

## 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](mailto: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](http://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](mailto: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          | _____ |

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**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:** 33601007002

**A. Applicant Information**

**Name of Owner** Lucas & Adrienne Dawson

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 433 Concession 3 Townsend  
Town and Postal Code Norfolk County, N0E 1Z0  
Phone Number 519-428-8355  
Cell Number \_\_\_\_\_  
Email luc.dawson@gmail.com

**Name of Applicant** \_\_\_\_\_  
Address \_\_\_\_\_  
Town and Postal Code \_\_\_\_\_  
Phone Number \_\_\_\_\_  
Cell Number \_\_\_\_\_  
Email \_\_\_\_\_

|                      |                                    |
|----------------------|------------------------------------|
| <b>Name of Agent</b> | The Permit Shoppe c/o Kim Dziegiel |
| Address              | 48 Windham East Quarter Line Road  |
| Town and Postal Code | Simcoe, ON N3Y 4K6                 |
| Phone Number         | 226-931-2262                       |
| Cell Number          |                                    |
| Email                | kim@thepermitshoppe.com            |

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

☐ Owner
 ☒ Agent
 ☐ Applicant

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

\_\_\_\_\_

\_\_\_\_\_

## B. Location, Legal Description and Property Information

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

TWN CON 2 PT LOT 6 RP 37R11086 PART 1

Municipal Civic Address: 433 Concession 3 Townsend

Present Official Plan Designation(s): Hamlet OP

Present Zoning: Residential Hamlet

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:

Refer to attached drawing

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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.

N/A

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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:

Refer to attached drawing

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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:

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

9. Existing use of abutting properties:  
Residential / farm
- 

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:

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### 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                    |          |           |           |          |                       |
| Front yard                      |          |           |           |          |                       |
| Rear yard                       |          |           |           |          |                       |
| Height                          |          | 6 m       | 3.2.1.(a) | 8 m      | 2 m                   |
| Left Interior side yard         |          |           |           |          |                       |
| Right Interior side yard        |          |           |           |          |                       |
| Exterior side yard (corner lot) |          |           |           |          |                       |
| Parking Spaces (number)         |          |           |           |          |                       |
| Aisle width                     |          |           |           |          |                       |
| Stall size                      |          |           |           |          |                       |
| Loading Spaces                  |          |           |           |          |                       |
| Usable Floor Area               | 41 sq m  | 100 sq m  | 3.2.1.(g) | 373 sq m | 41 sq m +<br>373 sq m |

= 414 sq m

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

New garage does not comply with height and floor area permitted

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:  
Local knowledge

\_\_\_\_\_  
\_\_\_\_\_

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:

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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:

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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:

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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 40m

**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)

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### Sewage Treatment

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

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### Storm Drainage

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

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2. Existing or proposed access to subject lands:

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

Name of road/street:

Concession 3 Townsend

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## 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?

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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.

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## **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

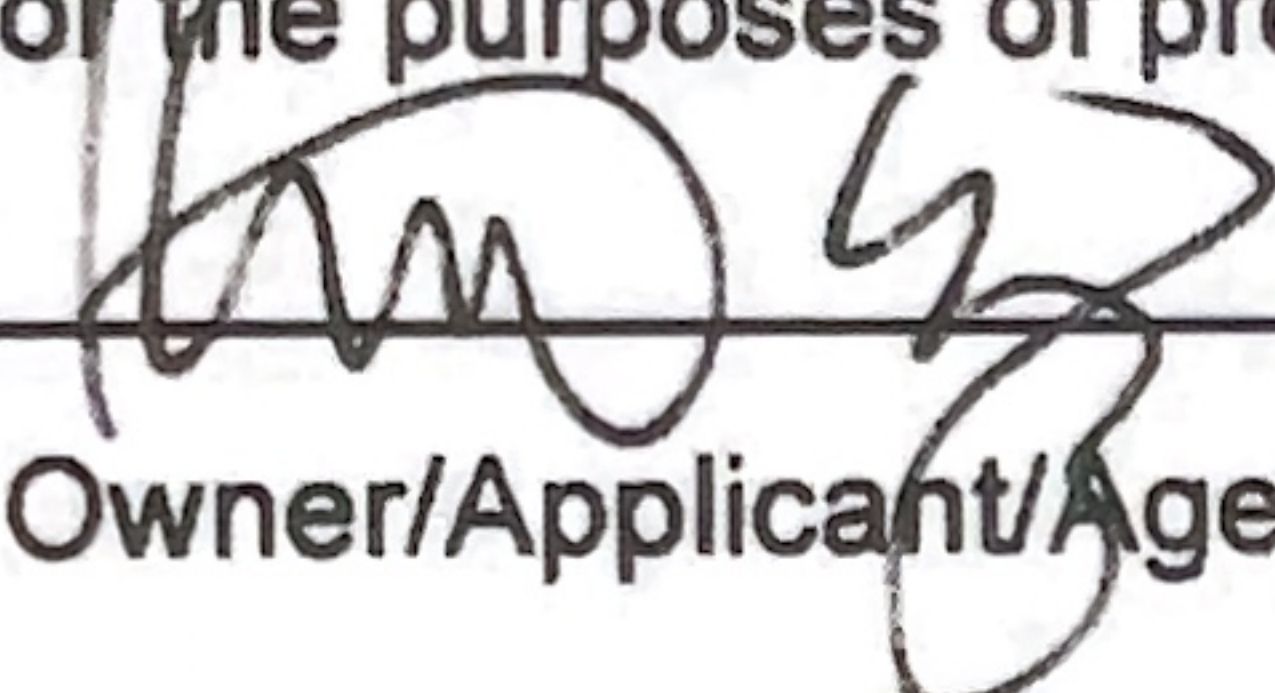
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that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

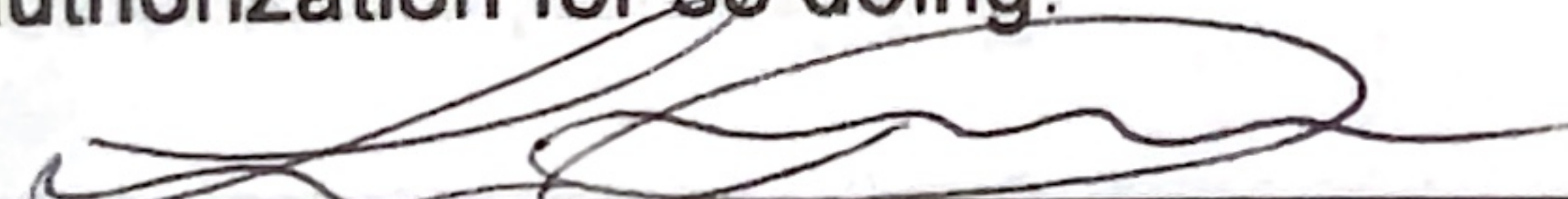
June 1, 2026  
\_\_\_\_\_  
Date

## J. Owner's Authorization

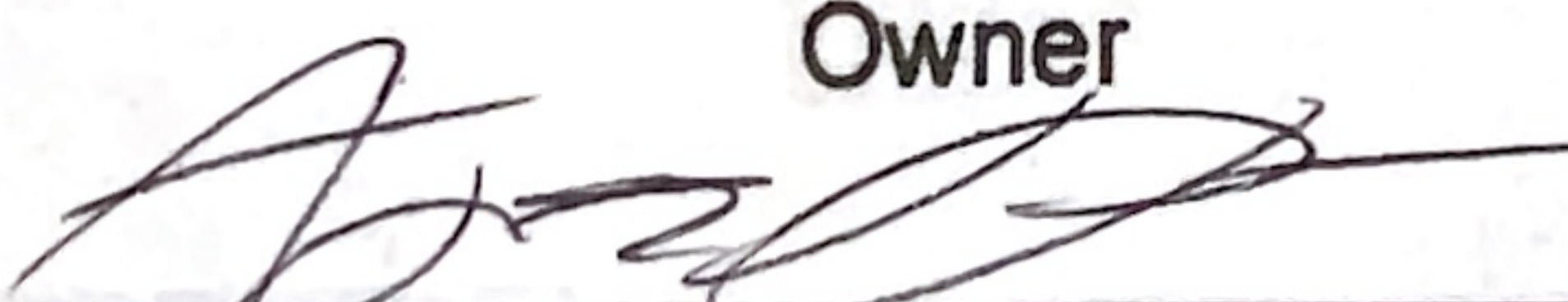
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Lucas Dawson / Adrienne Dawson am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Kim Dziegiel 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

05/29/2026  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Owner

05/29/2026  
\_\_\_\_\_  
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, Kim Dziegiel of Simco

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:

\_\_\_\_\_

  
Owner/Applicant/Agent Signature

In \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_

A.D., 20\_\_\_\_

\_\_\_\_\_

A Commissioner, etc.

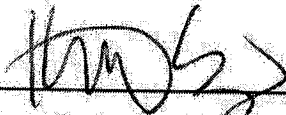
**K. Declaration**

I, Kim Dziegiel of Simcoe  
solemnly declare that:

all of the above statements and the statements contained in all of the exhibits  
transmitted herewith are true and I make this solemn declaration conscientiously  
believing it to be true and knowing that it is of the same force and effect as if made  
under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Norfolk County

  
Owner/Applicant/Agent Signature

In Simcoe

This 1st day of June

A.D., 2026

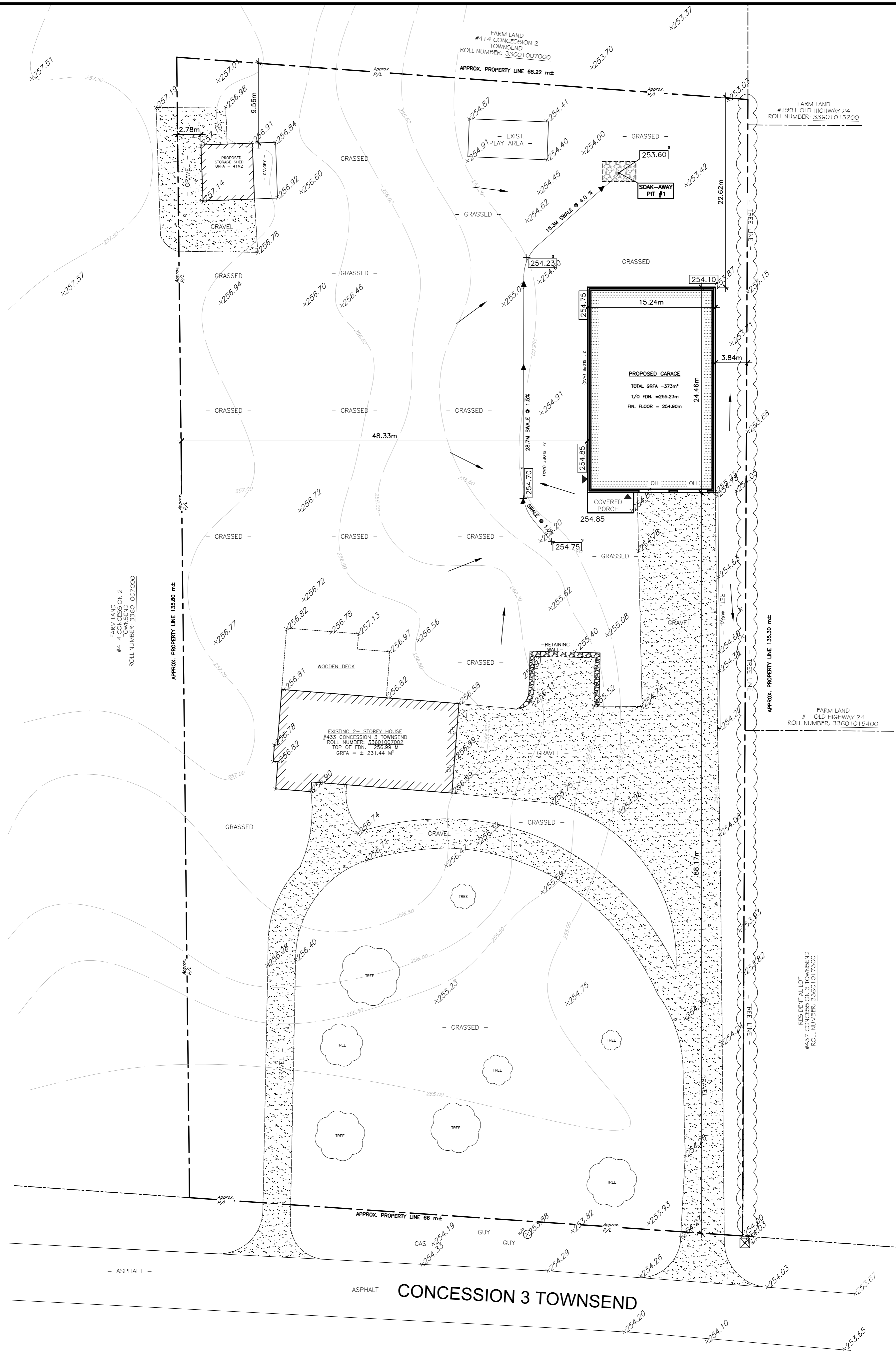
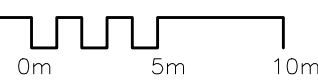
  
\_\_\_\_\_

Kaitlyn Anderson Poole, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires September 2, 2027.

A Commissioner, etc.

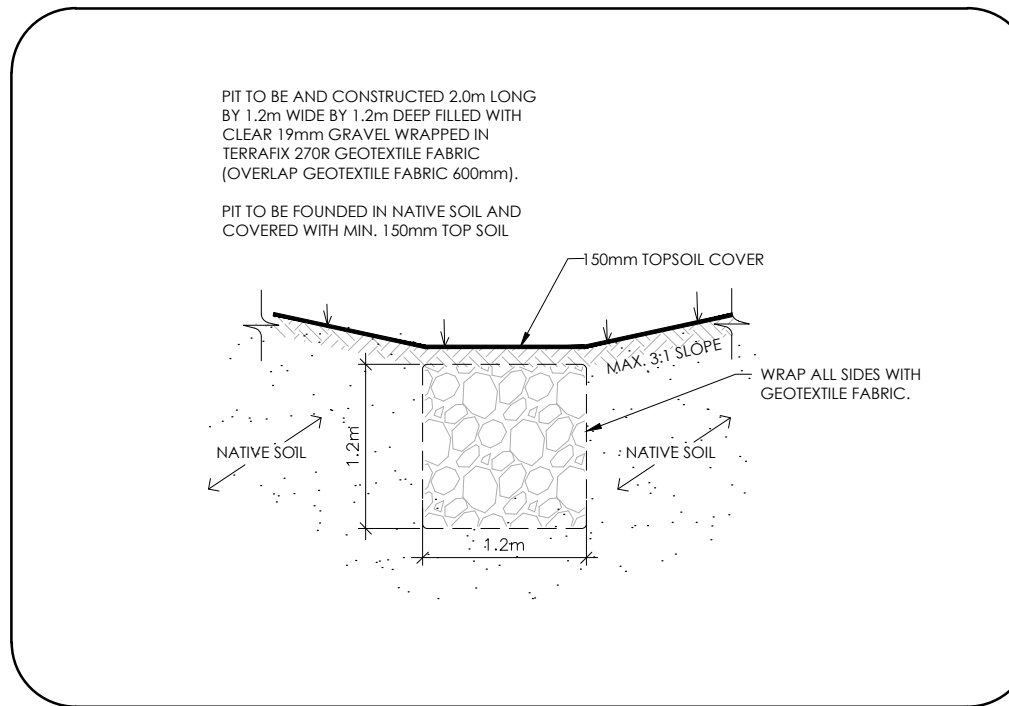
1 PLOT PLAN

SCALE= 1:300 (METRIC)



2 TYP. SWALE CROSS SECTION

N.T.S.



2 TYP. SOAK-PIT CROSS SECTION

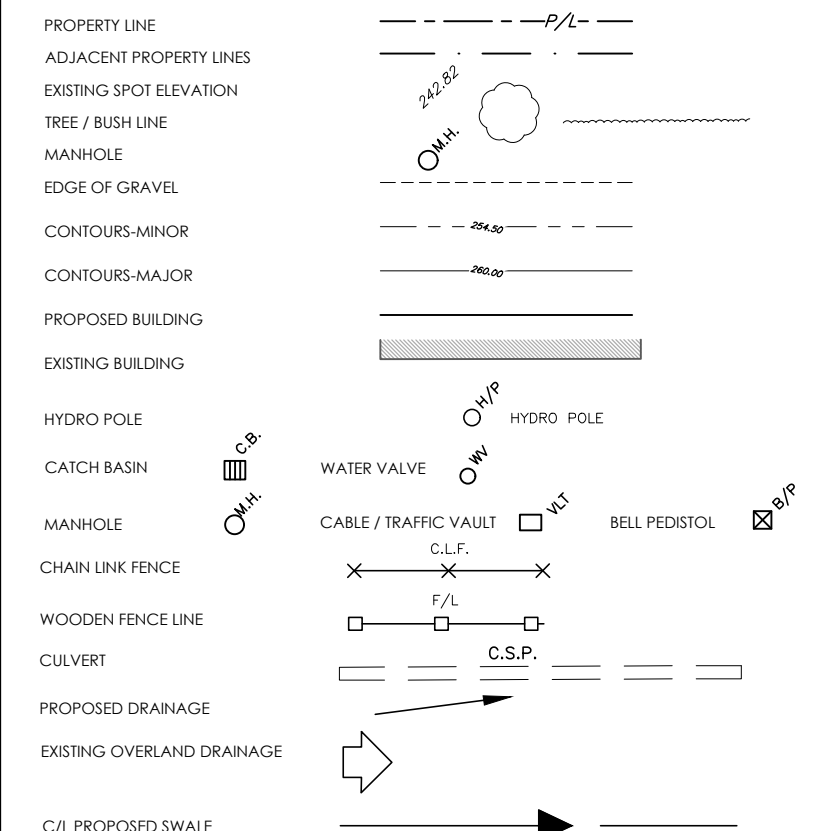
N.T.S.



