

**For Office Use Only:**

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

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

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

**Property Assessment Roll Number:** 541-010-11930-0000

**A. Applicant Information**

**Name of Owner** Jennifer Maunders and Wesley Sexsmith

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** 461 Highway 19 South  
**Town and Postal Code** Tillsonburg N4G 4G9  
**Phone Number** 905-464-5360  
**Cell Number** 905-464-5360  
**Email** jenn8tr@icloud.com

**Name of Applicant** Same as above.

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

Name of Agent

N/A

Address

Town and Postal Code

Phone Number

Cell Number

Email

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

☒ Owner

☐ Agent

☐ Applicant

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

CIBC - mortgage

**B. Location, Legal Description and Property Information**

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

461 HIGHWAY 19, MID CON 4 NTR PT. LOT 6 RP

37R6937 PART 3 IRREG 2.23AC 226.34 FR D.

Municipal Civic Address: 461 Highway 19 South

Present Official Plan Designation(s): Hamlet & HL

Present Zoning: RH & HL

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

☒ Yes ☐ No If yes, please specify:

LPRCA Governance over ravine area

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:

House with attached garage & deck. Surrounding house (front, right side & rear) garden shed & shop (which is the subject of this application)

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

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:

Existing shop which is the subject of this application

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:

N/A

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

House w/ deck, garage attached & garden shed on property when purchased in 2017

9. Existing use of abutting properties: Shop (subject of application) erected in 2018 (6 yrs. ago)

Residential

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

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

### C. 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	18.097m	1.2m	3.2.1 a)	18.097m	
Rear yard	34.039m	1.2m	3.2.1 e)	34.039m	
Height (shop)	5.7m	6m	3.2.1 a)	5.7m	
Left Interior side yard	15.7m	1.2m	3.2.1 d)	15.7m	
Right Interior side yard	64.34/048m	1.2m	3.2.1 d)	64.34/048m	
Exterior side yard (corner lot)					
Parking Spaces (number)					
Aisle width					
Stall size					
Loading Spaces HL	Shop	No building in HL	11.11.1		11.11.1
Other shed	15.26sq.m.	100 sq.m.	3.2.1. g)		26.74 sq.m.
shop	111.48 sq.m.				



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

Shop is existing and is the subject of this application

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

Frontage: N/A

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: N/A

Description of land intended to be retained in metric units:

Frontage: N/A

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: N/A

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: N/A  
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):

N/A

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:

N/A

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:

N/A

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:

N/A

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:

Grading survey completed - attached

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 X

**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 ☐ Communal wells  
☒ Individual wells ☐ Other (describe below)

### Sewage Treatment

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

### Storm Drainage

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

N/A

2. Existing or proposed access to subject lands:

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

Name of road/street:

## G. All Applications: Other Information

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

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

N/A

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.

Shop is a one-storey building - no dwelling units.  
See attached 1-page summary

## **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 26/24  
\_\_\_\_\_  
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 Jennifer Maunder, Wesley Sexsmith am/are the registered owner(s) of the lands that is the subject of this application.

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

\_\_\_\_\_  
Owner  
\_\_\_\_\_  
Owner

June 26/24  
\_\_\_\_\_  
Date  
June 26/24  
\_\_\_\_\_  
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, Jennifer Maunder of Tillsonburg, Ontario  
solemnly declare that:

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

Declared before me at:

Simcoe

[Signature]  
Owner/Applicant/Agent Signature

In Norfolk

This 26 day of June

A.D., 2024

[Signature]

A Commissioner, etc.

John Andrew Wallace, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires January 16, 2027.

#### **461 Plank Road South, Tillsonburg, Ontario – Building erection summary.**

On or about September of 2018, my son, AJ Maunder, who co-owned the above noted property (along with myself, Jennifer Maunder) and also resided at the above noted property, located in Norfolk County, proceeded with the process to obtain a permit to erect a shop at the rear of the property.

Unfortunately, there was mis-communication in regards to the permit requirements, first being a permit from Long Point Conservation Authority, as our lands require same and second, a permit from Norfolk County to build the building, which my son was not made aware of at the time and presumed that obtaining the permit from LPCA was enough to commence the erection of the building.

In or around April 2023, when we were considering listing the house on the market for sale, our real estate agent inquired about the permit and whether it was closed.

This brought to light the issue whereas no permit had been acquired from Norfolk County only from LPCA however, the building had already been erected.

My son proceeded to correct this error and make efforts to obtain the required permit from Norfolk County, having spoken to two different planners, Lisa Jennings, and Lindsay King (both of whom apparently no longer work for the County), to confirm what would be required to proceed.

He was informed, in writing (copy included in the minor variance application package) that what would be required was a hazard lands survey (since completed by Stone Crest Engineering and also included with the minor variance application package) and a minor variance application as the size exceed what was deemed acceptable by 249 sq.ft. He was advised that all other matters were satisfied and there was nothing further required.

The property has since changed ownership, as my partner Wesley Murray Sexsmith and I bought my son out and we wish to proceed with the minor variance application, the subsequent Norfolk County permit, the completion of the shop and then the required inspections and closing of the permit to ensure that everything is legal, in the event that we wish to proceed to list the property for sale in the future.

In making efforts to move forward with our application, we have spoken to Scott Northcott, Building Inspector with Norfolk County, who visited the property back in March 2024 to advise that we are required to proceed with the application. Scott then put us in contact with the Committee of Adjustments (Sherry Mott) who we asked for assistance in completing our application properly, since the building had already been erected and the application refers to questions relating to non-existing buildings.

