

Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.

Planning application development fees are not required with the submission of your completed and signed development application. Your planning application fee will be determined by the planner when your application has been verified and deemed complete. Prepayments will not be accepted.

5. Completed applications are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application committee.of.adjustment@norfolkcounty.ca. Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: www.norfolkcounty.ca/planning

After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.

Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or Committee.of.Adjustment@NorfolkCounty.ca



For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	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: _____**A. Applicant Information****Name of Owner** _____ Bryan Swain & Alison High _____

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 _____ 1092 East Quarterline Road _____
Town and Postal Code _____ Langton N0E 1G0 _____
Phone Number _____ (519)983-3560 _____
Cell Number _____
Email _____ swaincarpentry@gmail.com _____

Name of Applicant _____ same as owner _____

Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Name of Agent

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:

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 19 Concession 6 South Walsingham Township

Municipal Civic Address: 1092 East Quarterline Road, Langton

Present Official Plan Designation(s): Agriculture (A)

Present Zoning: Agriculture (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

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, pool & cabana (see attached sketch)

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.

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:

Storage building (see attached sketch)

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:

9. Existing use of abutting properties:

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:

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					
Lot coverage		200 sq metres		223 sq metres	23 sq metres
Front yard					
Rear yard				7.6 m to east property line	
Height				6.22 m	
Left Interior side yard				4.5 m to north property line	
Right Interior side yard					
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces					
Other				useable floor area	

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

Size needed for storage of owned vehicles, RV, boat, tools, yard equipment.

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):

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:
Previously wooded lot.

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
☐ Other (describe below)
- ☐ Open ditches

N/A

2. Existing or proposed access to subject lands:

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

Name of road/street:

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.

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.

Bryan Swain

September 30, 2024

Owner/Applicant/Agent Signature

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 Bryan Swain & Alison High am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Bryan Swain & Alison High 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.

Bryan Swain

September 30, 2024



Owner

Date

September 30, 2024

Owner

Date

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

N. Declaration

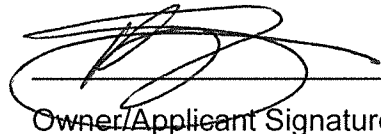
I, BRYAN SWAN of NORFOLK

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:

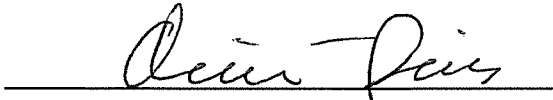
Simcoe


Owner/Applicant Signature

In Norfolk County

This 7 day of November

A.D., 20 24


A Commissioner, etc.

Olivia Catherine Davies, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires May 23, 2027.

EXISTING RESIDENTIAL
DWELLING No.
1102
ELEV. T.F.W. = 216.81m

ROAD ALLOWANCE BETWEEN LOTS 18 AND 19

PART 1

37R

2191

PART 1

37R

2191

37R

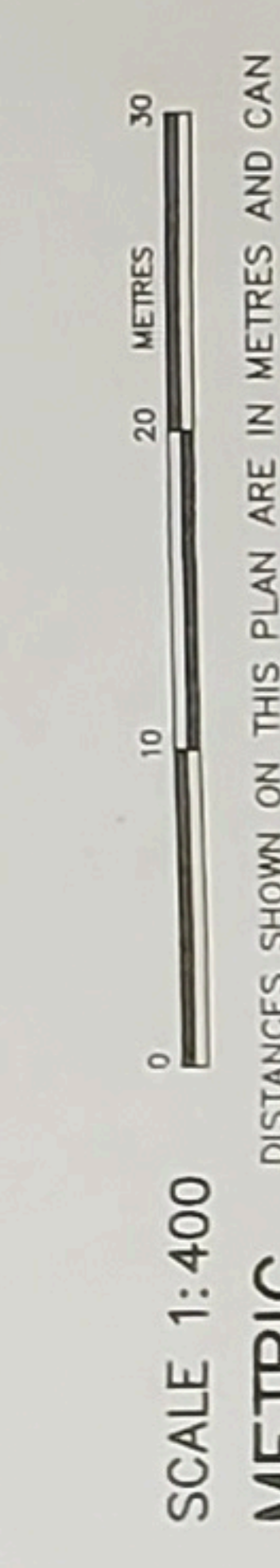
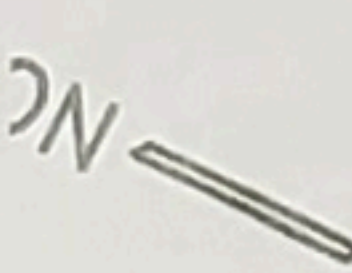
2191

37R

2191

37R

2191



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

CAUTION

- THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES
- DO NOT CONVEY FROM THIS PLAN
- THE PROPOSED BUILDING AND ITS LOCATION SHOWN HEREON MAY BE SUBJECT TO CHANGES PRIOR TO CONSTRUCTION. THIS SKETCH SHOULD NOT BE RELIED UPON AS CERTIFICATION THAT THE DWELLING WAS ACTUALLY CONSTRUCTED AS SHOWN.
- ELEVATION OF EXISTING GROUND WATER TABLE AND SOIL CONDITIONS NOT DETERMINED