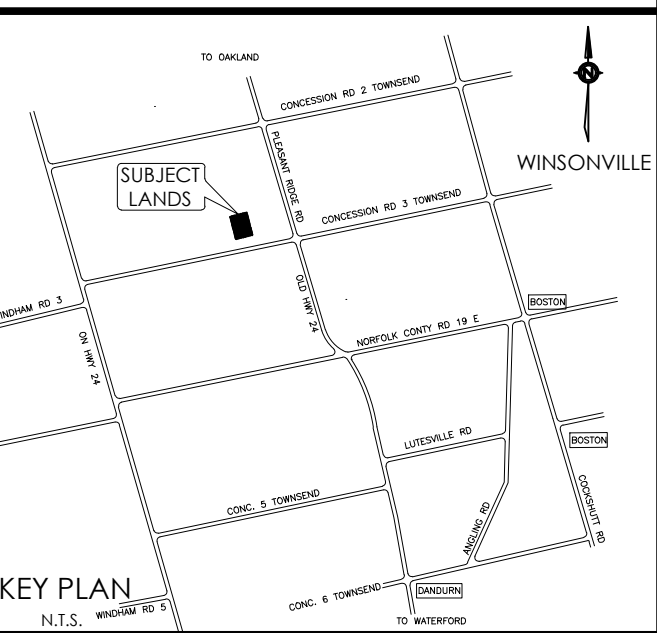
NORFOLK ZONING BY-LAW

| ITEM                      | PROPOSED                                 | REQUIRED                |
|---------------------------|------------------------------------------|-------------------------|
| ZONING                    | RH - HAMLET RESIDENTIAL                  | RH - HAMLET RESIDENTIAL |
| TOTAL LOT AREA            | UNCHANGED (3,000m <sup>2</sup> (0.2 AC)) | N/A                     |
| NEW ACCESSORY BUILDING    |                                          |                         |
| FRONT YARD SET BACK       | 88.17 m                                  | 13 m (MIN.)             |
| REAR YARD SET BACK        | 22.62 m                                  | 9 m (MIN.)              |
| INTERIOR SIDE YARD (EAST) | 3.84 m                                   | 1.2 m (MIN.)            |
| INTERIOR SIDE YARD (WEST) | 45.37 m                                  | 3 m (MIN.)              |
| MAX BUILDING HEIGHT       | 8 m                                      | 6.0 m                   |
| USABLE FLOOR AREA         | 373 m <sup>2</sup>                       | 100 m <sup>2</sup>      |

LEGEND



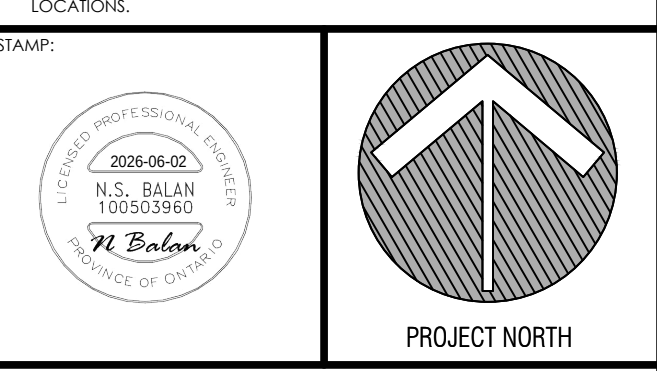
NOTE:  
ALL DIMENSIONS ARE METRIC UNLESS SPECIFICALLY NOTED OTHERWISE.  
THE CONTENTS OF THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF BALAN ENGINEERING CORP. THE DRAWINGS AND SPECIFICATIONS ARE FOR THE NOTED PROJECT ONLY. ANY UNAUTHORIZED USE OF THIS DRAWING IS RESPONSIBLE FOR CONFIRMING ACCURACY AND COMPLETENESS. BALAN ENGINEERING CORP. SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION OR REPRODUCTION THEREOF.  
ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION BEFORE PROCEEDING WITH THE WORK.  
THE CONTENTS OF THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF BALAN ENGINEERING CORP. THE DRAWINGS AND SPECIFICATIONS ARE FOR THE NOTED PROJECT ONLY. ANY UNAUTHORIZED USE OF THIS DRAWING IS RESPONSIBLE FOR CONFIRMING ACCURACY AND COMPLETENESS. BALAN ENGINEERING CORP. SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATION OR REPRODUCTION THEREOF.



KEY PLAN  
N.T.S.

| Rev. | Date       | Description            | By   |
|------|------------|------------------------|------|
| 02   | 2026-06-02 | RE-ISSUED FOR APPROVAL |      |
| 01   | 2026-05-29 | ISSUED FOR APPROVAL    | S.P. |

THESE DRAWINGS, DETAILS AND SPECIFICATIONS SHALL NOT BE USED FOR CONSTRUCTION UNTIL THEY HAVE BEEN SIGNED AND SEALED BY THE ENGINEER AND A BUILDING PERMIT HAS BEEN ISSUED.  
DO NOT SCALE DRAWINGS. THESE DRAWINGS SHOW INTENT OF THE DESIGN ONLY OR EXISTING CONDITIONS AND MAY NOT REFLECT EXACT LOCATIONS.



Project Name:  
SITE GRADING PLAN FOR  
CASIER CONTRACTING  
433 CONCESSION 3 TOWNSEND,  
WILSONVILLE, ON N0E 1Z0

Drawn By: S.P.  
Approved By: N.B.  
Date: MAY 22, 2026  
Job Number: 26-0340  
Sheet No.: SP1  
Revision No.: 01  
Scale: N.B.





# Evaluation of On-Site Sewage Systems

## INSTRUCTIONS

1. Please complete the following form by checking appropriate lines and filling in blanks.
2. This Evaluation Form must be completed by a "Qualified" person engaged in the business of constructing on site, installing, repairing, servicing, cleaning or emptying sewage systems.
3. If sewage system malfunctions are found during an evaluation (surfacing or discharge of improperly treated sewage effluent) which indicate a possible health hazard or nuisance, orders may be issued for correction.
4. Evaluations should be scheduled accordingly so as not to delay the application process.
5. Completed Forms MUST be submitted as part of a "complete" Planning Application. Failure to meet this date may cause the application to be deferred.
6. Evaluation Forms will become part of the property records of Norfolk County Building Department.
7. No On-Site Sewage System Evaluation will be conducted where:
  - a. snow depth exceeds two (2) inches, or
  - b. grass and brush exceeds twelve (12) inches
8. The comments that are given as a result of this evaluation are rendered without complete knowledge or observation of some of the individual components of the sewage system and applies only to the date and time the evaluation is conducted.

### Collection of Personal Information.

Personal information submitted in this form is collected under the authority with the Municipal Freedom of Information and Protection Act, or for the purpose stated on the specific form being submitted. The information will be used by the Building Department administration for its intended submitted purpose.

Questions about the collection of personal information through this form may be directed to:

Norfolk County's Chief Building Official,  
185 Robinson Street, Simcoe, ON N3Y 5L6, 519-426-5870 ext. 2218,

Information and Privacy Coordinator,  
50 Colborne Street South, Simcoe ON N3Y 4H3, 519-426-5870 ext. 1261,

**Community Development Division- Building Department**

185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 • 519-426-5870 Ext. 6016



|                             |  |
|-----------------------------|--|
| <b>Property Information</b> |  |
| Municipal Address           |  |
| Assessment Roll Number      |  |
| Date of Evaluation          |  |

|                               |                                                                                                                                                                                                                                                                 |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Evaluators Information</b> |                                                                                                                                                                                                                                                                 |
| Evaluators Name:              | MIKE VROOM                                                                                                                                                                                                                                                      |
| Company Name:                 | VROOM EX                                                                                                                                                                                                                                                        |
| Address:                      | 600 BLUELINE Rd SIMCOE                                                                                                                                                                                                                                          |
| Phone:                        | 519 861 0754                                                                                                                                                                                                                                                    |
| Email                         |                                                                                                                                                                                                                                                                 |
| BCIN #                        | 10126                                                                                                                                                                                                                                                           |
| <b>Purpose of Evaluation</b>  | <input type="checkbox"/> Consent<br><input type="checkbox"/> Zoning<br><input type="checkbox"/> Minor Variance<br><input checked="" type="checkbox"/> Site Plan<br><input type="checkbox"/> Building Permit Application<br><input type="checkbox"/> Other _____ |
| <b>Building Information</b>   | <input checked="" type="checkbox"/> Residential<br><input type="checkbox"/> Commercial<br><input type="checkbox"/> Industrial<br><input type="checkbox"/> Agricultural                                                                                          |

|                                         |                                                                                      |
|-----------------------------------------|--------------------------------------------------------------------------------------|
| Gross building area: (m <sup>2</sup> ): | 198                                                                                  |
| Number of bedrooms:                     | 4                                                                                    |
| Number of fixture units:                | 36.5                                                                                 |
| Daily Design Flow: (Litres)             | 2825                                                                                 |
| Is the building currently occupied?     | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, how long? |

|                                 |                                                                                                           |
|---------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Site Evaluation</b>          |                                                                                                           |
| Soil type, percolation time (T) | 20                                                                                                        |
| Site slope                      | <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Moderate <input type="checkbox"/> Steep |
| Soil condition:                 | <input type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry                                      |
| Surface discharge observed      | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                       |
| Odour detected:                 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                       |
| Weather at time of evaluation:  | SUNNY                                                                                                     |

|                                                                                                                                                                                                                                   |                                                                                           |                                                                           |                                                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|------------------------------------------------------------|
| <b>System Description</b>                                                                                                                                                                                                         |                                                                                           |                                                                           |                                                            |
| <input type="checkbox"/> Class 1 - Privy <input type="checkbox"/> Class 2- Greywater <input type="checkbox"/> Class 3 - Cesspool <input type="checkbox"/> Class 4 - Leaching Bed) <input type="checkbox"/> Class 5 - Holding Tank |                                                                                           |                                                                           |                                                            |
| <b>Type of leaching bed. Class 4 -Leaching Bed only - Complete &amp; attach Worksheet E</b>                                                                                                                                       |                                                                                           |                                                                           |                                                            |
| <input type="checkbox"/> A. Absorption Trench                                                                                                                                                                                     | <input checked="" type="checkbox"/> B. Filter Bed                                         | <input type="checkbox"/> C. Shallow Buried Trench                         |                                                            |
| <input type="checkbox"/> D. Advance Treatment System                                                                                                                                                                              | <input type="checkbox"/> E. Type A Dispersal Bed                                          | <input type="checkbox"/> F. Type B Dispersal Bed                          |                                                            |
| <b>Existing Tank Size (litres):</b>                                                                                                                                                                                               |                                                                                           | 6000 5900                                                                 |                                                            |
| <input checked="" type="checkbox"/> Pre-cast Concrete                                                                                                                                                                             | <input type="checkbox"/> Plastic                                                          | <input type="checkbox"/> Fibreglass                                       |                                                            |
| <input type="checkbox"/> Wood                                                                                                                                                                                                     | <input type="checkbox"/> Other (specify):                                                 | Pump: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |                                                            |
| <input type="checkbox"/> In ground system                                                                                                                                                                                         | <input type="checkbox"/> Raised Bed system<br>Height raised above original grade (metres) |                                                                           |                                                            |
| <b>Setbacks (metres)</b>                                                                                                                                                                                                          | <b>Tank</b>                                                                               |                                                                           | <b>Distribution Pipe</b>                                   |
| Distance to buildings & structures                                                                                                                                                                                                |                                                                                           |                                                                           |                                                            |
| Distance to bodies of water                                                                                                                                                                                                       |                                                                                           |                                                                           |                                                            |
| Distance to nearest well                                                                                                                                                                                                          |                                                                                           |                                                                           |                                                            |
| Distance to proposed property lines                                                                                                                                                                                               | Front: _____<br>Rear: _____                                                               | Left: _____<br>Right: _____                                               | Front: _____<br>Rear: _____<br>Left: _____<br>Right: _____ |



## Worksheet A: Dwellings - Daily Design Flow Calculations (Q)

| A) Residential Occupancy |            | (Q) Litres   | Total |
|--------------------------|------------|--------------|-------|
| Number of Bedrooms       | 1 Bedroom  | 750          |       |
|                          | 2 Bedrooms | 1100         |       |
|                          | 3 Bedrooms | 1600         |       |
|                          | 4 Bedrooms | 2000         | 2000  |
|                          | 5 Bedrooms | 2500         |       |
|                          |            | Subtotal (A) | 2000  |

| B) Plus Additional Flow for:                                                                                                        |                                                                                      |            |                                    |      |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------|------------------------------------|------|
| <b>Note:</b><br>Use the largest additional flow calculation to determine Daily Design Flow (Q). If none apply Subtotal (B) is zero. |                                                                                      |            |                                    |      |
|                                                                                                                                     | Quantity                                                                             | (Q) Litres | Total                              |      |
| Either                                                                                                                              | Each bedroom over 5                                                                  | 500        |                                    |      |
| Or                                                                                                                                  | Floor space for each 10m <sup>2</sup> over 200m <sup>2</sup> up to 400m <sup>2</sup> | 100        |                                    |      |
|                                                                                                                                     | Floor space for each 10m <sup>2</sup> over 400m <sup>2</sup> up to 600m <sup>2</sup> | 75         |                                    |      |
|                                                                                                                                     | Floor space for each 10m <sup>2</sup> over 600m <sup>2</sup>                         | 50         |                                    |      |
| Or                                                                                                                                  | Each Fixture Unit over 20 fixture Units<br>(Total of Worksheet B - 20 = Quantity)    | 50         | 825                                |      |
|                                                                                                                                     |                                                                                      |            | Subtotal (B)                       | 825  |
|                                                                                                                                     |                                                                                      |            | Subtotal A+B=Daily Design Flow (Q) | 2825 |

## Worksheet B: Dwellings Fixture Unit Count

| Fixtures                                                                                                            | Units | How Many? | Total |
|---------------------------------------------------------------------------------------------------------------------|-------|-----------|-------|
| Bath group (toilet, sink, tub or shower) with flush tank                                                            | 4.0   | X         | 4     |
| Bathtub only (with or without shower)                                                                               | 1.5   | X         | 1.5   |
| Shower stall                                                                                                        | 1.5   | X         | 1.5   |
| Wash basin / Lavatory (1.5 inch trap)                                                                               | 1.5   | X         | 1.5   |
| Water closet (toilet) tank operated                                                                                 | 4.0   | X         | 4     |
| Bidet                                                                                                               | 1.0   | X         | 1     |
| Dishwasher                                                                                                          | 1.0   | X         | 1     |
| Floor Drain (3 inch trap)                                                                                           | 3.0   | X         | 3     |
| Sink<br>(with/without garbage grinder, domestic and other small type single, double or 2 single with a common trap) | 1.5   | X         |       |
| Domestic washing machine                                                                                            | 1.5   | X         |       |
| Combination sink and laundry tray single or double<br>(installed on 1.5 inch trap)                                  | 1.5   | X         |       |
| Other:                                                                                                              |       |           |       |
| Total Number of Fixture Units:                                                                                      |       |           | 36.5  |

1. Refer to Ontario Building Code Division B Table 7.4.9.3 for a complete listing of fixture types and units.
2. Where the laundry waste is not more than 20% of the total daily design flow, it may discharge to the sewage system. OBC 8.1.3.1(2)
3. Sump pumps are not to be connected to the sewage system. Connection to sewage system may lead to a hydraulic failure of the system.



## Worksheet C: Other occupancies types

| Camp for the Housing of Workers                                                                                         | Number of Employees | (Q) Litres | Total |
|-------------------------------------------------------------------------------------------------------------------------|---------------------|------------|-------|
| <b>Note:</b> building size, number of bedrooms and fixture count are not required for a Camp for the Housing of Workers |                     | 250        |       |
| Daily Design Flow (Q)                                                                                                   |                     |            |       |

### Other Occupancy Daily Design Flow Calculation (Q)

To calculate the daily design flow for occupancies, please refer to Ontario Building Code Division B – Part 8 Table 8.2.1.3.B

| Establishment         | Operator<br>Example: number of seats, per floor area,<br>number of employees/students | Volume<br>Litres | Total |
|-----------------------|---------------------------------------------------------------------------------------|------------------|-------|
|                       |                                                                                       |                  |       |
|                       |                                                                                       |                  |       |
|                       |                                                                                       |                  |       |
|                       |                                                                                       |                  |       |
|                       |                                                                                       |                  |       |
| Daily Design Flow (Q) |                                                                                       |                  |       |

## Work Sheet D: Septic Tank Size

Minimum septic tank size permitted by the Ontario Building Code is 3600 litres.

Minimum holding tank size permitted by the Ontario Building Code is 9000 litres.

| Occupancy type                                                                   | Daily Design Flow (Q) | Minimum<br>tank size<br>(L) |
|----------------------------------------------------------------------------------|-----------------------|-----------------------------|
| <b>Residential Occupancy</b><br>house, apartment,<br>camp for housing of workers | X 2 =                 | <del>2000</del> 5900 L      |
| <b>All Other Occupancies</b>                                                     | X 3 =                 |                             |
| <b>Holding Tank</b>                                                              | X 7 =                 |                             |



# Worksheet E: Leaching Bed Calculations (Class 4)

Complete One of A, B, C, D, E, F

## ☐ A. Absorption Trench

Total length of distribution pipe

Conventional  $(Q \times T) \div 200 =$  \_\_\_\_\_ m  
 Type I leaching chambers  $(Q \times T) \div 200 =$  \_\_\_\_\_ m  
 Type II leaching chambers  $(Q \times T) \div 300 =$  \_\_\_\_\_ m  
 Configured as: \_\_\_\_\_ runs of \_\_\_\_\_ m Total: \_\_\_\_\_ m

## ☒ B. Filter Bed

Effective Area

If  $Q \leq 3000$  litres per day use  $Q \div 75$

If  $Q > 3000$  litres per day use  $Q \div 50$

Level II-IV treatment units,  
use  $Q \div 100$

Distribution Pipe

Contact Area =  $(Q \times T) \div 850$

Mantel (see Part 1)

Effective area: 2825 (Q)  $\div$  75 (75, 50, or 100) = 37.7 m<sup>2</sup>  
 Configured as: \_\_\_\_\_ m x \_\_\_\_\_ m  
 Number of beds 1

Number of runs: 4 Spacing of runs: 40" m  
 Contact Area: ( \_\_\_\_\_ (Q) X \_\_\_\_\_ (T))  $\div$  850 = 66.5 m<sup>2</sup>

## ☐ C. Shallow Buried Trench

Percolation time  
(T) of soil in  
minutes:

Length of  
distribution pipe  
(metres)

$1 < T \leq 20$

$Q \div 75$  metres

$20 < T \leq 50$

$Q \div 50$  metres

$50 < T < 125$

$Q \div 30$  metres

(L) = \_\_\_\_\_ (Q)  $\div$  \_\_\_\_\_ (75, 50, 30) = \_\_\_\_\_ m  
 Configured as: \_\_\_\_\_ runs of \_\_\_\_\_ m Total: \_\_\_\_\_ m

## ☐ D. Advance Treatment System

Provide description of system.

## ☐ E. Type A Dispersal Bed

Stone Layer

If  $Q \leq 3000$  litres per day, use  $Q \div 75$

If  $Q > 3000$  litres per day, use  $Q \div 50$

Sand Layer

$1 < T \leq 15$  use  $(Q \times T) \div 850$

$T > 15$  use  $(Q \times T) \div 400$

Stone Layer = \_\_\_\_\_ (Q)  $\div$  \_\_\_\_\_ (75 or 50) = \_\_\_\_\_ m<sup>2</sup>

Sand Layer = ( \_\_\_\_\_ (Q) x \_\_\_\_\_ (T))  $\div$  (850 or 400) = \_\_\_\_\_ m<sup>2</sup>

## ☐ F. Type B Dispersal Bed

Area =  $(Q \times T) \div 400$

Linear Loading Rate (LLR)

$T < 24$  minutes, use 50 L/min

If  $T \geq 24$  minutes, use 40 L/min

Area = ( \_\_\_\_\_ (Q) x \_\_\_\_\_ (T))  $\div$  400 = \_\_\_\_\_ m<sup>2</sup>

Pump chamber capacity = \_\_\_\_\_ L

Length (Q  $\div$  LLR) = \_\_\_\_\_ m

Bed configuration = \_\_\_\_\_ m x \_\_\_\_\_ m = \_\_\_\_\_ m<sup>2</sup>

Number of Beds = \_\_\_\_\_

Distribution Pipe

Configured as: \_\_\_\_\_ runs of \_\_\_\_\_ m Total: \_\_\_\_\_ m



## Worksheet F: Cross Sectional Drawings

### Subsoil Investigation – Test pit

1. Soil sample to be taken at a depth of
2. Test pit to be a minimum 0.9m

Indicate level of rock and ground water level below original grade.

