

For Office Use Only:

File Number	<u>ANPL2023253</u>	Application Fee	<u>\$2,743.00</u>
Related File Number	<u>-</u>	Conservation Authority Fee	<u>N/A</u>
Pre-consultation Meeting	<u>-</u>	Well & Septic Info Provided	<u>N/A</u>
Application Submitted	<u>Aug. 3. 2023</u>	Planner	<u>Hanne Yager</u>
Complete Application	<u>Aug 9, 2023</u>	Public Notice Sign	<u>-</u>

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: 401-005-25200-0000**A. Applicant Information****Name of Owner** FRANK BORGHOFF

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 307-3. TOWERING HGTS BLVD

Town and Postal Code ST. CATHARINES L2T4A4

Phone Number 519-446-2352

Cell Number 519 254-6192

Email borghoff@gmail.com

Name of Applicant SAME.

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent N/A
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

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:

N/A

B. Location, Legal Description and Property Information

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

LOT 115 3 SHERIDAN Boulevard.

Municipal Civic Address: 3 SHERIDAN Boulevard.

Present Official Plan Designation(s): RESIDENTIAL

Present Zoning: R1-A

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

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

RESIDENTIAL

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	29.334			29.334	NONE
Lot depth	39.272			39.272	NONE
Lot width	25.821			25.821	NONE
Lot area *	1014.04			1014.04	NONE
Lot coverage		10% up to 55sqm for all accessory		12%	2%
Front yard		6m	6m	7.6m	NONE
Rear yard		1.2m	1.2m	2.0m	NONE
Height	N/A	5m	5m	5.9m	0.9m
Left Interior side yard	N/A				NONE
Right Interior side yard	N/A	1.2m	1.2m	5.4m	NONE
Exterior side yard (corner lot)	N/A	6.0m	6.0m	7.3m	NONE
Parking Spaces (number)	4	2	2	Total on lot - 7	NONE
Aisle width					
Stall size					
Usable Floor Loading Spaces Area.		55sqm		119sqm	64sqm
Other					

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:

RESIDENTIAL HOME + GARDEN SHED TO
BE REPLACED WITH NEW STRUCTURE
SHED - 3m x 2.1m.

5. 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.

VEHICLE STORAGE 1 ANTIQUE TRUCK +
2 PERSON USE CARS + LAWN EQUIPMENT

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:

1 STOREY BUILDING 9.144 m x 13.716 m.

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:

39 YRS

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

39 YRS

9. Existing use of abutting properties:

RESIDENTIAL

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:

BELL CANADA HAS 1.5 meter telephone easement

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

CANNOT ATTACHE GARAGE TO HOME BECAUSE
OF DESIGN OF LOT + PREVIOUS BUILDING DESIGN.
WINDOWS ON SIDE OF LARGE LOT AREA.

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

Frontage: _____

Depth: N/A

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: N/A

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

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

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

N/A **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):

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:

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |

Sewage Treatment

- | | |
|---|---|
| <input checked="" type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |

Storm Drainage

- | | |
|---|--|
| <input type="checkbox"/> Storm sewers | <input checked="" type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |

2. Existing or proposed access to subject lands:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

CORNER OF SHERIDAN & THORN CLIFFE

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.

no

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 N/A
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.

Frank Borghoff
Owner/Applicant/Agent Signature

April 21, 2023
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 FRANK BORGHOFF am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize FRANK BORGHOFF 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.

Owner

Date

Owner

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, FRANK BORGNOFF of ST. CATHARINES ONTARIO
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:

Simcoe

Frank Borgnoff
Owner/Applicant/Agent Signature

In Norfolk County

This 21 day of April

A.D., 2023

Jodi Lynn Pfaff-Schimus

A Commissioner, etc.

Jodi Lynn Pfaff-Schimus, a
Commissioner, etc., Province of Ontario.
for the Corporation of Norfolk County.
Expires March 1, 2025.

Property Report

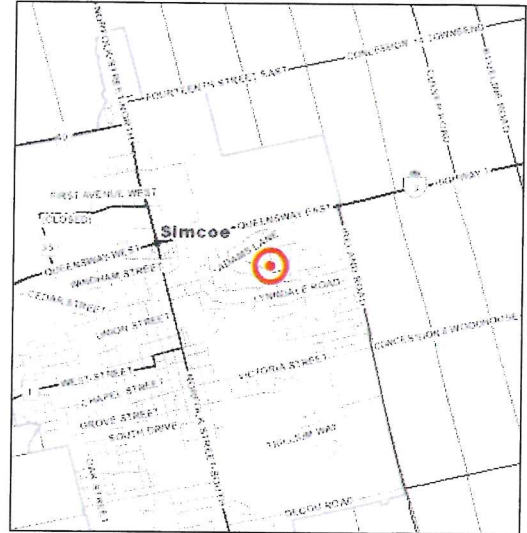
Safe to share



Address: 3 SHERIDAN BLVD
Roll Number: 3310401005252000000



February 15, 2023



Legal Description:

Legal 1: PLAN 880 LOT 115

Legal 2: CORNER

Legal 3: 0.24AC 96.30FR D

Legal 4:

Legal 5:

4046.865
971.246 sq meters

Landuse:

Under Site Plan Control: No

Heritage Designation: None Present

Special Provisions: None Present

Zoning Designation: **RESIDENTIAL R1-A ZONE***

Official Plan Designation: Urban Residential

MNR Wetland Area: No

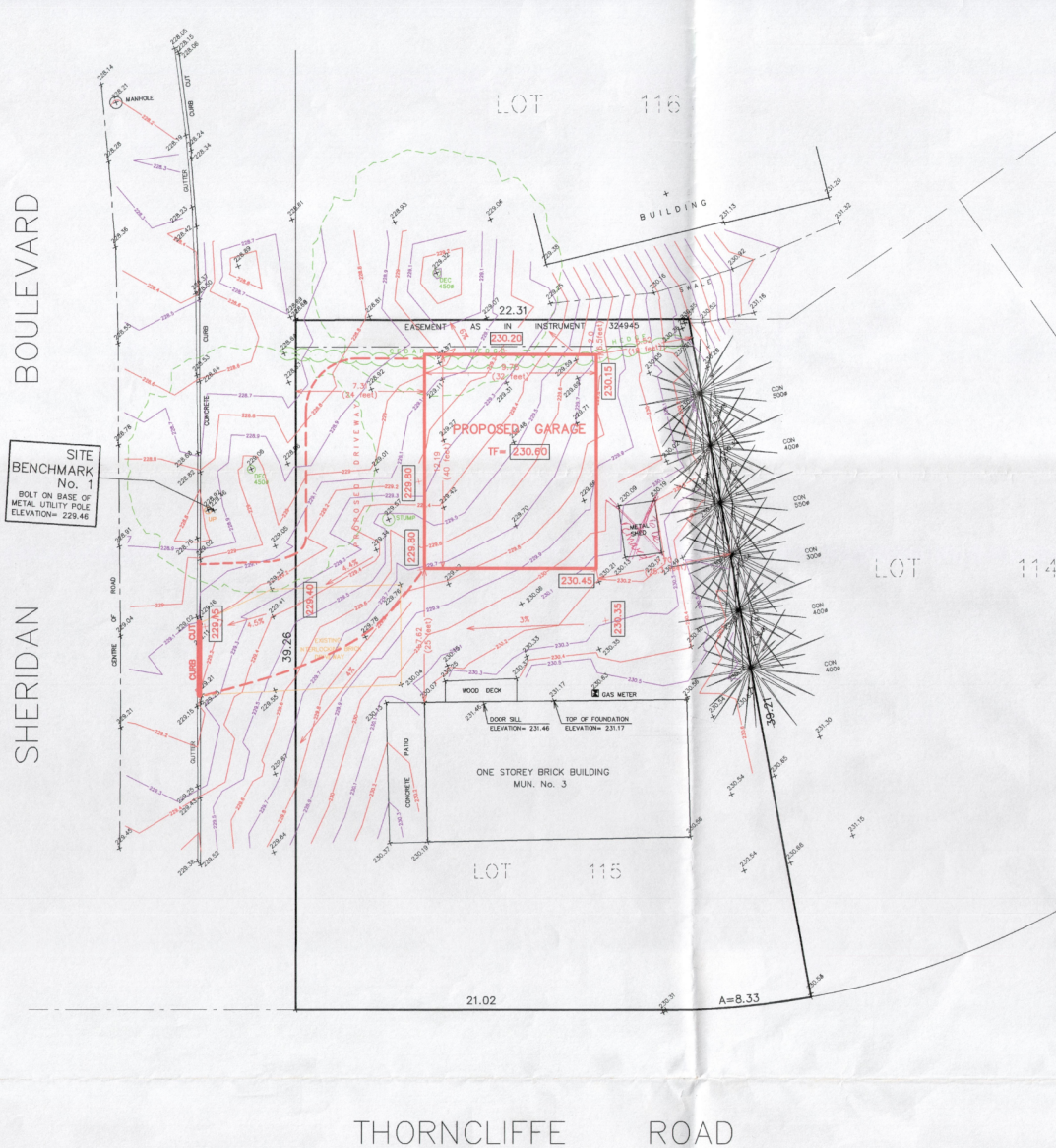
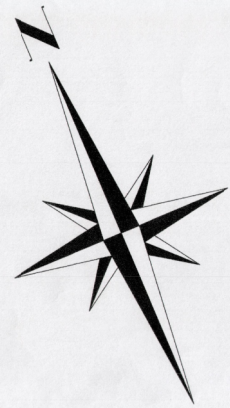
Significant Woodland: No

54
519 757 7660

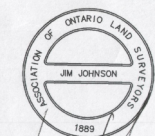
* This is not an official Zoning Conformation.







SITE
BENCHMARK
No. 1
BOLT ON BASE OF
METAL UTILITY POLE
ELEVATION= 229.46



GEOGRAPHIC INFORMATION:

LOT 115
REGISTERED PLAN 880
NORFOLK COUNTY

CAUTION :

LEGEND

SYMBOL	DENOTES	SET MONUMENT
□	FOUND MONUMENT	IRON BAR
■	ROUND IRON BAR	STANDARD IRON BAR
IB	SHORT STANDARD IRON BAR	DECIDUOUS TREE
SIB	CONIFEROUS TREE	DIAMETER (millimetres)
SSIB	METAL UTILITY POLE	PROPOSED SWALE
DEC		
CON		
ø		
UP		

ELEVATION NOTE :

ELEVATIONS SHOWN HEREON ARE GEODETIC
and ARE DERIVED FROM CANSEL CAN-NET
REAL TIME NETWORK OBSERVATION,
UTM ZONE 17, NAD83 (CSRS) (2010).

