



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.
5. The completed application and fees 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: 3310-492-002-18000**A. Applicant Information****Name of Owner** MAXWELL & CAROL ADAM

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 157 WILLIAM ST

Town and Postal Code DELHI, N4B 1M7

Phone Number 519-582-1262

Cell Number 519-420-0712

Email max.adam@norfolkcounty.ca

Name of Applicant MAXWELL & CAROL ADAM

Address 157 WILLIAM ST

Town and Postal Code DELHI, N4B 1M7

Phone Number 519-582-1262

Cell Number 519-420-0712

Email max.adam@norfolkcounty.ca

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):

PLAN 189 BLK 35 LOT 26

Municipal Civic Address: 157 WILLIAM ST

Present Official Plan Designation(s): URBAN RESIDENTIAL

Present Zoning: R2

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:

SINGLE FAMILY DWELLING- TO REMAIN

2 EXISTING ACCESSORY STRUCTURES- TO BE DEMOLISHED TO ALLOW FOR NEW

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.

NEW ACCESSORY STRUCTURE TO BE USED FOR STORAGE

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:

87sqm ACCESSORY STRUCTURE- TO BE 1.2M FROM REAR PROPERTY LINE, 1.2 & 9.5M FROM SIDE

1-STOREY, 11.6% LOT COVERAGE, 7.9M x 11M (26' x 36')

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:

UNKNOWN

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:

C. Zoning Review (chart must be completed in metric units)

Please fill out the required information for the main and accessory buildings and structures

	Zoning By-law Requirement	Proposed	Deficiency
Lot area (m ²)			
Lot frontage (m)			
Lot depth (m)			
Front Yard Setback (m)			
Left Side Yard Setback (m)			
Right Side Yard Setback (m)			
Rear Yard Setback (m)			
Exterior side yard (if applicable) (m)			
Height (m)	5m	8m	25m 3m
Lot coverage (%)	10%	17%	7%
Buildings/structures separation (m)			
Detached Additional Dwelling Unit (ADU) or Accessory Building			
i) Usable floor area (m ²)	55m ²	125m ²	70m ²
ii) Height (m)			
iii) Building separation (m)			
Number of parking spaces			

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

WOULD LIKE TO HAVE A LARGER SPACE FOR PERSONAL STORAGE

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:

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:

UNKNOWN- URBAN PROPERTY

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:

UNKNOWN- URBAN PROPERTY

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

- ☐ Communal system

- ☐ Septic tank and tile bed in good working order ☐ Other (describe below)
-

Storm Drainage

- ☒ Storm sewers

- ☐ Open ditches

- ☐ Other (describe below)
-

2. Existing or proposed access to subject lands:

- ☒ Municipal road

- ☐ Provincial highway

- ☐ Unopened road

- ☐ 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.

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 Max Adam am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize _____ 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.

[Signature]
Owner

May 12/26
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, M. M. M. of Delhi ont.

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:

Gilbertson Admin building Simcoe

M. M. M.
Owner/Applicant/Agent Signature

In Simcoe, Norfolk County

This 12 day of May

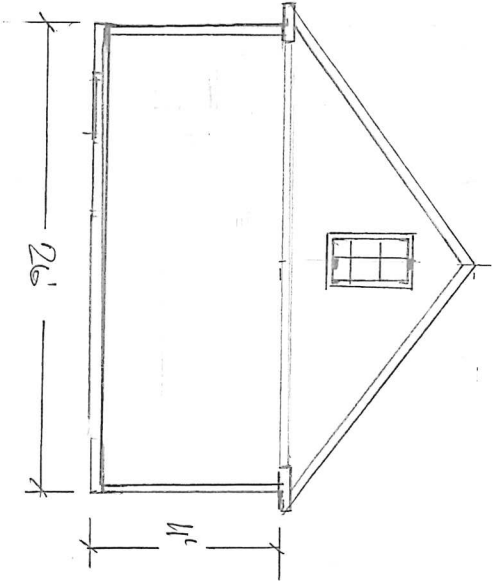
A.D., 20 26

Fabian Fidalgo Serra, a
Commissioner, etc., Province of Ontario,
for the Corporation of Norfolk County.
Expires October 3, 2026.