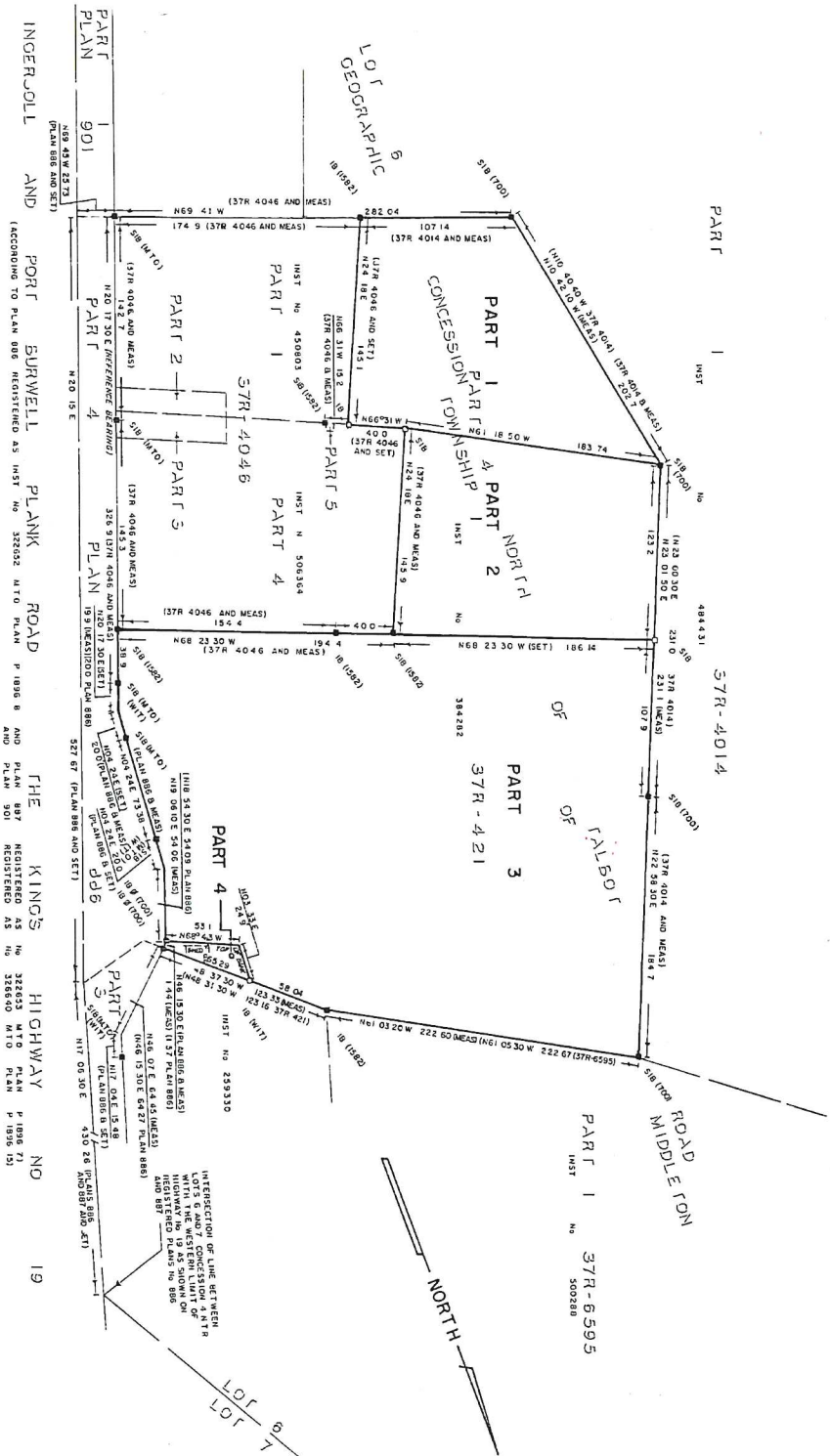
Sherry then forwarded our draft to Hannelore Yager – another planner, who we have also been advised is leaving the County on June 7, 2024, who reviewed our draft application and met with me on June 5, 2024 to review and assist with our minor variance application prior to her departure, with hopes of finalizing our application for submission and consideration by the Committee of Adjustment.

Ms. Yager was extremely helpful in assisting with our now completed application, which we are very grateful for.

We are attaching this summary so that the Committee is aware of our struggles in trying to remedy this situation.

Jennifer Maunder

Wesley Murray Sexsmith



1. REQUIRE THIS PLAN TO BE RECEIVED AND DEPOSITED UNDER THE REGISTRY ACT

DATE: February 23/1995

RECEIVED AND DEPOSITED DATE: Feb 24, 1995

PLAN 37R-6937

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT

PART SCHEDULE			
PART	INST	LOT	CON
1	384282	PART OF 6	NORTH OF TALBOT
2	384282	PART OF 6	MIDDLETON

REGISTRY DIVISION OF NORFOLK

PLAN OF SURVEY OF PART OF LOT 6 CONCESSION 4 NORTH OF TALBOT ROAD GEOGRAPHIC TOWNSHIP OF MIDDLETON MUNICIPALITY OF NORFOLK REGIONAL MUNICIPALITY OF HALDIMAND-NORFOLK

SCALE 1" = 50 FEET  
KIM S HUSTED OLS  
1995

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT  
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE REGISTRY ACT AND THE REGULATIONS THEREUNDER  
(2) THIS SURVEY WAS COMPLETED ON THE 20th DAY OF FEBRUARY 1995

February 23/1995  
KIM HUSTED  
ON TARIO LAND SURVEYOR

**NOTES**

(1) BEARINGS ARE ASTROMONIC AND ARE REFERRED TO THE WESTERN LIMIT OF THE KINGS HIGHWAY NO. 19 AS SHOWN ON PLAN 888 HAVING A BEARING OF N20° 17' 30" E

**LEGEND**

1. INDICATES SURVEY MONUMENT FOUND  
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KIM HUSTED SURVEYING LTD  
ON TARIO LAND SURVEYOR  
50 FOX ALLEY TILSONBURG ONTARIO N4G 3P4  
PHONE 519 842 3638 FAX 519 688 2246  
PROJECT 95 3476 REFERENCE FF-4





garden  
shed.



existing  
shop



garden  
shed



existing  
shop



# **Long Point Region Conservation Authority**

**PERMIT No. LPRCA-110/23**

**FOR DEVELOPMENT, INTERFERENCE WITH WETLANDS &  
ALTERATIONS TO SHORELINES & WATERCOURSES**

**(CONSERVATION AUTHORITIES ACT - ONTARIO REGULATION 178/06, UNDER O.REG.97/04)**

4 Elm Street  
Tillsonburg, ON

N4G 0C4

Phone (519) 842-4242

Fax (519) 842-7123

www.lprca.on.ca

Permission has been granted to:

Owner: Anthony Maunder and Jennifer Maunder

Telephone: 905-484-3064

Address: 461 Plank Road South

Email: a.maunder@outlook.com

Tillsonburg N4G 4G9

Agent: Same as above

Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Location/Address of works: 461 Plank Road - 331054101011930

Lot: 6 Plan: 4 Municipality: Norfolk County

Description of Works: To construct an approximately 112m<sup>2</sup> non-habitable accessory structure.

Type of fill: n/a

**This permit is valid on the above location only for the period of:**

**DATE: June 6, 2023 to June 6, 2025**

This permit shall be subject to the following conditions:

The Applicant and owner, by acceptance of and in consideration of the issuance of this permit, agrees to the following conditions:

**GENERAL CONDITIONS: (SEE REVERSE SIDE OF PERMIT)**

**SPECIFIC CONDITIONS:**

1. Locations and dimensions of proposed works must be as indicated on the enclosed copy of the work permit application dated June 5, 2023 and the associated information.