ELEVATION REFERENCE DATUM IS CGVD28:78

Date: 2 August, 2023.

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

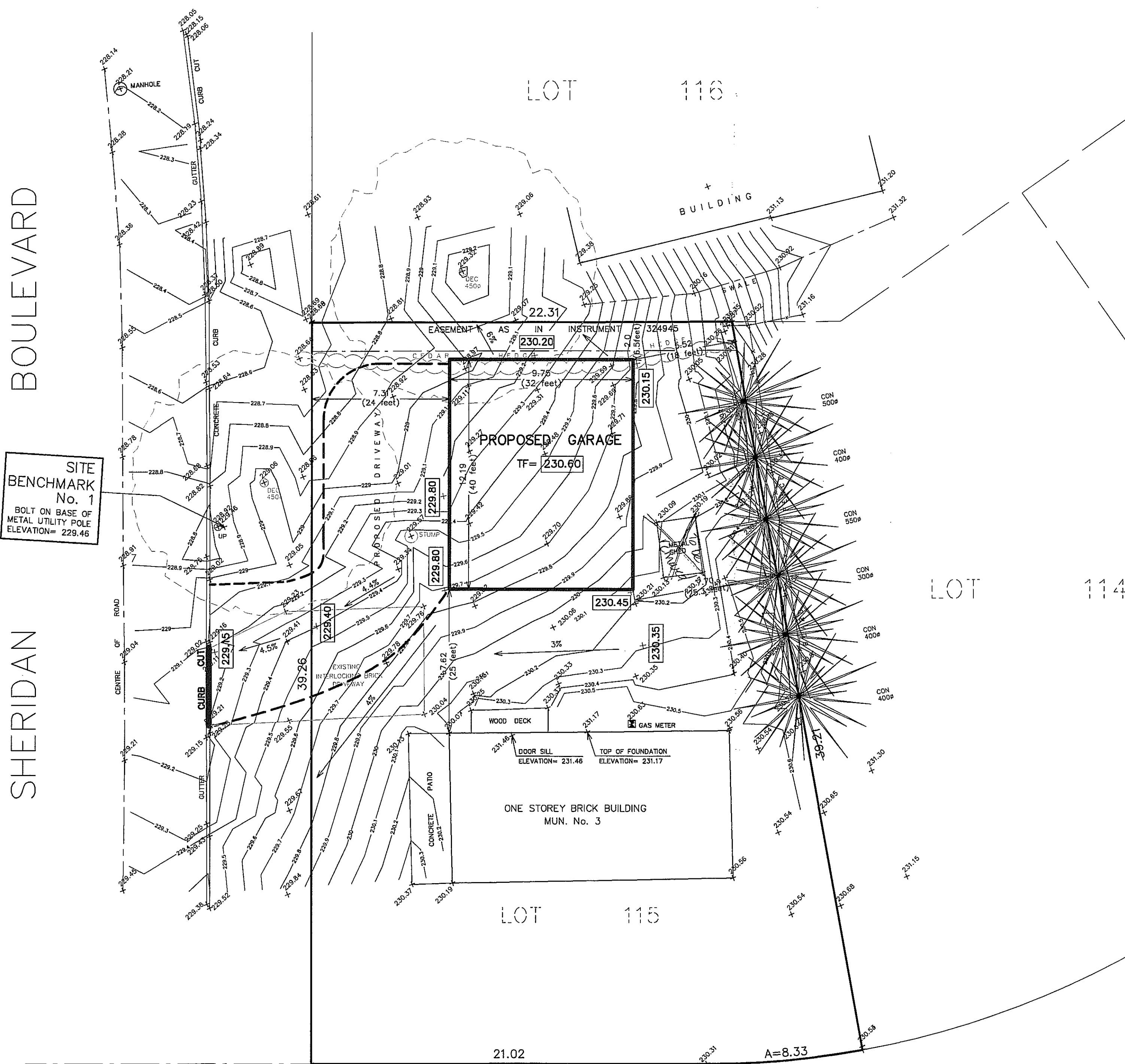
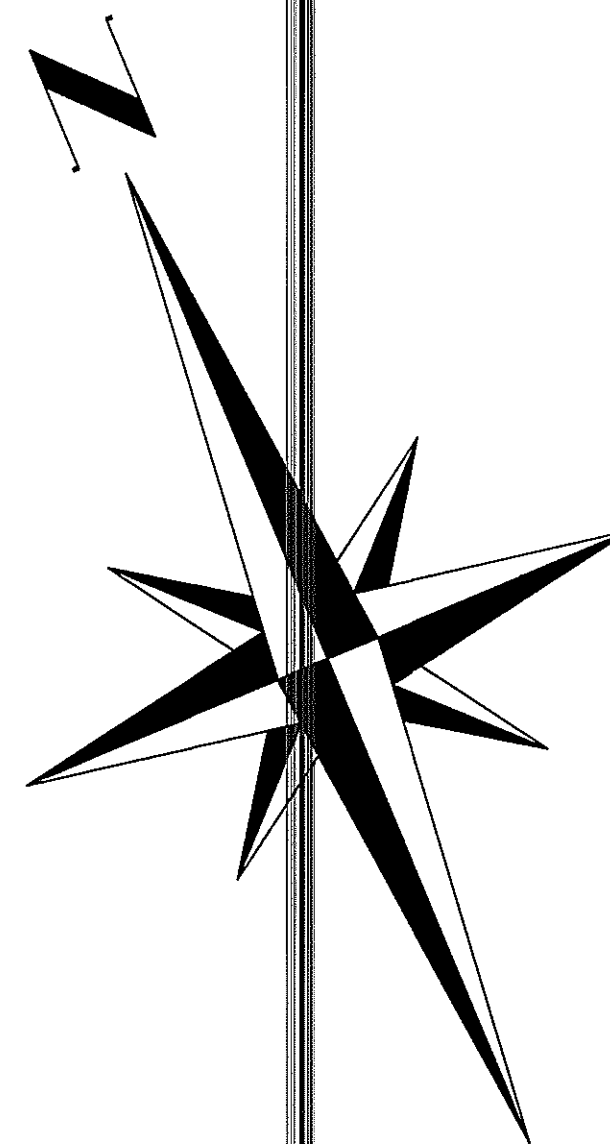
GRADING PLAN

SCALE - 1 : 150

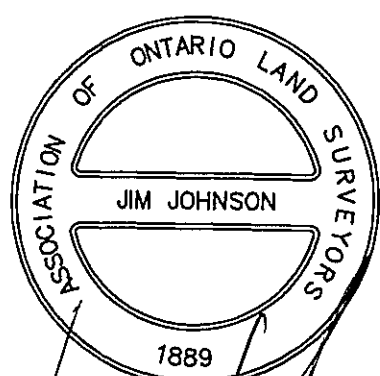
5 4 3 2 1 0 5 10 Metres

WEST & RUUSKA LTD.

© COPYRIGHT, 2023.



THORNCLIFFE ROAD



GEOGRAPHIC INFORMATION:

LOT 115
REGISTERED PLAN 880
NORFOLK COUNTY

NOTE:

SKETCH IS AN ORIGINAL IF EMBOSSED BY THE SURVEYOR'S SEAL, OR CERTIFIED ELECTRONIC PDF VERSION.
THIS PLAN HAS BEEN COMPILED FROM FIELD MEASUREMENTS and FROM PREVIOUS RECORDS.

CAUTION :

UNDERGROUND SERVICES TO BE LOCATED BY CONTRACTOR/OWNER PRIOR TO ANY EXCAVATION.
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
THIS SKETCH IS PROTECTED BY COPYRIGHT ©

LEGEND

DENOTES		
□	SET MONUMENT	
IB	FOUND MONUMENT	
IBØ	IRON BAR	
SSIB	ROUND IRON BAR	
SSIB	STANDARD IRON BAR	
DEC	SHORT STANDARD IRON BAR	
CON	DECIDUOUS TREE	
Ø	CONIFEROUS TREE	
UP	DIAMETER (millimetres)	
UP	METAL UTILITY POLE	
→	PROPOSED SWALE	
←	GENERAL DRAINAGE	
TF	TOP OF FOUNDATION ELEVATION	
UF	UNDERSIDE OF FOOTING ELEVATION	
FF	FINISHED FLOOR ELEVATION	
230.00	ACTUAL FIELD ELEVATION	
230.00	DESIGN ELEVATION	