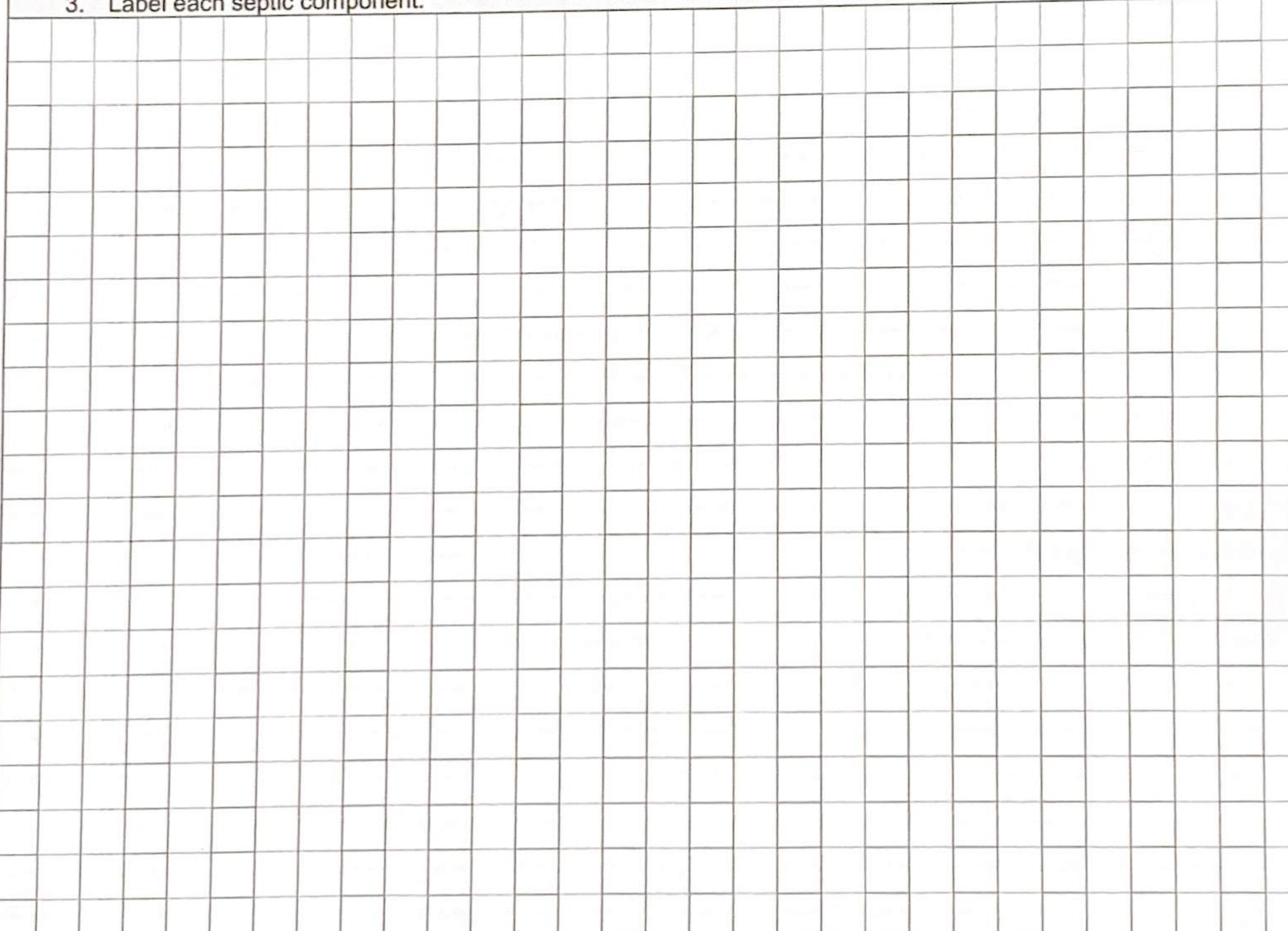
|  |  |                |
|--|--|----------------|
|  |  | Original grade |
|  |  |                |
|  |  | 0.5m           |
|  |  |                |
|  |  | 1.0m           |
|  |  |                |
|  |  | 1.5m           |
|  |  |                |

Soil and subgrade investigation.  
Indicate soil types

**Cross sectional drawings are required for all septic systems**

1. Location of existing grade.
2. Measurements to each component, distances to water table
3. Label each septic component.

3. Label each septic component.

A large grid of graph paper, consisting of 20 columns and 20 rows of squares, intended for labeling septic components.



Date Received: \_\_\_\_\_



Working together  
with our community  
to provide quality services.

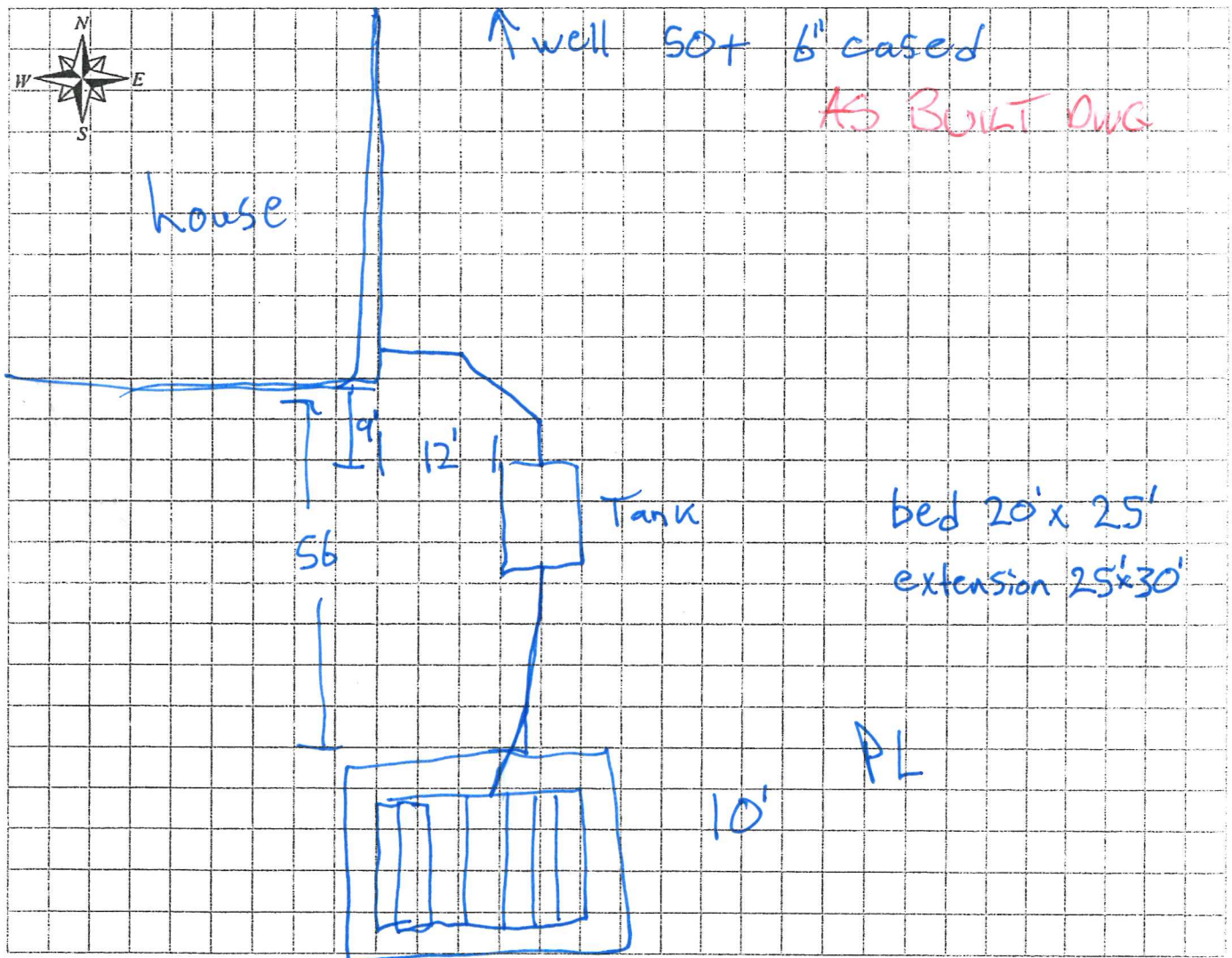
### SEPTIC SYSTEM LOCATION PLAN

OWNER \_\_\_\_\_ EVALUATOR \_\_\_\_\_

PROPERTY ADDRESS \_\_\_\_\_

Please provide a **DIMENSIONED** sketch drawing indicating;

1. Outline of property and all dimensions
2. Detailed sewage system diagram, including dimensions of leaching bed, mantle, tank location, pump chamber, etc.
3. Setbacks from existing and proposed buildings, wells (including neighbours) lakes, streams, ponds, water drainage courses.
4. Location of subsurface drainage, tiles, culverts or other structural features.
5. Existing or proposed driveways, easements, right of ways, drainage patterns.
6. Indicate any areas of disturbed, compacted, imported or altered soils.



PREPARED BY: Janie Deming NOTE: The above sketch is not to exact scale.



FARM LAND

4414 CONNECTION 2

TOWNSHIP: 3360107000

APPROX. PROPERTY LINE 135.80 m±

Approved \_\_\_\_\_  
Date \_\_\_\_\_

~~GRASSED -~~

~~Septic Area~~

WOODEN DECK

EXISTING 2- STORY HOUSE  
#433 CONCESSION 3 TOWNSEND  
ROLL NUMBER: 33601002002  
TOP OF FDN. = 256.89 M  
GRFA = ± 231.44 M<sup>2</sup>

ROLL NUMBER: 33601007002

TOP OF FDN.= 256.99

$$GRFA = \pm 231.44 \text{ N}^2$$

— GRASSED —

- GRAVEL -



## Overall System Rating

- ☒ System working properly / no work required. ✓
- ☐ System functioning / Maintenance required.
- ☐ System functioning / Minor repairs required
- ☐ System failure / Replacement required.

Additional Comments:

Note: Any repair or replacement of an on-site sewage system requires a building permit.

Contact the Norfolk County Building Department at (519) 426-5870 ext. 6016 for more information.

## Verification

### Owner:

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

Type text here

I, Luc Dawson (the owner of the subject property) hereby authorize the above mentioned evaluator to act on my behalf with respects to all matters pertaining to the existing onsite sewage system evaluation.

Owners Signature: 

Date: 06/29/2026

### Evaluator:

I, MIKE VROOM declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which can affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

Evaluator Signature: 

Date:

## Building Department Review

Comments:

Building Inspectors Name:

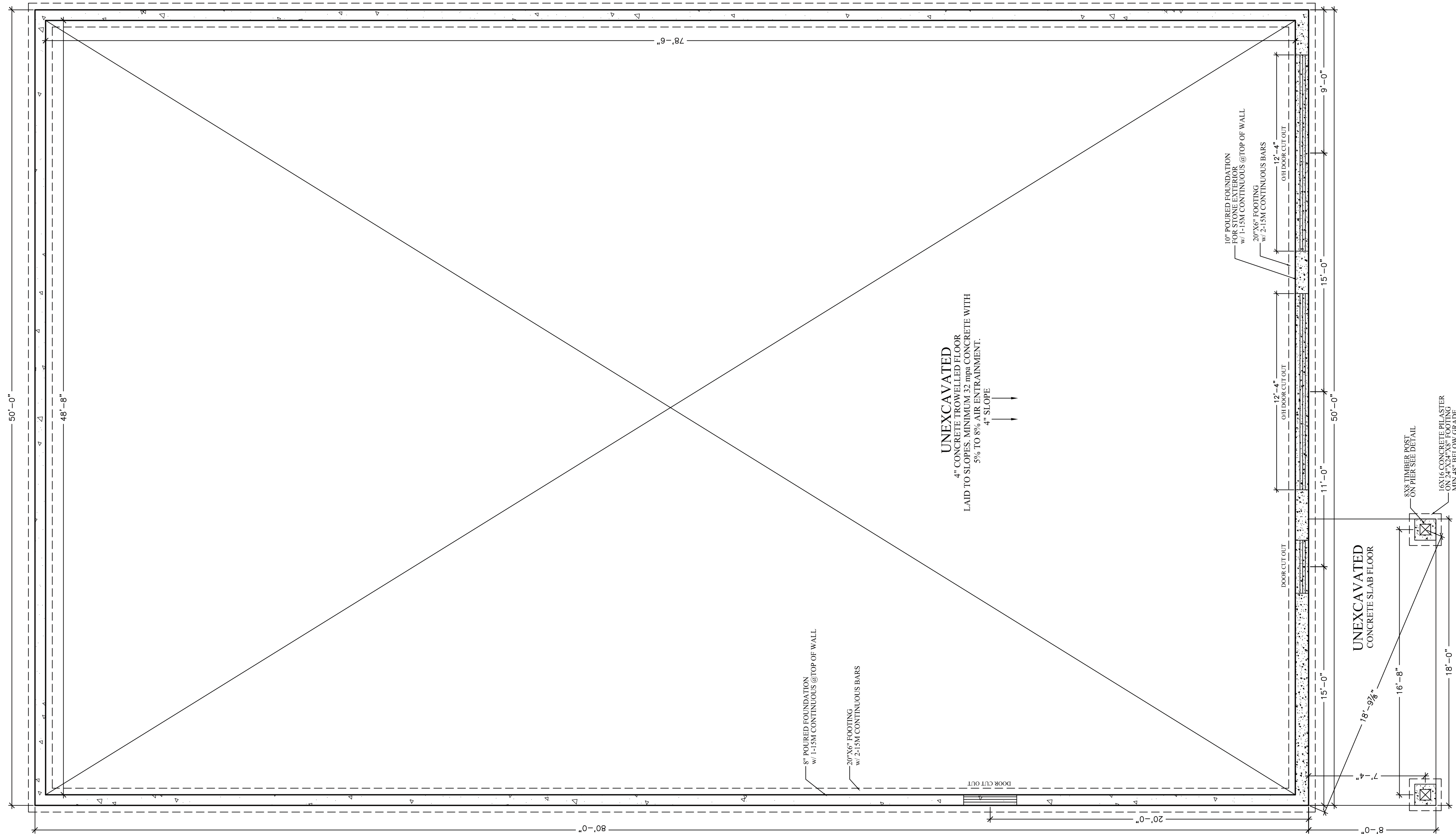
Building Inspector Signature:

Date:



# FOUNDATION PLAN

Scale 1/4"-1'-0"



## GENERAL NOTES:

### FOUNDATION PLAN NOTES:

- ALL DIMENSIONS TO EXTERIOR FOUNDATION WALLS
- ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL. (ASSUMED SOIL BEARING CAPACITY - 2500 P.S.F.)
- APPROVED GRANULAR FILL SHALL BE COMPACTED IN 6" LAYERS TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
- ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM 4'-0" BELOW FINISHED GRADE TO PROTECT FROM FROST ACTION.
- CONCRETE FOR FLOOR SLABS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa. ALL OTHER CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 25 MPa UNLESS OTHERWISE SPECIFIED. (6% AIR / 4" SLUMP)
- REINFORCING STEEL TO HAVE MINIMUM 1 1/2" COVER, MAXIMUM 2" COVER AT BOTTOM OF SLAB.

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C. I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall  
BCIN : 22052

| SQUARE FOOTAGE |             |
|----------------|-------------|
| MAIN FLOOR     | 4000 SQ.FT. |
|                |             |
|                |             |
|                |             |

| REV.# | DATE  | DESCRIPTION     |
|-------|-------|-----------------|
| 4     |       |                 |
| 3     |       |                 |
| 2     | 06/07 | PERMIT ISSUE    |
| 1     | 05/29 | ENGINEER REVIEW |

**girard**  
ENGINEERING

2478153 ONTARIO INC.  
212 Main Street West P.O. Box 98  
Otterville, Ontario NOJ 1R0

Tel: 1-519-879-6875  
Fax: 1-519-879-6536  
Email: dfallowfield@girardengineering.ca  
JOB# 25-105