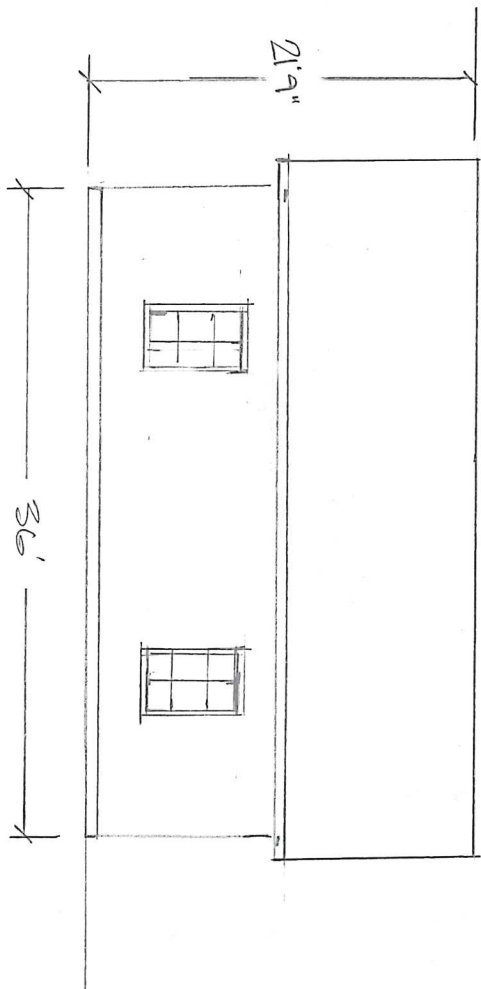
Fabian Serra

A Commissioner, etc.

NORTH WALL



WEST WALL



LOWER LIMB COMPRESSION ULTRASOUND FINDINGS

Date Compression Ultrasound performed:

Day		Month		Year	

Mark (draw) all clots and measurements on the diagram below:

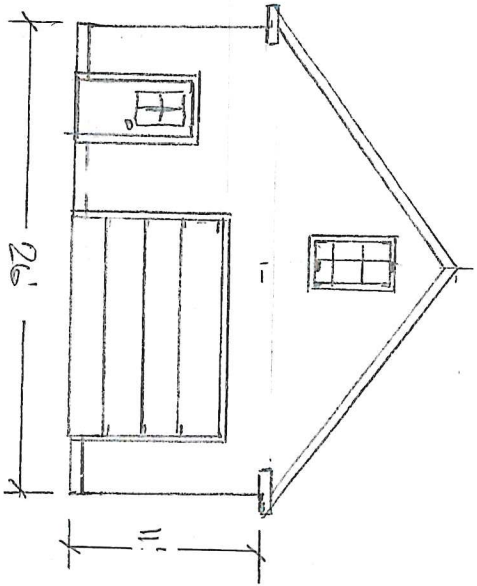
LEFT Common Femoral Vein Fully compressible ☐ Yes ☐ No Fully compressible mm . Superficial Femoral Vein Fully compressible SFV ☐ Yes ☐ No, Residual lumen: mm . Popliteal Vein Fully compressible ☐ Yes ☐ No, Residual lumen: mm . Trifurcation Fully compressible ☐ Yes ☐ No	Inguinal Ligament Sapheno-Femoral Junction Popliteal Fossa Calf Trifurcation	RIGHT Common Femoral Vein Fully compressible ☐ Yes ☐ No Fully compressible mm . Superficial Femoral Vein Fully compressible SFV ☐ Yes ☐ No, Residual lumen: mm . Popliteal Vein Fully compressible ☐ Yes ☐ No, Residual lumen: mm . Trifurcation Fully compressible ☐ Yes ☐ No
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Comments:

