEDED ON CLIP SIDE.

BOLT TABLE
FRAME LINE 4

LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	8	A325	5/8"	1 3/4"
Cor. Column/Raf	4	A325	1/2"	1 1/4"
EC-3/ER-2	4	A325	5/8"	1 1/4"

MEMBER TABLE
FRAME LINE 4

MARK	PART	LENGTH
EC-2	WBX10	18'-8 7/8"
EC-3	WBX10	22'-0 7/8"
EC-4	WBX10	18'-8 7/8"
ER-1	WBX10	15'-5 5/16"
ER-2	WBX10	15'-5 5/16"
G-8	8X25Z16	13'-5"
G-9	8X35Z14	13'-6"
G-21	8X35Z14	7 1/2"
CB-1	1/2" DIA. ROD	19'-3"
CB-2	1/2" DIA. ROD	16'-10"
CB-3	1/2" DIA. ROD	15'-6"

FLANGE BRACE TABLE
FRAME LINE 4

ID	PART	LENGTH
1	FB29.3 L2X2X1/4	2'-5 1/4"
2	FB6-1 L2X2X1/8	2'-5"

CONNECTION PLATES
FRAME LINE 4

ID	MARK/PART
1	SC5

GENERAL NOTES:

1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
0	11/16/21	FOR ERECTOR INSTALLATION	LJC	YVM	CM