\*PROPERTY OF VIEW-IT DESIGN\*

**VIEW-IT DESIGN**  
RR# 1 PORT BURWELL  
OFFICE: 519-851-1173  
FAX: 519-874-4087

**DAWSON RESIDENCE**  
433 CONCESSION 3 TOWNSEND  
WILSONVILLE, ON

PROPOSED STORAGE BARN PLANS

FOUNDATION PLAN

DRAWN BY: TONY WALL  
BCIN: 29620 PO# 25123  
DATE: MAY 2025  
SHEET NO. 1 OF 7

SCALE: SEE DWG

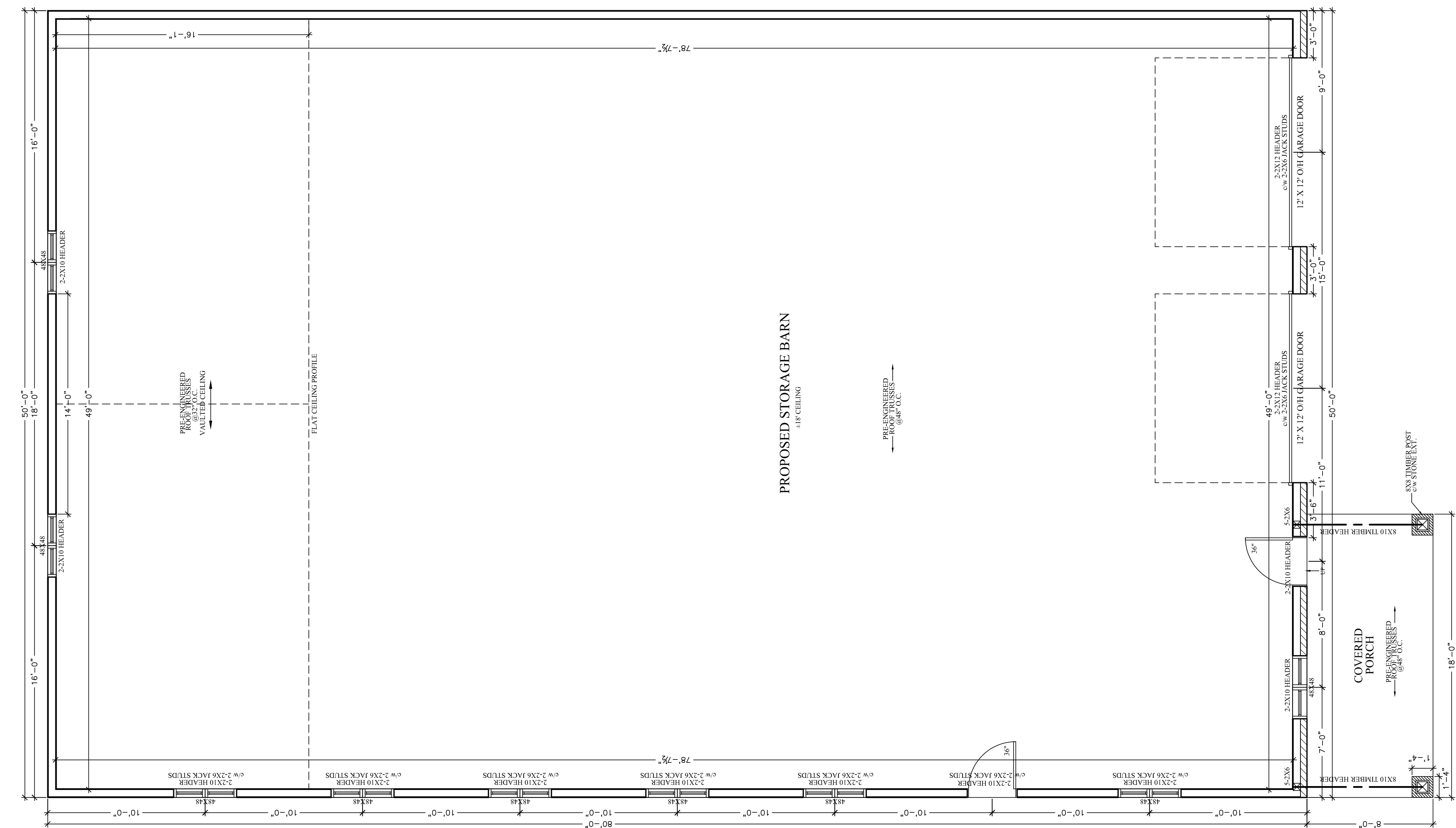
A1





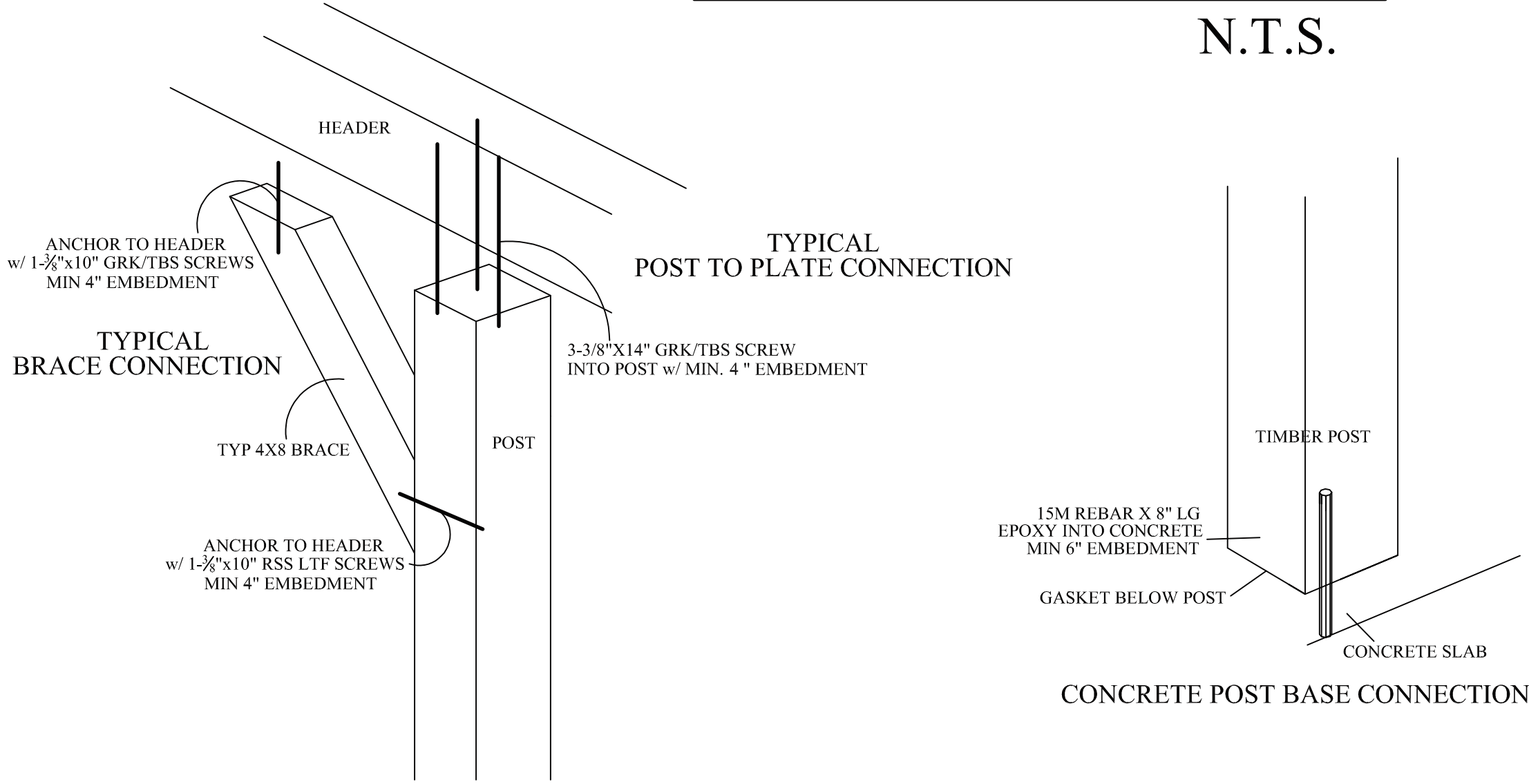
MAIN FLOOR PLAN

Scale 1/4"-1'-0"



JOINT DETAILS

N.T.S.



GENERAL NOTES:

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C. I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall  
BCIN : 22052

|            | SQUARE FOOTAGE |
|------------|----------------|
| MAIN FLOOR | 4000 SQ.FT.    |
|            |                |
|            |                |
|            |                |

| REV.# | DATE  | DESCRIPTION     |
|-------|-------|-----------------|
| 4     |       |                 |
| 3     |       |                 |
| 2     | 06/07 | PERMIT ISSUE    |
| 1     | 05/29 | ENGINEER REVIEW |

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Email: dfallowfield@girardengineering.ca  
JOB# 25-105



\*PROPERTY OF VIEW-IT DESIGN\*

**VIEW-IT DESIGN**  
RR# 1 PORT BURWELL  
OFFICE: 519-851-1173  
FAX: 519-874-4087

**DAWSON RESIDENCE**  
433 CONCESSION 3 TOWNSEND  
WILSONVILLE, ON

PROPOSED STORAGE BARN PLANS

MAIN FLOOR PLAN

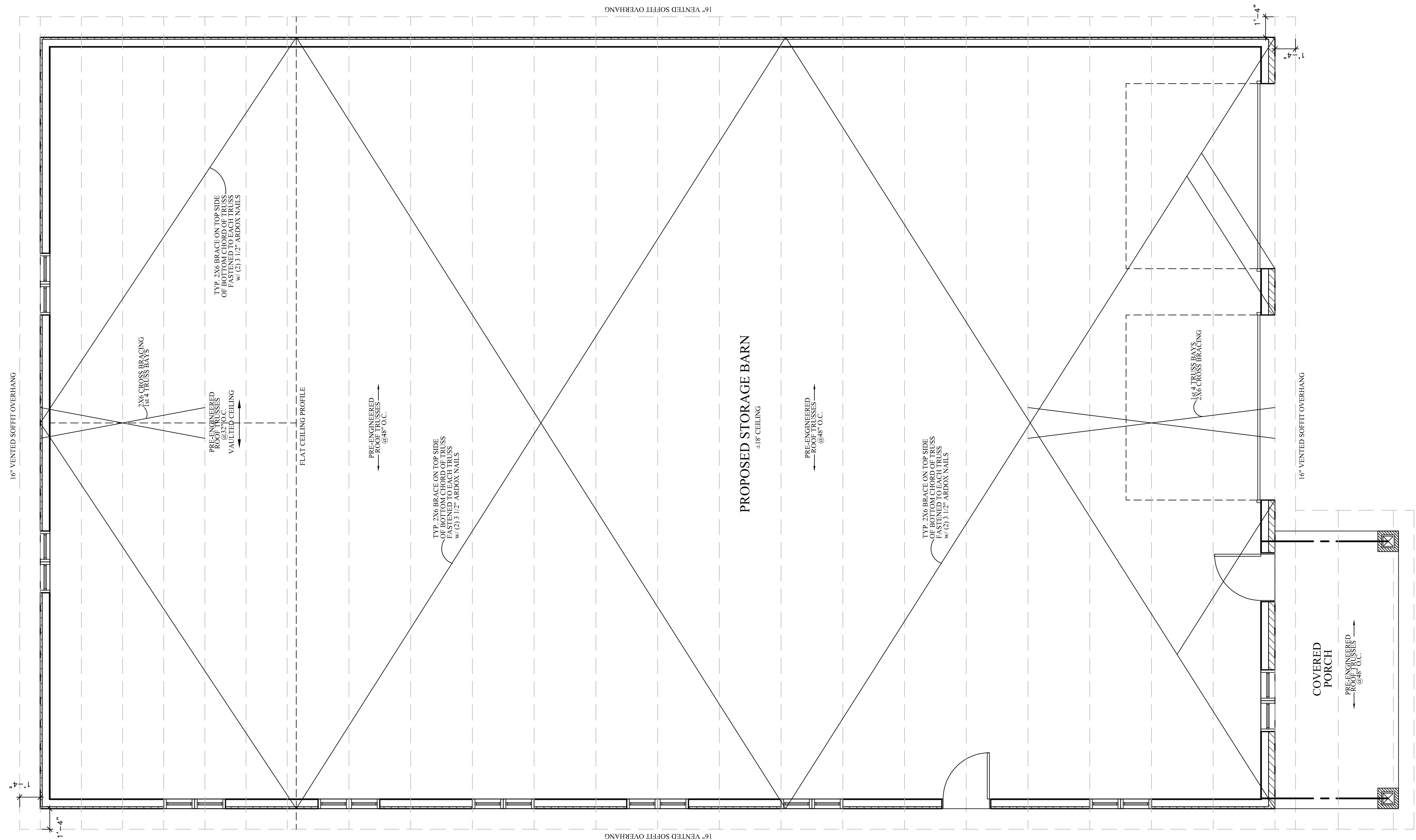
|                       |                |
|-----------------------|----------------|
| DRAWN BY: TONY WALL   | SCALE: SEE DWG |
| BCIN: 29620 PO# 25123 |                |
| DATE: MAY 2025        |                |
| SHEET NO. 2 OF 7      | <b>A2</b>      |





# ROOF PLAN

Scale 1/4"-1'-0"



## GENERAL NOTES:

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C. I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall  
BCIN : 22052

| SQUARE FOOTAGE |             |
|----------------|-------------|
| MAIN FLOOR     | 4000 SQ.FT. |
|                |             |
|                |             |
|                |             |

| REV.# | DATE  | DESCRIPTION     |
|-------|-------|-----------------|
| 4     |       |                 |
| 3     |       |                 |
| 2     | 06/07 | PERMIT ISSUE    |
| 1     | 05/29 | ENGINEER REVIEW |

**girard**  
ENGINEERING

2478153 ONTARIO INC.  
212 Main Street West P.O. Box 98  
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Fax: 1-519-879-6536  
Email: dfallowfield@girardengineering.ca  
JOB# 25-105



\*PROPERTY OF VIEW-IT DESIGN\*

**VIEW-IT DESIGN**  
RR# 1 PORT BURWELL  
OFFICE: 519-851-1173  
FAX: 519-874-4087

**DAWSON RESIDENCE**  
433 CONCESSION 3 TOWNSEND  
WILSONVILLE, ON

PROPOSED STORAGE BARN PLANS

| ROOF PLAN             |                |
|-----------------------|----------------|
| DRAWN BY: TONY WALL   | SCALE: SEE DWG |
| BCIN: 29620 PO# 25123 | A3             |
| DATE: MAY 2025        |                |
| SHEET NO. 3 OF 7      |                |





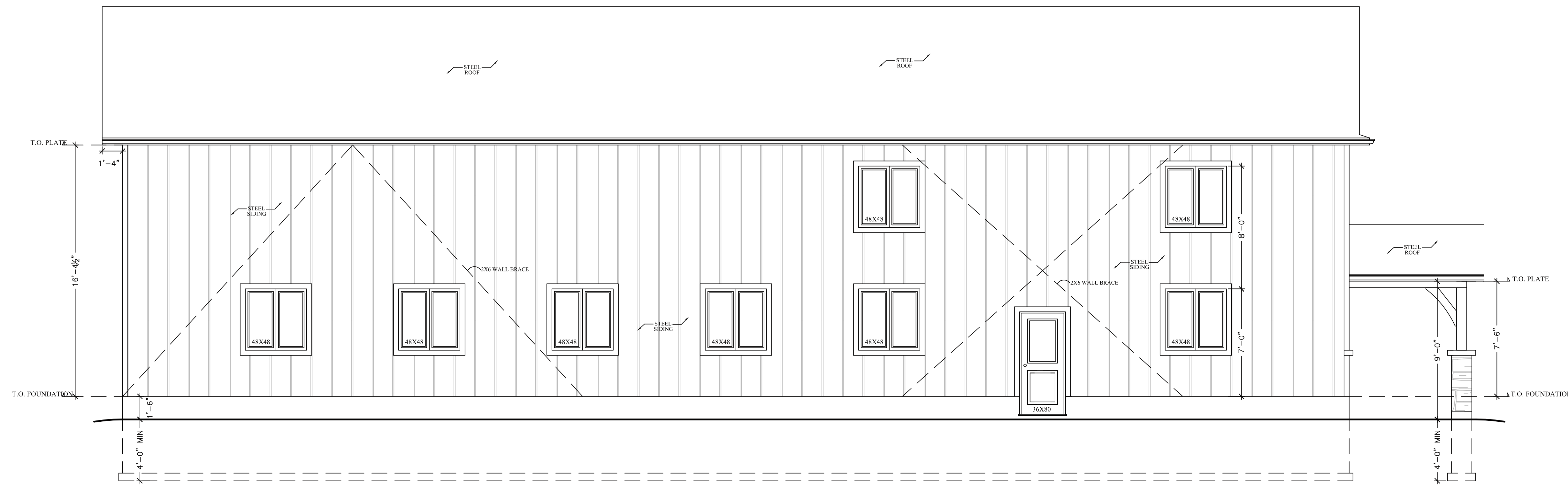
FRONT ELEVATION

Scale 1/4"-1'-0"



LEFT ELEVATION

Scale 1/4"-1'-0"



GENERAL NOTES:

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Tony Wall  
BCIN : 22052

|            | SQUARE FOOTAGE |
|------------|----------------|
| MAIN FLOOR | 4000 SQ.FT.    |
|            |                |
|            |                |

| REV.# | DATE  | DESCRIPTION     |
|-------|-------|-----------------|
| 4     |       |                 |
| 3     |       |                 |
| 2     | 06/07 | PERMIT ISSUE    |
| 1     | 05/29 | ENGINEER REVIEW |

**girard**  
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DAWSON RESIDENCE  
433 CONCESSION 3 TOWNSEND  
WILSONVILLE, ON

PROPOSED STORAGE BARN PLANS

ELEVATIONS

|                       |                |
|-----------------------|----------------|
| DRAWN BY: TONY WALL   | SCALE: SEE DWG |
| BCIN: 29620 PO# 25123 |                |
| DATE: MAY 2025        |                |
| SHEET NO. 4 OF 7      |                |

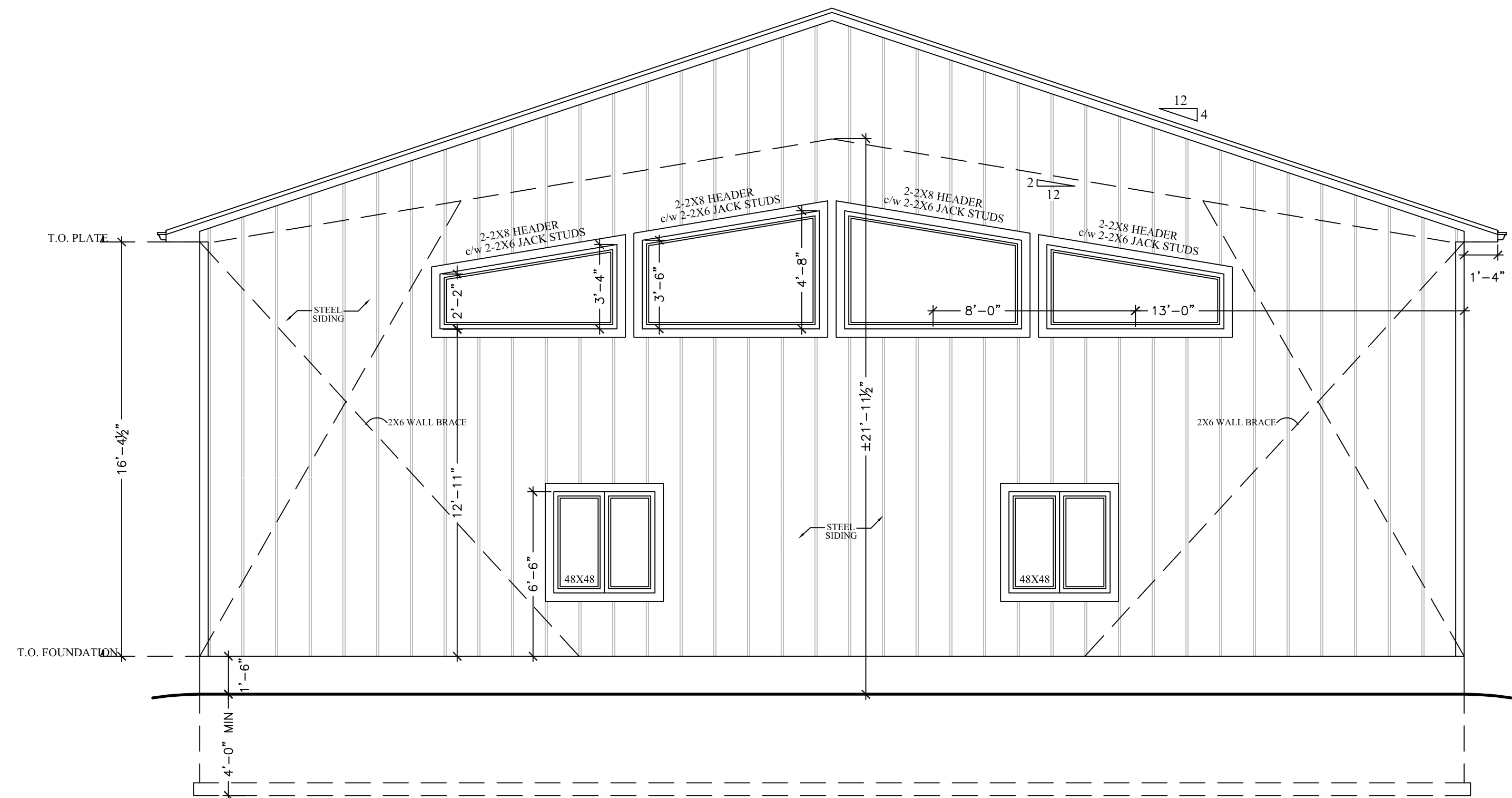
A4





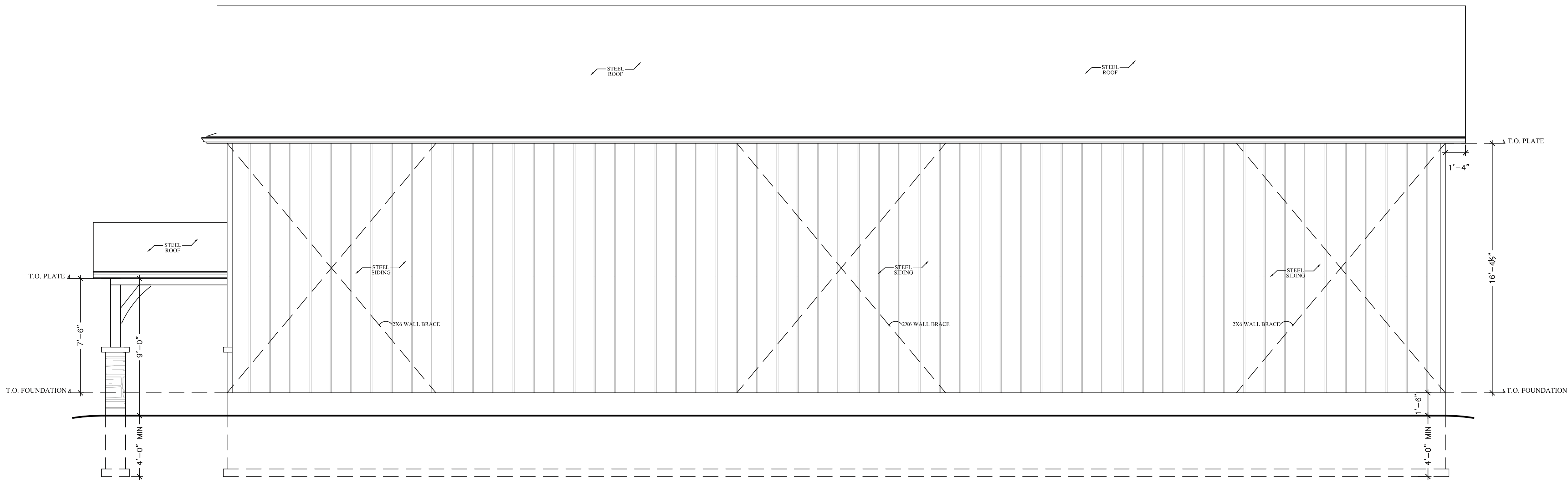
REAR ELEVATION

Scale 1/4"-1'-0"