Technologist

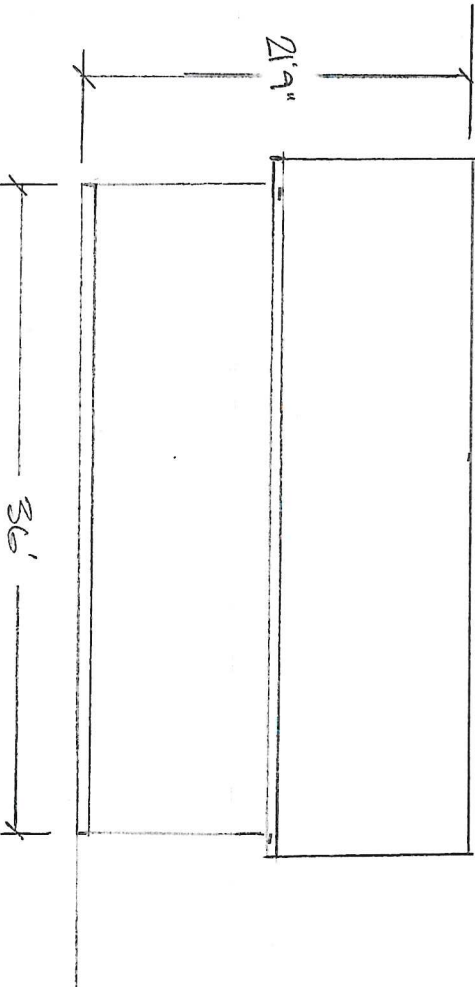
Radiologist

SOUTH VIEW

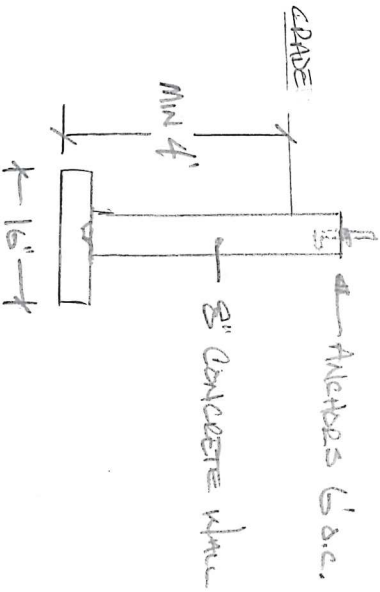
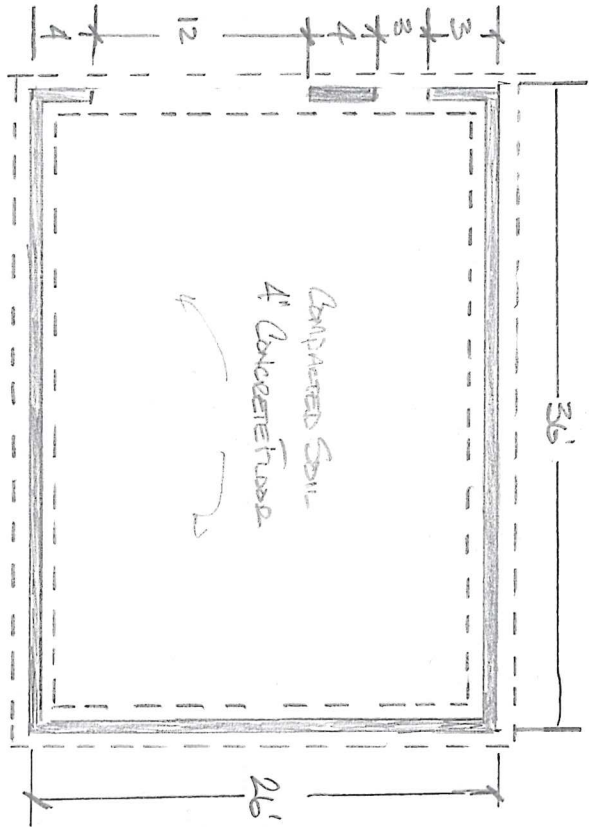


21'9"

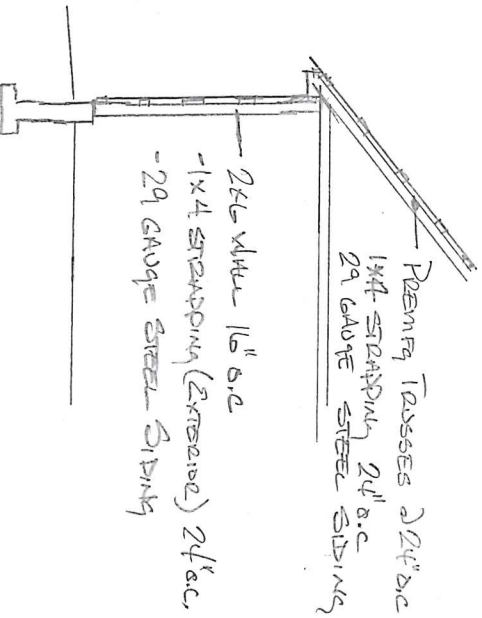
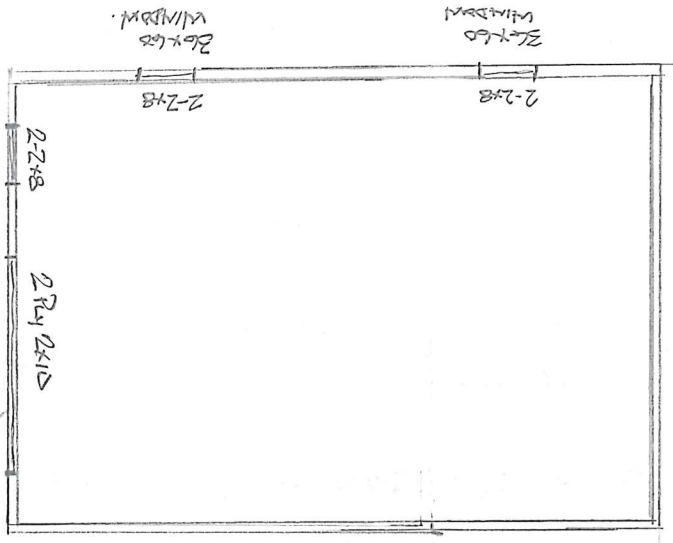
EAST VIEW