KODIAK
STEEL BUILDINGS LLC

46 N. WASHINGTON BLVD. SUITE #22
SARASOTA, FL 34236
504-556-8888

PROJECT: JESSE GILCHRIST

CUSTOMER: JESSE GILCHRIST

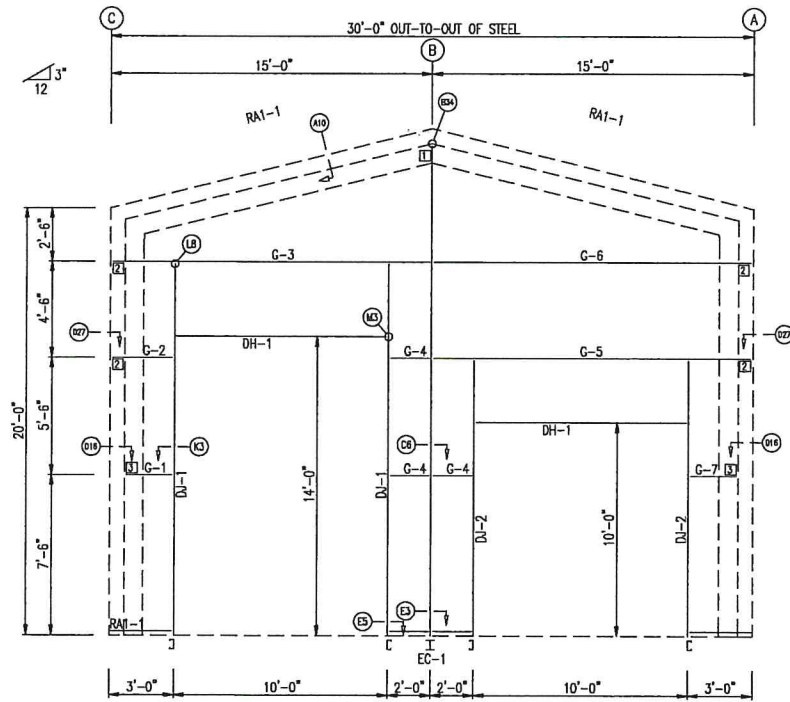
OWNER: JESSE GILCHRIST

LOCATION: SIMCOE, ON N3Y4K1 CA

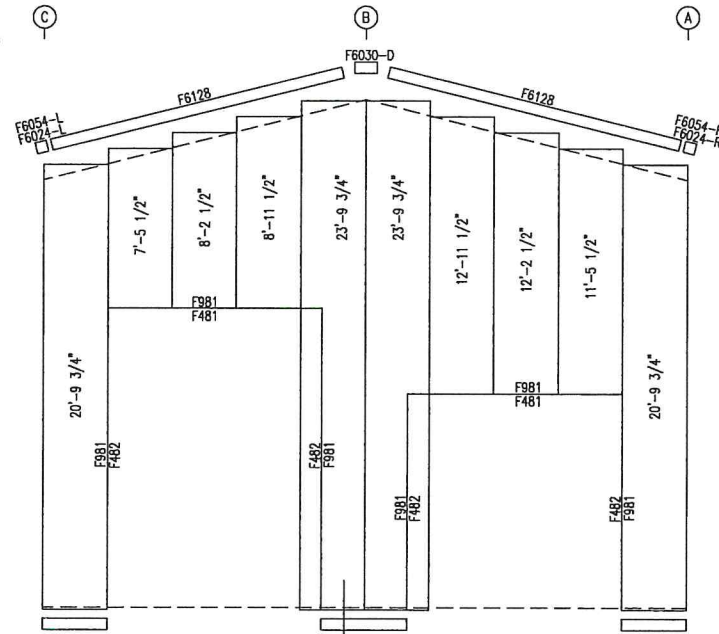
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/16/21	N.T.S.	1	A	18-B-39062	E6	0

Drawing has been digitally signed.





ENDWALL FRAMING: FRAME LINE 1



ENDWALL SHEETING & TRIM: FRAME LINE 1

PANELS: 26 Gauge PBR - Charcoal Gray

BEARING FRAME ONLY
WASHER TO BE USED AT ENDWALL COLUMN TO ENDWALL RAFTER CONNECTION. USE ONE WASHER ON COLUMN SIDE. WASHER NOT NEEDED ON CLIP SIDE.

BOLT TABLE				
FRAME LINE 1				
LOCATION	QUAN	TYPE	DIA	LENGTH
Columns/Raft	8	A325	1/2"	1 1/4"

MEMBER TABLE		
FRAME LINE 1		
MARK	PART	LENGTH
EC-1	W10X17	22'-10 7/16"
DJ-1	8X35C14	17'-0"
DJ-2	8X35C14	13'-0"
DH-1	8X35C14	10'-0"
G-1	8X25Z16	2'-0"
G-2	8X25Z16	2'-8"
G-3	8X35Z14	14'-7 3/4"
G-4	8X25Z16	1'-4 1/4"
G-5	8X25Z14	14'-7 3/4"
G-6	8X25Z16	14'-7 3/4"
G-7	8X25Z16	2'-0"

CONNECTION PLATES	
FRAME LINE 1	
ID	MARK/PART
1	21BX
2	D1
3	SC484

- GENERAL NOTES:**
1. INSTALL ALL GIRTS AND FLANGE BRACES (FB) AS SHOWN.
 2. WALL PANEL PROVIDES STRUCTURAL STABILITY TO THE BUILDING.
 3. OTHER THAN FOR WALK DOORS AND WINDOWS SHOWN ON THE CONTRACT, DO NOT ADD ADDITIONAL WALL OPENINGS WITHOUT APPROVAL OF BUILDING MANUFACTURER OR PROFESSIONAL ENGINEER.
 4. AFTER INSTALLATION, WIPE ALL PANELS CLEAN OF METAL SHAVINGS CAUSED BY DRILLING.