RIGHT ELEVATION

Scale 1/4"-1'-0"



GENERAL NOTES:

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C. I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall  
BCIN : 22052

| SQUARE FOOTAGE |             |
|----------------|-------------|
| MAIN FLOOR     | 4000 SQ.FT. |
|                |             |
|                |             |
|                |             |

| REV.# | DATE  | DESCRIPTION     |
|-------|-------|-----------------|
| 4     |       |                 |
| 3     |       |                 |
| 2     | 06/07 | PERMIT ISSUE    |
| 1     | 05/29 | ENGINEER REVIEW |

**girard**  
ENGINEERING

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\*PROPERTY OF VIEW-IT DESIGN\*

**VIEW-IT DESIGN**  
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OFFICE: 519-851-1173  
FAX: 519-874-4087

**DAWSON RESIDENCE**  
433 CONCESSION 3 TOWNSEND  
WILSONVILLE, ON

PROPOSED STORAGE BARN PLANS

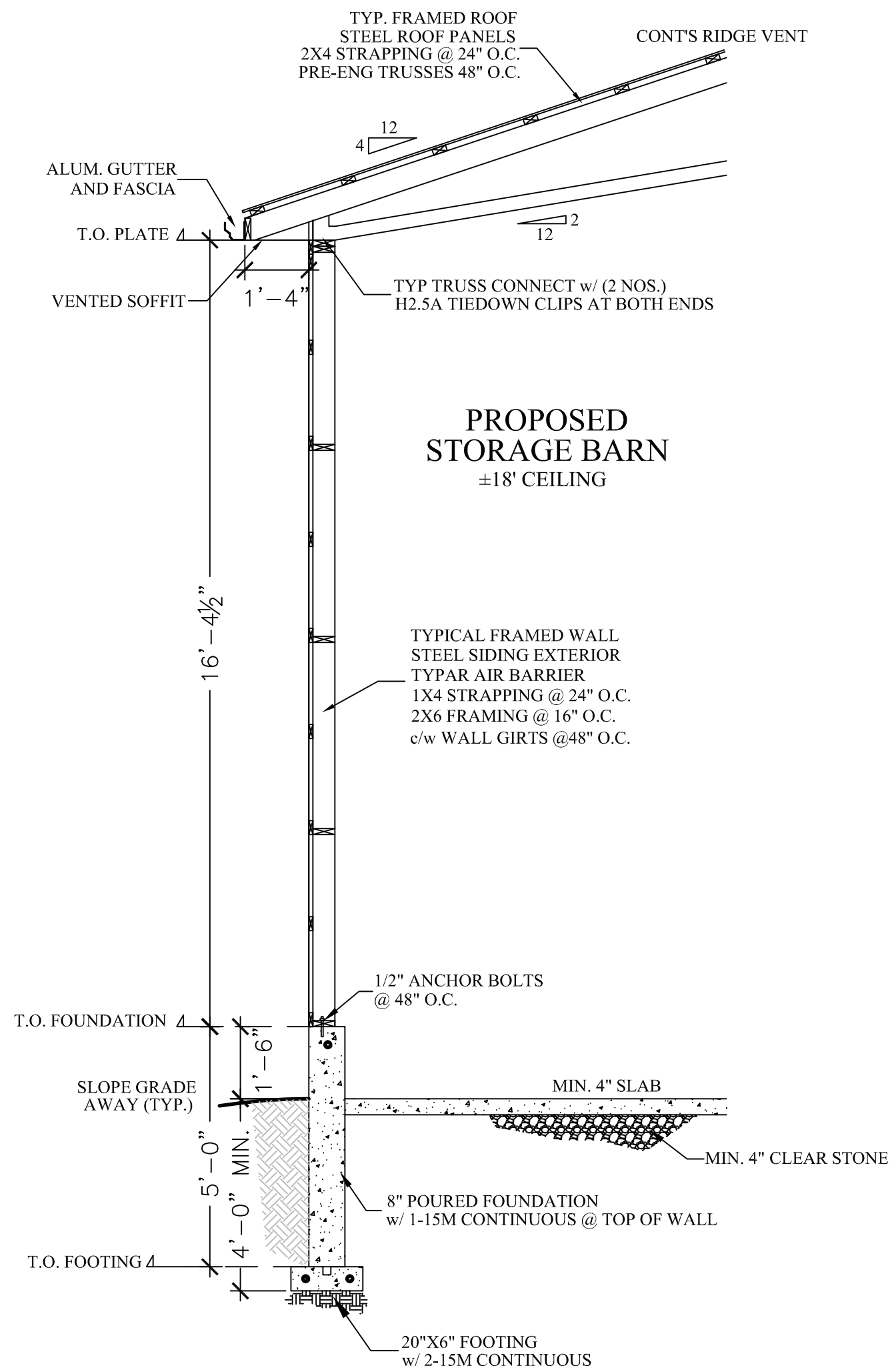
| ELEVATIONS            |                |
|-----------------------|----------------|
| DRAWN BY: TONY WALL   | SCALE: SEE DWG |
| BCIN: 29620 PO# 25123 | <b>A5</b>      |
| DATE: MAY 2025        |                |
| SHEET NO. 5 OF 7      |                |





SECTION 01

Scale 3/8"-1'-0"

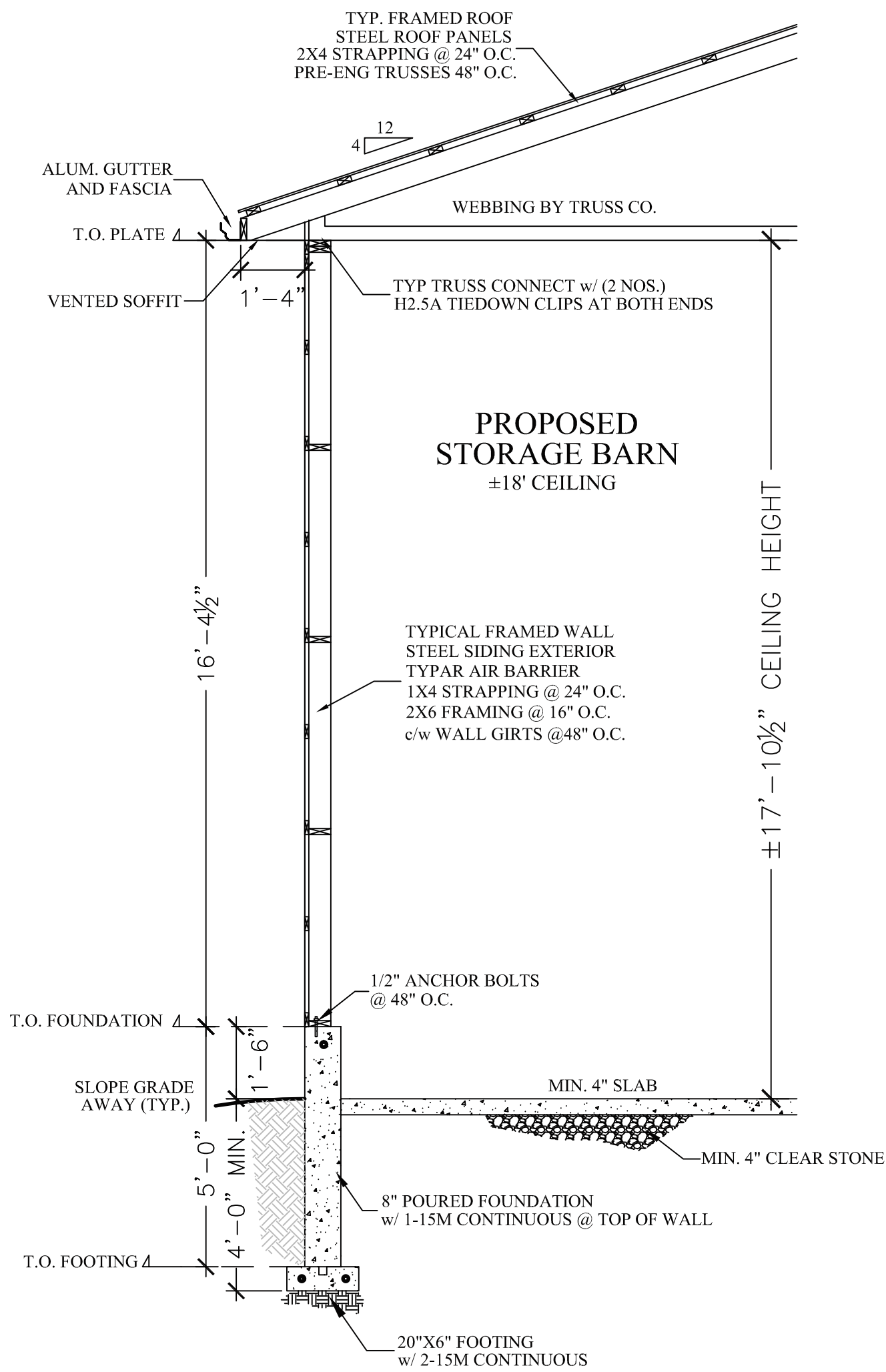


TRUSS TIE DOWN DETAIL

SCALE: N.T.S. TO STUD WALL

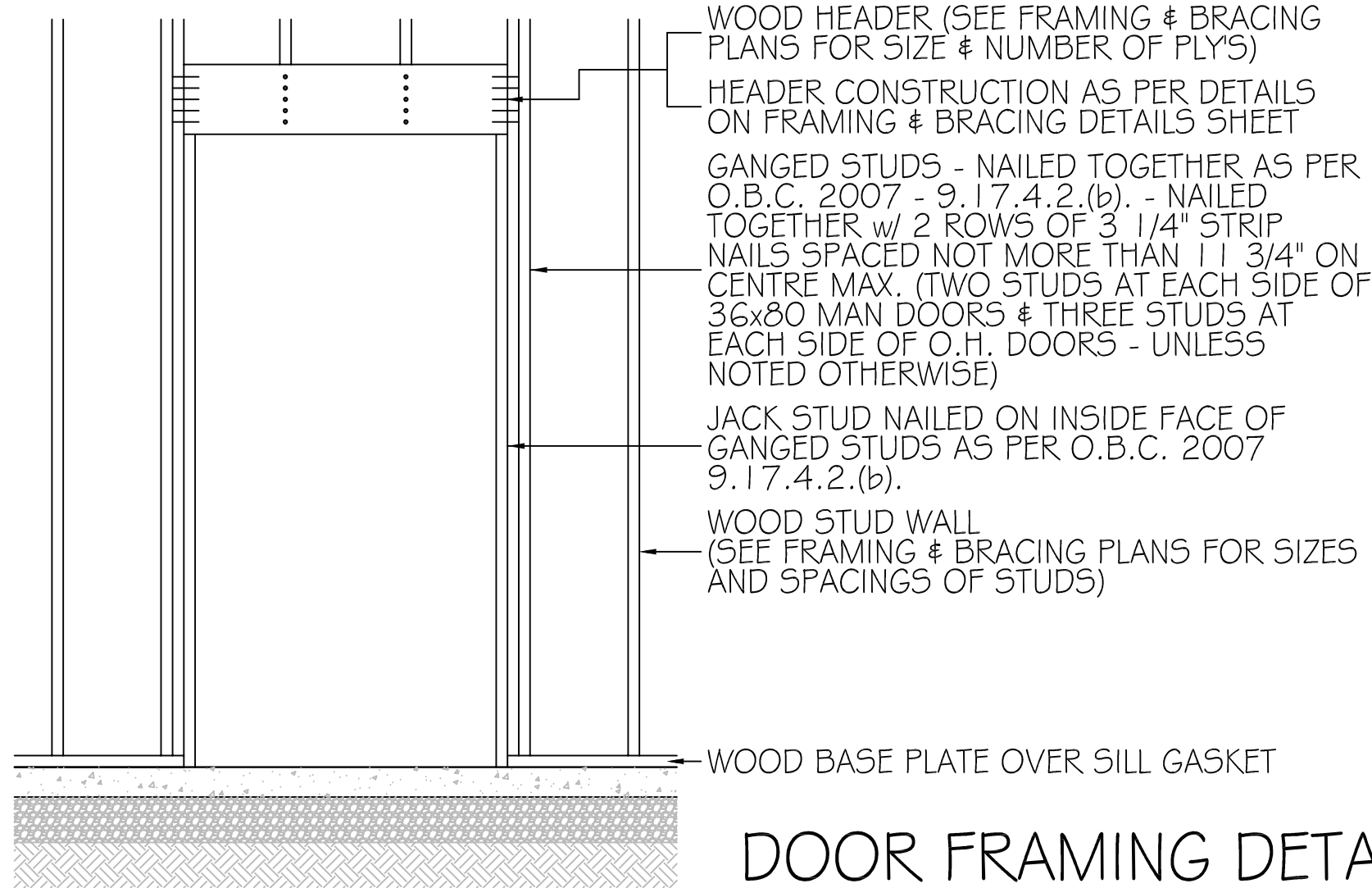
SECTION 02

Scale 3/8"-1'-0"



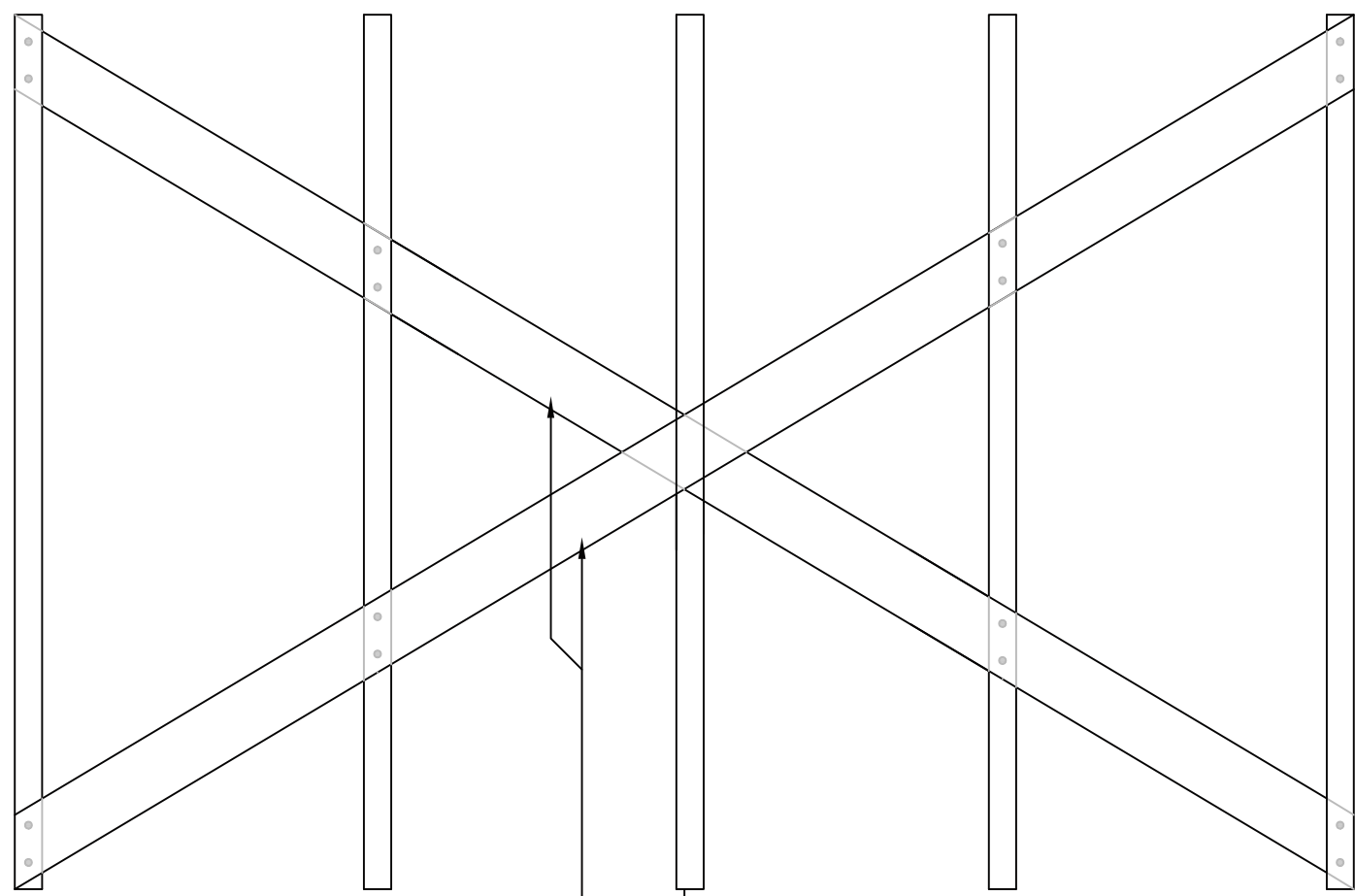
FRAMING DETAILS

N.T.S.