FOUNDATION PLAN



WALL PLAN



LOWER LIMB COMPRESSION ULTRASOUND FINDINGS

Date Compression Ultrasound performed:

Day		Month		Year	

Mark (draw) all clots and measurements on the diagram below:

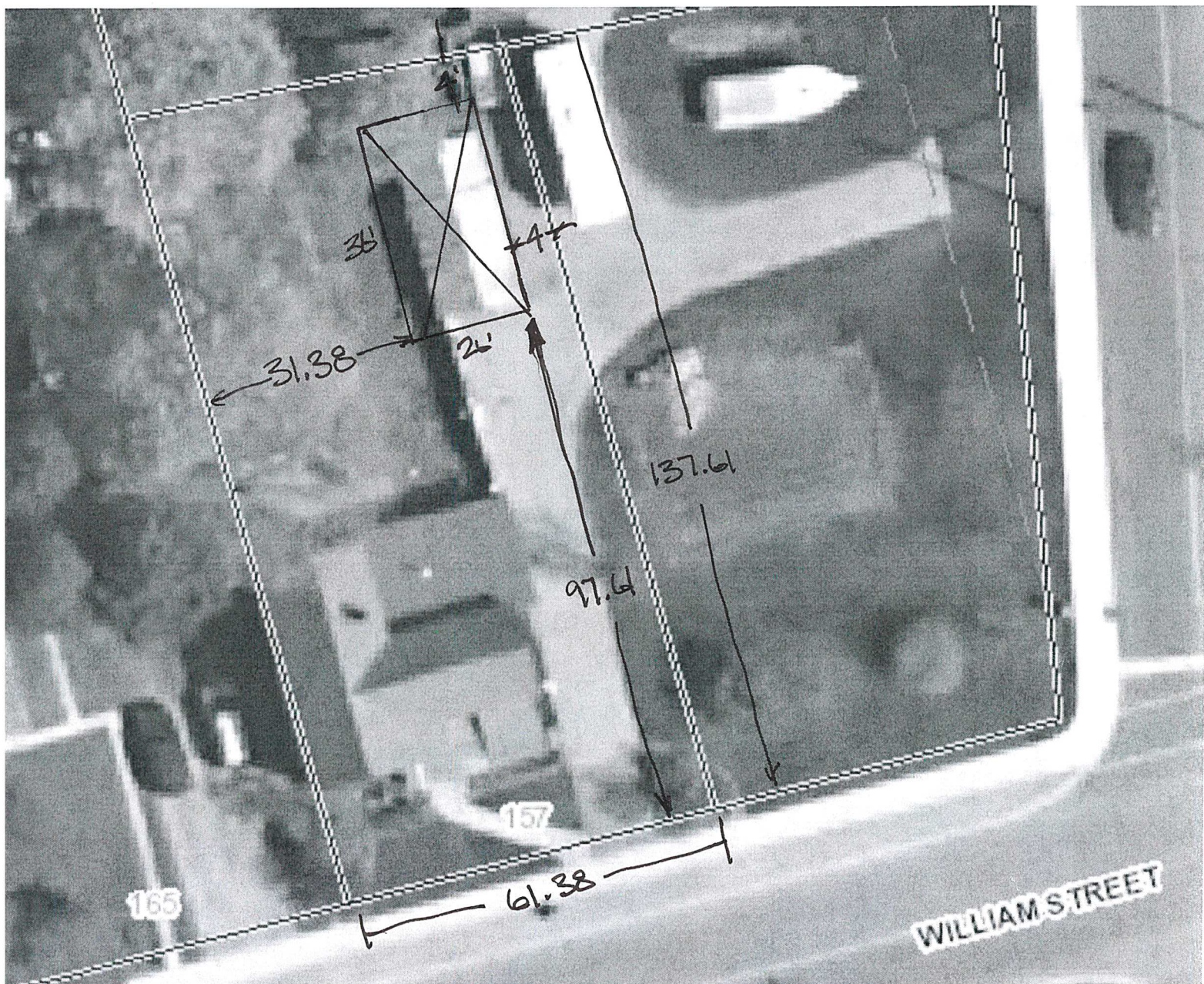
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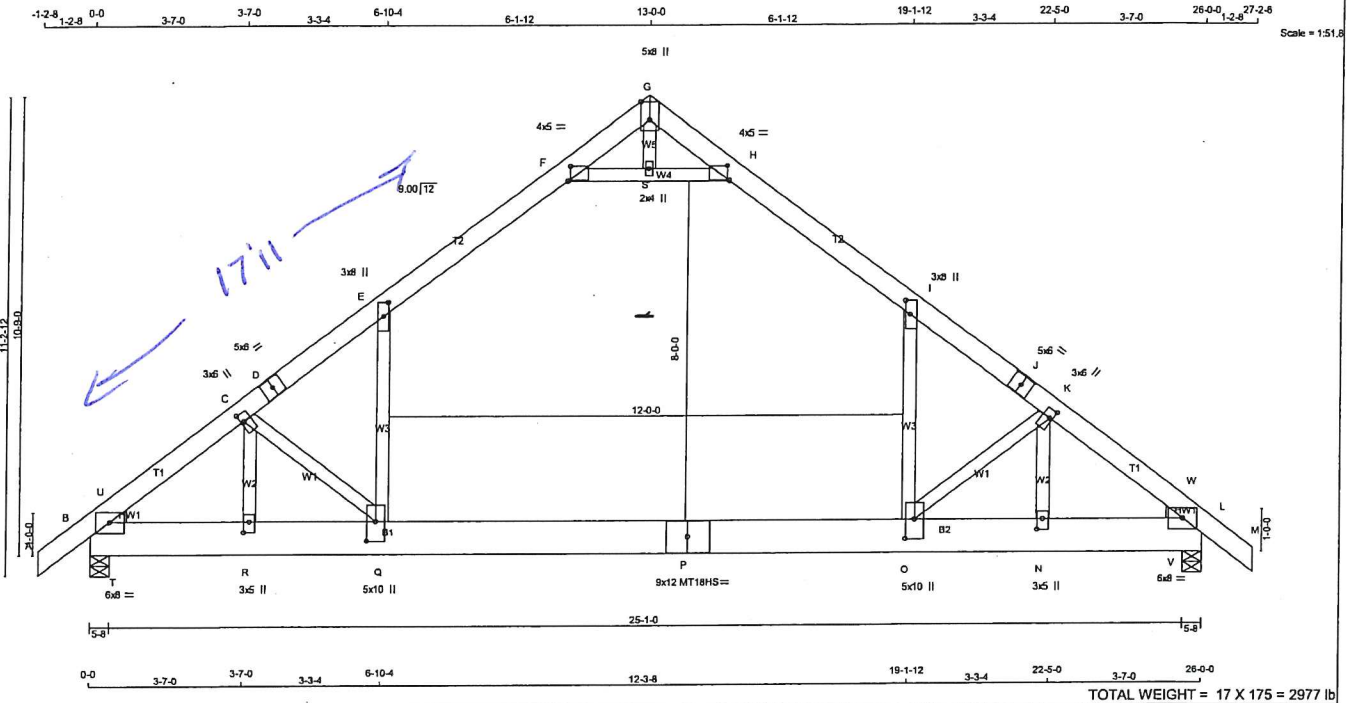
Comments:

Technologist

Radiologist

SITE PLAN.





LUMBER			
N. L. G. A. RULES	CHORDS	SIZE	LUMBER
A - D	2x6	DRY	No.2
D - G	2x6	DRY	2100F 1.8E
G - J	2x6	DRY	2100F 1.8E
J - M	2x6	DRY	No.2
B - P	2x10	DRY	No.2
P - L	2x10	DRY	No.2
F - H	2x4	DRY	No.2
ALL WEBS	2x4	DRY	No.2
DRY: SEASONED LUMBER.			

PLATES (table is in inches)				
JT	TYPE	PLATES	W	LEN Y X
B	TMBH1-I	MT20	6.0	8.0
C	TMWW+I	MT20	3.0	6.0 2.50 0.75
D	TS-I	MT20	5.0	6.0
E	TMW+I	MT20	3.0	8.0 4.00 1.25
F	TMW+I	MT20	4.0	5.0 0.50 4.25
G	TTW+I	MT20	5.0	8.0 Edge 2.50
H	TMW+I	MT20	4.0	5.0 0.50 4.25
I	TMW+I	MT20	3.0	8.0 4.00 1.25
J	TS-I	MT20	5.0	6.0
K	TMWW+I	MT20	3.0	6.0 2.50 0.75
L	TMBH1-I	MT20	6.0	8.0
N	BMW+I	MT20	3.0	5.0 3.00 1.50
O	BMWW+I	MT20	5.0	10.0 5.50 2.50
P	BS-I	MT18HS	9.0	12.0
Q	BMWW+I	MT20	5.0	10.0 5.50 2.50
R	BMW+I	MT20	3.0	5.0 3.00 1.50
S	WMW+I	MT20	2.0	4.0

Edge - INDICATES REFERENCE CORNER OF PLATE TOUCHES EDGE OF CHORD.