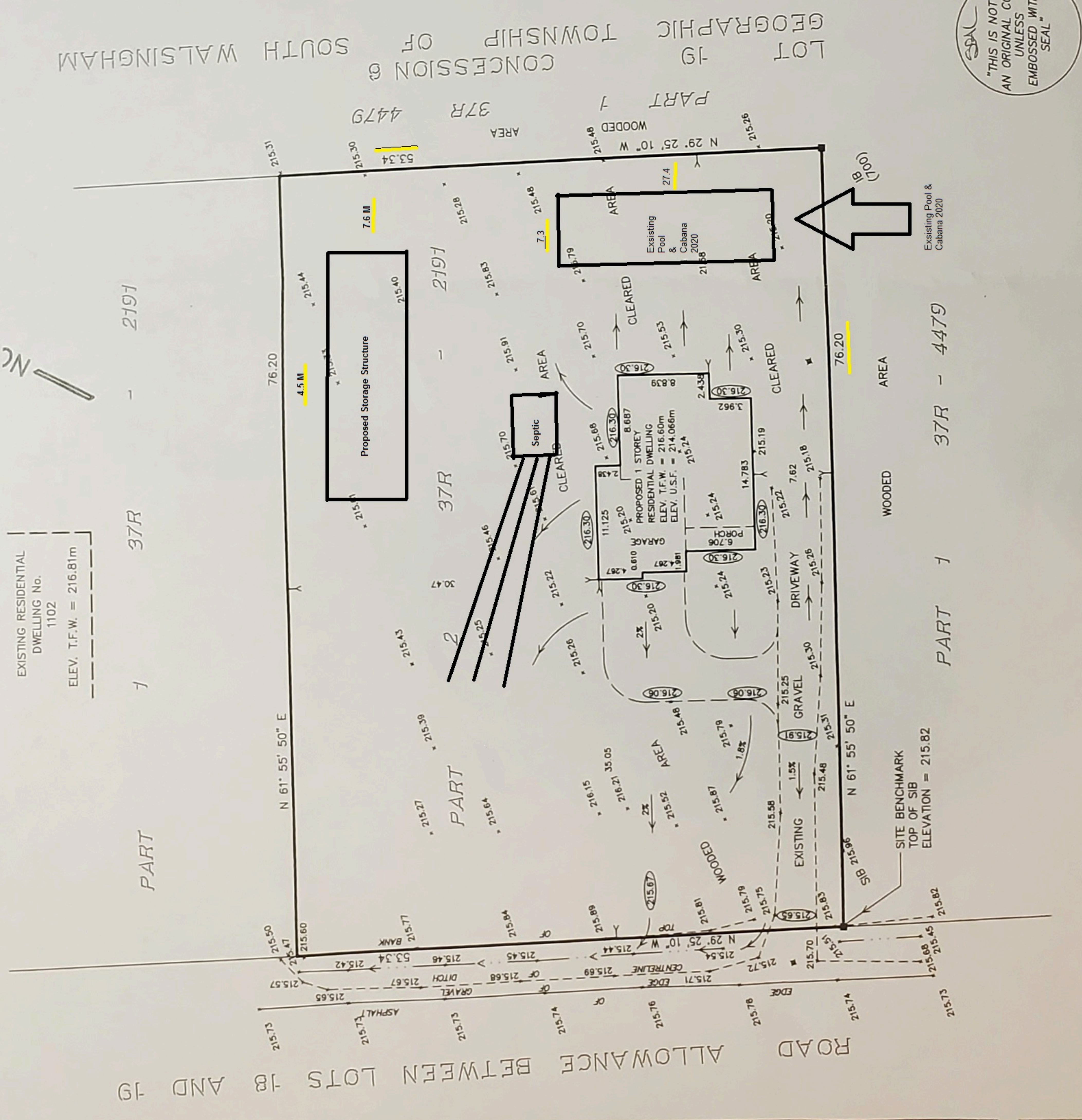
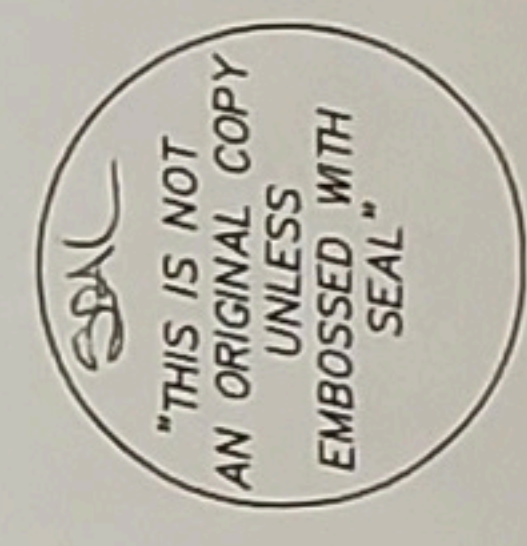
NOTES

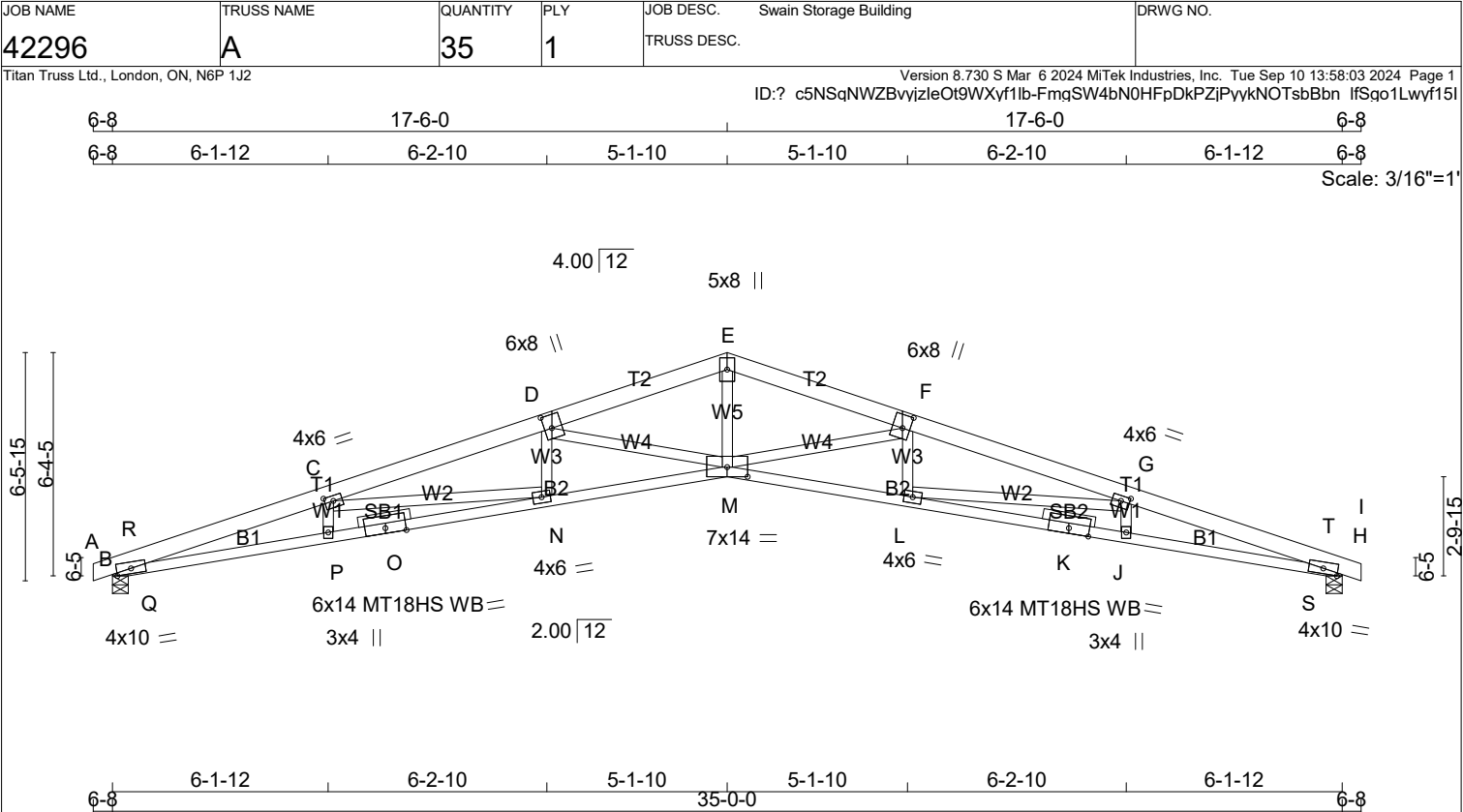
- (1) - PROPERTY DIMENSIONS ARE AS SHOWN ON DEPOSITED PLAN 37R-2191
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN (215.57) AND ARE IN METERS
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - U.S.F. DENOTES UNDERSIDE OF FOOTING
- (6) - SITE BENCHMARK TOP OF SURVEY BAR (SIB) LOCATED AT SOUTH WEST CORNER OF PART 2, 37R-2191 HAVING A GEODETIC ELEVATION OF 215.82 metres
- (7) - 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.
- (8) - SEPTIC SYSTEM TO BE DESIGNED BY OTHERS ELEVATIONS TO BE REVISED WHERE REQUIRED.
- (9) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION

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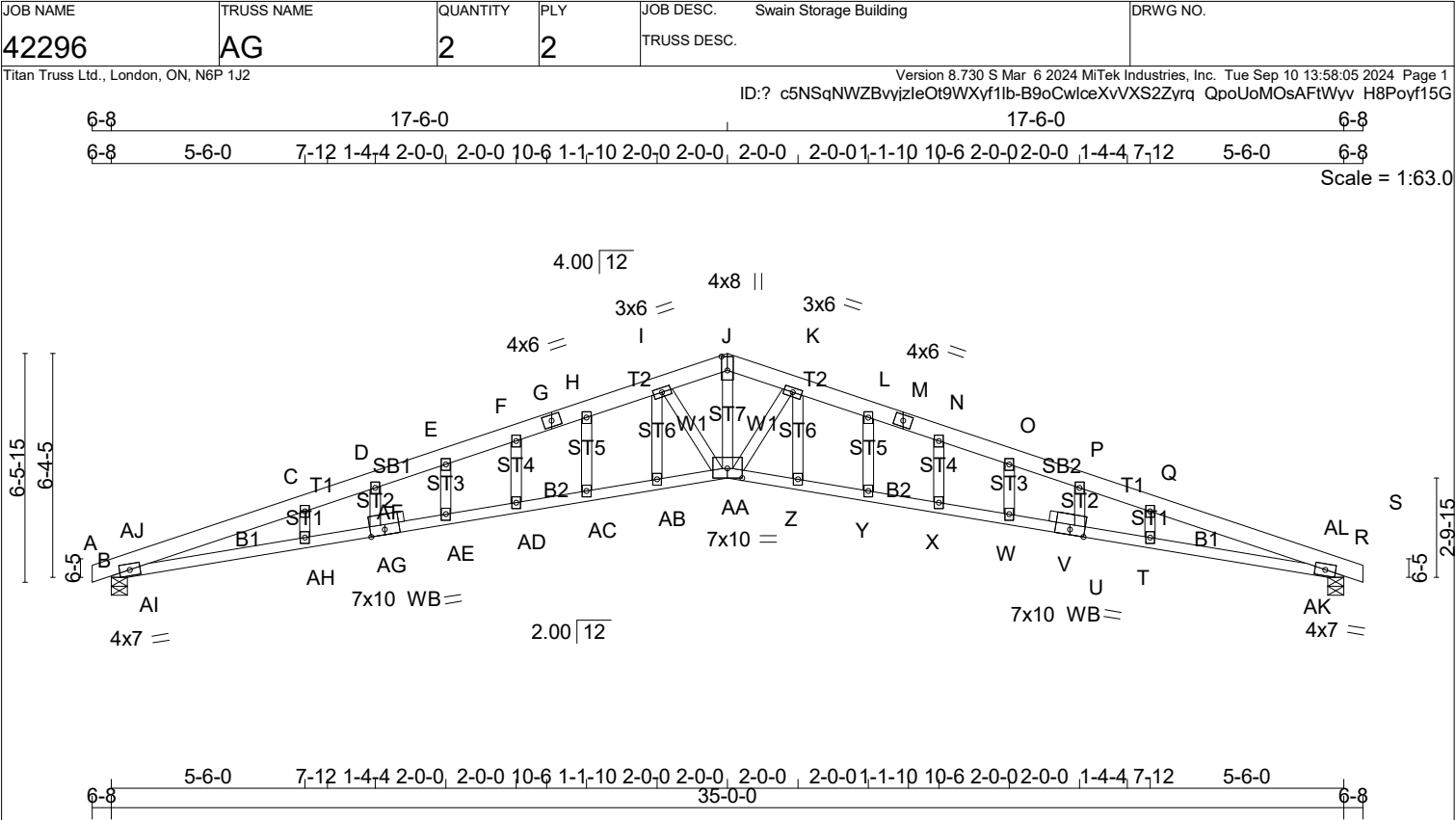
KIM HUSTED SURVEYING LTD.
ONTARIO LAND SURVEYOR
30 HARVEY STREET, TILLSONBURG, ONTARIO. N4G 3J8
PHONE: 519-842-3638 FAX: 519-842-3639

PROJECT: 11-9671 REFERENCE: FILE
DISK No.