**GENERAL CONDITIONS:**

1. This permit does not preclude any approvals required by any other laws or regulations.
2. Temporary sediment & erosion control measures shall be installed around any disturbed and/or exposed ground or excavated material stockpiles, remain in place until the site has been suitably stabilized, and must be monitored regularly to ensure effectiveness. Remedial/Emergency measures must be taken at any sign of failure. This step is considered necessary to prevent the undesirable migration of silt.
3. The Conservation Authority should be contacted within 48 hours prior to the commencement of construction.
4. Authorized representatives of the Long Point Region Conservation Authority may at any time enter onto the lands which are described herein in order to make any surveys, examinations or inspections which are required for the purpose of insuring that the work(s) authorized by this permit are being carried out according to the terms of this permit.
5. It is the responsibility of the permittee to ensure the development is located within the extent of the property boundaries owned by the proponent.
6. This permit is not assignable.
7. The project shall be carried out generally as per the plans submitted in support of the application as they may be amended by conditions of this permit.
8. This approval does not guarantee the soundness of the proposed work and it is the responsibility of the permittee to monitor and maintain the construction activity to ensure the integrity of the work.
9. The applicant agrees to maintain all existing drainage patterns.
10. Any activity or development other than that identified in this permit application must be reviewed by the LPRCA; at which time, staff will determine if additional approvals or an amended permit will be required.
11. Permits are valid for two years. No notice will be issued on expiration of the permit and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.





# Long Point Region Conservation Authority

4 Elm Street, Tillsonburg, ON N4G 0C4

Tel: (519) 842-4242 Fax: (519) 842-7123

Email: [planning@lprca.on.ca](mailto:planning@lprca.on.ca) Website: [www.lprca.on.ca](http://www.lprca.on.ca)

## Permit Application – Schedule A

REGULATION OF DEVELOPMENT, INTERFERENCE WITH WETLANDS AND  
ALTERATIONS TO SHORELINES AND WATERCOURSES (R.R.O. 1990 REG 178/06)

Application #

LPRCA -

Office Use Only

Owner's Name:

Anthony Maunder

Mailing Address:

461 Plank Rd South

Street Address

P.O. Box

Apartment/Unit #

Tillsonburg

ON

N4G4G9

City/Town

Province

Postal Code

Primary Phone:

905-484-3064

Alternate Phone:

Email:

a.maunder@outlook.com

Applicant's Name:

☒ Check if same as above

Mailing Address:

Street Address

P.O. Box

Apartment/Unit #

City/Town

Province

Postal Code

Primary Phone:

Alternate Phone:

Email:

### Location of Proposed Work

Lot:

6

Concession/Plan:

4

Municipality:

Norfolk

Municipal Address:

461 Plank Rd

Street Address

Tax Assessment Roll Number:

33-10-541-010-11930

Proposed work: (Check all appropriate boxes)

- ☐ Place, dump, or remove fill
- ☐ Site grading
- ☒ Construct a new building or structure
- ☐ Alter or renovate an existing building or structure
- ☐ Construct a septic system
- ☐ Construct erosion control or shoreline protection
- ☐ Construct new or replace existing watercourse crossing
- ☒ Other: (please describe) Construct Non-habitable accessory Building

Quantity of fill:

N/A

Proposed square footage:

1200

Existing square footage:

0

Description of Proposed Works:

Construct Non-habitable accessory Building

PROPOSED START DATE:

July 1<sup>st</sup> 2018

PROPOSED COMPLETION DATE:

Sept 30/2018

I understand that the information contained in this application form is accurate to the best of my knowledge and that the staff of the Long Point Region Conservation Authority (LPRCA) will undertake a detailed inspection of the subject lands as part of the application process.

Applicant Signature

Date

June 5/2023

Agent Signature

Date

Development, Interference with Wetlands and Alterations to Shorelines and Watercourses  
Ontario Regulation 178/06

PROPERTY OWNER AUTHORIZATION

Subject Property

Property Location 461 plane Rd S RR#6  
Municipal Address or Lot and Concession or Lot and Plan

Municipality Norfolk Community Tillsonburg

I/We Anthony Mawnder

Hereby authorize LPRCA

To provide as my agent any required authorizations or consents, to submit the enclosed application to the Long Point Region Conservation Authority, and to appear on my behalf at any hearing(s) of the application and to provide any information or material required by the Board relevant to the application for the purposes of obtaining permission to develop, interfere with a wetland or alter a shoreline or watercourse in accordance with the requirements of Ontario Regulation 178/06 as amended.

Signature of Owner: [Signature] Date: June 5/2023

☐ Please copy the Owner on correspondence between the Conservation Authority and the Agent

APPLICATION FORM INSTRUCTIONS

- Owner** The legal owner(s) of the property where the proposed development or alteration will be carried out.
- Applicant** If the applicant is not the same as the property owner, written authorization is required from all property owners on whose property the proposed work will be carried out. The authorization(s) must be submitted with the application.
- Agent** If the applicant has assigned another party as an agent to act on the applicant's behalf for the project, written authorization from the applicant is required so stating.
- Quantity of Fill** Approximate quantity expressed in cubic metres, cubic yards, truck loads (12 yards) or tandem truck loads (18 yards).
- Floor area** For residential development, area of living space including full height basement and additional storeys, but not including attached garage, non-habitable crawl space, open breezeways, decks or porches.

## APPLICATION CHECKLIST

Submission: LPRCA permit applications along with supporting information may be submitted in person to our office, or by fax, email or mail.

Office Use Only
Application # LPRCA-_____
List Issued: _____

Pre-consultation: Please contact LPRCA staff regarding the requirements specific to your proposal. Also, please make sure your contractors and consultants contact LPRCA staff before completing detailed drawings or technical studies.

Complete application: A complete application package includes (check all applicable):

Applicable	Submitted	
✓	<input type="checkbox"/>	A completed, signed and dated application form;
✓	<input type="checkbox"/>	Written authorization (if the applicant is not the owner of the property where the work is being done)
✓	<input type="checkbox"/>	Written authorization (if the property owner is assigning another party as an agent for the project);
✓	<input type="checkbox"/>	Application fee (see fee schedule, fees subject to change without notice);
✓	<input type="checkbox"/>	A scaled and detailed site plan;
✓	<input type="checkbox"/>	A scaled cross-sectional drawing and floor plans;

Drawings: One copy of all project drawings, reports, unless otherwise requested. Hardcopy drawings must be provided and readable on sheets no larger than 11" x 17". Electronic submission of drawings and reports is preferred. The drawings should include (either as part of the illustration or as notes):

- |   |                          |   |
|---|--------------------------|---|
| ✓ | <input type="checkbox"/> | Legal description of the property (e.g. roll number, lot, concession, municipality);  |
| ✓ | <input type="checkbox"/> | Scale, date, and directional arrow;   |
| ✓ | <input type="checkbox"/> | Dimensions of the property (a copy of a legal survey may be required);  |
| ✓ | <input type="checkbox"/> | Location, dimensions and geodetic elevations of all existing and proposed structures, grading, filling, excavating, and the distance to any waterbody(s) (e.g. wetlands, streams, lakes), valleys, steep slopes on or adjacent to the property; |
| ✓ | <input type="checkbox"/> | Location and type of sediment and erosion control measures (e.g. silt fence) and soil stabilization measures (e.g. seeding, sodding, planting)  |

Technical reports: One or more of the following technical reports may be required (as advised by LPRCA staff).