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

BEARINGS									
		FACTORED		MAXIMUM FACTORED		INPUT		REQRD	
		GROSS REACTION		GROSS REACTION		BRG		BRG	
JT	VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX	HEEL	WEDGE
B	2443	0	2443	-442	-443	5-8	5-8	2x4 L	
L	2443	0	2443	0	-443	5-8	5-8	2x4 R	

PROVIDE ANCHORAGE AT BEARING JOINT B FOR 443 LBS FACTORED UPLIFT

PROVIDE ANCHORAGE AT BEARING JOINT L FOR 443 LBS FACTORED UPLIFT

PROVIDE FOR 442 LBS FACTORED HORIZONTAL REACTION AT JOINT B

UNFACTORED REACTIONS							
1ST LCASE		MAX/MIN. COMPONENT REACTIONS					
JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
B	1937	756 / 0	670 / 0	0 / 0	216 / -612	511 / 0	0 / 0
L	1937	756 / 0	670 / 0	0 / 0	216 / -612	511 / 0	0 / 0

HORIZONTAL REACTIONS

B	0 / 0	0 / 0	0 / 0	316 / -316	0 / 0	0 / 0
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BEARING MATERIAL TO BE SPF NO.2 OR BETTER AT JOINT(S) B, L

BRACING
 MAX. UNBRACED TOP CHORD LENGTH = 2.93 FT.
 MAX. UNBRACED BOTTOM CHORD LENGTH = 6.25 FT OR RIGID CEILING DIRECTLY APPLIED.

MAX. UNBRACED INTERIOR CHORD LENGTH = 3.63 FT OR RIGID SHEATHING TO ATTIC FLOOR AND CEILING.

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

LOADING
 TOTAL LOAD CASES: (16)

CHORDS				WEBS			
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX LC1 (LC)	MEMB.	MAX. FACTORED FORCE (LBS)	MAX FACTORED UNBRAC LENGTH (LC)	
FR-TO		FROM	TO	FR-TO			
A-B	0 / 32	-91.5	-91.5 0.07 (2)	10.00	Q-E	-34 / 1912	0.31 (6)
B-U	-4015 / 471	-91.5	-91.5 0.09 (4)	4.28	O-I	-33 / 1912	0.31 (5)
U-C	-2983 / 509	-91.5	-91.5 0.39 (4)	4.44	R-C	-859 / 162	0.11 (6)
C-D	-3117 / 443	-91.5	-91.5 0.97 (4)	2.93	C-Q	-878 / 602	0.19 (2)
D-E	-3117 / 443	-91.5	-91.5 0.97 (4)	2.93	N-K	-859 / 171	0.11 (5)
E-F	-1898 / 455	-104.0	-104.0 0.96 (4)	3.86	Q-K	-878 / 609	0.19 (3)
F-G	-145 / 968	-91.5	-91.5 0.90 (4)	6.25	S-G	0 / 163	0.03 (4)
G-H	-146 / 968	-91.5	-91.5 0.90 (4)	6.25	T-U	-30 / 1373	0.00 (1)
H-I	-1898 / 455	-104.0	-104.0 0.96 (4)	3.86	V-W	-27 / 1373	0.00 (1)
I-J	-3117 / 442	-91.5	-91.5 0.97 (4)	2.93			
J-K	-3117 / 442	-91.5	-91.5 0.97 (4)	2.93			
K-W	-2983 / 514	-91.5	-91.5 0.39 (4)	4.44			
W-L	-4015 / 478	-91.5	-91.5 0.09 (4)	4.28			
L-M	0 / 32	-91.5	-91.5 0.07 (3)	10.00			
B-T	-546 / 2475	-37.5	-37.5 0.37 (4)	6.25			
T-R	-546 / 2475	-37.5	-37.5 0.41 (4)	6.25			
R-Q	-564 / 2431	-37.5	-37.5 0.54 (6)	6.25			
Q-P	-112 / 2074	-122.5	-122.5 0.92 (4)	6.25			
P-O	-112 / 2074	-122.5	-122.5 0.92 (4)	6.25			
O-N	-275 / 2431	-37.5	-37.5 0.54 (5)	6.25			
N-V	-256 / 2475	-37.5	-37.5 0.41 (4)	6.25			