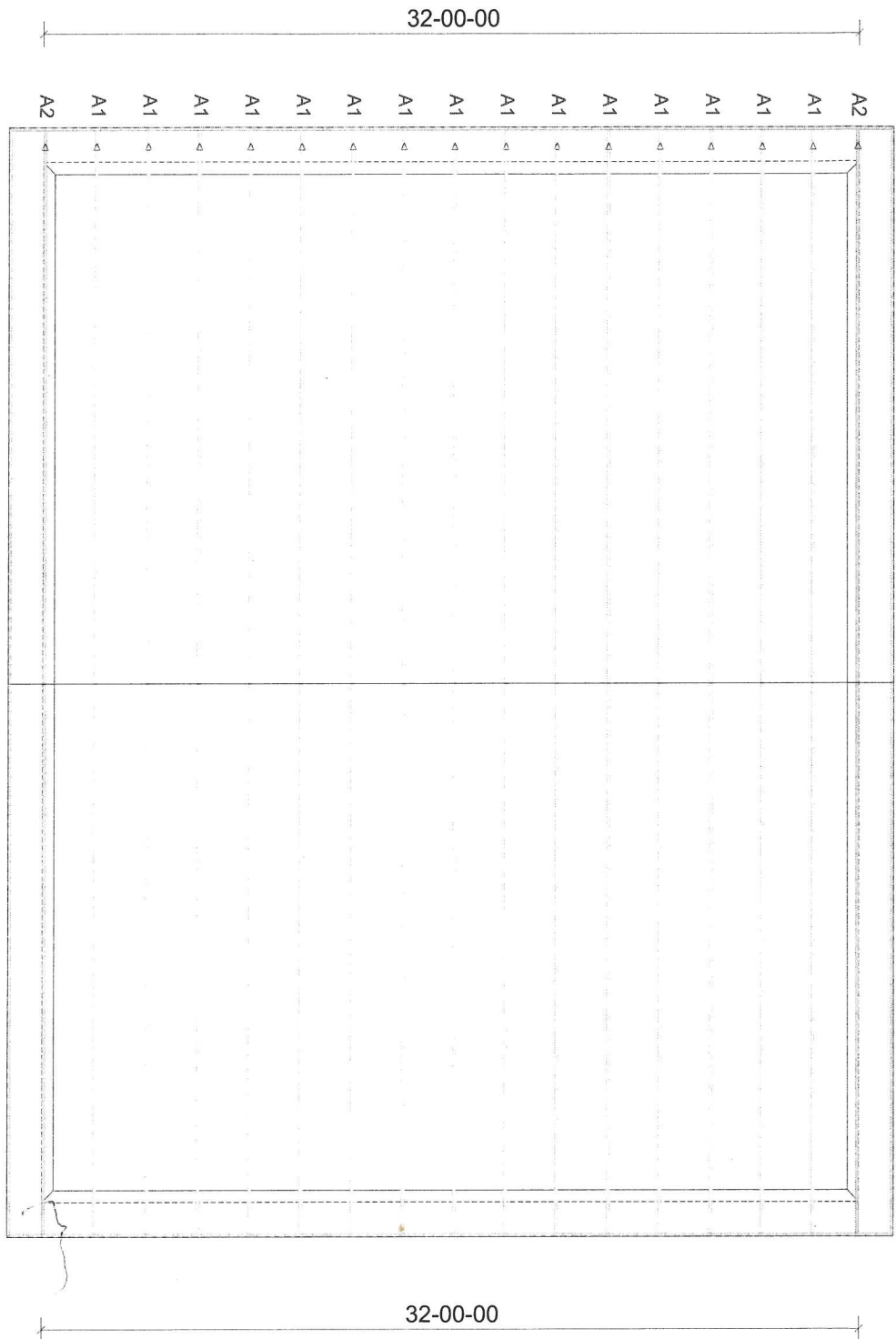
ELEVATION NOTE :

ELEVATIONS SHOWN HEREON ARE GEODETIC and ARE DERIVED FROM CANSEL CAN-NET REAL TIME NETWORK OBSERVATION, UTM ZONE 17, NAD83 (CSRS) (2010).

ELEVATION REFERENCE DATUM IS CGVD28:78

Date: 2 August, 2023.

 WEST & RUUSKA LTD. Land Surveyors			
17 NELSON STREET,	BRANTFORD,	ONTARIO,	N3T 2M6
Telephone (519)752-8641			
DRAWN BY: Ted S. KUTYLAK, CST, CBT		CHECKED BY:	B230139



Estimation		
Name	Selection	Formula
Horizontal Overhang Lines	1st Floor	Horizontal Overhang Lines
Raked Overhang Lines	1st Floor	Raked Overhang Lines
Roof Area	1st Floor	Roof Area
		Calculation
		69.33
		89.95
		1559.12

Roof Pitch = 4/12
Overhang = 16" for
Heel Height = 5'-3 3/16"
Spacing = 24" oc

Job Number: Q2300860

Job Name: Dale Collinson - 40' x 32'

Site Address:

City, Pr: Simcoe, ON

Customer: Vienna Home
Centre

Sales Rep: John Schultz

Designer: Dave Mills

Date: 7/26/2023

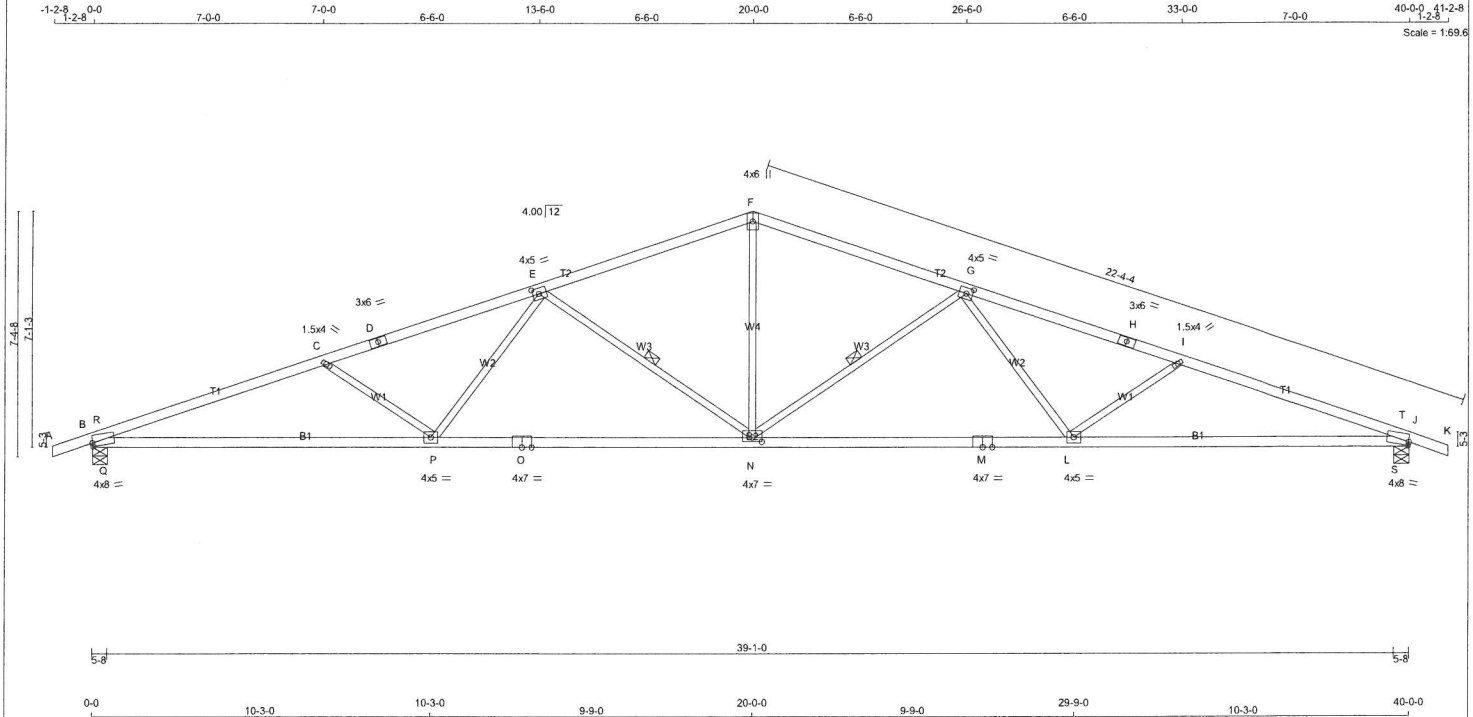


JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	Dale Collinson - 40' x 32'	DRWG NO.
Q2300860	A1	15	1	TRUSS DESC.		

Springfield Building Components, Springfield

Version 8.630 S Jan 12 2023 MiTek Industries, Inc. Wed Jul 26 08:18:08 2023 Page 1

ID:R2Zhr37JaNk7Wi?kbjo7KdyuGSs-mGz0X4vfsYAjapQuRyvWWdaHASJB4FHnlxAAloyuGNz



TOTAL WEIGHT = 15 X 130 = 1949 lb

[M][F]

LUMBER

N. L. G. A. RULES	CHORDS	SIZE	LUMBER	DESCR.
A - D	2x4	DRY	No.2	SPF
D - F	2x4	DRY	No.2	SPF
F - H	2x4	DRY	No.2	SPF
H - K	2x4	DRY	No.2	SPF
B - O	2x4	DRY	No.2	SPF
O - M	2x4	DRY	No.2	SPF
M - J	2x4	DRY	No.2	SPF

ALL WEBS 2x3 DRY, SEASONED LUMBER.

PLATES (table is in inches)

JT	TYPE	PLATES	W	LEN	Y	X
B	TMB1-m	MT20	4.0	8.0	1.25	
C	TMW+w	MT20	1.5	4.0		
D	TS-t	MT20	3.0	6.0		
E	TMWW-t	MT20	4.0	5.0	2.00	2.25
F	TTW+p	MT20	4.0	6.0		
G	TMWW-t	MT20	4.0	5.0	2.00	2.25
H	TS-t	MT20	3.0	6.0		
I	TMW+w	MT20	1.5	4.0		
J	TMB1-m	MT20	4.0	8.0	1.25	
L	BMWW-t	MT20	4.0	5.0		
M	BS-t	MT20	4.0	7.0		
N	BMWW-t	MT20	4.0	7.0	1.50	3.50
O	BS-t	MT20	4.0	7.0		
P	BMWW-t	MT20	4.0	5.0		

DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER

JT	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT BRG	REQRD BRG
	VERT	HORZ	DOWN	HORZ		
B	1994	0	1994	0	5-8	5-8
J	1994	0	1994	0	5-8	5-8

UNFACTORED REACTIONS

JT	1ST LCASE	MAX./MIN. COMPONENT REACTIONS					
		COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD
B	1397	990 / 0	0 / 0	0 / 0	0 / 0	408 / 0	0 / 0
J	1397	990 / 0	0 / 0	0 / 0	0 / 0	408 / 0	0 / 0

BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) B, J

BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 2.61 FT.
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT OR RIGID CEILING DIRECTLY APPLIED.

ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.