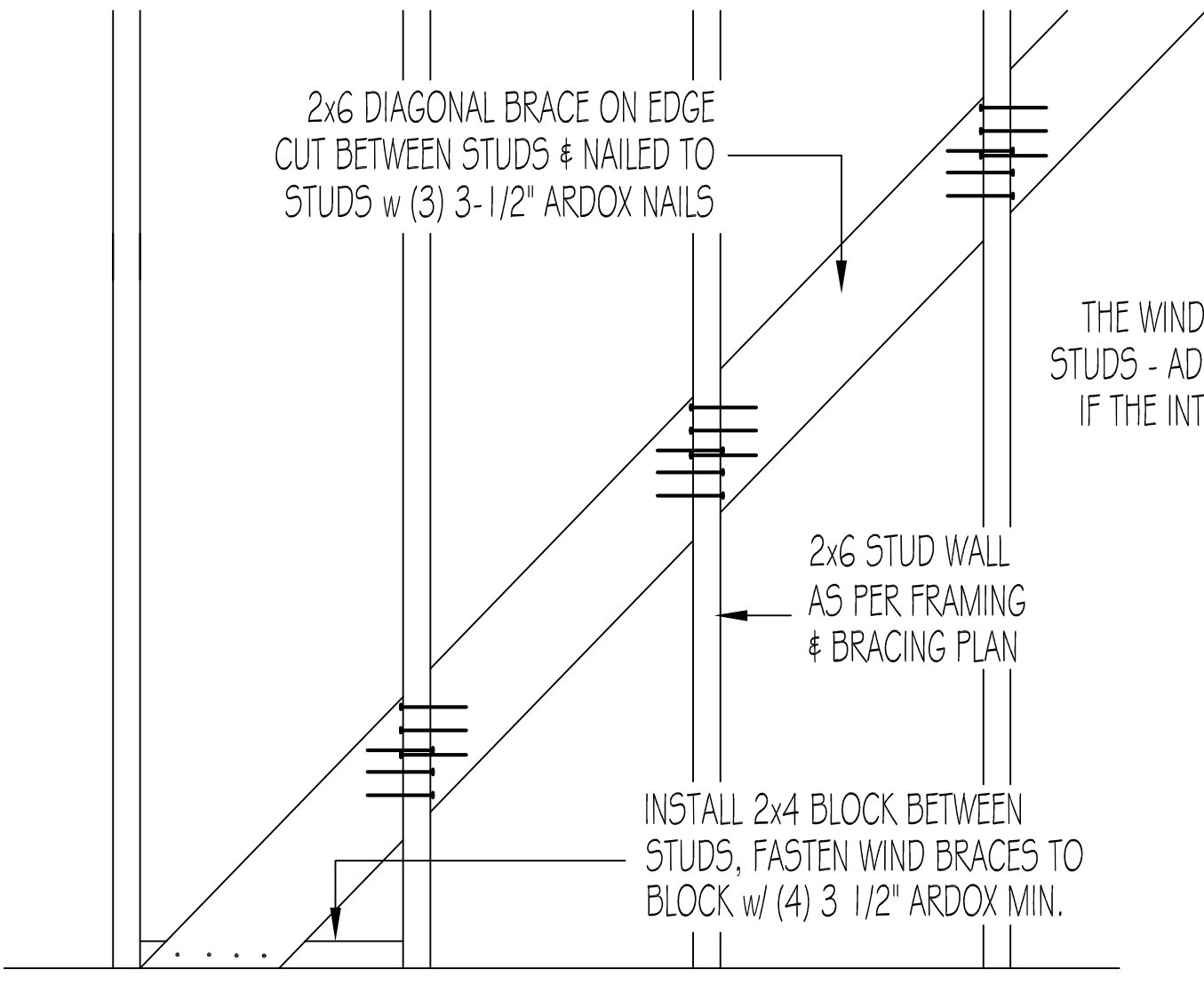
DOOR FRAMING DETAIL

SCALE: N.T.S.



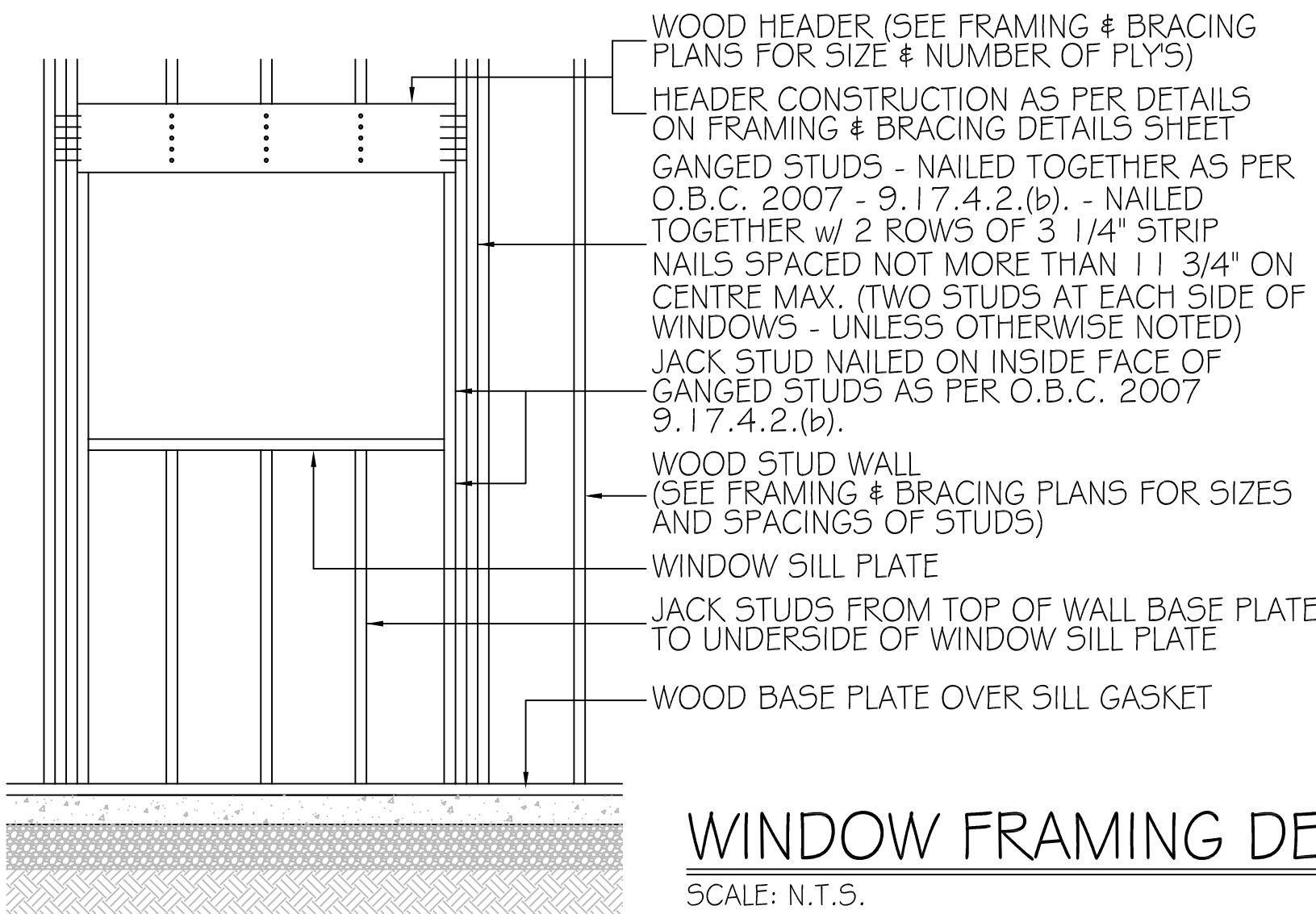
KING POST BRACING DETAIL

SCALE: N.T.S.



2x6 WIND BRACING DETAIL

SCALE: NOT TO SCALE



WINDOW FRAMING DETAIL

SCALE: N.T.S.



GENERAL NOTES:

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C. I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall  
BCIN : 22052

|            | SQUARE FOOTAGE |
|------------|----------------|
| MAIN FLOOR | 4000 SQ.FT.    |
|            |                |
|            |                |
|            |                |

| REV.# | DATE  | DESCRIPTION:    |
|-------|-------|-----------------|
| 4     |       |                 |
| 3     |       |                 |
| 2     | 06/07 | PERMIT ISSUE    |
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DAWSON RESIDENCE  
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PROPOSED STORAGE BARN PLANS

SECTION/ DETAILS

DRAWN BY: TONY WALL

BCIN: 29620 PO# 25123

DATE: MAY 2025

SHEET NO. 6 OF 7

SCALE: SEE DWG

A6



DESIGN LOADS:

|                  |                                                                                                  |
|------------------|--------------------------------------------------------------------------------------------------|
| GROUND SNOW LOAD | 1.5kPa (31.25psf), 5" 0.40kPa (8.35psf)                                                          |
| ROOF DEAD LOAD   | 0.72 kPa (15.04psf), INCLUDES TOP & BOTTOM CHORD TRUSS LOADING + MECHANICAL/ELECTRICAL ALLOWANCE |
| WIND LOADS       | 1/50 - 0.44 kPa (9.2psf), 1/10 FOR DEFLECTION - 0.3 kPa (6.48psf)                                |

GENERAL NOTES:

- THESE GENERAL NOTES SHALL BE READ IN CONJUNCTION WITH THE LATEST REVISION OF DESIGN DRAWINGS AND SPECIFICATIONS PREPARED BY ALL ENGINEERING AND ARCHITECTURAL DISCIPLINES.
- ALL WORK INCLUDING DESIGN, DETAILING, SHOP DRAWINGS, CONSTRUCTION, AND SHORING SHALL CONFORM TO THE LATEST EDITIONS OF THE ONTARIO BUILDING CODE, OCCUPATIONAL HEALTH AND SAFETY ACT, AND THE MINISTRY OF LABOUR REGULATIONS FOR CONSTRUCTION PROJECTS.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES ON THESE DRAWINGS TO THE ENGINEER AND/OR ARCHITECT PRIOR TO CONSTRUCTION.
- ALL STRUCTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUBCONTRACTORS.
- OPERATIONS OF THE EXISTING FACILITY ARE NOT TO BE INTERRUPTED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR LOSS CAUSED BY CONSTRUCTION OPERATIONS.
- ALL SHOP DRAWINGS SHALL BE STAMPED BY A LICENSED PROFESSIONAL ENGINEER (PROVINCE OF ONTARIO).
- THE CONTRACTOR SHALL VERIFY DIMENSIONS OF EXISTING STRUCTURES PRIOR TO THE COMMENCEMENT OF WORK.

ENGINEERS GENERAL NOTES:

- MINIMUM CONCRETE STRENGTH (28 DAY) - 25 mPa (3750 psi)  
W/ 6% AIR ENTRAINMENT  
MINIMUM STEEL STRENGTH - 400 mPa (60 ksi)  
SOIL BEARING CAPACITY TO BE VERIFIED BY SOILS CONSULTANT AFTER EXCAVATION HAS BEEN COMPLETED, SOIL BEARING CAPACITY MUST BE 2500 psf MINIMUM PRIOR TO POURING FOOTINGS.
- CONTRACTOR TO CHECK & VERIFY ANY DISCREPANCIES BEFORE CONSTRUCTION BEGINS.
  - DRAWINGS ARE TO BE READ AND NOT TO BE SCALED.
  - ALL CONSTRUCTION, MATERIALS, AND EQUIPMENT TO ADHERE TO LATEST EDITION OF O.B.C. & LOCAL BY-LAWS.
  - ALL STRUCTURAL ELEMENTS NOT OBTAINABLE THROUGH O.B.C. CHARTS TO BE ENGINEERED APPROVED (STRUCTURAL ENGINEER TO DESIGN, CALCULATE LOADS AND SIZES, STAMP, AND APPROVE).
  - ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL. ALL EXTERIOR FOUNDATION WALL FOOTINGS TO EXTEND DOWN BELOW LOCAL FROST LEVELS (48" MINIMUM BELOW FINISHED GRADE).
  - REFER TO PLANS, CROSS SECTIONS, AND DETAILS FOR ALL TYPICAL CONSTRUCTION DETAILS AND NOTES.
  - 1 1/2" MINIMUM REBAR COVERAGE.

ENGINEERING NOTES:

- NOTIFY THE ENGINEER A MINIMUM OF 24 HOURS IN ADVANCE FOR THE FOLLOWING INSPECTIONS:  
A. EXCAVATION - PRIOR TO POURING FOOTINGS \*\* SOIL TEST REQUIRED BY SOIL CONSULTANT TO VERIFY SOIL BEARING CAPACITY.  
B. ALL CONCRETE POURS IN WHICH REINFORCING STEEL IS SPECIFIED. CONCRETE TEST MAY BE REQUIRED.  
C. ROUGH FRAMING - PRIOR TO CLOSE-IN.  
D. TRUSS FRAMING AND BRACING - PRIOR TO CLOSE-IN.  
E. ERECTION OF STRUCTURAL STEEL & WELDING - PRIOR TO CLOSE-IN.  
F. FINAL INSPECTION FOR CERTIFICATION, TO BE COMPLETED WITH CONTRACTOR & OWNER.
- CONTRACTOR OR OWNER TO COMPLETE AND SUBMIT COPIES OF ALL CONCRETE TESTS AS PER C.S.A. A23.1. - ONE TEST REQUIRED PER 100m<sup>3</sup> MINIMUM.
- CONTRACTOR OR OWNER TO SUBMIT TRUSS DRAWINGS FOR REVIEW BEFORE FRAMING INSPECTION.
- CONTRACTOR OR OWNER TO SUBMIT SHOP DRAWINGS OF ALL PRECAST AND / OR PRE-ENGINEERED ELEMENTS FOR REVIEW BEFORE INSTALLATION.
- CONTRACTOR OR OWNER TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BETWEEN ANY DOCUMENTS.
- THE DESIGN ON THESE DRAWINGS IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE USED OR COPIED WITHOUT CONSENT IN WRITING.
- CHANGES OR SUBSTITUTIONS ARE NOT TO BE MADE WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

INSTALL LATERAL TRUSS BRACING AS PER TRUSS DRAWINGS.

CROSS BRACE WEB LATERAL BRACING AS FOLLOWS:  
SINGLE BRACE - EVERY 75'  
DOUBLE BRACE - EVERY 50'  
TRIPLE BRACE - EVERY 20'

TEMPORARY ERECTION BRACING IS TO BE DESIGNED, CERTIFIED, AND INSPECTED BY OTHERS. CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF TEMPORARY BRACING DURING CONSTRUCTION.

SOILS AND FOUNDATION NOTES:

- ALLOWABLE SOIL BEARING CAPACITY FOR THIS PROJECT MUST BE 2500 psf (120 kPa). TO BE VERIFIED BY SOIL CONSULTANT BEFORE POURING FOOTINGS.
- THE CONTRACTOR SHALL REPORT ANY UNSTABLE SOIL CONDITIONS TO THE ENGINEER. FOOTINGS SHALL NOT BE POURED UNTIL THE EXCAVATION HAS BEEN INSPECTED AND APPROVED BY THE SOIL CONSULTANT.
- THE DIRECTION OF THE SOIL CONSULTANT SHALL BE STRICTLY FOLLOWED.
- ALL EXTERIOR FOOTINGS SHALL BE POURED ON UNDISTURBED NATIVE SOIL (OR APPROVED ENGINEERED FILL) AT A MINIMUM DEPTH OF 4'-0" (1.20m) BELOW FINISHED GRADE AND AT THE GRADE SHOWN ON THE DRAWINGS.
- EXCAVATIONS SHALL CONFORM TO THE LATEST EDITIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND THE MINISTRY OF LABOUR REGULATIONS FOR CONSTRUCTION PROJECTS.
- WALLS TO BE BACKFILLED ON BOTH SIDES SHALL BE BACKFILLED EVENLY UNLESS SHORED ON ONE SIDE TO THE SATISFACTION OF THE ENGINEER. PIT WALLS SHALL NOT BE BACKFILLED UNLESS BRACED AT THE TOP TO THE SATISFACTION OF THE ENGINEER. BACKFILL SHALL BE APPROVED MATERIAL COMPACTED TO 95% S.P.D. UNLESS OTHERWISE NOTED.
- INSTALLATION DETAILS FOR WATERSTOPS AT WALL/FOOTING INTERFACE AND IN VERTICAL JOINTS SHALL BE PROVIDED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
- WALLS AND PIERS SHALL BE CENTRED ON FOOTINGS WITHIN THE MIDDLE THIRD OF THE FOOTING.

CONCRETE AND REINFORCED CONCRETE NOTES:

- ALL CONCRETE SHALL CONFORM TO CANCSA-A23.1 - "CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION" WITH A MAXIMUM AGGREGATE SIZE OF 3/4" (19mm), TYPE 10 NORMAL PORTLAND CEMENT (UNLESS OTHERWISE NOTED), AND A COMPRESSIVE STRENGTH AT 28 DAYS.
- SUPPLY AND PLACE CONCRETE AS FOLLOWS:  
FOOTINGS - 25 MPa, MAX. W/C RATIO OF 0.50, AIR CONTENT 6% ± 1%  
FOUNDATION WALLS - 25 MPa, MAX. W/C RATIO OF 0.50, AIR CONTENT 6% ± 1%  
PIERS - 30 MPa, MAX. W/C RATIO OF 0.45, AIR CONTENT 6% ± 1%  
SLABS ON GRADE - 25 MPa, MAX. W/C RATIO OF 0.50, NO AIR CONTENT REQUIRED  
PIT WALLS & FLOORS (SUBJECT TO ACID ATTACK) - 32 MPa TYPE 50 CEMENT (OR EQUIVALENT),  
MAX. W/C RATIO OF 0.40, AIR CONTENT 6% ± 1%  
SIDEWALKS, EXPOSED CURBS, AND OTHER CONCRETE - 32 MPa, MAX. W/C RATIO OF 0.45, AIR CONTENT 6% ± 1%  
3. ALL REINFORCEMENT SHALL CONFORM TO CSA G30.3, G30.5 & G30.18 (LATEST EDITION) WITH A YIELD STRENGTH OF 400 MPa FOR DEFORMED BARS OR 360 MPa FOR WELDED WIRE MESH.  
4. MINIMUM CORNER REINFORCING SHALL BE 24"x24" (600mmx600mm) 'L'-BARS.  
5. MINIMUM COVER ON REINFORCING FOR FORMED CONCRETE EXPOSED TO EARTH OR WEATHER SHALL BE 2" (50mm) FOR 20M OR LARGER BARS, 1 1/2" (38mm) FOR 15M OR SMALLER BARS, 3" (75mm) FOR REINFORCING IN FOOTINGS AND UNIFORMED CONCRETE AGAINST EARTH, 1" (25mm) FOR SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER, 1 1/2" (38mm) FOR REINFORCING IN BEAMS, AND 2" (50mm) FOR MAIN PIER STEEL.  
6. CONDUITS OR PIPES IN SLABS SHALL NOT EXCEED 1/3 OF THE SLAB THICKNESS OF DIAMETER AND SHALL HAVE A MINIMUM COVER OF 1" (25mm).  
7. CONTROL JOINTS SHALL BE INSTALLED AS SHOWN OR AS NOTED ON DRAWINGS WITH A MAXIMUM SPACING OF 30'-0" (9.00m) IN WALLS, MAXIMUM SLAB POUR LENGTH OF 100'-0" (30.00m), ALL SAW CUTS SHALL BE A MINIMUM OF 1/2 OF THE SLAB DEPTH AND SHALL BE CUT WITHIN 24 HOURS OF THE POUR.