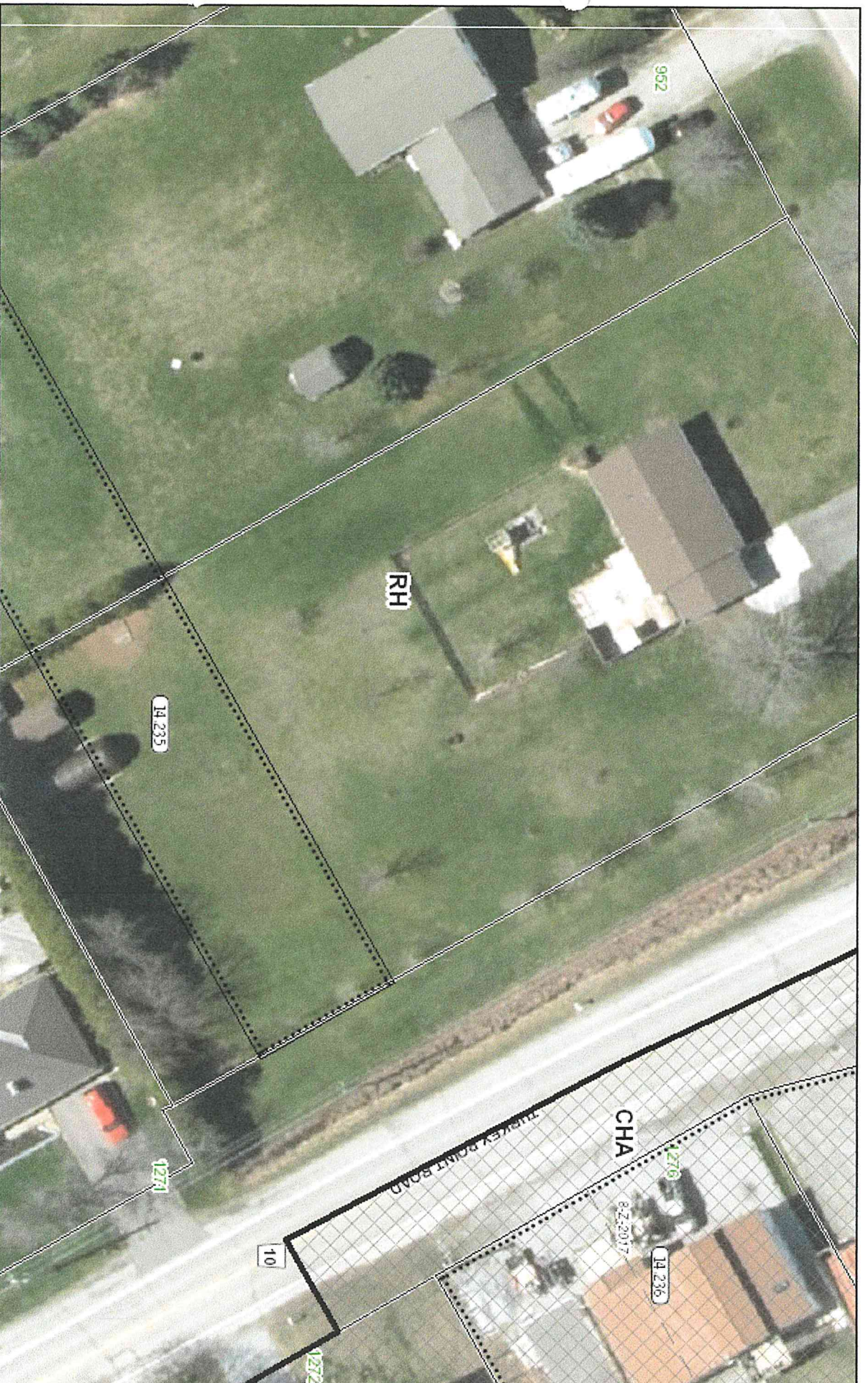
ISSUE	DATE	DESCRIPTION	BY	CHK'D	DSN
0	11/16/21	FOR ERECTOR INSTALLATION	LJG	YXM	CM

KODIAK
STEEL BUILDINGS LLC
46 N. WASHINGTON BLVD. SUITE #22
SARASOTA, FL 34236
504-556-8888

PROJECT: JESSE GILCHRIST							
CUSTOMER: JESSE GILCHRIST				OWNER: JESSE GILCHRIST			
LOCATION: SHMOE, ON NJY4K1 CA							
CAD	DATE	SCALE	PHASE	BUILDING ID	JOB NUMBER	SHEET NUMBER	ISSUE
	11/16/21	N.T.S.	1	A	18-B-39062	E5	0