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Design drawings and description of the design elements for flood-proofing measures, stamped and certified by a qualified professional engineer (for development in floodplains and flood hazard areas)  |
| <input type="checkbox"/> | <input type="checkbox"/> | Slope stability study and erosion analysis, prepared by a qualified professional with expertise in geotechnical engineering, to determine the stable top-of-bank, the minimum development setback to address the potential erosion hazards, and associated foundation, construction, grading and drainage recommendations, in accordance with the Provincial Technical Guidelines (for development in erosion hazard areas) |
| <input type="checkbox"/> | <input type="checkbox"/> | Coastal engineering assessment prepared by a qualified professional with expertise in coastal engineering in accordance with LPRCA's Shoreline Management Plan and the Provincial Technical Guidelines addressing hydrodynamic forces affecting the design and indicating how the aggravation of erosion on neighbouring properties is avoided (for shoreline alterations).   |
| <input type="checkbox"/> | <input type="checkbox"/> | Environmental Impact Study (EIS) clearly indicating that there will be no negative impact to the form or function of the wetland to the satisfaction of LPRCA (for development near wetlands)   |
| <input type="checkbox"/> | <input type="checkbox"/> | Hydraulic analysis by a qualified professional engineer addressing flood conveyance, storage-discharge, and changes in flood levels on-site and on adjacent properties (for development in floodplains, watercourse alterations).   |
| <input type="checkbox"/> | <input type="checkbox"/> | Complex and large-scale proposals may require additional technical studies and plans.   |

<b>For Office Use Only</b>	
Application Submitted: _____	
Complete Application: _____	
Application Fee: _____	Paid: _____
Board Approval Required Date of Board Meeting: _____	