1 LATERAL BRACE(S) AT 1/2 LENGTH OF G-N, E-N.

LOADING

TOTAL LOAD CASES: (4)

CHORDS					WEBS				
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	LC1 MAX (CSI (LC))	MAX. UNBRACED LENGTH	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. UNBRACED LENGTH	MAX. FACTORED FORCE (LBS)	
FR-TO		FROM	TO		FR-TO				
A-B	0 / 11	-77.4	-77.4	0.08 (1)	10.00	N-F	0 / 1478	0.33 (1)	
B-R	-4962 / 0	-77.4	-77.4	0.60 (1)	2.61	N-G	-1110 / 0	0.49 (1)	
R-C	-4729 / 0	-77.4	-77.4	0.89 (1)	2.72	G-L	0 / 595	0.13 (1)	
C-D	-4259 / 0	-77.4	-77.4	0.77 (1)	2.91	L-I	-544 / 0	0.16 (1)	
D-E	-4259 / 0	-77.4	-77.4	0.77 (1)	2.91	E-N	-1110 / 0	0.49 (1)	
E-F	-2979 / 0	-77.4	-77.4	0.58 (1)	3.57	P-E	0 / 595	0.13 (1)	
F-G	-2979 / 0	-77.4	-77.4	0.58 (1)	3.57	C-P	-544 / 0	0.16 (1)	
G-H	-4259 / 0	-77.4	-77.4	0.77 (1)	2.91	Q-R	0 / 456	0.00 (1)	
H-I	-4259 / 0	-77.4	-77.4	0.77 (1)	2.91	S-T	0 / 456	0.00 (1)	
I-T	-4729 / 0	-77.4	-77.4	0.89 (1)	2.72				
T-J	-4962 / 0	-77.4	-77.4	0.60 (1)	2.61				
J-K	0 / 11	-77.4	-77.4	0.08 (1)	10.00				
B-Q	0 / 4481	-17.5	-17.5	0.90 (1)	10.00				
Q-P	0 / 4481	-17.5	-17.5	0.90 (1)	10.00				
P-O	0 / 3711	-17.5	-17.5	0.79 (1)	10.00				
O-N	0 / 3711	-17.5	-17.5	0.79 (1)	10.00				
N-M	0 / 3711	-17.5	-17.5	0.79 (1)	10.00				
M-L	0 / 3711	-17.5	-17.5	0.79 (1)	10.00				
L-S	0 / 4481	-17.5	-17.5	0.90 (1)	10.00				
S-J	0 / 4481	-17.5	-17.5	0.90 (1)	10.00				

DESIGN CRITERIA

SPECIFIED LOADS:

TOP CH.	LL	=	23.3	PSF
	DL	=	3.0	PSF
BOT CH.	LL	=	0.0	PSF
	DL	=	7.0	PSF
TOTAL LOAD	=	33.3	PSF	

SPACING = 24.0 IN./C

THIS DESIGN COMPLIES WITH:
- PART 9 OF CBC 2018, NBC-2019AE
- PART 9 OF OBC 2012 (2019 AMENDMENT)
- CSA 086-14
- TPIC 2014

(55 % OF 27.2 P.S.F. G.S.L. PLUS 8.4 P.S.F. RAIN LOAD) EQUALS 23.3 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (1.33")
CALCULATED VERT. DEFL.(LL) = L/999 (0.43")
ALLOWABLE DEFL.(TL)= L/360 (1.33")
CALCULATED VERT. DEFL.(TL) = L/596 (0.80")

CSI: TC=0.89/1.00 (C-R:1), BC=0.90/1.00 (B-Q:1), WB=0.49/1.00 (G-N:1), SSI=0.55/1.00 (B-R:1)

DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10
COMP=1.10 SHEAR=1.10 TENS= 1.10

COMPANION LIVE LOAD FACTOR = 1.00

TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES
PLATE GRIP(DRY) SHEAR SECTION
(PSI) (PLI) (PLI)
MAX MIN MAX MIN MAX MIN
MT20 650 371 1747 788 1987 1873

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

CONTINUED ON PAGE 2

JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	Dale Collinson - 40' x 32'	DRWG NO.
Q2300860	A1	15	1	TRUSS DESC.		

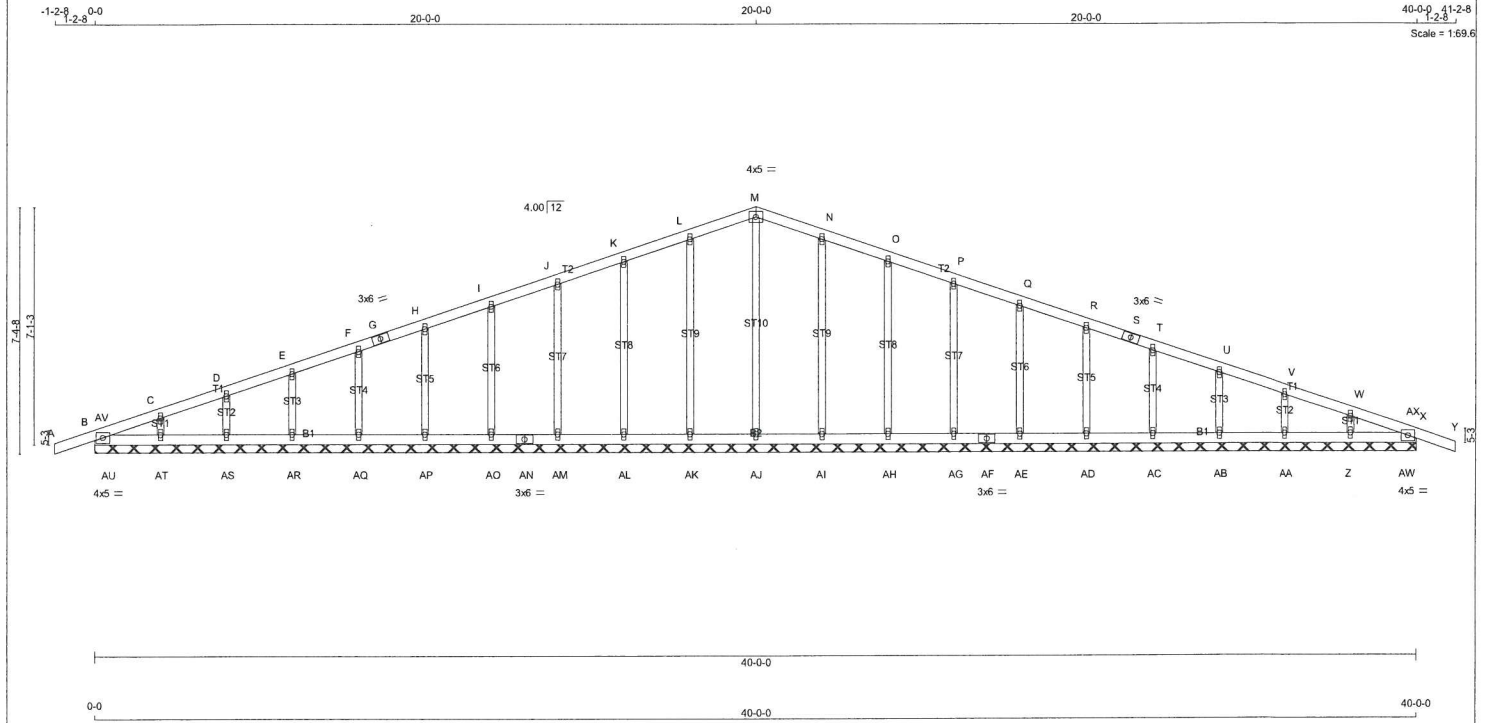
Springfield Building Components, Springfield

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JSI GRIP= 0.90 (N) (INPUT = 0.90)
JSI METAL= 0.86 (O) (INPUT = 1.00)



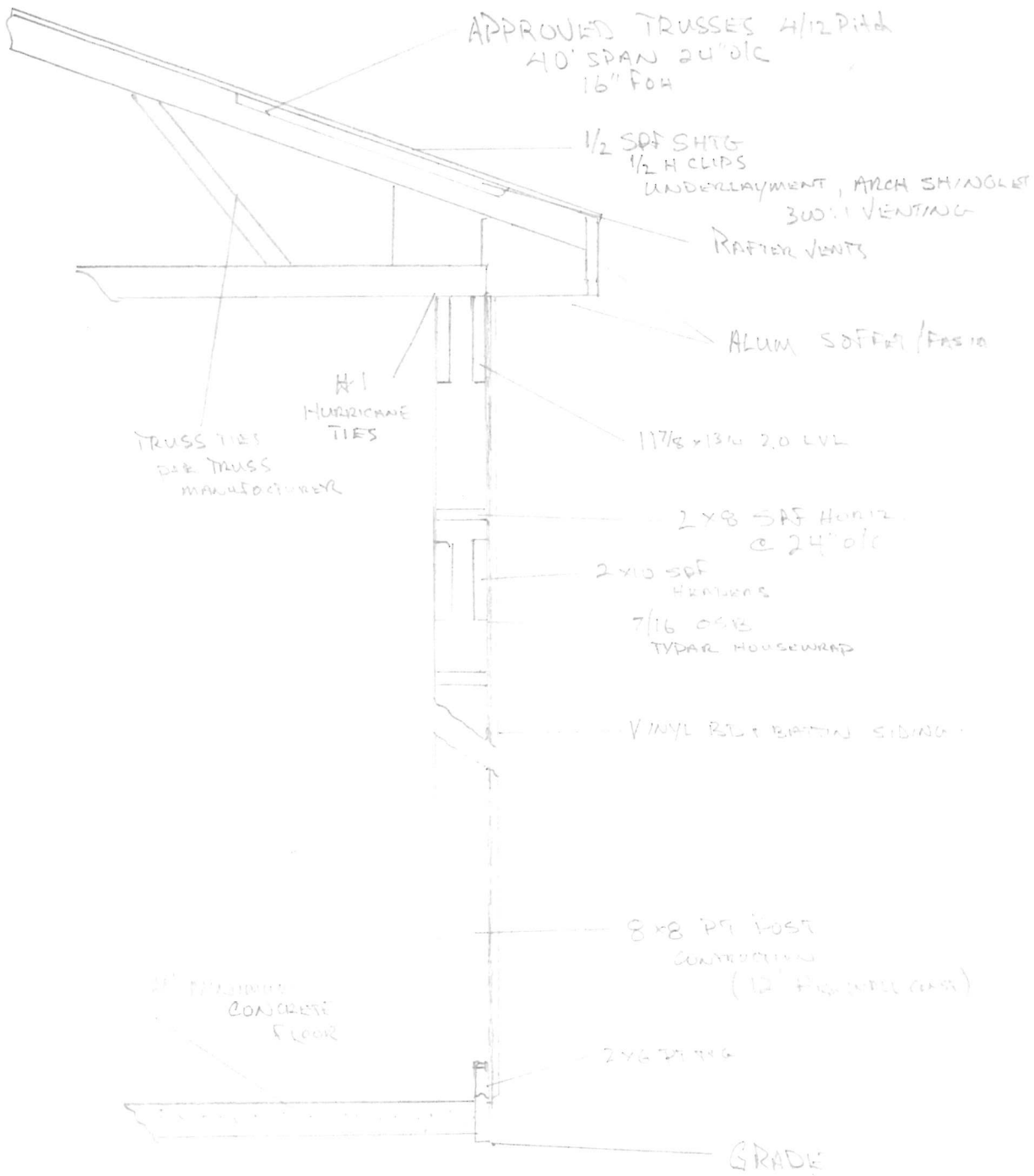
JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	Date Collinson - 40' x 32'	DRWG NO.
Q2300860	A2	2	1	TRUSS DESC.		
Springfield Building Components, Springfield				Version 8.630 S Jan 12 2023 MiTek Industries, Inc. Wed Jul 26 08:18:09 2023 Page 1		
ID:R2Zhr37JaNk7Wi?kbo7KdyuGSs-ETXOIQwHdrlaBz?4fRI3q7eUstBpoHx_bvkHEyuGNy						