LUMBER N. L. G. A. RULES CHORDS SIZE LUMBER DESCR. A - D 2x6 DRY 2100F 1.8E SPF D - E 2x6 DRY 2100F 1.8E SPF E - F 2x6 DRY 2100F 1.8E SPF F - I 2x6 DRY 2100F 1.8E SPF B - O 2x4 DRY 2100F 1.8E SPF O - M 2x4 DRY 2100F 1.8E SPF M - K 2x4 DRY 2100F 1.8E SPF K - H 2x4 DRY 2100F 1.8E SPF ALL WEBS 2x4 DRY No.2 SPF DRY: SEASONED LUMBER.				DIMENSIONS, SUPPORTS AND LOADINGS SPECIFIED BY FABRICATOR TO BE VERIFIED BY BUILDING DESIGNER BEARINGS FACTORED MAXIMUM FACTORED INPUT REQD GROSS REACTION GROSS REACTION BRG BRG JT VERT HORZ DOWN HORZ UPLIFT IN-SX IN-SX B 1825 0 1825 0 0 5-8 2-0 H 1825 0 1825 0 0 5-8 2-0 ALLOW FOR 0.6" OF HORIZONTAL MOVEMENT DUE TO TOTAL LOAD UNFACTORED REACTIONS 1ST LCASE MAX./MIN. COMPONENT REACTIONS JT COMBINED SNOW LIVE PERM.LIVE WIND DEAD SOIL B 1291 844 / 0 0 / 0 0 / 0 448 / 0 0 / 0 H 1291 844 / 0 0 / 0 0 / 0 448 / 0 0 / 0 BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) B, H BRACING TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 3.85 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. LOADING TOTAL LOAD CASES: (4) C H O R D S W E B S MAX. FACTORED MAX. FACTORED MAX. FACTORED MEMB. FORCE VERT. LOAD LC1 MAX. UNBRAC MEMB. FORCE MAX. (LBS) (PLF) CSI (LC) LENGTH FR-TO (LBS) CSI (LC) FR-TO FROM TO A-B 0 / 0 -83.1 -83.1 0.00 (1) 10.00 M-E 0 / 2857 0.46 (1) B-R -7311 / 0 -83.1 -83.1 0.29 (1) 3.85 M-F -1379 / 0 0.46 (1) R-C -7114 / 0 -83.1 -83.1 0.30 (1) 3.90 L-F 0 / 234 0.04 (4) C-D -6567 / 0 -83.1 -83.1 0.36 (1) 3.97 L-G -422 / 0 0.21 (1) D-E -5206 / 0 -83.1 -83.1 0.13 (1) 4.62 J-G 0 / 84 0.02 (4) E-F -5206 / 0 -83.1 -83.1 0.13 (1) 4.62 D-M -1379 / 0 0.46 (1) F-G -6567 / 0 -83.1 -83.1 0.36 (1) 3.97 N-D 0 / 234 0.04 (4) G-T -7114 / 0 -83.1 -83.1 0.30 (1) 3.90 C-N -422 / 0 0.21 (1) T-H -7311 / 0 -83.1 -83.1 0.29 (1) 3.85 P-C 0 / 84 0.02 (4) H-I 0 / 0 -83.1 -83.1 0.00 (1) 10.00 Q-R 0 / 362 0.00 (1) S-T 0 / 362 0.00 (1) B-Q 0 / 6807 -18.3 -18.3 0.68 (1) 10.00 Q-P 0 / 6757 -18.3 -18.3 0.68 (1) 10.00 P-O 0 / 6775 -18.3 -18.3 0.67 (1) 10.00 O-N 0 / 6775 -18.3 -18.3 0.67 (1) 10.00 N-M 0 / 6354 -18.3 -18.3 0.54 (1) 10.00 M-L 0 / 6354 -18.2 -18.2 0.54 (1) 10.00 L-K 0 / 6775 -18.2 -18.2 0.67 (1) 10.00 K-J 0 / 6775 -18.3 -18.3 0.67 (1) 10.00 J-S 0 / 6757 -18.3 -18.3 0.68 (1) 10.00 S-H 0 / 6807 -18.3 -18.3 0.68 (1) 10.00				DESIGN CRITERIA SPECIFIED LOADS: TOP CH. LL = 23.3 PSF DL = 5.3 PSF BOT CH. LL = 0.0 PSF DL = 7.3 PSF TOTAL LOAD = 35.9 PSF SPACING = 24.0 IN. C/C THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2015 THIS DESIGN COMPLIES WITH: - PART 9 OF BCBC 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 (1.17") CALCULATED VERT. DEFL.(LL)= L/ 678 (0.62") ALLOWABLE DEFL.(TL)= L/360 (1.17") CALCULATED VERT. DEFL.(TL)= L/ 361 (1.16") CSI: TC=0.36/1.00 (C-D:1) , BC=0.68/1.00 (H-S:1) , WB=0.46/1.00 (E-M:1) , SSI=0.49/1.00 (H-T: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 MT18HS 586 403 2455 1382 3163 3004 PLATE PLACEMENT TOL. = 0.250 inches PLATE ROTATION TOL. = 5.0 Deg. JSI GRIP= 0.88 (B) (INPUT = 0.90) JSI METAL= 0.92 (H) (INPUT = 1.00)			
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LUMBER

N. L. G. A. RULES	CHORDS	SIZE	LUMBER	DESCR.
A - G	2x6	DRY	2100F 1.8E	SPF
G - J	2x6	DRY	2100F 1.8E	SPF
J - M	2x6	DRY	2100F 1.8E	SPF
M - S	2x6	DRY	2100F 1.8E	SPF
B - AF	2x4	DRY	2100F 1.8E	SPF
AF - AA	2x4	DRY	2100F 1.8E	SPF
AA - V	2x4	DRY	2100F 1.8E	SPF
V - R	2x4	DRY	2100F 1.8E	SPF

ALL WEBS	2x4	DRY	No.2	SPF
ALL GABLE WEBS	2x4	DRY	No.2	SPF
DRY: SEASONED LUMBER.				

GABLE STUDS SPACED AT 2'-0" OC.

DESIGN CONSISTS OF 2 TRUSSES BUILT SEPARATELY THEN FASTENED TOGETHER AS FOLLOWS:

CHORDS #ROWS	SURFACE SPACING (IN)	LOAD(PLF)
TOP CHORDS : 10D (0.120"x3") NAILS		
A - G	2	SIDE(19.2)
G - J	2	SIDE(19.2)
J - M	2	SIDE(19.2)
M - S	2	SIDE(19.2)
BOTTOM CHORDS : 10D (0.120"x3") NAILS		
B - AF	1	SIDE(1.9)
AF - AA	1	SIDE(4.2)
AA - V	1	SIDE(4.2)
V - R	1	SIDE(1.9)

BOTTOM CHORDS : 10D (0.120"x3") NAILS			
B- AF	1	12	SIDE(1.9)
AF- AA	1	12	SIDE(4.2)
AA- V	1	12	SIDE(4.2)
V- R	1	12	SIDE(1.9)
WEBS : 10D (0.120"x3") NAILS			
2x4	1	6	

NAILS TO BE DRIVEN FROM ONE SIDE ONLY.

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

	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION			INPUT BRG	REQRD BRG
JT	VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX
B	2606	0	2606	0	0	5-8	1-8
R	2606	0	2606	0	0	5-8	1-8

ALLOW FOR 0.4" OF HORIZONTAL MOVEMENT DUE TO TOTAL LOAD

UNFACTORED REACTIONS

JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
B	1844	1202 / 0	0 / 0	0 / 0	0 / 0	642 / 0	0 / 0
R	1844	1202 / 0	0 / 0	0 / 0	0 / 0	642 / 0	0 / 0

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

BRACING
TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 4.44 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.

LOADING
TOTAL LOAD CASES: (4)