STRUCTURAL PRE-CAST CONCRETE NOTES:

- STRUCTURAL PRE-CAST CONCRETE SHALL CONFORM TO CSA A23.4 "PRE-CAST CONCRETE MATERIALS AND CONSTRUCTION".
- STRUCTURAL PRE-CAST CONCRETE SHOP DRAWINGS SHALL BE STAMPED BY A LICENSED PROFESSIONAL ENGINEER (PROVINCE OF ONTARIO) AND SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- STRUCTURAL PRE-CAST CONCRETE MEMBERS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER (PROVINCE OF ONTARIO) TO CARRY THE LOADS SHOWN ON THE DRAWINGS.

CONCRETE REQUIREMENT NOTES:

1. THE FOLLOWING MINIMUM CONCRETE REQUIREMENTS FOR AGRICULTURAL PROJECTS ARE BASED ON THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, THE NATIONAL FARM BUILDING CODE OF ONTARIO, CSA A23.1 - CONCRETE MATERIALS AND METHODS OF CONCRETE CONSTRUCTION, AND THE NUTRIENT MANAGEMENT ACT 2002.

| CONCRETE APPLICATION                                                                                                                                                                                                                                                                                         | CLASS OF CONCRETE | MAXIMUM WCM | MINIMUM STRENGTH | AIR ENTRAINMENT CATEGORY | REFERENCES      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------|------------------|--------------------------|-----------------|
| STRUCTURALLY REINFORCED CONCRETE THAT IS EXPOSED TO SEVERE MANURE AND/OR SLUDGE GASES, WITH OR WITHOUT FREEZE-THAW EXPOSURE.<br>EXAMPLES:<br>REINFORCED BEAMS, SLABS, AND COLUMNS OVER MANURE PITS AND SLUGS, CANALS, PIG SLATS, ACCESS HOLES, INCLUDES CHAMBERS, AND PIPES PARTIALLY FILLED WITH EFFLUENTS. | A-1               | 0.40        | 35 MPa           | 1 OR 2                   | CSA A23.1       |
| STRUCTURALLY REINFORCED CONCRETE THAT IS EXPOSED TO MODERATE TO SEVERE MANURE AND/OR SLUDGE GASES AND LIQUIDS, WITH OR WITHOUT FREEZE-THAW EXPOSURE.<br>EXAMPLES:<br>REINFORCED WALLS IN EXTERIOR MANURE PITS, SLUGS AND FEED BUNKERS, AND EXTERIOR SLABS.                                                   | A-2               | 0.45        | 32 MPa           | 1                        | CSA A23.1       |
| STRUCTURALLY REINFORCED CONCRETE THAT IS EXPOSED TO MODERATE TO SEVERE MANURE AND/OR SLUDGE GASES AND LIQUIDS, WITH OR WITHOUT FREEZE-THAW EXPOSURE, IN A CONTINUOUSLY SUBMERGED CONDITION.<br>EXAMPLES:<br>INTERIOR GUTTER WALLS, BEAMS, SLABS, AND COLUMNS, AND DRAINAGE PIPES THAT ARE CONTINUOUSLY FULL. | A-3               | 0.50        | 30 MPa           | 2                        | CSA A23.1       |
| NON-STRUCTURALLY REINFORCED CONCRETE EXPOSED TO MODERATE MANURE AND/OR SLUDGE GASES AND LIQUIDS, WITHOUT FREEZE-THAW EXPOSURE.<br>EXAMPLES:<br>INTERIOR SLABS ON GRADE.                                                                                                                                      | A-4               | 0.55        | 25 MPa           | 2                        | CSA A23.1       |
| PLAIN UNREINFORCED CONCRETE NOT IN CONTACT WITH MANURE OR MANURE GASES.<br>EXAMPLES:<br>COATINGS, INTERIOR WALLS, BEAMS, COLUMNS, AND SLABS NOT EXPOSED TO AGRICULTURAL WASTE.                                                                                                                               | N                 | 0.55        | 25 MPa           | -                        | CFBA GUIDELINES |

WOOD NOTES:

- STRUCTURAL WOOD ELEMENTS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH CANCSA 086-01 "ENGINEERING DESIGN IN WOOD" AND THE WOOD DESIGN MANUAL (CANADIAN WOOD COUNCIL) LATEST EDITIONS.
- WOOD TRUSSES SHALL BE DESIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER (PROVINCE OF ONTARIO). THE CONTRACTOR SHALL SUBMIT TRUSS SHOP DRAWINGS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- WOOD STUDS, JOISTS, NAILERS, BLOCKING, BUILT-UP BEAMS, AND COLUMNS SHALL BE S.P.F. No. 2 (CONSTRUCTION GRADE) OR BETTER, CONFORMING TO CANCSA-041-91 "SOFT WOOD LUMBER". GRADING SHALL CONFORM TO THE NATIONAL LUMBER GRADES AUTHORITY "STANDARD GRADING RULES FOR CANADIAN LUMBER". WOOD FRAME CONSTRUCTION SHALL CONFORM TO THE ONTARIO BUILDING CODE 2006 - SECTION 9.2.3.
- PLYWOOD SHEATHING SHALL CONFORM TO CSA STANDARD 0121-M1976 "DOUGLAS FIR PLYWOOD" AND 0151-M1976 "CANADIAN SOFT WOOD PLYWOOD".
- WATERBOARD AND O.S.B. SHALL CONFORM TO CSA STANDARD CAN3-0437.1-M85 "WATERBOARD AND STRANDBOARD".
- FASTENING DEVICES (NAILS) SHALL CONFORM TO CSA STANDARD B111-1974 "WIRE NAILS, SPIKES, AND STAPLES".
- TRUSS TIE DOWNS, JOIST HANGERS, ETC. SHALL CONFORM TO "ACCEPTANCE CRITERIA FOR JOIST HANGERS AND SIMILAR DEVICES" (THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS) AND SHALL BE A MINIMUM OF 20 GAUGE GALVANIZED STEEL.

STRUCTURAL STEEL NOTES:

- STRUCTURAL STEEL SHALL CONFORM TO CANCSA-516-01 "LIMIT STATES DESIGN OF STEEL STRUCTURES" AND SUPPLEMENT 51-651-05.
- STEEL BEAMS AND COLUMNS SHALL CONFORM TO CANCSA-640.21-04 "QUALITY STRUCTURAL STEEL" WITH A YIELD STRENGTH OF 267 MPa (40000 psi) FOR BEAMS AND WIDE FLANGE COLUMNS, AND 333 MPa (50000 psi) FOR H.I.S. SECTIONS.
- BOLTS FOR STRUCTURAL STEEL CONNECTIONS SHALL CONFORM TO ASTM A325, BOLTS AND THREADED ROD FOR WOOD CONNECTIONS SHALL CONFORM TO ASTM A307.
- WELDING SHALL BE PERFORMED BY PERSONS CERTIFIED BY THE CANADIAN WELDING BUREAU IN CONFORMANCE WITH THE LATEST CSA STANDARD FOR WELDING - CLAUSE 24.3 OF 516-01.
- SHOP DRAWINGS FOR ALL FABRICATED STEEL MEMBERS SHALL BE STAMPED BY A LICENSED PROFESSIONAL ENGINEER (PROVINCE OF ONTARIO) AND SUBMITTED TO THE ENGINEER PRIOR TO CONSTRUCTION.

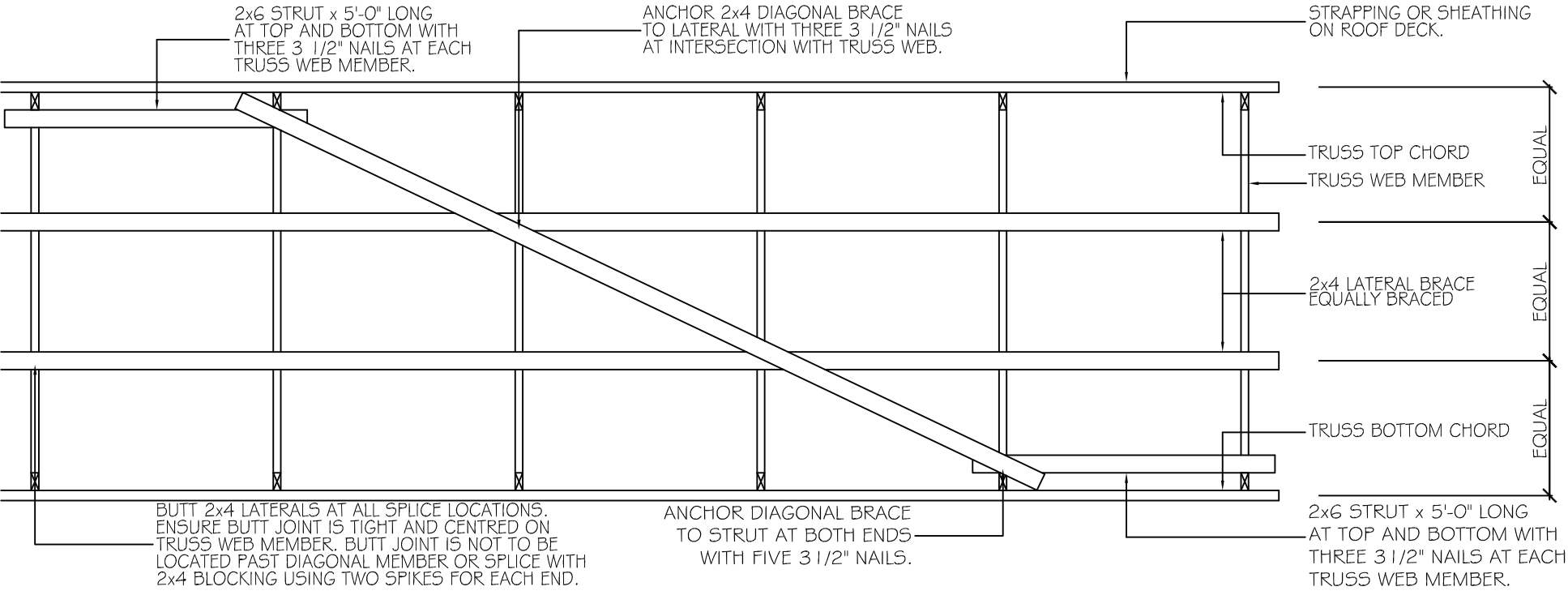
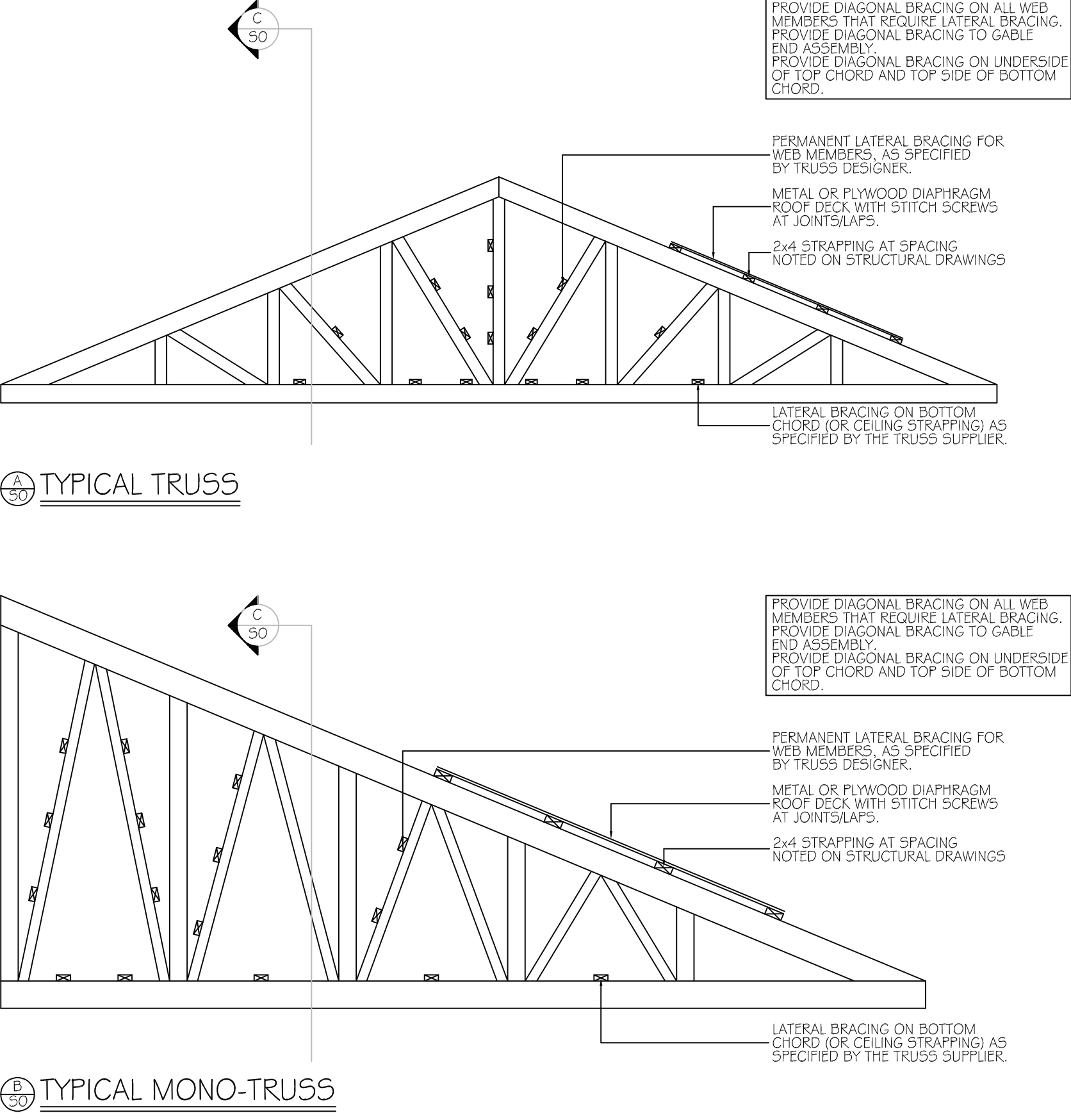
MASONRY NOTES:

- MASONRY MEMBERS OF PLAIN & REINFORCED MASONRY SHALL CONFORM TO CSA - 5304.1 - DESIGN OF MASONRY STRUCTURES.
- MASONRY UNITS SHALL COMPLY WITH CSA A165.1 CONCRETE BLOCK MASONRY UNITS.
- MINIMUM COMPRESSIVE STRENGTH OF CONCRETE BLOCKS OVER NET AREA:  
SOLID OR HOLLOW CORE EXPOSED TO WEATHER - 15 MPa  
NOT EXPOSED - 10 MPa
- MORTAR - EXTERIOR ABOVE GROUND (LOAD BEARING) - TYPE S / (NON LOAD BEARING) - TYPE N OR N  
INTERIOR ABOVE GROUND (LOAD BEARING) / (NON LOAD BEARING) - TYPE N  
MIX PROPORTIONS TO CONFORM TO O.B.C. TABLE 9.20.3.2.B.
- JOINTS - 3/8" (10mm) THICKNESS.
- SUPPORT - MASONRY UNITS SHALL BE SUPPORTED ON CONCRETE, MASONRY, OR STEEL.
- LINTELS:

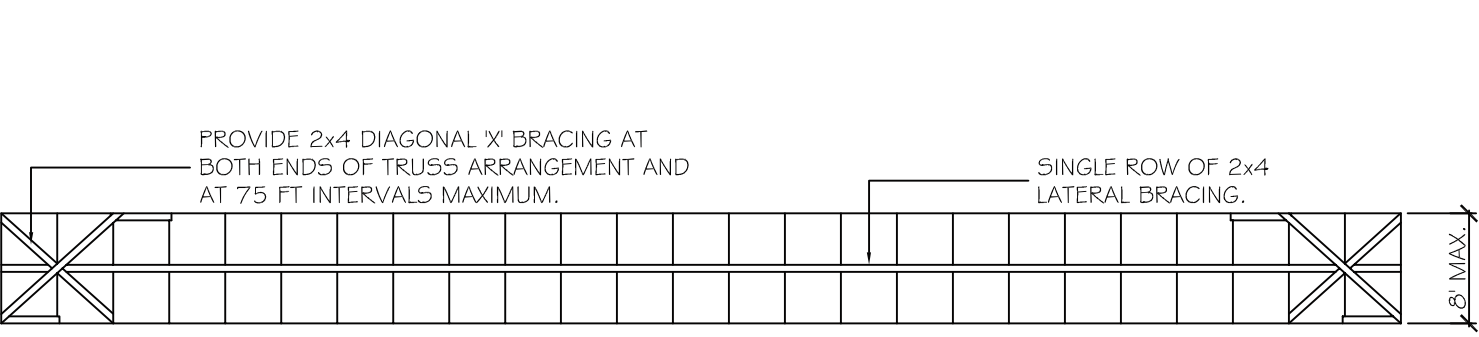
| BLOCK SIZE:                                                       | SPAN:      | LINTEL SIZE:                                                            |
|-------------------------------------------------------------------|------------|-------------------------------------------------------------------------|
| 4" BLOCK, NON LOAD BEARING (SUPPORTING MASONRY OVER OPENING ONLY) | 3'-0" SPAN | 3"x5"x1/4" STEEL ANGLES (76mm x 125mm x 6mm STEEL ANGLES)               |
|                                                                   | 4'-0" SPAN | 3"x5"x1/4" STEEL ANGLES (76mm x 125mm x 6mm STEEL ANGLES)               |
|                                                                   | 5'-0" SPAN | 3"x5"x1/6" STEEL ANGLES (76mm x 125mm x 6mm STEEL ANGLES)               |
|                                                                   | 6'-0" SPAN | 3"x5"x3/8" STEEL ANGLES (76mm x 125mm x 10mm STEEL ANGLES)              |
| 4" BLOCK, LOAD BEARING                                            | 3'-0" SPAN | 3"x5"x1/4" STEEL ANGLES (76mm x 125mm x 6mm STEEL ANGLES)               |
|                                                                   | 4'-0" SPAN | 3"x5"x1/6" STEEL ANGLES (76mm x 125mm x 6mm STEEL ANGLES)               |
|                                                                   | 5'-0" SPAN | 3"x5"x3/8" STEEL ANGLES (76mm x 125mm x 10mm STEEL ANGLES)              |
|                                                                   | 6'-0" SPAN | 3 1/2"x6"x3/8" STEEL ANGLES (90mm x 150mm x 10mm STEEL ANGLES)          |
| 6" BLOCK, NON LOAD BEARING (SUPPORTING MASONRY OVER OPENING ONLY) | 3'-0" SPAN | (2) 2 1/2"x3 1/2"x1/4" STEEL ANGLES (63.5mm x 90mm x 6mm STEEL ANGLES)  |
|                                                                   | 4'-0" SPAN | (2) 2 1/2"x3 1/2"x1/4" STEEL ANGLES (63.5mm x 90mm x 6mm STEEL ANGLES)  |
|                                                                   | 5'-0" SPAN | (2) 2 1/2"x3 1/2"x5/16" STEEL ANGLES (63.5mm x 90mm x 8mm STEEL ANGLES) |
|                                                                   | 6'-0" SPAN | (2) 2 1/2"x5"x1/6" STEEL ANGLES (63.5mm x 125mm x 8mm STEEL ANGLES)     |
| 6" BLOCK, LOAD BEARING                                            | 3'-0" SPAN | (2) 2 1/2"x3 1/2"x1/4" STEEL ANGLES (63.5mm x 90mm x 6mm STEEL ANGLES)  |
|                                                                   | 4'-0" SPAN | (2) 2 1/2"x3 1/2"x5/16" STEEL ANGLES (63.5mm x 90mm x 8mm STEEL ANGLES) |
|                                                                   | 5'-0" SPAN | (2) 2 1/2"x5"x1/6" STEEL ANGLES (63.5mm x 125mm x 8mm STEEL ANGLES)     |
|                                                                   | 6'-0" SPAN | (2) 2 1/2"x5"x3/8" STEEL ANGLES (63.5mm x 125mm x 10mm STEEL ANGLES)    |

- MINIMUM BEARING FOR LINTELS - 6" (150mm)
- HORIZONTAL REINFORCING - LADDER TYPE - 9mm (BLOK-LOK BL10 OR EQUIVALENT) EVERY 3 COURSES.