LUMBER				DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER				DESIGN CRITERIA			
N. L. G. A. RULES				BEARINGS				SPECIFIED LOADS:			
CHORDS	SIZE	LUMBER	DESCR.	THIS TRUSS DESIGNED FOR CONTINUOUS BEARINGS.				TOP CH.	LL = 23.3	PSF	
A - G	2x4	DRY	No.2	THIS TRUSS REQUIRES RIGID SHEATHING ON EXPOSED FACE.					DL = 3.0	PSF	
G - M	2x4	DRY	No.2	BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S)				BOT CH.	LL = 0.0	PSF	
M - S	2x4	DRY	No.2	BRACING					DL = 7.0	PSF	
S - Y	2x4	DRY	No.2	TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT.				TOTAL LOAD	= 33.3	PSF	
B - AN	2x4	DRY	No.2	MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT OR RIGID CEILING DIRECTLY APPLIED.				SPACING = 24.0 IN. C/C			
AN- AF	2x4	DRY	No.2	ALL PITCH BREAKS AND PERIMETER CORNER JOINTS MUST BE Laterally RESTRAINED.				THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2015			
AF- X	2x4	DRY	No.2	LOADING				THIS DESIGN COMPLIES WITH:			
ALL WEBS 2x3 DRY No.2 SPF				TOTAL LOAD CASES: (4)				- PART 9 OF BCBC 2018, NBC-2019AE			
ALL GABLE WEBS 2x3 DRY No.2 SPF								- PART 9 OF OBC 2012 (2019 AMENDMENT)			
GABLE STUDS SPACED AT 2'-0" OC.								- CSA 086-14			
								- TPIC 2014			
								(55 % OF 27.2 P.S.F. G.S.L. PLUS 8.4 P.S.F. RAIN LOAD) EQUALS 23.3 P.S.F. SPECIFIED ROOF LIVE LOAD			
PLATES (table is in inches)								CSI: TC=0.08/1.00 (A-B:1), BC=0.02/1.00 (B-AU:1), WB=0.12/1.00 (N-AI:1), SSI=0.07/1.00 (A-B:1)			
JT TYPE	PLATES	W	LEN Y X					DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10 COMP=1.10 SHEAR=1.10 TENS= 1.10			
B TMB1-I	MT20	4.0	5.0					COMPANION LIVE LOAD FACTOR = 1.00			
C, D, E, F, H, I, J, K, L, N, O, P, Q, R, T, U, V, W								TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.			
C TMW+w	MT20	1.5	4.0					NAIL VALUES			
G TS-t	MT20	3.0	6.0					PLATE GRIP(DRY) SHEAR SECTION (PSI) (PLI) (PLI)			
M TTW-p	MT20	4.0	5.0					MAX MIN MAX MIN MAX MIN			
S TS-t	MT20	3.0	6.0					MT20 650 371 1747 788 1987 1873			
X TMB1-I	MT20	4.0	5.0					PLATE PLACEMENT TOL = 0.250 inches			
Z, AA, AB, AC, AD, AE, AG, AH, AI, AJ, AK, AL, AM, AO, AP, AQ, AR, AS, AT								PLATE ROTATION TOL = 5.0 Deg.			
Z BMW1+w	MT20	1.5	4.0					JSI GRIP= 0.51 (H) (INPUT = 0.90)			
AF BS-t	MT20	3.0	6.0					JSI METAL= 0.07 (N) (INPUT = 1.00)			
AN BS-t	MT20	3.0	6.0								

JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	Dale Collinson - 40' x 32'	DRWG NO.
Q2300860	A2	2	1	TRUSS DESC.		

LOADING									
TOTAL LOAD CASES: (4)									
C H O R D S					W E B S				
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	LC1	MAX	MAX. UNBRAC	MEMB.	MAX. FACTORED FORCE (LBS)	MAX	CSI (LC)
FR-TO		FROM TO			LENGTH	FR-TO			
AI-AH	0 / 4	-17.5	-17.5	0.01 (4)	10.00				
AH-AG	0 / 6	-17.5	-17.5	0.01 (4)	10.00				
AG-AF	0 / 7	-17.5	-17.5	0.01 (4)	10.00				
AF-AE	0 / 7	-17.5	-17.5	0.01 (4)	10.00				
AE-AD	0 / 9	-17.5	-17.5	0.01 (4)	10.00				
AD-AC	0 / 11	-17.5	-17.5	0.01 (4)	10.00				
AC-AB	0 / 14	-17.5	-17.5	0.01 (4)	10.00				
AB-AA	0 / 17	-17.5	-17.5	0.01 (4)	10.00				
AA- Z	0 / 22	-17.5	-17.5	0.02 (1)	10.00				
Z-AW	0 / 31	-17.5	-17.5	0.02 (1)	10.00				
AW- X	0 / 31	-17.5	-17.5	0.02 (1)	10.00				



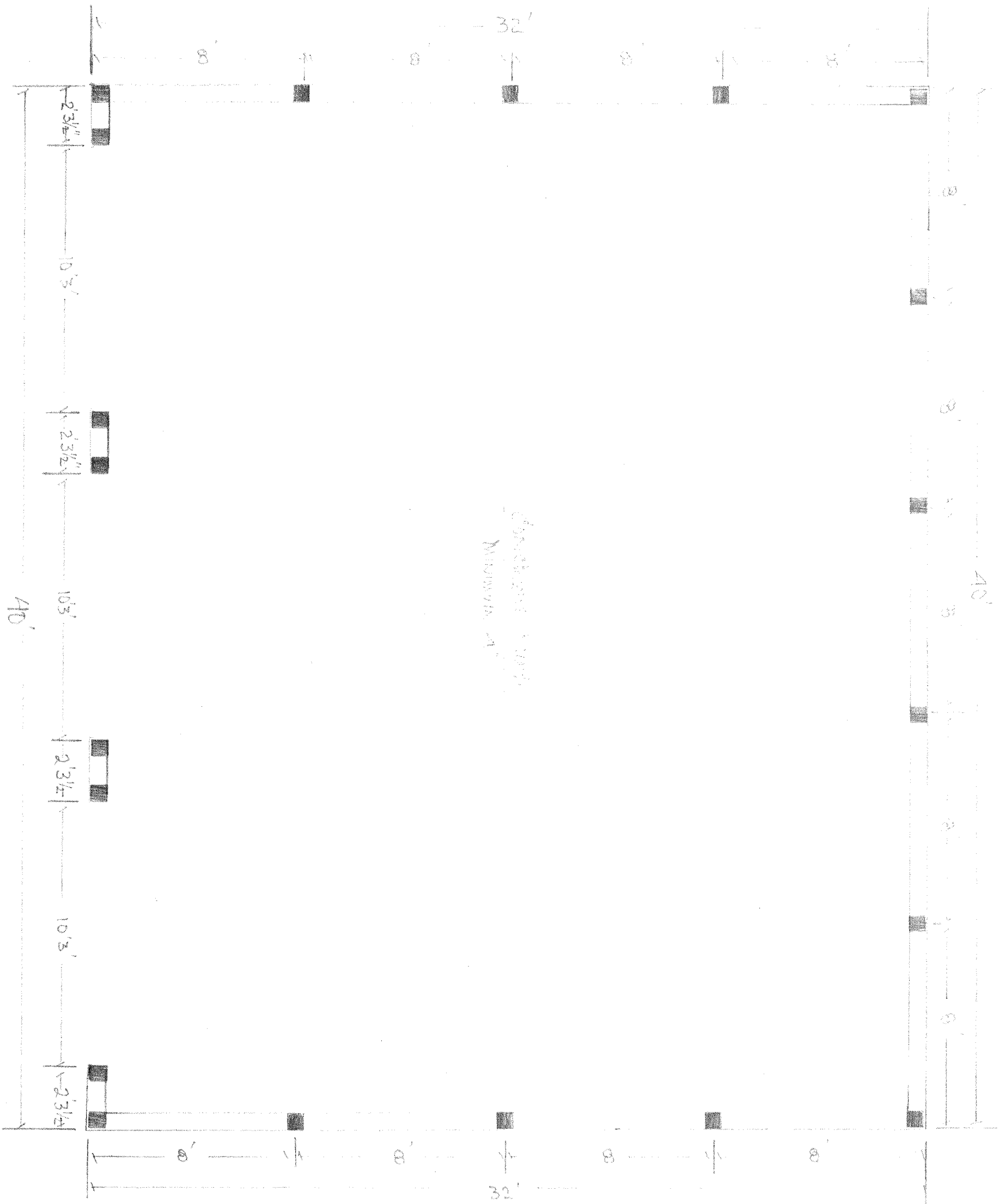
24" WIDE CONCRETE FLOOR

24" X 6" CONCRETE PAD



TYPICAL CROSS SECTION
SCALE 1/2" = 1'