MAP NORFOLK - Community Web Map



2021-08-04, 9:24:19 PM

Zones 1-Z-2014



Zone



Zone with Holding Provision



Special Provisions



Site Plan Control



Lakeshore Erosion Prone Areas



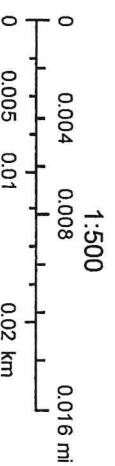
Land Parcels



Plan Lines



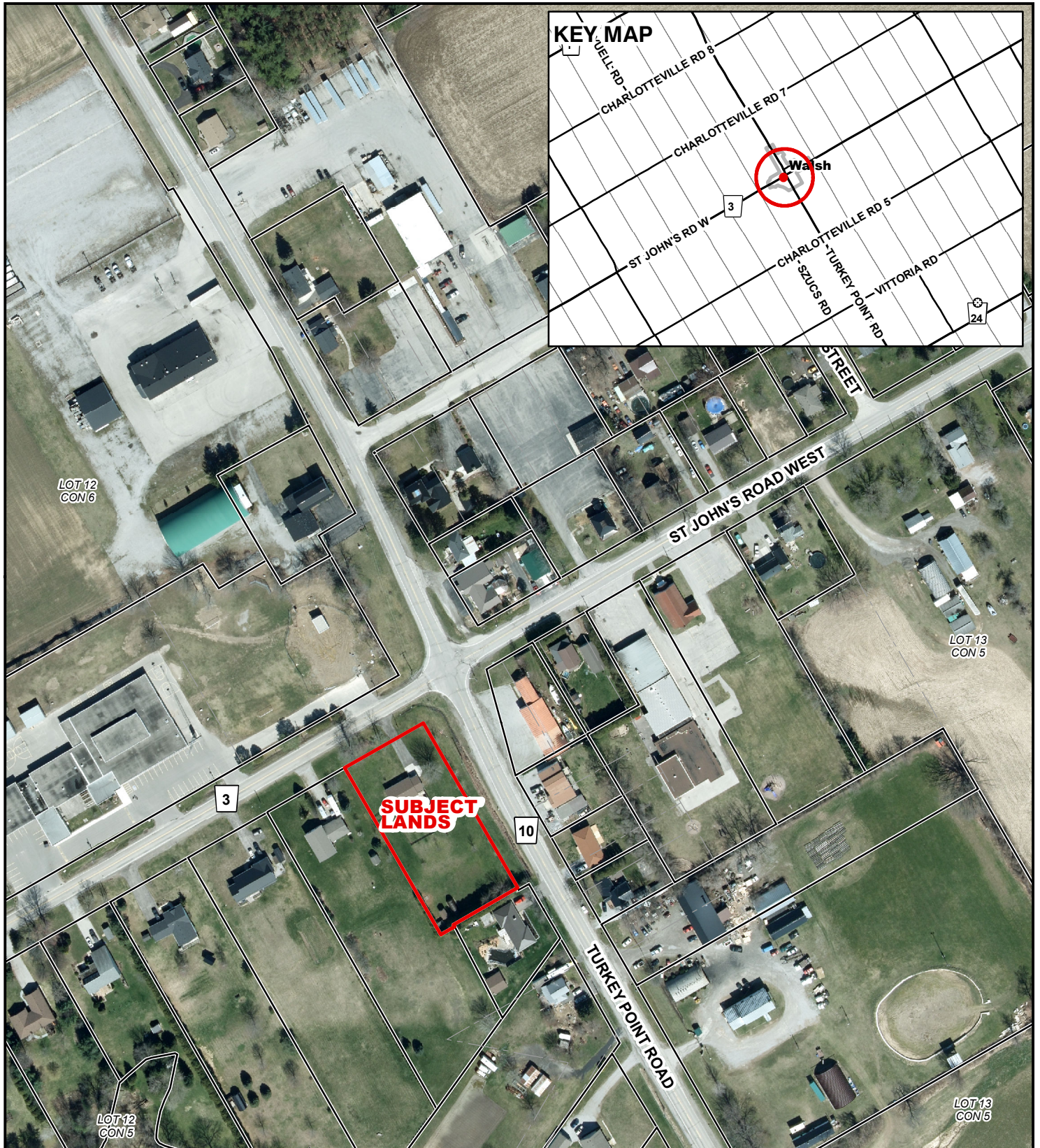
DraftPlan




Queen's Printer for Ontario
Norfolk GIS

MAP A
CONTEXT MAP