DESIGN CRITERIA

SPECIFIED LOADS:
 TOP CH. LL = 26.4 PSF
 DL = 5.0 PSF
 BOT CH. LL = 10.0 PSF
 DL = 7.0 PSF
 TOTAL LOAD = 48.3 PSF

ATTIC FLOOR = 40.0 PSF
 DL = 10.0 PSF
 CEILING DL = 5.0 PSF

SPACING = 24.0 IN./C

THIS TRUSS IS DESIGNED FOR COMMERCIAL OR INDUSTRIAL BUILDING REQUIREMENTS OF PART 4, NBCC 2015

THIS DESIGN COMPLIES WITH:
 - PART 4 OF BCBC 2018, ABC 2019
 - PART 4 OF OBC 2012 (2019 AMENDMENT)
 - CSA 086-14
 - TPIC 2014

DESIGN ASSUMPTIONS
 - SLOPE REDUCTION FACTOR USED
 (66 % OF 27.2 P.S.F. G.S.L. PLUS 8.4 P.S.F. RAIN LOAD) TIMES IMPORTANCE FACTOR EQUALS 26.4 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL.(LL)= L/360 (0.87")
 CALCULATED VERT. DEFL.(LL) = L/533 (0.58")
 ALLOWABLE DEFL.(TL)= L/180 (1.73")
 CALCULATED VERT. DEFL.(TL) = L/364 (0.86")

CSI: TC=0.97/1.00 (I-K:4), BC=0.92/1.00 (O-Q:4), WB=0.31/1.00 (I-O:5), SSI=0.64/1.00 (H-I:4)

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

SNOW LOAD IMPORTANCE FACTOR = 1.00
 WIND LOAD IMPORTANCE FACTOR = 1.00
 LIVE LOAD IMPORTANCE FACTOR = 1.00
 COMPANION LIVE LOAD FACTOR = 1.00

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

CONTINUED ON PAGE 2

LOADING

TOTAL LOAD CASES: (18)

CHORDS				WEBS			
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	LC1 MAX (LC)	MEMB.	MAX. FACTORED FORCE (LBS)	UNBRAC (LC)	MAX. FACTORED FORCE (LC)
FR-TO		FROM TO		FR-TO		LENGTH	
V-L	-256 / 2475	-37.5	-37.5 0.37 (4)			6.25	
F-S	-3396 / 690	-32.5	-32.5 0.23 (4)			3.63	
S-H	-3396 / 690	-32.5	-32.5 0.23 (4)			3.63	

TRUSS HAS BEEN CHECKED FOR UNBALANCED LOADING
AS PER NBCC 4.1.6.2.(8)

WIND LOAD APPLIED IS DERIVED FROM REFERENCE VELOCITY PRESSURE OF { 9.4 } PSF AT (40-0-0) FT-IN-SX REFERENCE HEIGHT ABOVE GRADE AND USING EXTERNAL PEAK COEFFICIENTS, CpCg, BASED ON THE (MAIN WIND FORCE RESISTING SYSTEM).INTERNAL WIND PRESSURE IS BASED ON DESIGN (CATEGORY 2). BUILDING MAY BE LOCATED ON (OPEN TERRAIN), AND TRUSS IS DESIGNED TO BE LOCATED AT LEAST (0-0) FT-IN-SX AWAY FROM EAVE.TRUSS UPLIFT IS BASED ON TOP AND BOTTOM CHORD DEAD LOADS OF 5.0 PSF AND 5.0 PSF RESPECTIVELY.

NAIL VALUES

PLATE	GRIP(DRY)	SHEAR	SECTION
(PSI)	(PLI)	(PLI)	(PLI)
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= 0.89 (H) (INPUT = 0.90)
JSI METAL= 0.88 (H) (INPUT = 1.00)

23 SHTS TUFF LIB. 2/8'

39 SHTS " " 2 9' 6"

10 SHTS. 2 10'

7 PCS SOFFIT FACIA w/ DRIP. & PERF

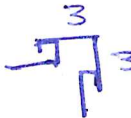
8 PCS GABLE SOFFIT / FACIA

4 SOFFIT BOARDS TO MATCH.

3 pc DOOR JAMB. 

11 pcs BASE TRIM. 

6 pc GABLE DIVIDER 

4 pcs OS CORNER w/ J. 