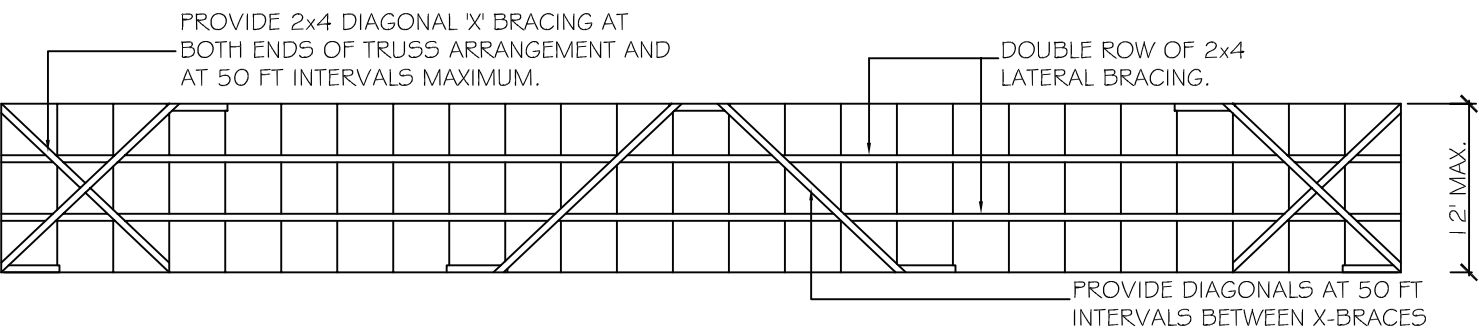
GENERAL TRUSS BRACING NOTES & DETAILS:



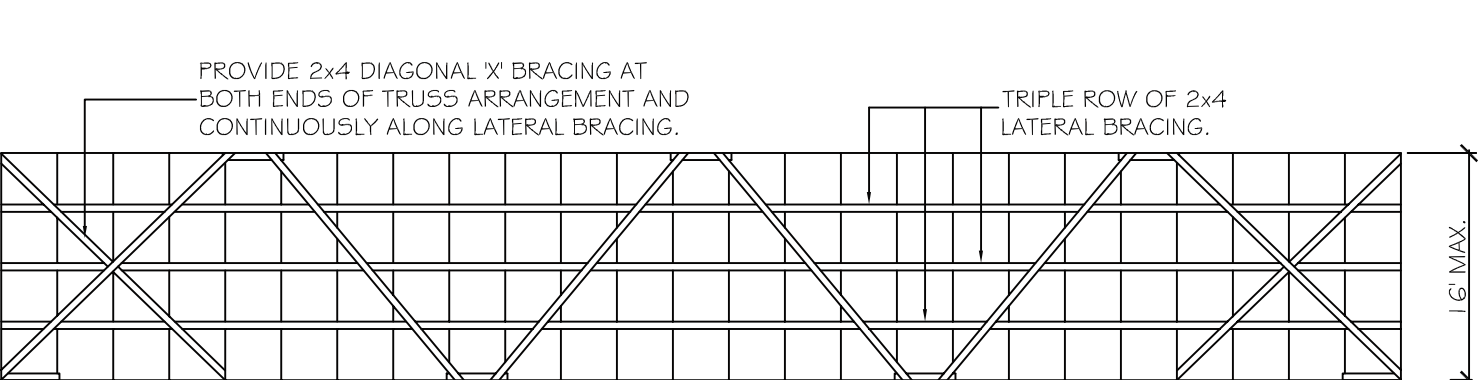
CONNECTION DETAIL



WEB MEMBER WITH ONE ROW OF LATERAL BRACING:



WEB MEMBER WITH TWO ROW OF LATERAL BRACING:



WEB MEMBER WITH THREE ROW OF LATERAL BRACING:

TRUSS BRACING AS DETAILED ON THIS SHEET IS RECOMMENDED AS A GUIDELINE ONLY AND ARE NOT INTENDED TO REPLACE PROPERLY DETAILED TRUSS SHOP DRAWINGS

TRUSS DESIGN LOADS:

- TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND CERTIFIED BY A PROFESSIONAL ENGINEER.
- UNBALANCED LOAD CONDITIONS SHALL BE INCLUDED IN THE TRUSS DESIGN. USE  $C_e = 1.0$  (NON-WINDSWIFT) UNLESS OTHERWISE NOTED.
- TRUSS DESIGNER TO ACCOUNT FOR INCREASED SNOW LOADS DUE TO ROOF VALLEYS & SNOW SHADOWS.
- THE TRUSS SUPPLIER SHALL VISIT THE JOB SITE TO VERIFY ALL SNOW SHADOW CONDITIONS AND BUILDING DIMENSIONS ALONG WITH ALL ERECTION DETAILS.
- TRUSSES SHALL BE DESIGNED FOR A MINIMUM TOP CHORD DEAD LOAD OF 4 PSF AND A BOTTOM CHORD DEAD LOAD OF 7 PSF UNLESS OTHERWISE NOTED ON THE STRUCTURAL DRAWINGS. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL LOADS.
- TRUSS SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. DESIGN LOADS AND ASSUMPTIONS SHALL BE NOTED ON THE SHOP DRAWINGS. THE TRUSS SUPPLIER OR GENERAL CONTRACTOR SHALL SUBMIT ORIGINAL DRAWINGS TO THE ENGINEER DIRECTLY. FAXED COPIES ARE NOT ACCEPTABLE.

BRACING NOTES:

- PERMANENT LATERAL BRACING TO BE INSTALLED ON WEB MEMBERS AS INDICATED BY TRUSS DESIGNER, SIZE AND LOCATION OF LATERAL BRACES, AND CONNECTIONS TO WEB MEMBERS BY TRUSS DESIGNER.
- CONTRACTOR TO PROVIDE ALL REQUIRED TEMPORARY BRACING OF TRUSSES INDICATED BY AND TRUSS MEMBERS DURING CONSTRUCTION.
- CONTRACTOR TO NOTIFY ENGINEER AND TRUSS SUPPLIER OF ANY TRUSS DEFICIENCIES SUCH AS DAMAGED OR BROKEN TRUSSES, WARPING OF TRUSS MEMBERS, AND MISSING OR OFFSET TRUSS PLATES.
- DIAGONAL BRACING MUST BE PROVIDED ON ALL WEB MEMBERS THAT REQUIRE LATERAL BRACING. DIAGONAL BRACING SHALL BE LOCATED AT EACH END OF THE TRUSS ASSEMBLY AND SPACED AS NOTED ON THE ATTACHED DRAWINGS. AND X-BRACING SHALL BE PROVIDED AT 100'-0" INTERVALS UNLESS NOTED OTHERWISE.
- PROVIDE DIAGONAL BRACING AT ALL DISCONTINUITIES IN LATERAL BRACING SUCH AS WHERE TRUSS TYPES CHANGE.
- THE TRUSS MANUFACTURER SHALL DESIGN THE TRUSSES FOR THE BRACING NOTED. NO ADDITIONAL BRACING WILL BE INSTALLED UNLESS WRITTEN NOTICE IS PROVIDED TO THE ENGINEER BY THE TRUSS MANUFACTURER.
- THE CONTRACTOR AND THE TRUSS SUPPLIER SHALL ENSURE TRUSS SHOP DRAWINGS ARE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. THE CONTRACTOR SHALL REVIEW THE TRUSS SHOP DRAWINGS PRIOR TO SUBMITTING THEM TO THE ENGINEER.

GENERAL NOTES:

I review and take responsibility for the design work on behalf of a firm registered under subsection 2.17.4. of the O.B.C. I am qualified, and the firm is registered, in the appropriate classes/categories

Tony Wall  
BCIN : 22052

|            | SQUARE FOOTAGE |
|------------|----------------|
| MAIN FLOOR | 4000 SQ.FT.    |
|            |                |
|            |                |
|            |                |

| REV.# | DATE: | DESCRIPTION:    |
|-------|-------|-----------------|
| 4     |       |                 |
| 3     |       |                 |
| 2     | 06/07 | PERMIT ISSUE    |
| 1     | 05/29 | ENGINEER REVIEW |

**girard**  
ENGINEERING

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212 Main Street West P.O. Box 98  
Otterville, Ontario NOJ 1R0

Tel: 1-519-879-6875  
Fax: 1-519-879-6536  
Email: dfallowfield@girardengineering.ca  
JOB# 25-105



\*PROPERTY OF VIEW-IT DESIGN\*

**VIEW-IT DESIGN**  
RR#1 PORT BURWELL  
OFFICE: 519-851-1173  
FAX: 519-874-4087

**DAWSON RESIDENCE**  
433 CONCESSION 3 TOWNSEND  
WILSONVILLE, ON

PROPOSED STORAGE BARN PLANS

| NOTES                 |                |           |
|-----------------------|----------------|-----------|
| DRAWN BY: TONY WALL   | SCALE: SEE DWG | <b>A7</b> |
| BCIN: 29620 PO# 25123 |                |           |
| DATE: MAY 2025        |                |           |
| SHEET NO. 7 OF 7      |                |           |

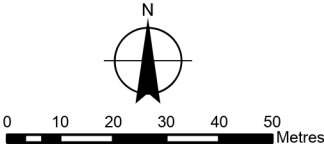




**Legend**

 Subject Lands

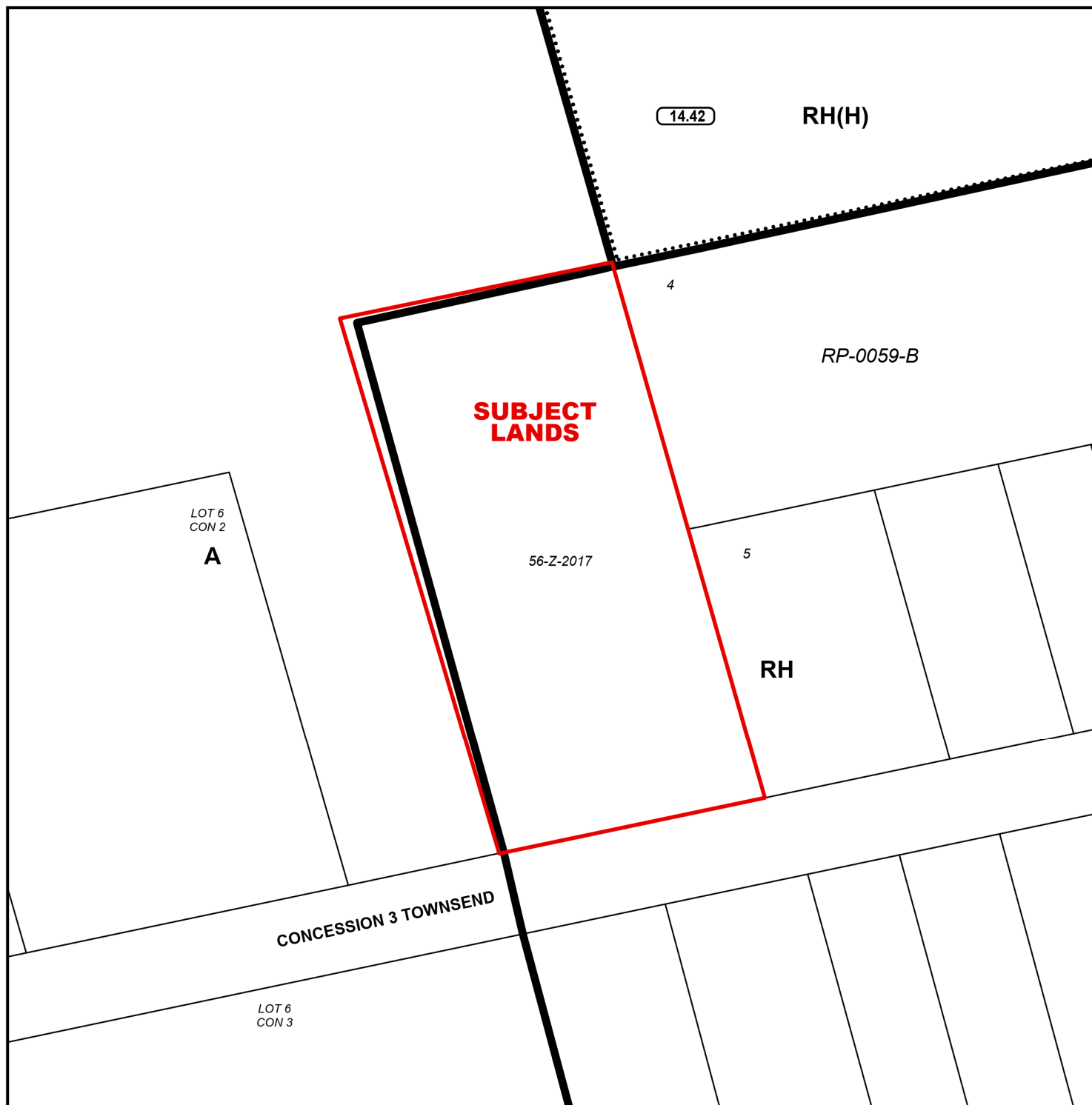
7/13/2026





**MAP B**  
**ZONING BY-LAW MAP**  
Geographic Township of TOWNSEND

ANPL2026131



**LEGEND**

 Subject Lands

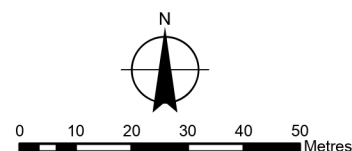
ZONING BY-LAW 1-Z-2014

7/13/2026

(H) - Holding

A - Agricultural Zone

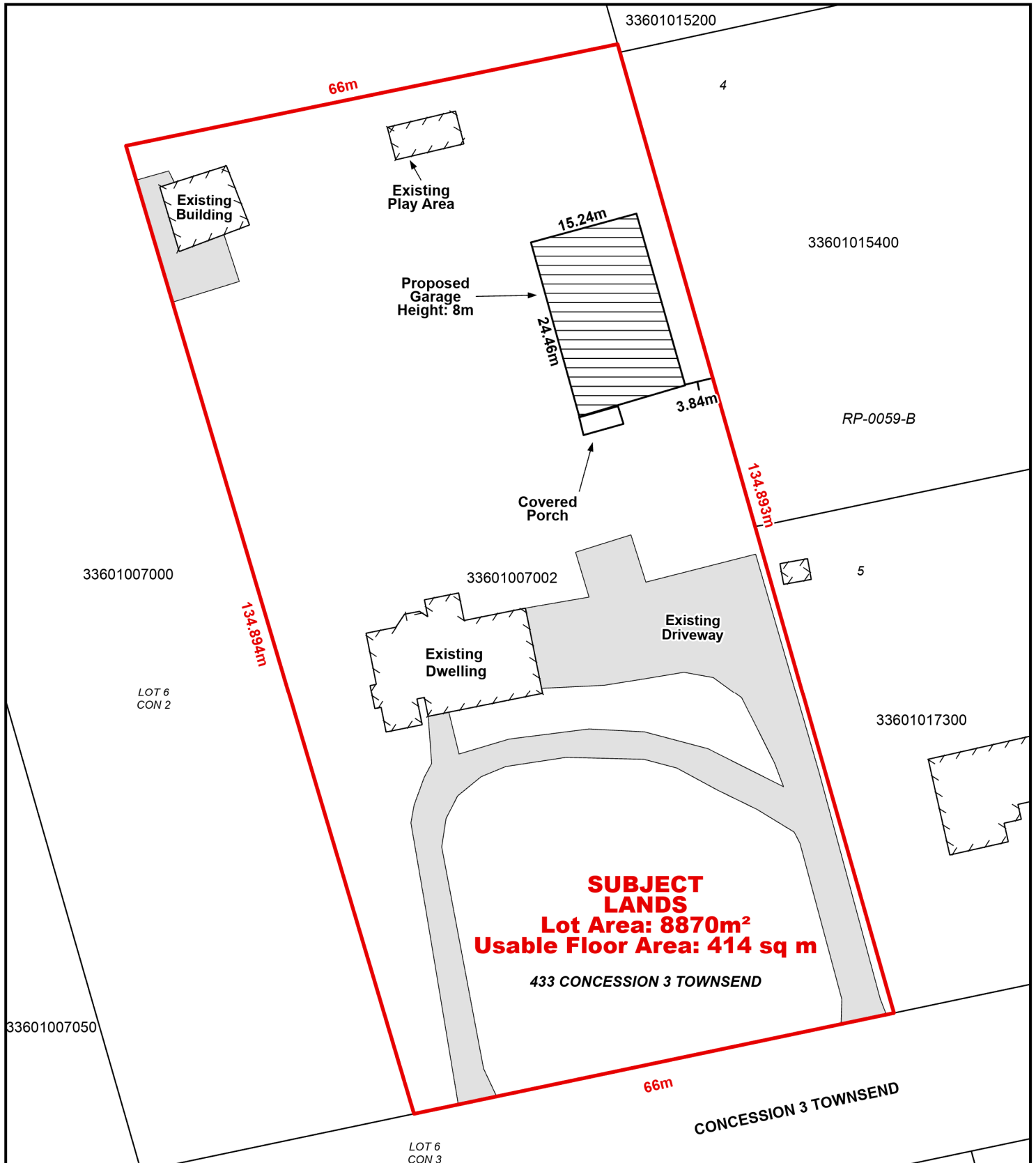
RH - Hamlet Residential Zone





**CONCEPTUAL PLAN**

Geographic Township of TOWNSEND



**Legend**

Subject Lands

7/13/2026