Geographic Township of CHARLOTTEVILLE

ANPL2022172

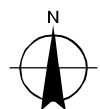


Legend

 Subject Lands

2020 Air Photo

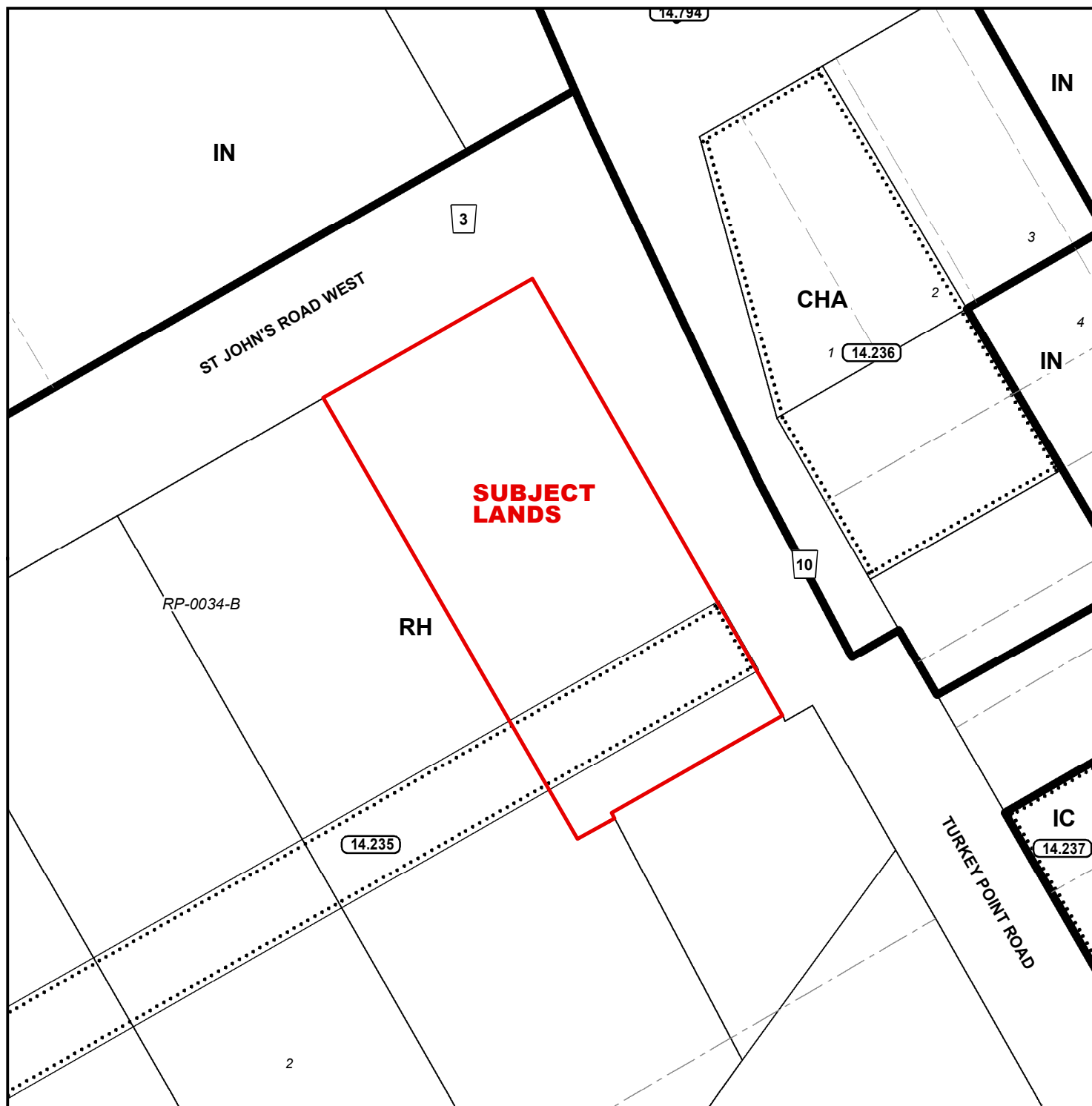
7/11/2022



20 10 0 20 40 60 80
Meters

MAP B
ZONING BY-LAW MAP
 Geographic Township of CHARLOTTEVILLE

ANPL2022172



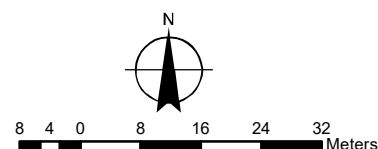
LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