32 848 + HST.

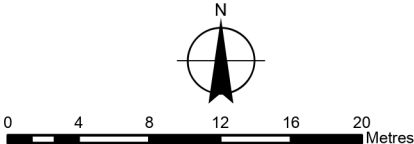


Legend

 Subject Lands

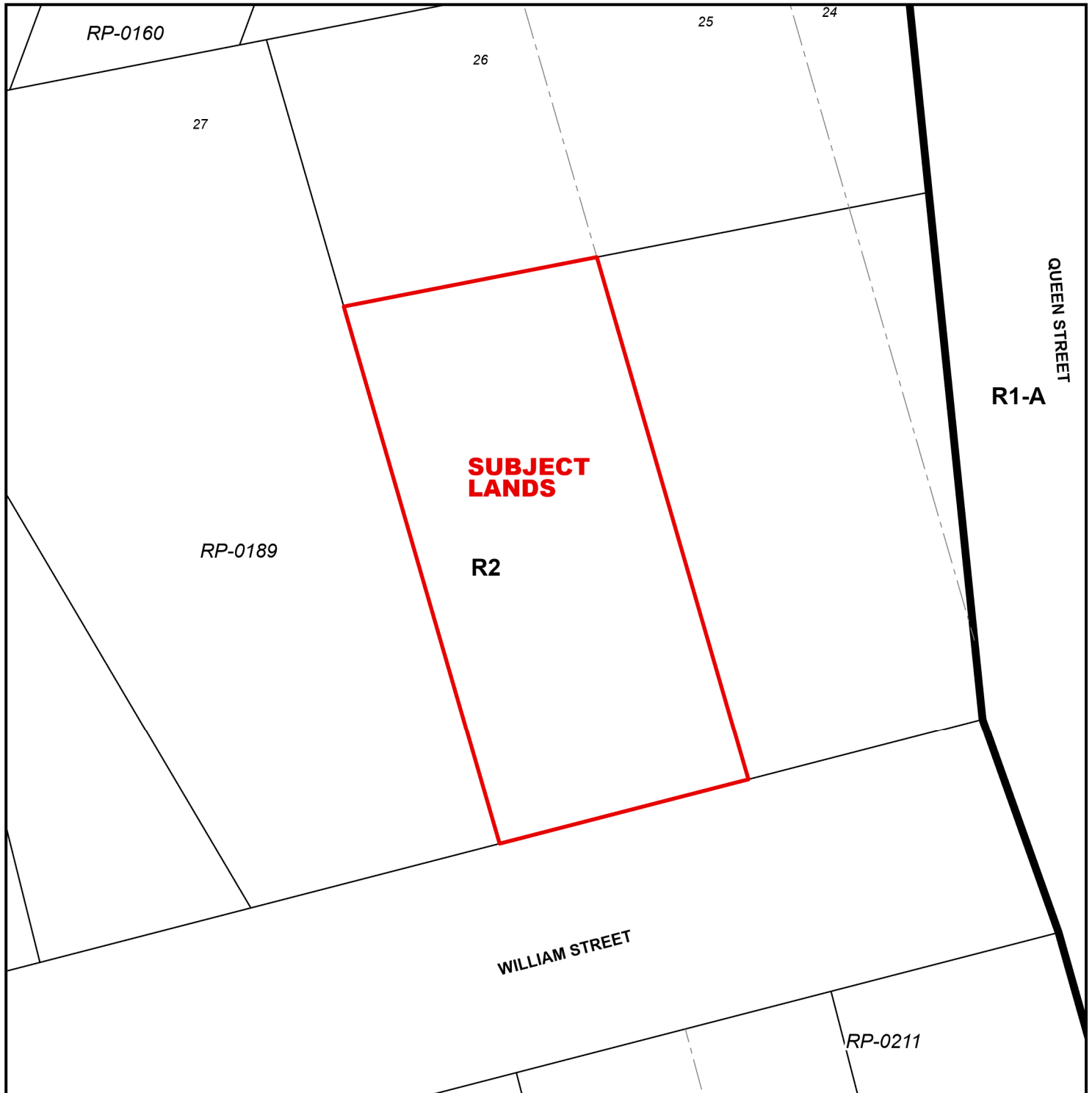
7/9/2026

2025 Air Photo



MAP B
ZONING BY-LAW MAP
Urban Area of DELHI

ANPL2026101



LEGEND

 Subject Lands

ZONING BY-LAW 1-Z-2014

7/9/2026

(H) - Holding

R1-A - Residential R1-A Zone

R2 - Residential R2 Zone