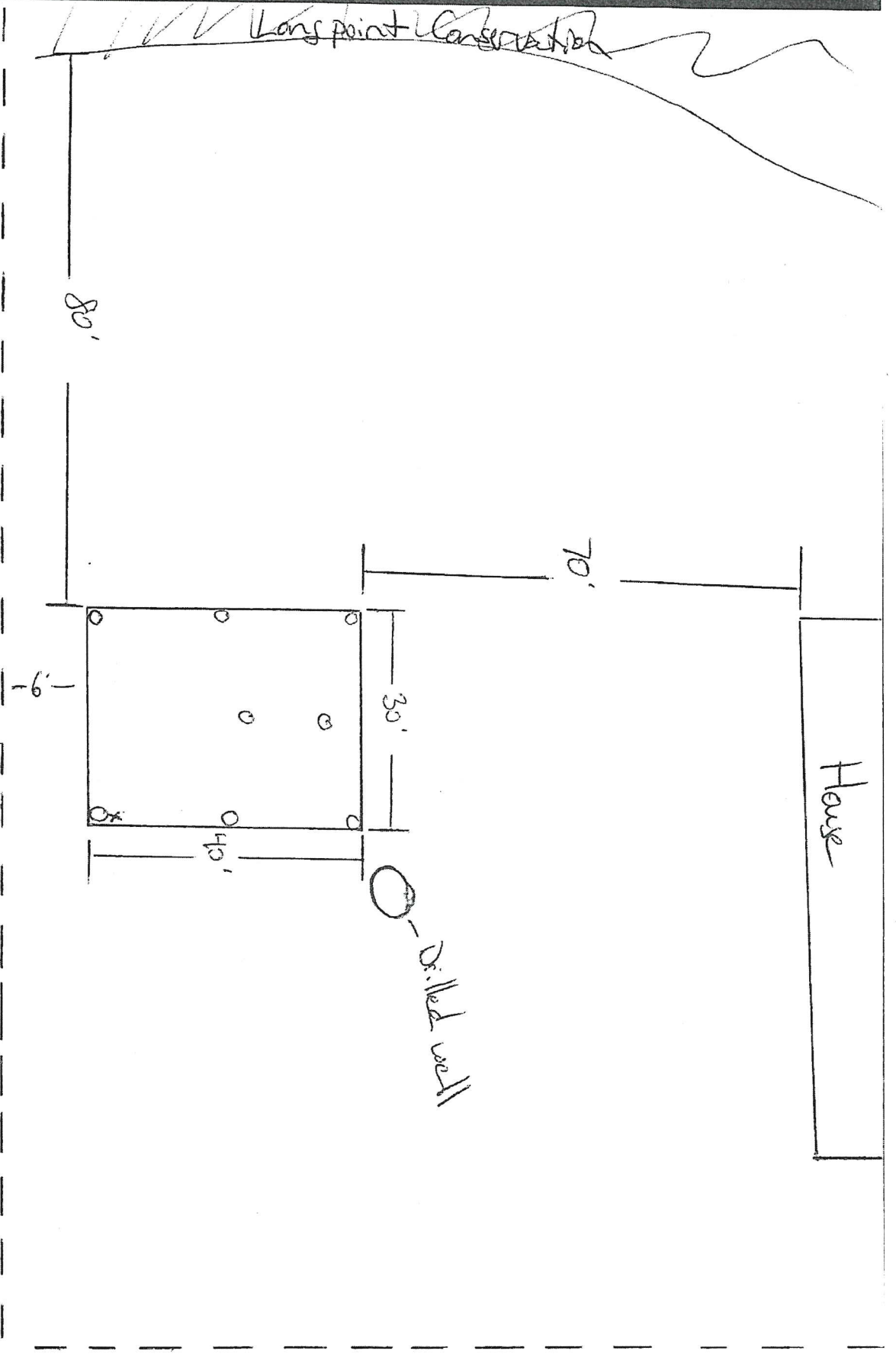
## GENERAL CONDITIONS OF PERMIT

1. This permit does not absolve the permittee of the responsibility of obtaining necessary permission from applicable federal and provincial agencies or local municipalities
2. The permittee agrees by acceptance of the permit:
  - a) to indemnify and save harmless, the Long Point Region Conservation Authority and its officers, employees, or agents, from and against all damage, injury, loss, costs, claims, demands, actions and proceedings, arising out of or resulting from any act or omission of the permittee or of any of his agents, employees or contractors relating to any of the particular terms or conditions of this permit
  - b) that this permit shall not release the permittee from any legal liability or obligation and remains in force subject to all limitations, requirements, requirements and liabilities imposed by law.
  - c) to provide certification of conformance to ensure compliance with the intent of the permit. This certification must be provided by an accredited professional and is to be submitted as may be specified in the permit.
3. Authorized representatives of the Long Point Region Conservation Authority will be granted entry at any time into lands and buildings which are the subject of this permit application in order to make such surveys, examinations, investigations, inspections or other arrangements which such representatives deem necessary.
4. The project shall be carried out generally as per the plans submitted in support of the application as they may be amended by conditions of this permit.
5. Any activity or development other than that identified in this permit application must be reviewed by the LPRCA, at which time, staff will determine if additional approvals or an amended permit will be required.
6. The Long Point Region Conservation Authority may cancel this permit or may change any of the conditions at any time and without prior notice if it is determined that:
  - a) the works are not in conformance with the intent of the permission granted;
  - b) the information presented to obtain a permit is false;
  - c) the works or method of construction has detrimental impacts on the environment.
7. Temporary sediment & erosion control measures shall be installed around any disturbed and/or exposed ground or excavated material stockpiles, remain in place until the site has been suitably stabilized, and must be monitored regularly to ensure effectiveness. Remedial/Emergency measures must be taken at any sign of failure.
8. The applicant agrees to maintain all existing drainage patterns except as expressly identified in this permit.
9. It is the responsibility of the permittee to ensure the development is located within the extent of the property boundaries owned by the proponent.
10. This approval does not guarantee the soundness of the proposed work and it is the responsibility of the permittee to monitor and maintain the construction activity to ensure the integrity of the work.
11. This permit shall not be assigned (non-transferable).
12. Permits are valid for two years. No notice will be issued on expiration of the permit and it is the responsibility of the permittee to ensure a valid permit is in effect at the time work is occurring.
13. The Conservation Authority should be contacted within 48 hours prior to the commencement of construction.
14. The Long Point Region Conservation Authority may make copies of Schedule A, as required, for the purposes of assessing the proposal and, where approved, to form part of the permit issued.

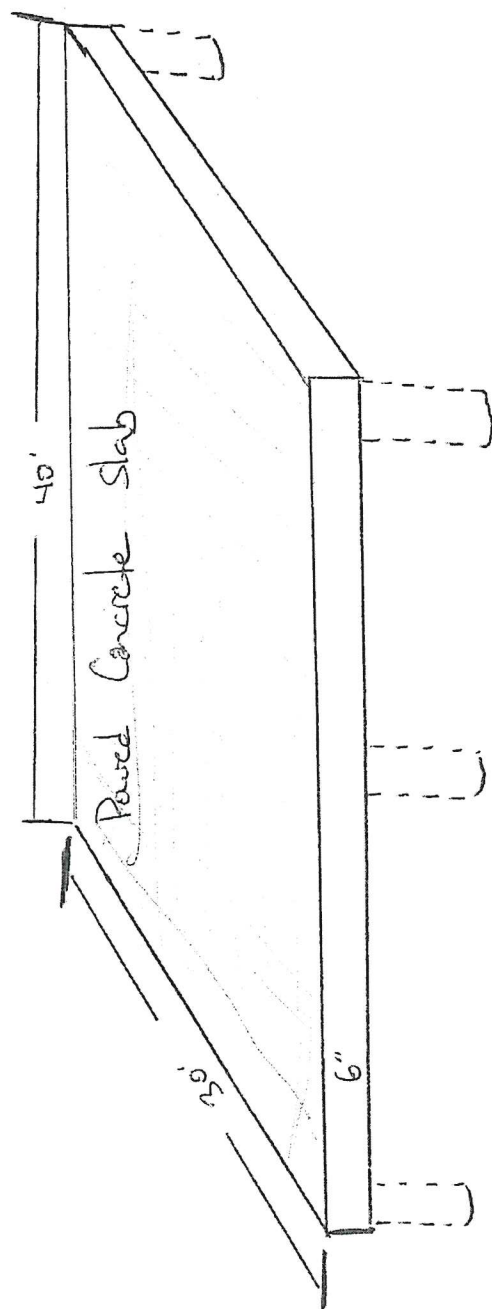
## NOTICE OF COLLECTION

Pursuant to section 29(2) of the Municipal Freedom of Information and Protection of Individual Privacy Act, 1989, the personal information contained on this form is collected under the legal authority of the Conservation Authorities Act, R.S.O. 1980, c85, as amended. This information is used to assess applications for and, where approved, issue comment. The name of the applicant, location of the work and a description of the project may be published in LPRCA documents, including agendas, reports and meeting minutes which are posted on the LPRCA website. Questions about the collection of personal information should be directed to the Freedom of Information Coordinator, Long Point Region Conservation Authority, 4 Elm Street, Tillsonburg, Ontario, N4G 0C4, (519) 842-4242.