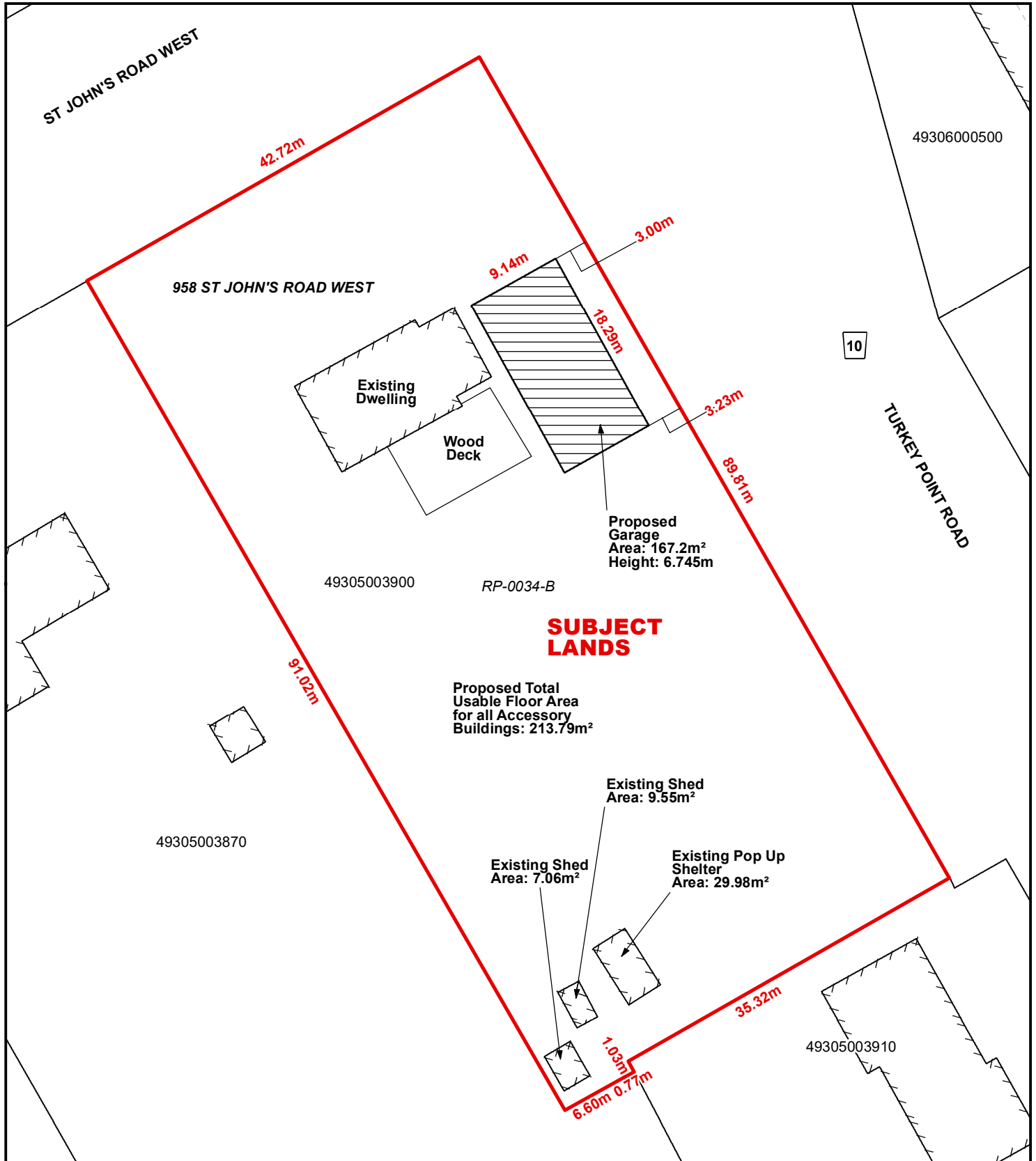
7/11/2022

(H) - Holding
 CHA - Hamlet Commercial Zone
 IC - Community Institutional Zone
 RH - Hamlet Residential Zone
 IN - Neighbourhood Institutional Zone