C H O R D S				W E B S			
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. FACTORED CSI (LC)	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. FACTORED CSI (LC)	
FR-TO		FROM TO		FR-TO			
A-B	0 / 0	-83.1 -83.1	0.00 (1)	AA-J	0 / 6443	0.57 (1)	
B-AJ	-9738 / 0	-123.5 -123.5	0.22 (1)	AB-I	0 / 641	0.06 (1)	
AJ-C	-9468 / 0	-123.5 -123.5	0.35 (1)	AC-H	-94 / 0	0.01 (1)	
C-D	-9344 / 0	-123.5 -123.5	0.39 (1)	AD-F	0 / 30	0.00 (4)	
D-E	-9270 / 0	-123.5 -123.5	0.39 (1)	AE-E	-21 / 24	0.00 (4)	
E-F	-9198 / 0	-123.5 -123.5	0.34 (1)	AG-D	-17 / 10	0.00 (4)	
F-G	-9118 / 0	-123.5 -123.5	0.21 (1)	AH-C	-25 / 47	0.01 (4)	
G-H	-9118 / 0	-123.5 -123.5	0.21 (1)	Z-K	0 / 643	0.06 (1)	
H-I	-9064 / 0	-123.5 -123.5	0.42 (1)	Y-L	-94 / 0	0.01 (1)	
I-J	-7870 / 0	-123.5 -123.5	0.41 (1)	X-N	0 / 30	0.00 (4)	
J-K	-7866 / 0	-123.5 -123.5	0.41 (1)	W-O	-21 / 24	0.00 (4)	
K-L	-9064 / 0	-123.5 -123.5	0.42 (1)	U-P	-17 / 10	0.00 (4)	
L-M	-9117 / 0	-123.5 -123.5	0.21 (1)	T-Q	-25 / 47	0.01 (4)	
M-N	-9117 / 0	-123.5 -123.5	0.21 (1)	I-AA	-2625 / 0	0.20 (1)	
N-O	-9198 / 0	-123.5 -123.5	0.34 (1)	AA-K	-2628 / 0	0.20 (1)	
O-P	-9270 / 0	-123.5 -123.5	0.39 (1)	AI-AJ	0 / 429	0.00 (1)	
P-Q	-9344 / 0	-123.5 -123.5	0.39 (1)	AK-AL	0 / 429	0.00 (1)	
Q-AL	-9468 / 0	-123.5 -123.5	0.35 (1)				
AL-R	-9738 / 0	-123.5 -123.5	0.22 (1)				
R-S	0 / 0	-83.1 -83.1	0.00 (1)				

B-AI	0 / 8992	-18.3 -18.6	0.47 (1)	10.00
AI-AH	0 / 8931	-18.6 -20.9	0.57 (1)	10.00
AH-AG	0 / 8944	-20.9 -21.9	0.60 (1)	10.00
AG-AF	0 / 8953	-21.9 -22.0	0.60 (1)	10.00
AF-AE	0 / 8953	-22.0 -22.9	0.60 (1)	10.00
AE-AD	0 / 8963	-22.9 -23.8	0.57 (1)	10.00
AD-AC	0 / 8969	-23.8 -24.8	0.48 (1)	10.00
AC-AB	0 / 8989	-24.8 -25.8	0.67 (1)	10.00
AB-AA	0 / 8898	-25.8 -26.7	0.67 (1)	10.00
AA-Z	0 / 8898	-26.7 -25.8	0.67 (1)	10.00
Z-Y	0 / 8989	-25.8 -24.8	0.67 (1)	10.00
Y-X	0 / 8969	-24.8 -23.8	0.48 (1)	10.00

DESIGN CRITERIA

*** SPECIAL LOADS ANALYSIS ***
GEOMETRY AND/OR BASIC LOADS CHANGED BY USER.
LOADS WERE DERIVED FROM USER INPUT
NO FURTHER MODIFICATIONS WERE MADE

SPECIFIED LOADS:

TOP CH.	LL	=	23.3	PSF
	DL	=	5.3	PSF
BOT CH.	LL	=	0.0	PSF
	DL	=	7.3	PSF
TOTAL LOAD	=	35.9	PSF	

SPACING = 24.0 IN. C/C

*** NON STANDARD GIRDER ***
ADDT'L USER-DEFINED LOADS APPLIED TO ALL LOAD CASES.

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2015

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 (1.17")
CALCULATED VERT. DEFL.(LL) = L/713 (0.59")
ALLOWABLE DEFL.(TL)= L/360 (1.17")
CALCULATED VERT. DEFL.(TL) = L/380 (1.10")

CSI: TC=0.42/1.00 (K-L:1), BC=0.67/1.00 (AB-AC:1), WB=0.57/1.00 (J-AA:1), SSI=0.34/1.00 (J-K:1)

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

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.

JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	Swain Storage Building	DRWG NO.
42296	AG	2	2	TRUSS DESC.		

PLATES (table is in inches)					
JT	TYPE	PLATES	W	LEN	Y X
B	TMB1-I	MT20	4.0	7.0	
C, D, E, F, H, L, N, O, P, Q					
C	TMW+w	MT20	3.0	4.0	
G	TS-t	MT20	4.0	6.0	
I	TMWW-t	MT20	3.0	6.0	
J	TTW+p	MT20	4.0	8.0	4.75 2.00
K	TMWW-t	MT20	3.0	6.0	
M	TS-t	MT20	4.0	6.0	
R	TMB1-I	MT20	4.0	7.0	
T, W, X, Y, Z, AB, AC, AD, AE, AH					
T	BMW+w	MT20	3.0	4.0	
U, V, AF, AG					
U					
V	BSW-I	MT20	7.0	10.0	Edge
AA	BBWWW-p	MT20	7.0	10.0	3.25 5.00
AF	BSW-I	MT20	7.0	10.0	Edge
Edge - INDICATES REFERENCE CORNER OF PLATE TOUCHES EDGE OF CHORD.					
WB - INDICATES BLOCKING REQUIRED					

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 CSI (LC)	MAX. UNBRAC LENGTH	MEMB.	MAX. FACTORED FORCE (LBS)
FR-TO		FROM TO			FR-TO	MAX CSI (LC)
X- W	0 / 8962	-23.8	-22.9	0.57 (1)	10.00	
W- V	0 / 8953	-22.9	-22.0	0.60 (1)	10.00	
V- U	0 / 8953	-22.0	-21.9	0.60 (1)	10.00	
U- T	0 / 8944	-21.9	-20.9	0.60 (1)	10.00	
T-AK	0 / 8931	-20.9	-18.6	0.57 (1)	10.00	
AK- R	0 / 8992	-18.6	-18.3	0.47 (1)	10.00	