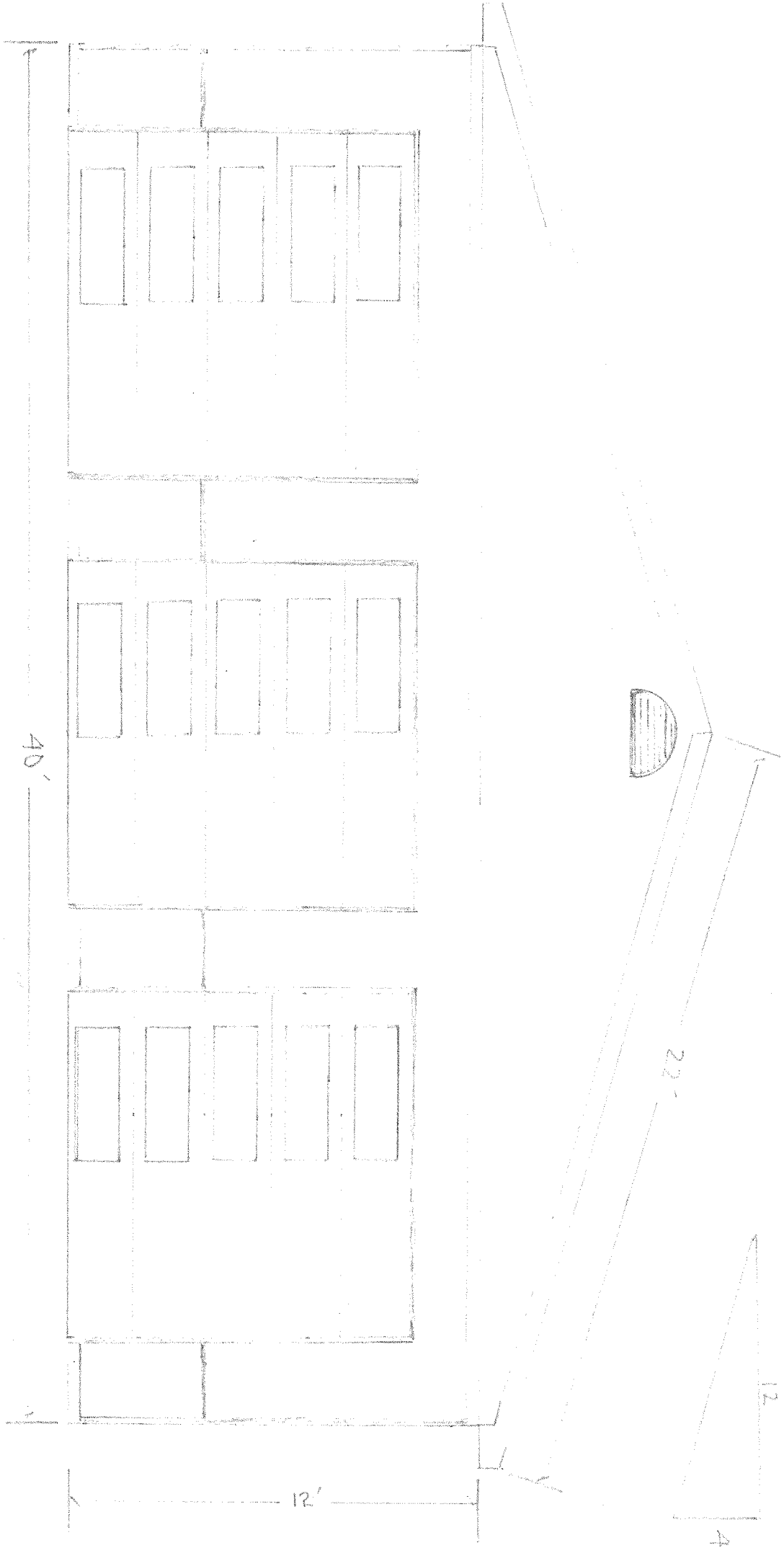
CROSS-SECTION



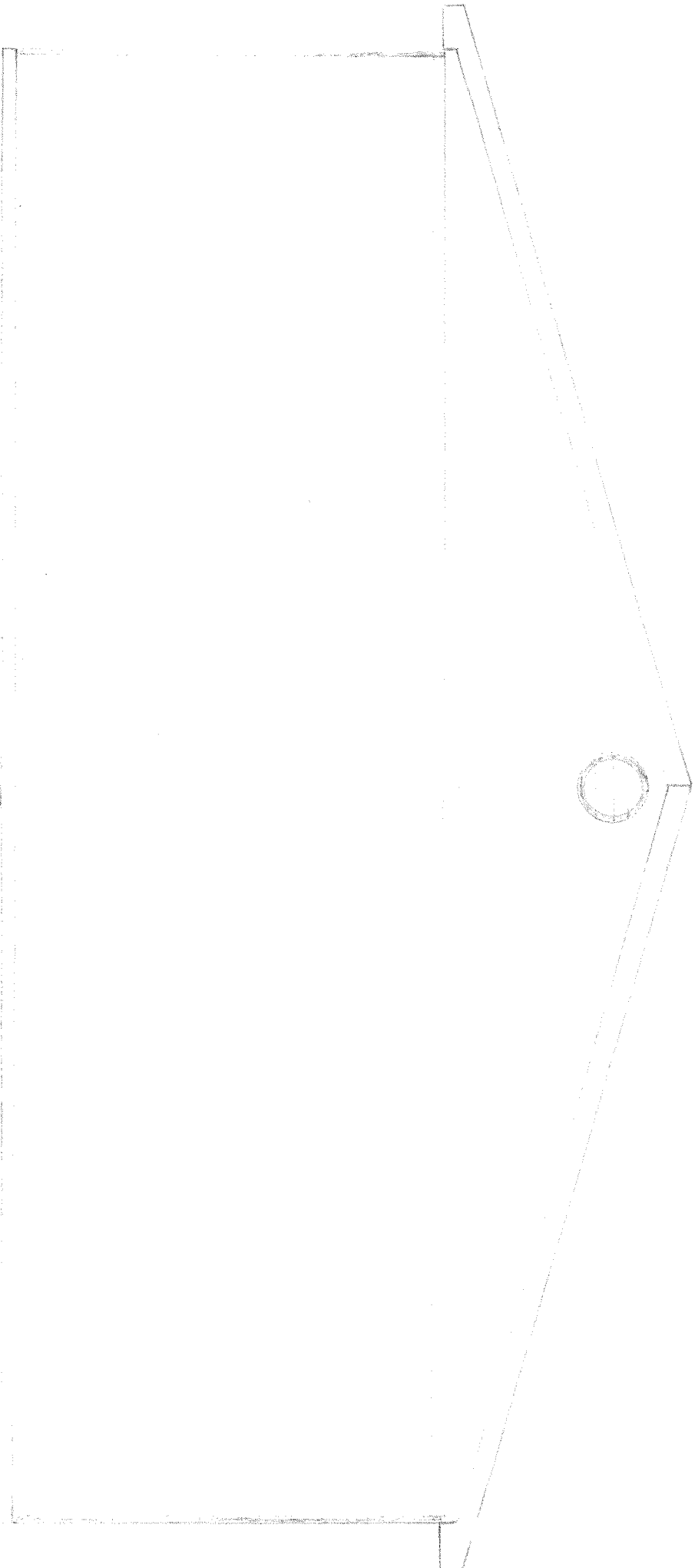
POLE FOUNDATION PLAN

GARAGE & SWOOF

SCALE
1/4" = 1'



SCALE	
1/4" = 1'	

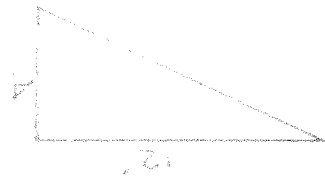
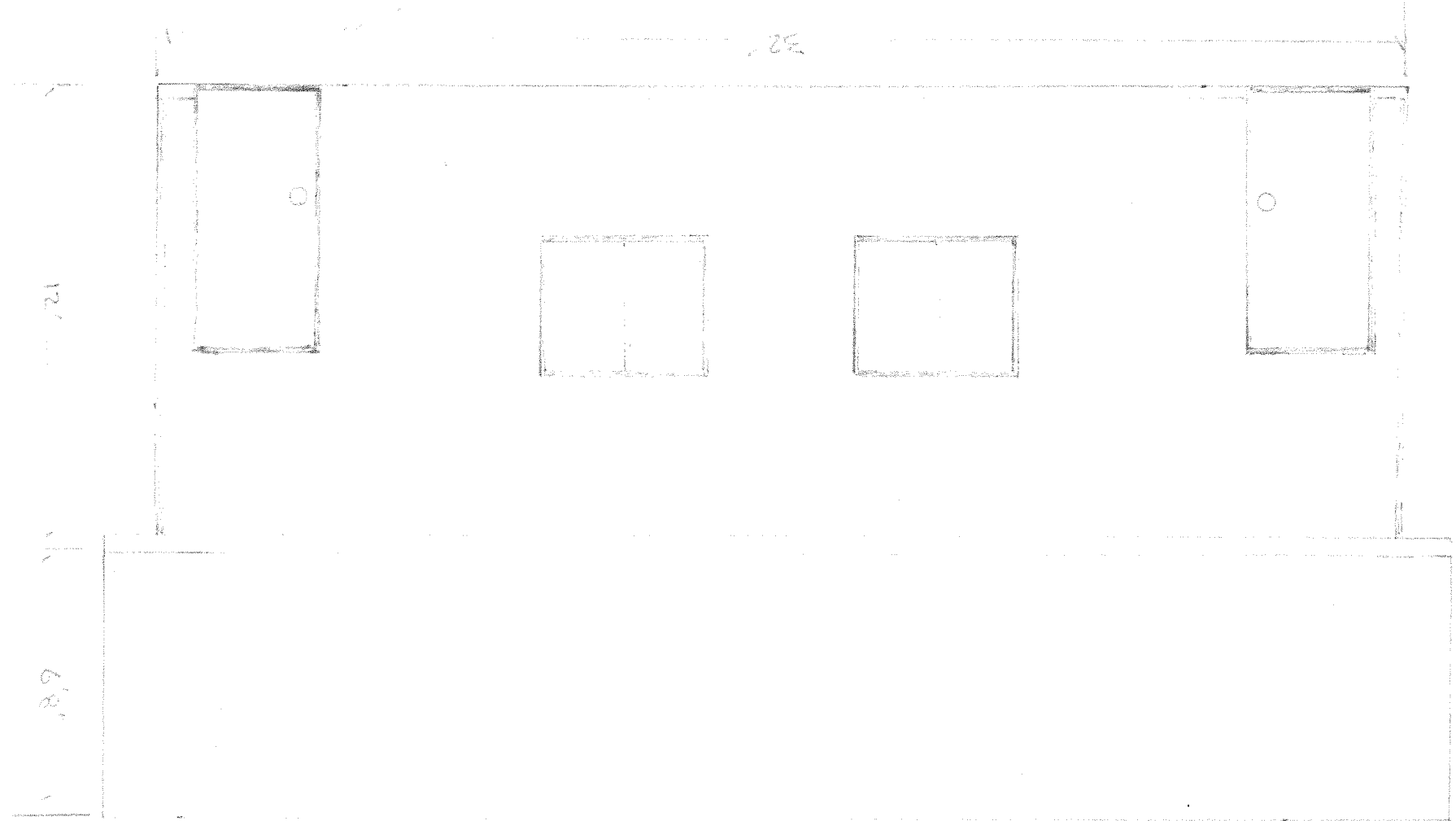