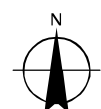
CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

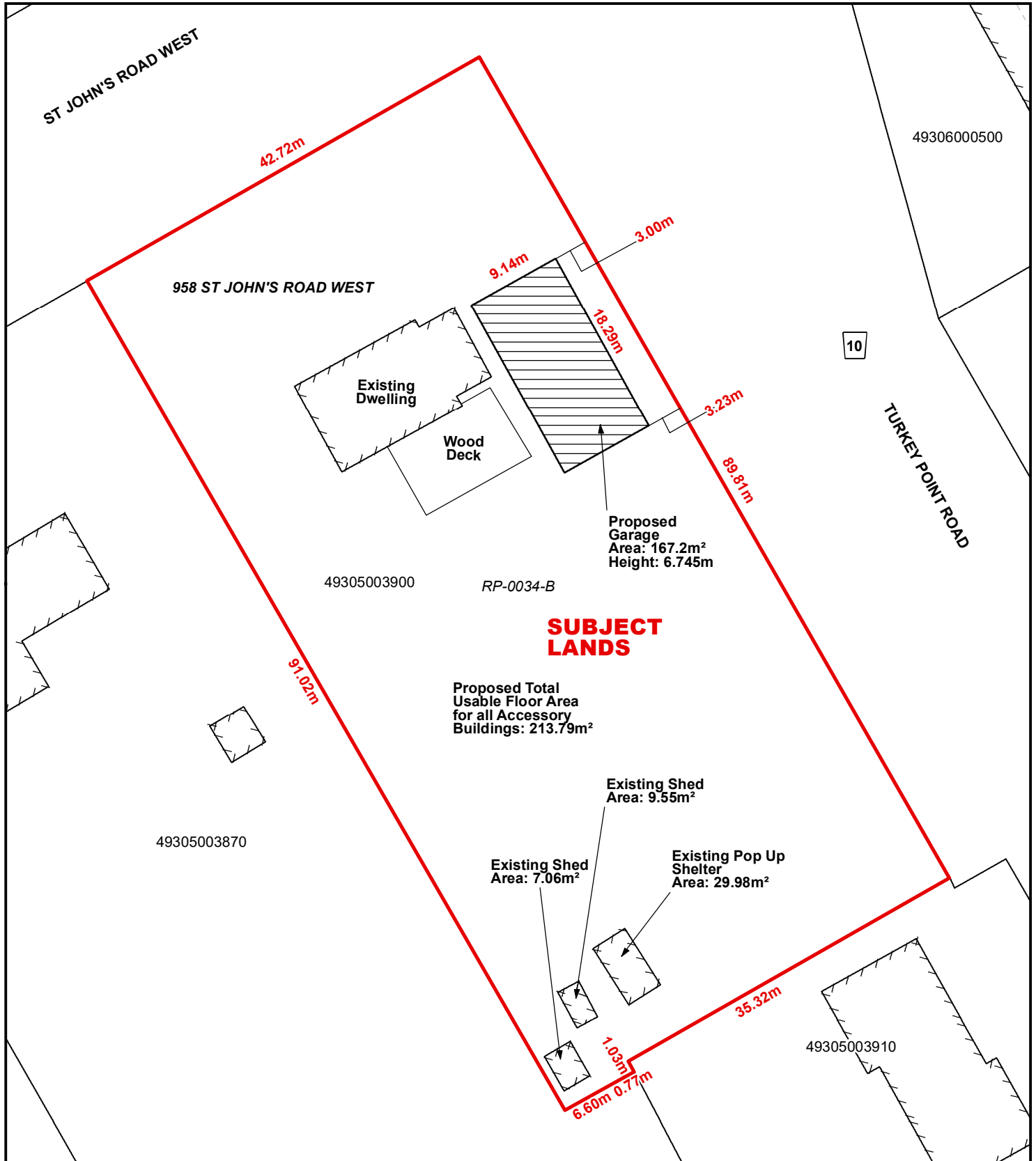


7/11/2022

4 2 0 4 8 12 16 Meters

CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

Subject Lands

7/11/2022