- Property Line
- o 36" Structures & Rebar
- x Electrical Enclosures

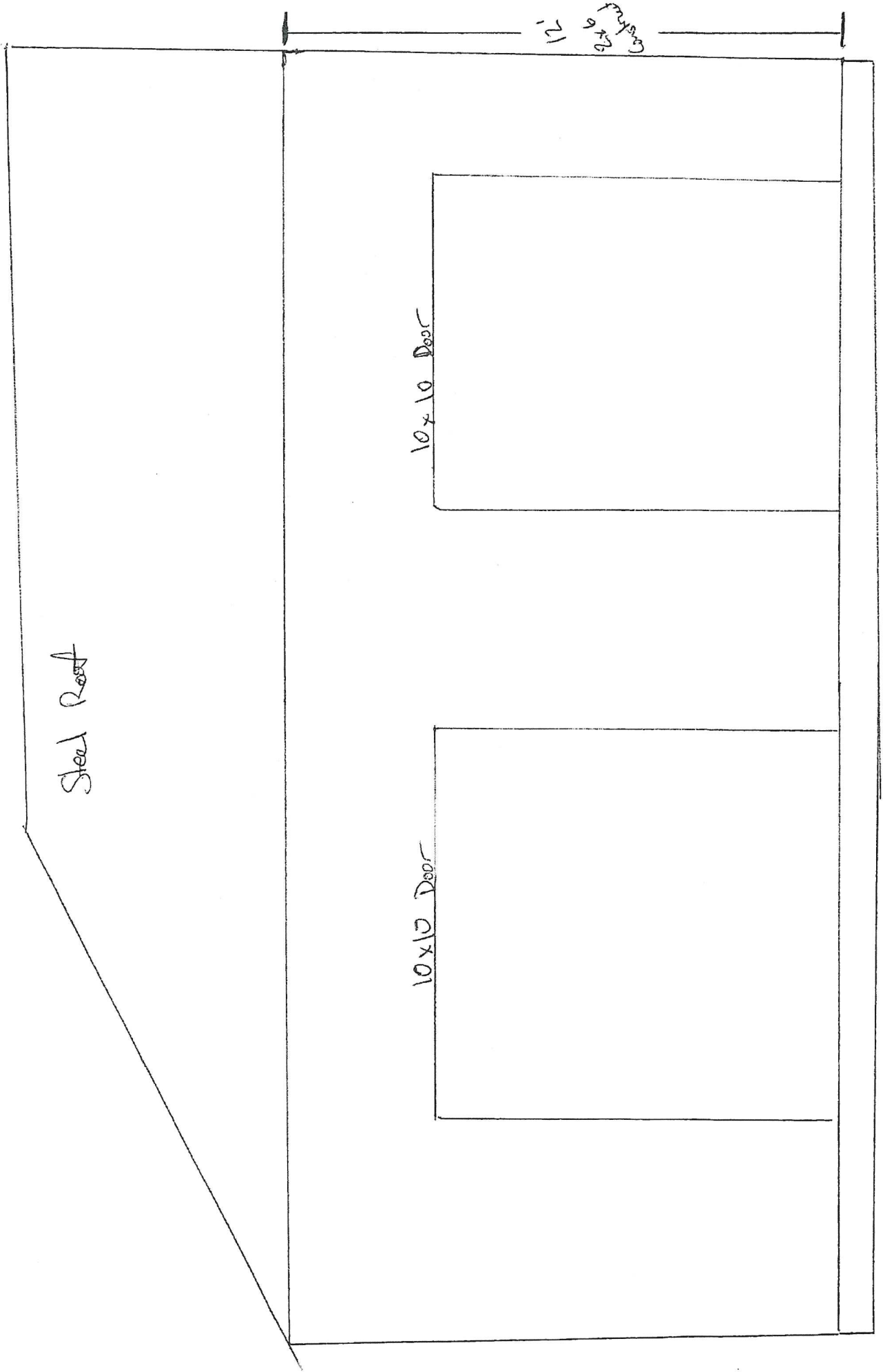


6" slab

Rebar mesh

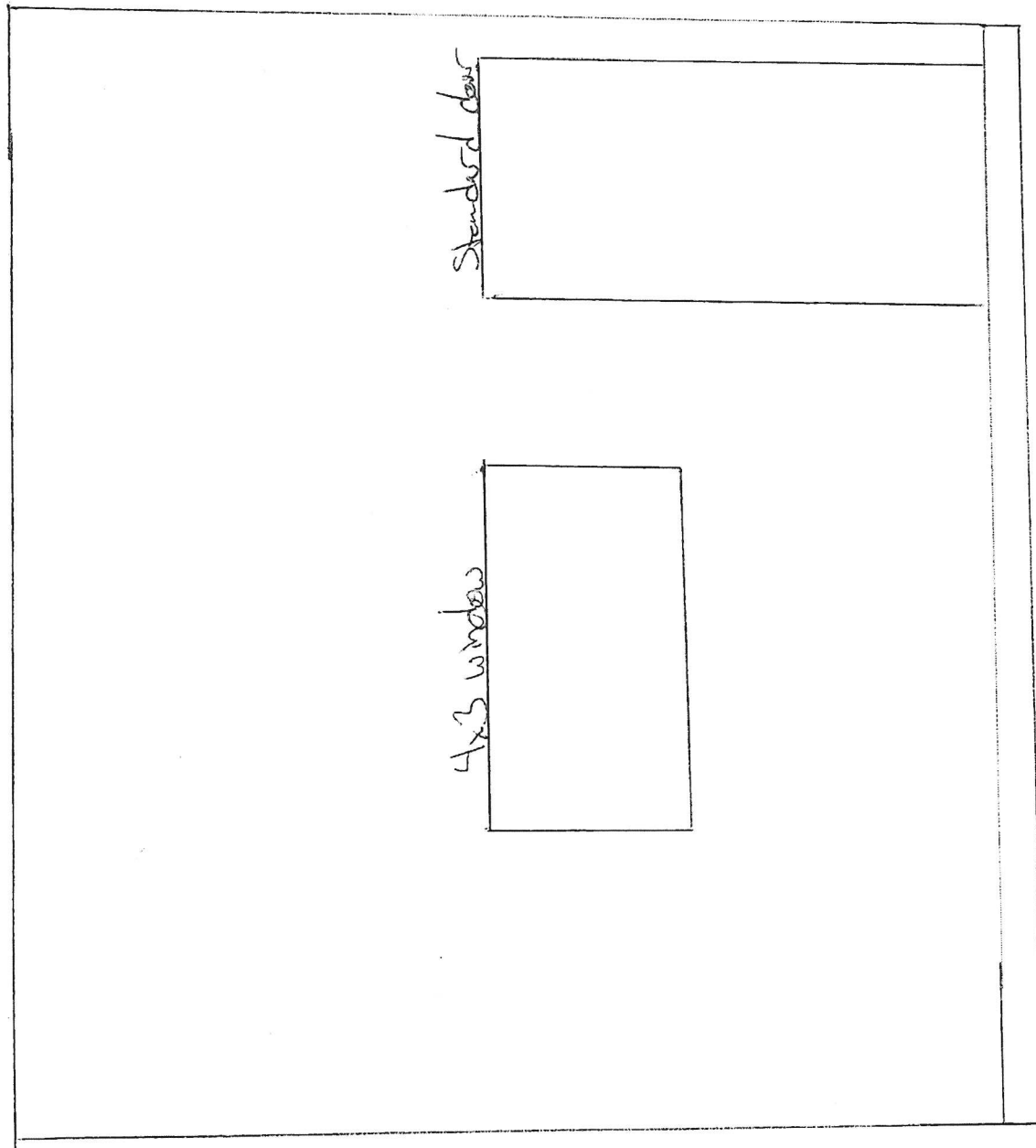
Rebar in Sonotubes

40' wall  
Joint 16" centered



2 30' walls

Joint 16" centered

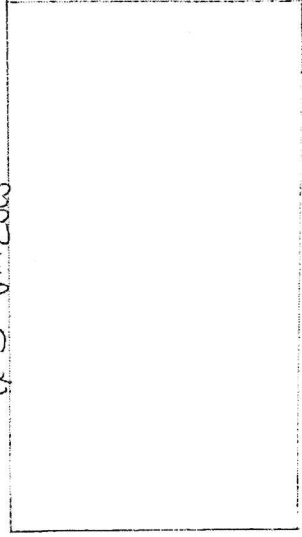




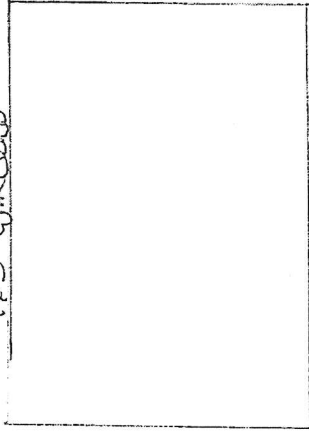
40' wall

Joint 16" centered

4x3 window



4x3 window



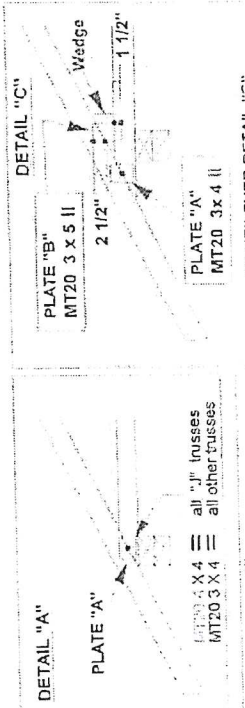
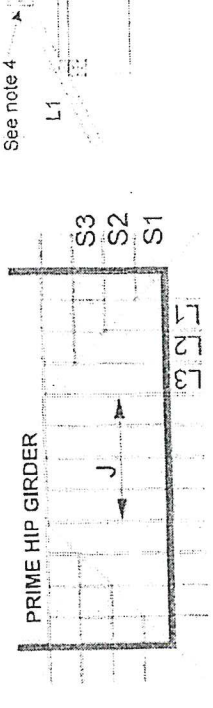
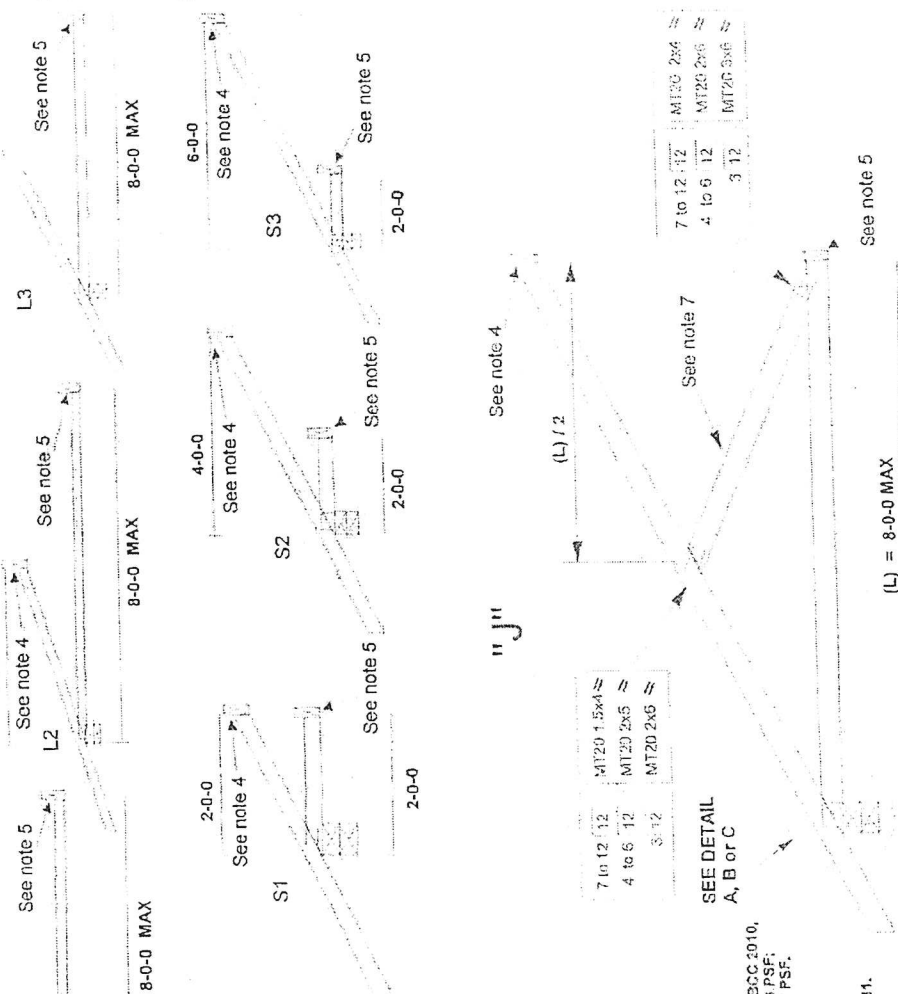
JOB NAME DETAILS

JOB DESC

HIP END FRAMING

DRAWING NO

B37579J



CANTILEVER DETAIL "C"		WEDGE SIZE	
SLOPE	MAX CANTILEVER	PLATE "B"	WEDGE SIZE
3/4"	17"	3 x 5	2 x 3
4/12	14"	3 x 5	2 x 3
6/12	12"	3 x 5	2 x 4
6/12	10"	3 x 5	2 x 4
7/12	8"	3 x 5	2 x 6
8/12	6 1/2"	3 x 5	2 x 6
9/12	5"	3 x 5	2 x 6
10/12	7 5/8"	3 x 5	2 x 6

DETAIL "B" RAISED HEEL

3 1/2"

Wedge required

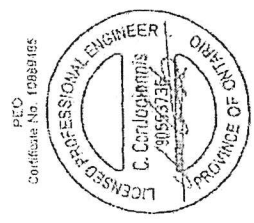
MT20 4 X 8 II all 11/12 & 12/12 pitch trusses

MT20 4 X 7 II all other trusses

- NOTES:
1. ALL LUMBER SHALL BE 2x4 SPF OR D. Fir No. 2 DRY OR BETTER.
  2. THIS TRUSS IS DESIGNED FOR HOUSING AND SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2010, WHERE GROUND SNOW LOAD IS 60.0 PSF OR LESS AND RAIN LOAD DOES NOT EXCEED 12.53 PSF. TOP CHORD DEAD LOAD IS 6 PSF OR LESS; BC LIVE LOAD IS 0 PSF AND BC DEAD LOAD IS 7 PSF.
  3. HIP RAFTER DESIGN SHALL CONFORM TO SECTION 9.23.14.6 OF NBC 2010.
  4. FASTEN HIGH END OF RAFTERS USING MITEK CANADA INC. "BEARING ANCHORAGE BY TOE-NAI LS FOR LATERAL CAPACITY" STANDARD DETAIL B37579H1.
  5. FASTEN RIGHT END OF CEILING USING MITEK CANADA INC. "BEARING ANCHORAGE BY TOE-NAI LS FOR LATERAL CAPACITY" STANDARD DETAIL B37579H1.
  6. OVERHANG LENGTH SHALL NOT EXCEED 2 FT.
  7. WHEN SETBACK IS 6 FT OR LESS, DIAGONAL WEB MAY BE OMITTED AND HIGH END OF TOP CHORD SHALL BE CONNECTED AS PER NOTE 4.
  8. ALL PLATES SPECIFIED ARE PRESSED INTO BOTH FACES OF THE TRUSS.
  9. MITEK REFERENCE PAGE M1L-7473C FORMS AN INTEGRAL PART OF THIS DETAIL.
  10. THIS DETAIL IS NOT VALID AFTER APRIL 30, 2019.