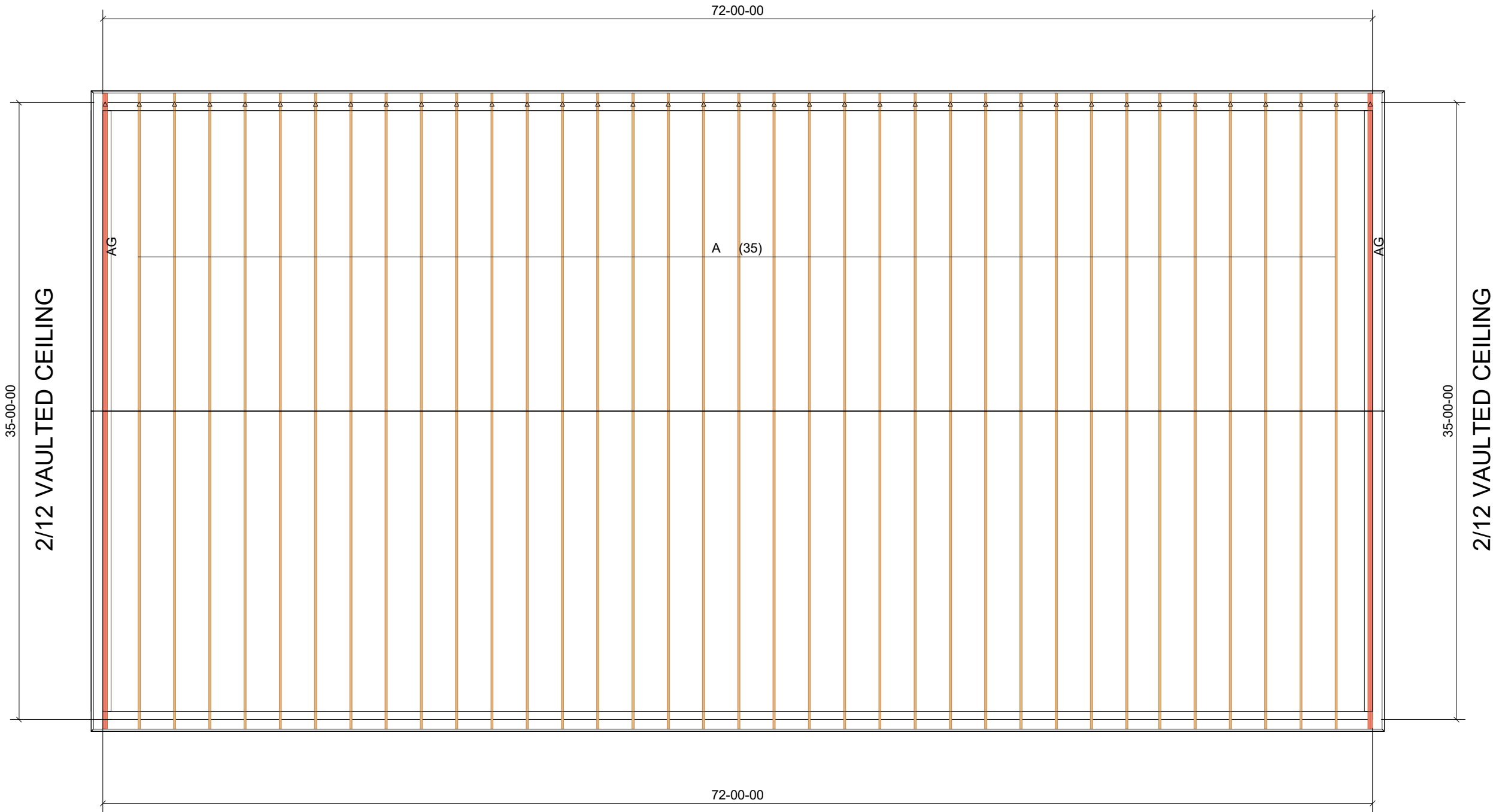
JSI GRIP= 0.85 (J) (INPUT = 0.90)
JSI METAL= 0.94 (V) (INPUT = 1.00)

ROOF NOTES:

- 4/12 PITCH
- 8" FINISHED OVERHANG
- MIN. HEEL (2x6 TC)
- 5.5" BEARING

HANGERS:

(37) STC26 = 1 PER TRUSS



Roof Plane

Roof Plane
Hip Lines,0,ft
Horizontal Overhang
Lines,148,ft
Raked Overhang
Lines,78,ft
Ridge Lines,74,ft
Roof Area,2886.11,ft²
Valley Lines,0,ft

- NOTES:
1. This is a placement guide only. Read and understand all information supplied in the jobsite package before installation of the truss system.
 2. Additional Building Component Safety Information (BCSI) can be found at www.sbcindustry.com/bcsi.php
 3. It is the responsibility of the installer to properly receive, unload, store, handle, install and brace the trusses to protect life and property.
 4. Carefully inspect the trusses for adequacy and damage. Do not install damaged trusses. Call Titan Truss for repair details or replacement trusses.
 5. The use of adequate temporary bracing is mandatory.
 6. Install all lateral bracing as shown on the truss drawings. The building designer is responsible for the anchorage of these braces.
 7. Permanent building bracing is the responsibility of the building designer.
 8. Do not modify, cut or drill the trusses.
 9. Once installed, the product is considered accepted and under no circumstances will a back-charge be accepted or credit issued unless approved in writing in advance by Titan Truss.