REAR ELEVATION

SCALE
1/4" = 1'

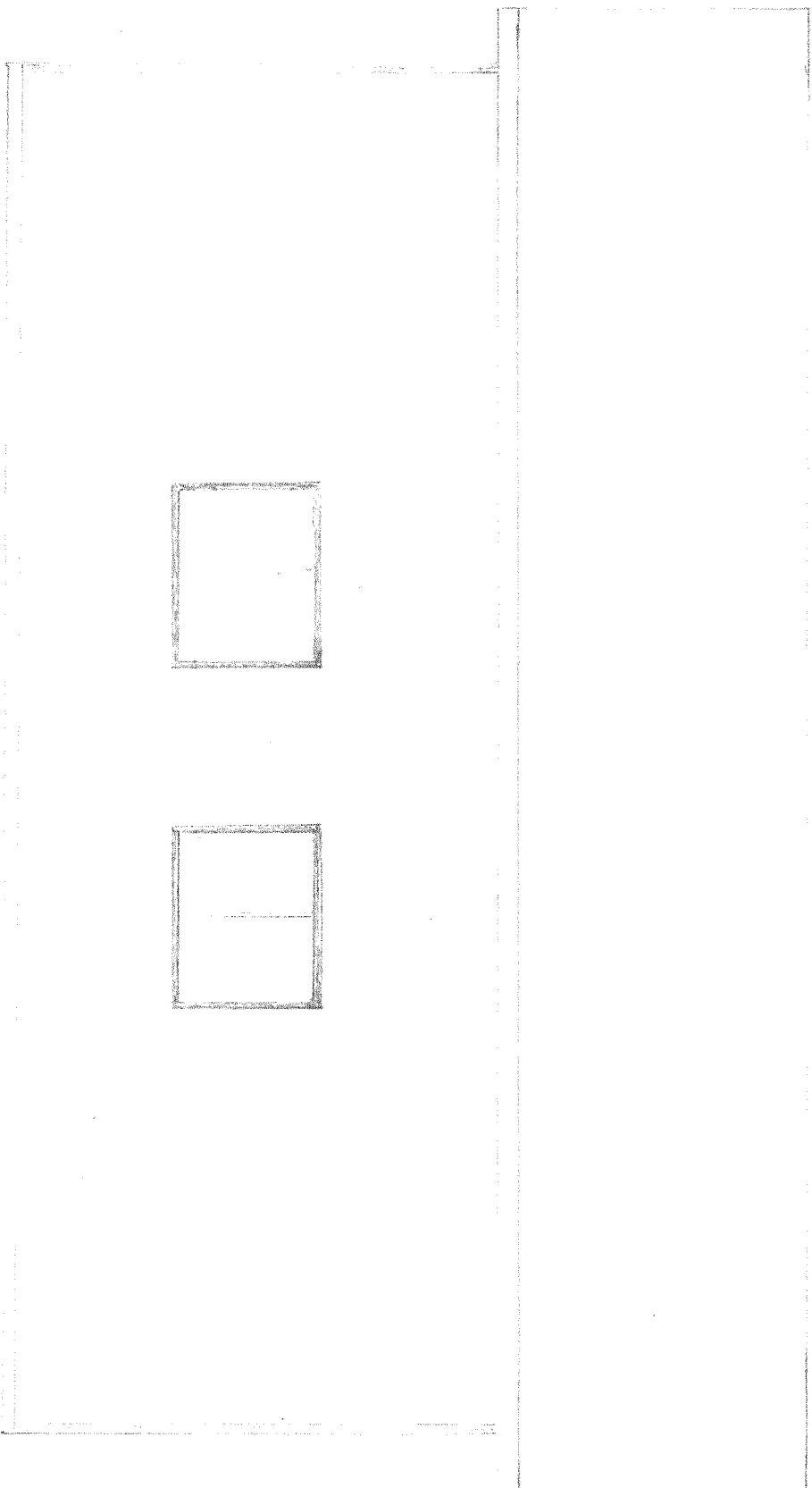
	SCALE 1/4" = 1'

SIDE ELEVATION

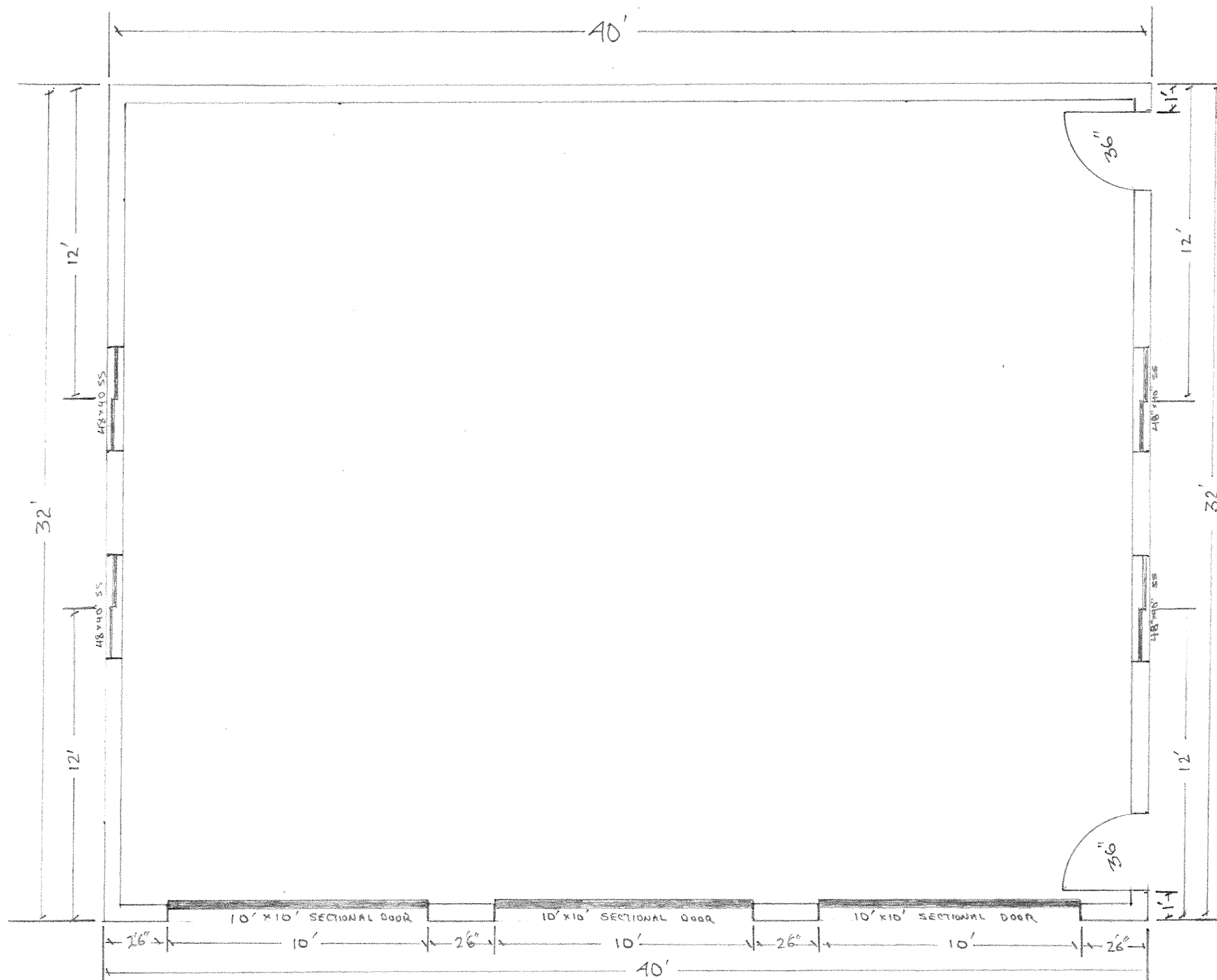


10'35" - 2'00" = 8'35"
go to height 5.9m

SIDE ELEVATION.



SCALE	
1/4" = 1'	



FLOOR PLAN

NOTE:

- 1) CONTRACTOR TO VERIFY ALL MEASUREMENT
- 2) ALL CONSTRUCTION TO MEET CURRENT O.B.C


GARAGE - SIMCOE	
SCALE 1/4" = 1'	