6151 Colonel Talbot Rd,ON N6P 1J2
Ph: (519) 471-1299 TF: (888) 471-1299
info@titantruss.ca

Customer
Crompton HBC Tillsonburg

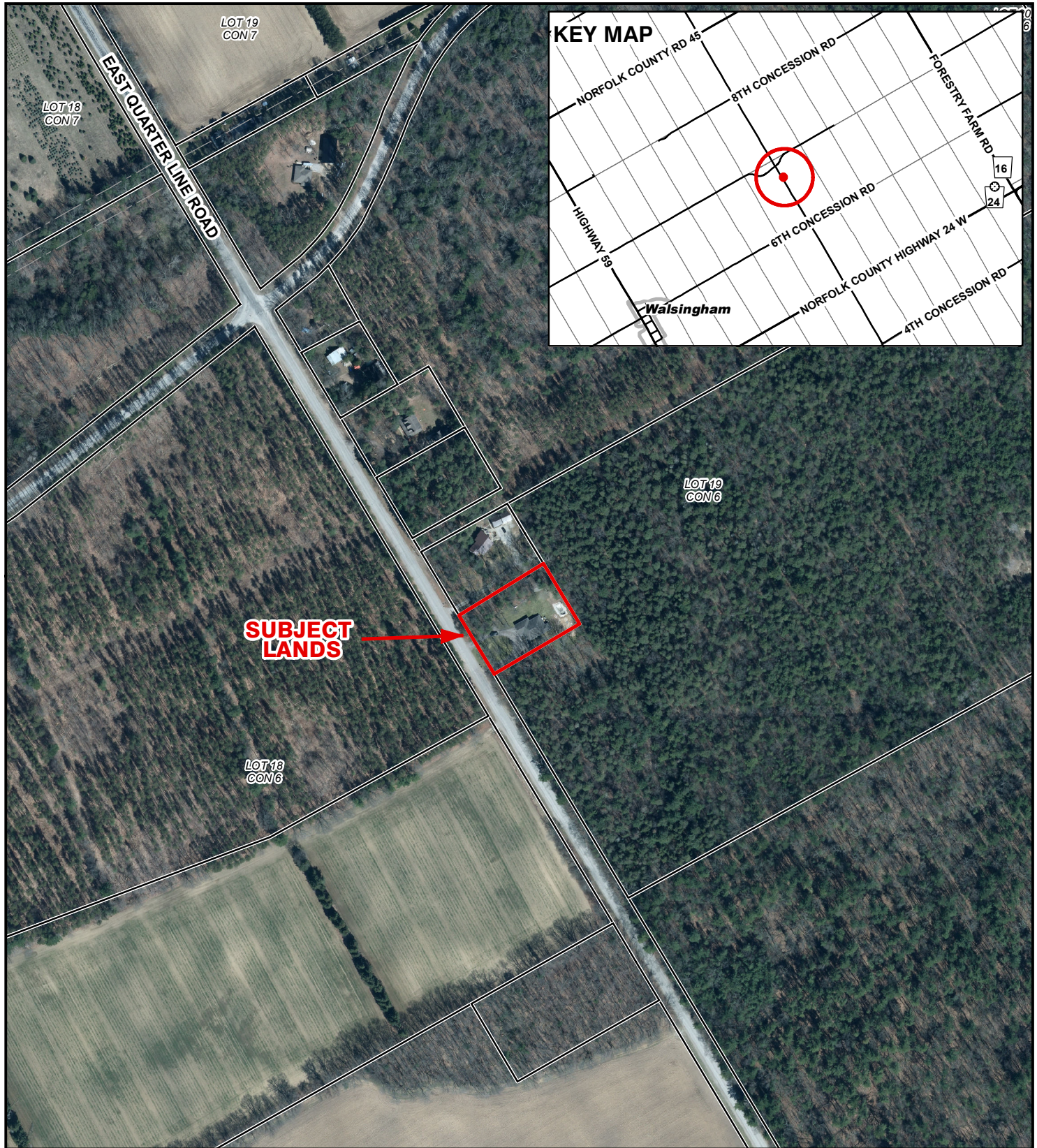
Project:
Swain Storage Building

Date:
2024-09-10


Quote No.:
42296

CONTEXT MAP

Geographic Township of SOUTH WALSINGHAM

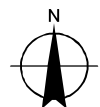


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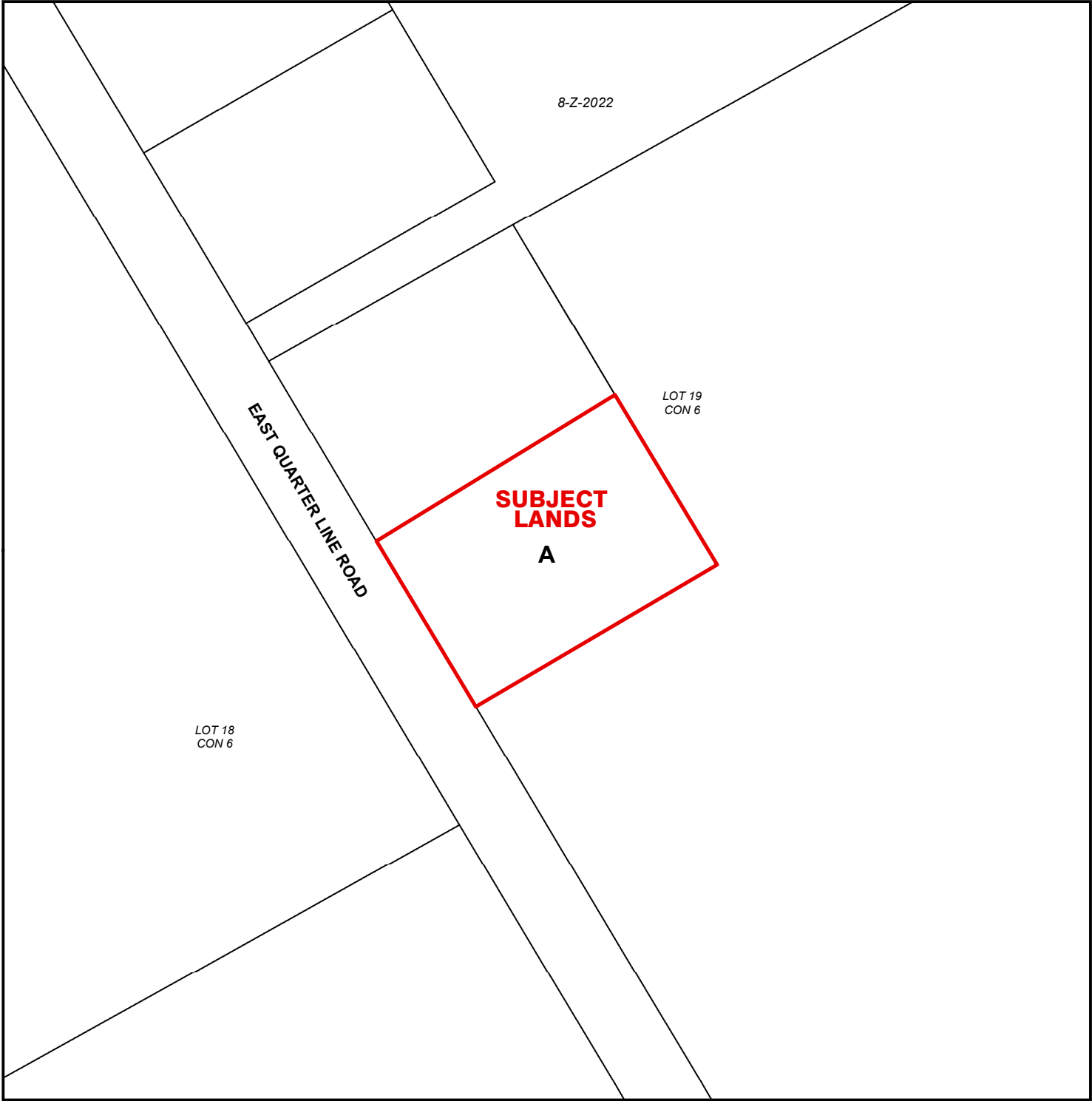
 Subject Lands