MAP A
CONTEXT MAP
Urban Area of SIMCOE

ANPL2023253



Legend

 Subject Lands

2020 Air Photo

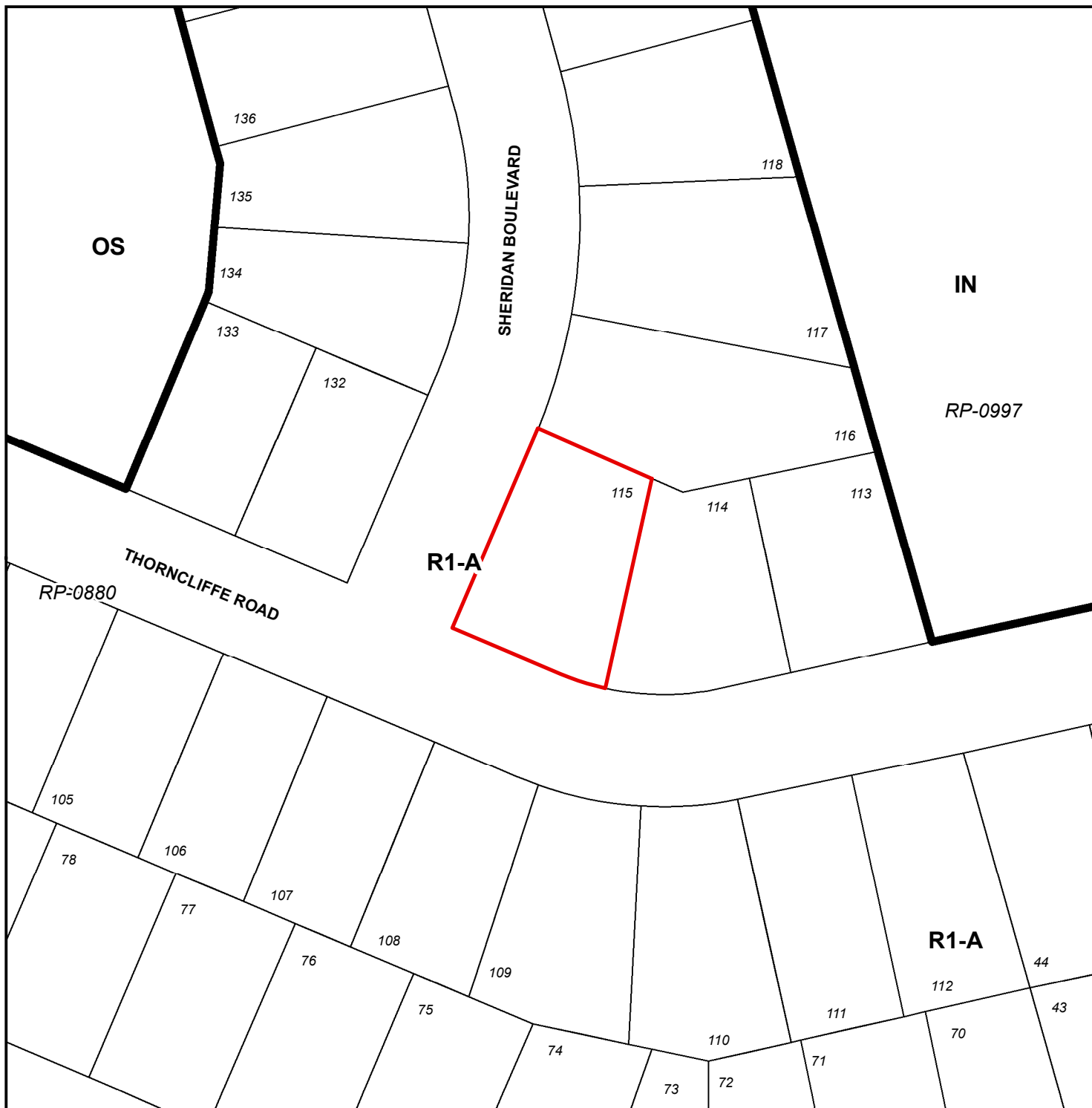
8/21/2023



20 10 0 20 40 60 80 Meters

MAP B
ZONING BY-LAW MAP
 Urban Area of SIMCOE

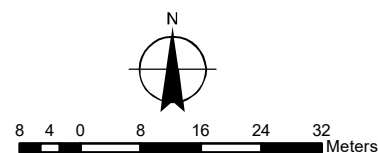
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LEGEND

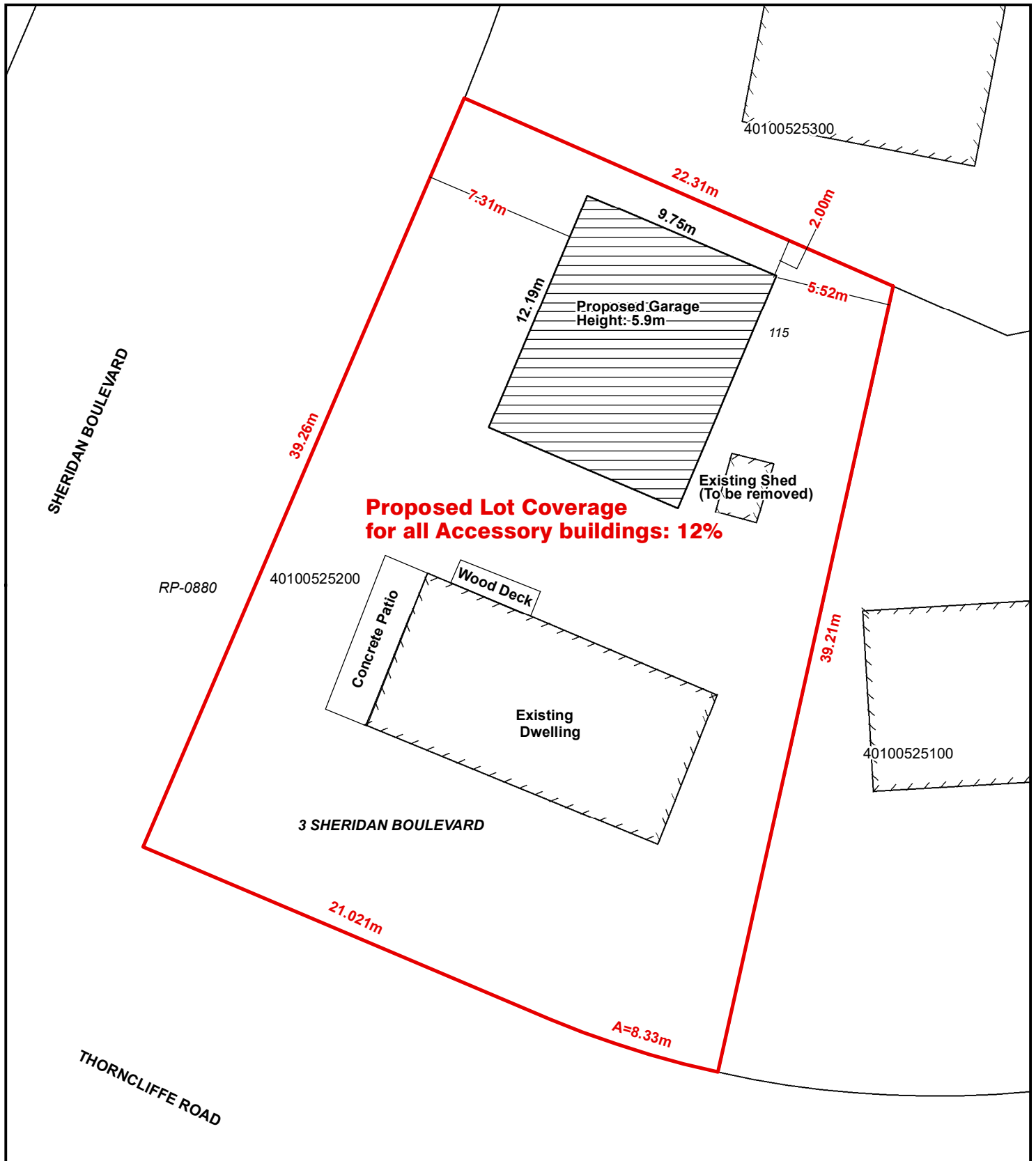
Subject Lands

(H) - Holding
 IN - Neighbourhood Institutional Zone
 OS - Open Space Zone
 R1-A - Residential R1-A Zone



CONCEPTUAL PLAN

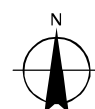
Urban Area of SIMCOE



Legend

Subject Lands

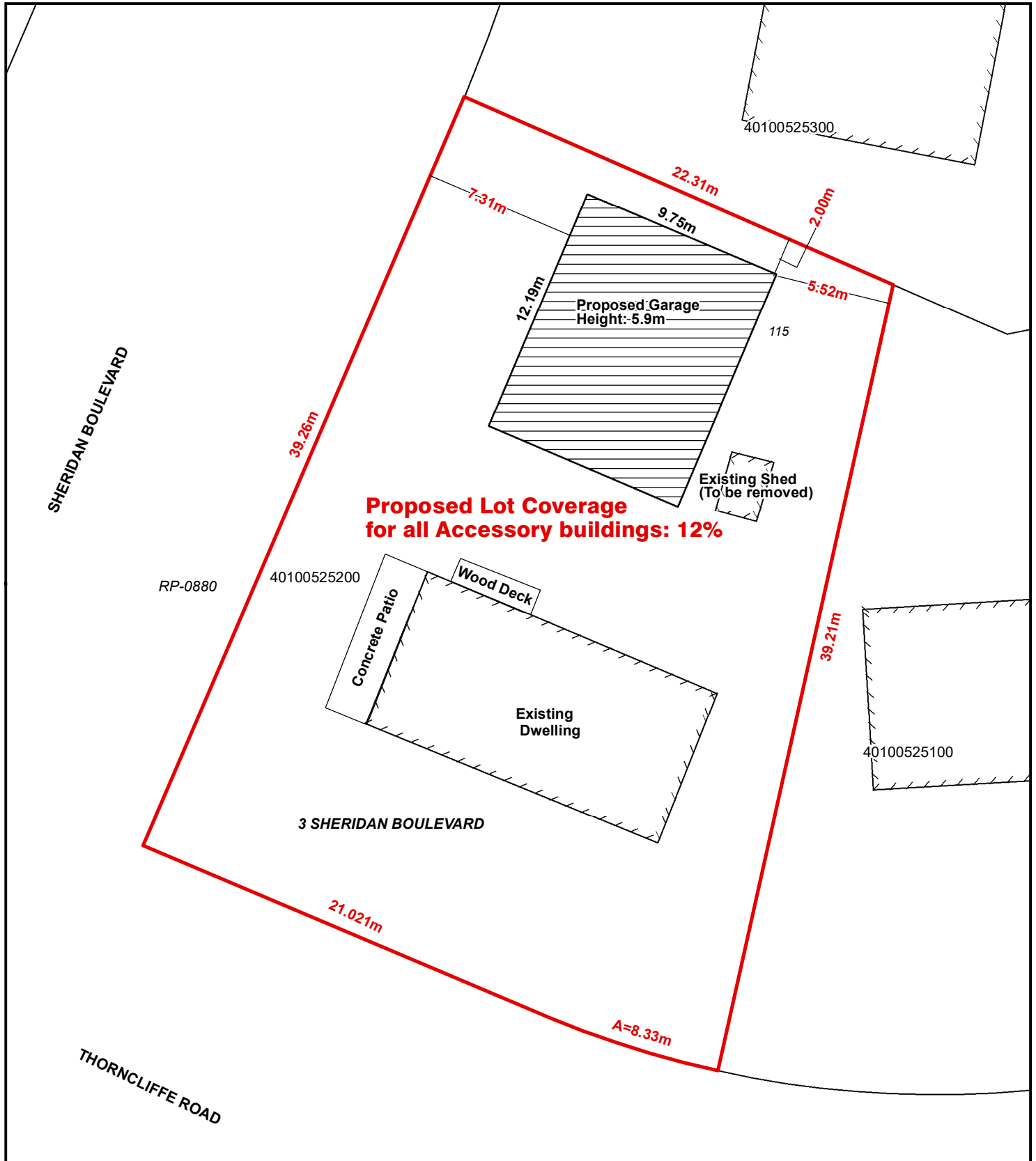
8/21/2023



2 1 0 2 4 6 8 Meters

CONCEPTUAL PLAN

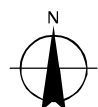
Urban Area of SIMCOE



Legend

Subject Lands

8/21/2023



2 1 0 2 4 6 8 Meters