2020 Air Photo


11/8/2024



30 15 0 30 60 90 120 Meters



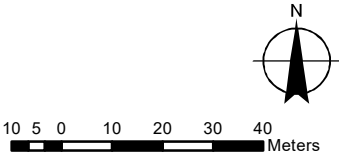
LEGEND

 Subject Lands

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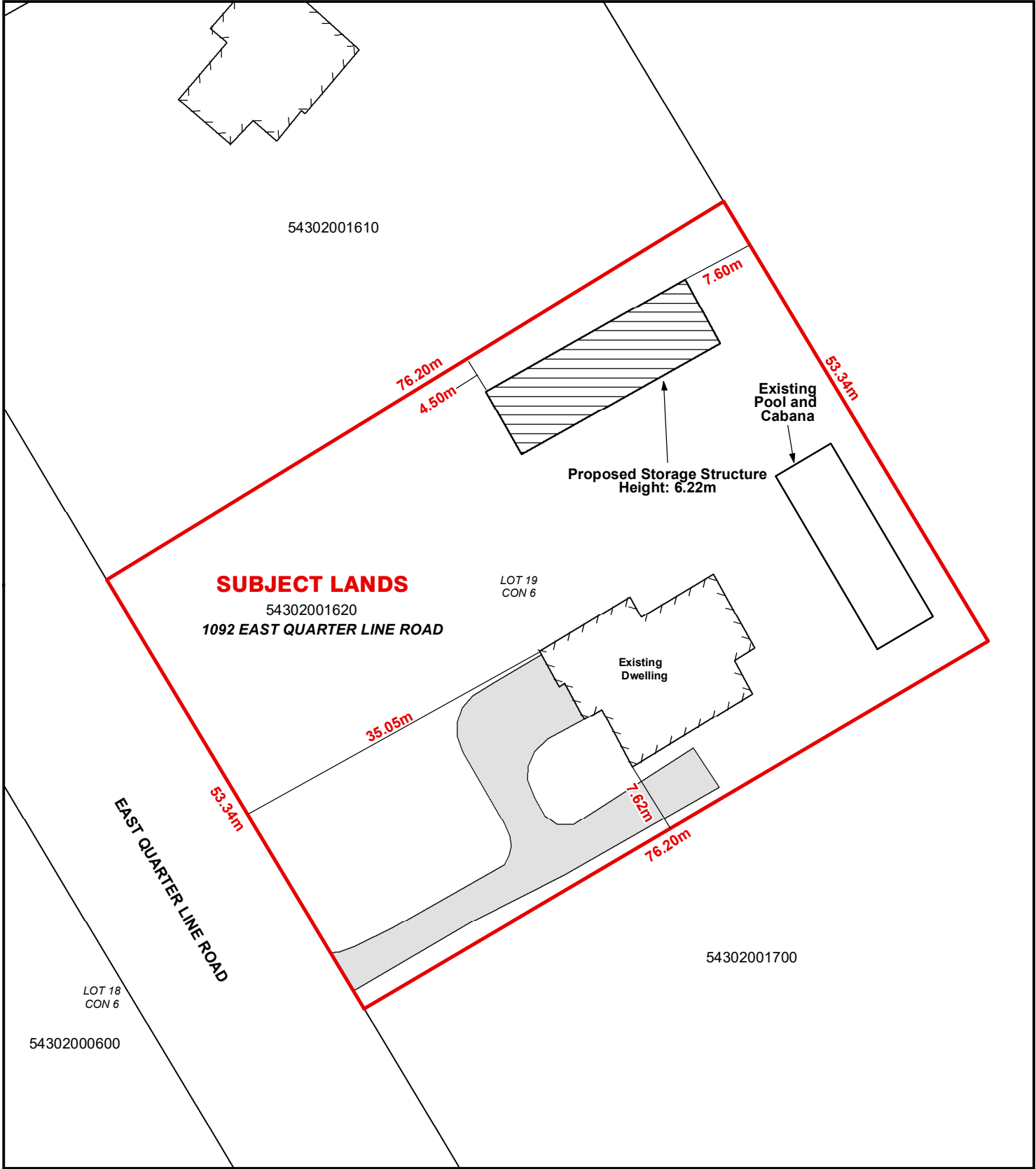
11/8/2024

(H) - Holding
A - Agricultural Zone




CONCEPTUAL PLAN

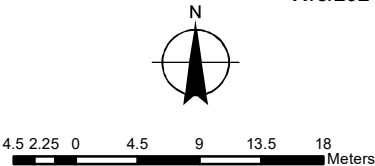
Geographic Township of SOUTH WALSINGHAM



Legend

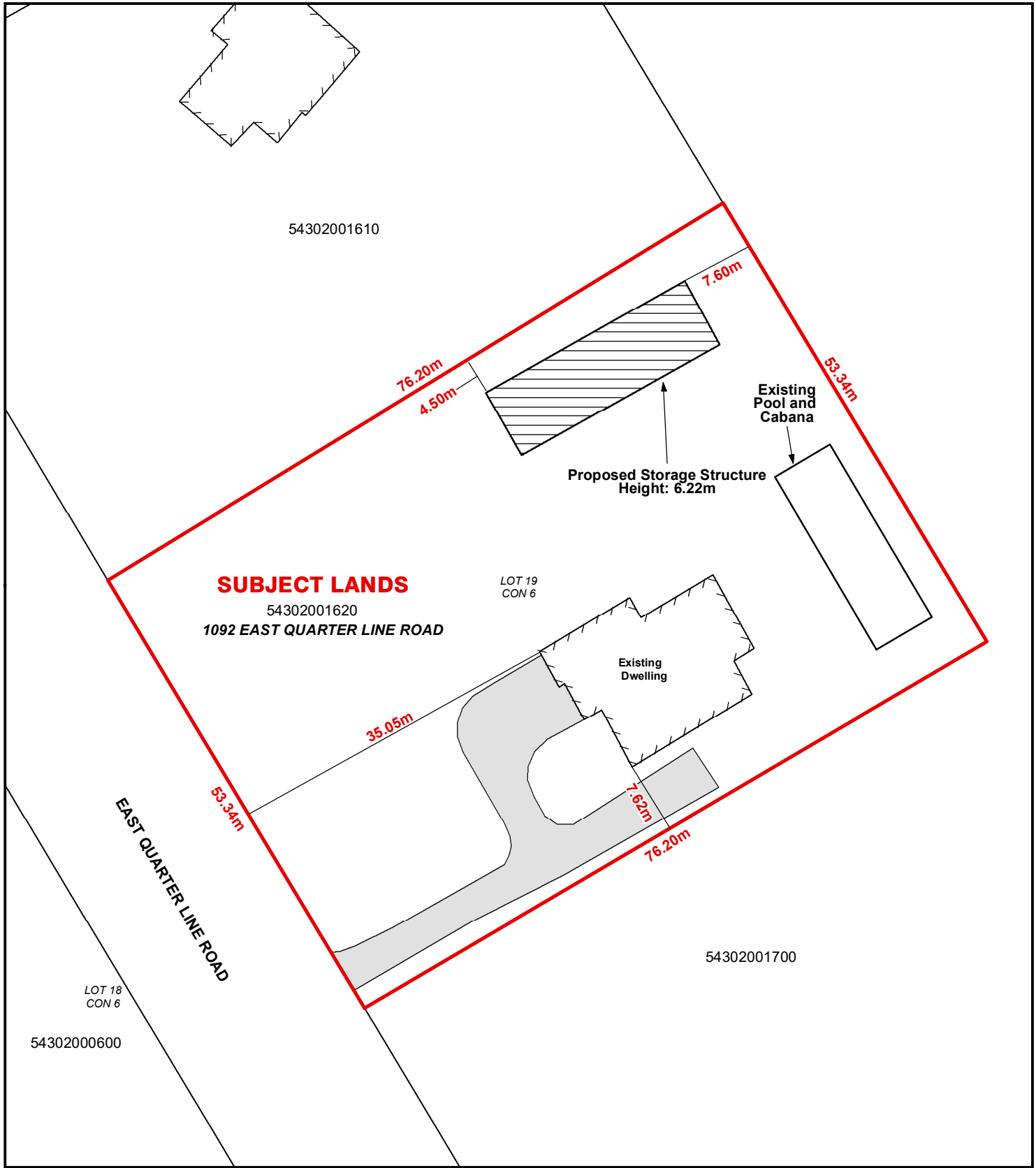
 Subject Lands

11/8/2024




CONCEPTUAL PLAN

Geographic Township of SOUTH WALSINGHAM



Legend

 Subject Lands

11/8/2024