Mitek Canada, Inc.  
100 Industrial Rd.  
Bradford, Ontario, L3Z 3G7



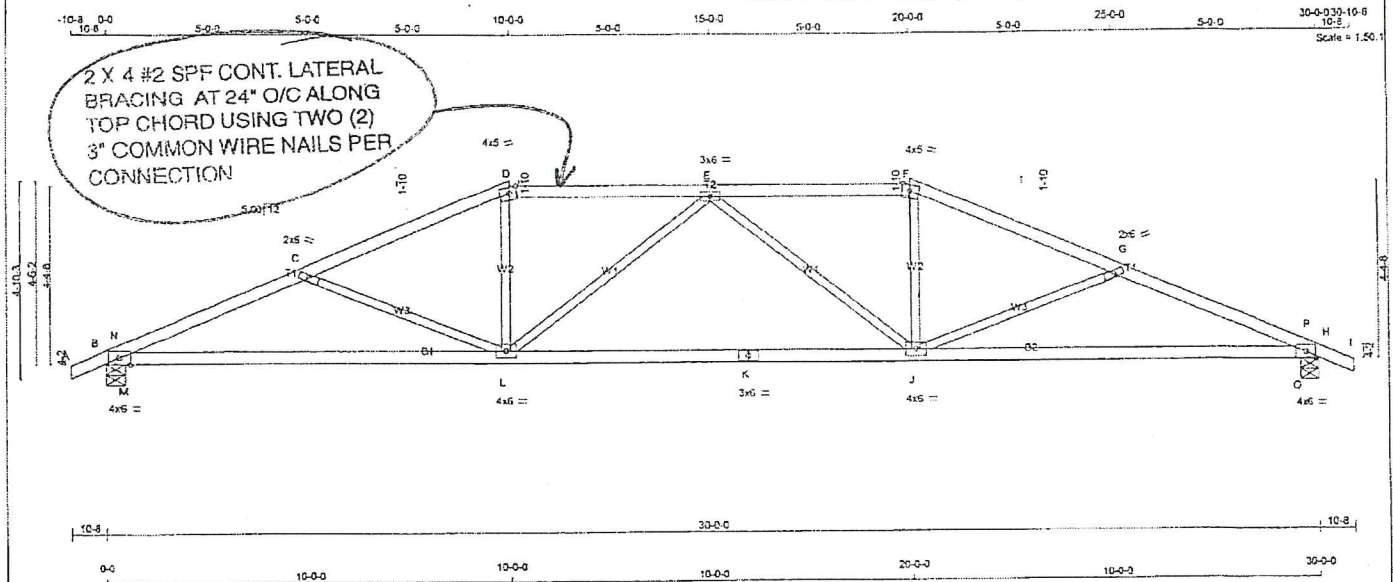
April 26, 2017

JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	461 Plank road South	DRWG NO.
88326	A3	1	1	TRUSS DESC.		

Walford Roof Truss, Walford, Ont.

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ID: oWxOEaIT7TITQ2INnK8OycnoF-AIVG0derodcaBTLTM6aue4fEdv3owdrfPrBnWlyZPzX



TOTAL WEIGHT = 98 lb (MIF)

LUMBER			
N. L. G. A. RULES	SIZE	LUMBER	DESCR.
CHORDS			
A - D	2x4	DRY No.2	SPF
D - F	2x4	DRY No.2	SPF
F - I	2x4	DRY No.2	SPF
B - K	2x4	DRY No.2	SPF
K - H	2x4	DRY No.2	SPF
ALL WEBS	2x3	DRY No.2	SPF
DRY: SEASONED LUMBER.			

PLATES (table is in inches)				
JT TYPE	PLATES	W	LEN	Y X
B	TMB1-I	MT20	4.0	6.0 Edge
C	TMW+W	MT20	2.0	6.0
D	TTW-m	MT20	4.0	5.0 Edge 2.25
E	TMW+W	MT20	3.0	6.0
F	TTW-m	MT20	4.0	5.0 Edge 2.25
G	TMW+W	MT20	2.0	6.0
H	TMB1-I	MT20	4.0	6.0 Edge
J	BMW+W	MT20	4.0	6.0
K	BS-I	MT20	3.0	6.0
L	BMW+W	MT20	4.0	6.0

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

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

BEARINGS		FACTORED GROSS REACTION	MAXIMUM FACTORED GROSS REACTION	INPUT BRG	REQD BRG
JT	VERT	DOWN	HORZ	UPLIFT	IN-SX
B	1614	0	1614	0	5-8
H	1614	0	1614	0	5-8

#### UNFACTORED REACTIONS

1ST CASE	MAX/MIN	COMPONENT REACTIONS				
JT	COMBINED	SNOW	LIVE	PERM LIVE	WIND	DEAD
B	1143	742/0	0/0	0/0	0/0	401/0
H	1143	742/0	0/0	0/0	0/0	401/0

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

#### BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 3.59 FT.  
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT OR RIGID CEILING DIRECTLY APPLIED.

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

#### LOADING

TOTAL LOAD CASES: (4)

CHORDS				WEBS			
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX LC1 (LC)	MEMB.	MAX. FACTORED FORCE (LBS)	MAX LC1 (LC)	
FR-TO		FROM	TO	LENGTH	FR-TO		
A-B	0/14	-84.9	-84.9	0.05 (1)	10.00	C-L	-597/0
B-N	-3438/0	-84.9	-84.9	0.16 (4)	3.71	L-D	0/709
N-C	-3300/0	-84.9	-84.9	0.36 (1)	3.59	E-E	-466/0
C-D	-2726/0	-84.9	-84.9	0.35 (1)	3.91	E-J	-466/0
D-E	-2497/0	-84.9	-84.9	0.36 (1)	4.07	J-F	0/709
E-F	-2497/0	-84.9	-84.9	0.36 (1)	4.07	J-G	-597/0
F-G	-2726/0	-84.9	-84.9	0.35 (1)	3.91	M-N	0/233
G-P	-3300/0	-84.9	-84.9	0.36 (1)	3.59	O-P	0/233
P-H	-3438/0	-84.9	-84.9	0.16 (4)	3.71		
H-I	0/14	-84.9	-84.9	0.05 (1)	10.00		
B-M	0/3063	-17.5	-17.5	0.53 (1)	10.00		
M-L	0/3063	-17.5	-17.5	0.62 (1)	10.00		
L-K	0/2860	-17.5	-17.5	0.66 (1)	10.00		
K-J	0/2860	-17.5	-17.5	0.66 (1)	10.00		
J-O	0/3063	-17.5	-17.5	0.69 (1)	10.00		
O-H	0/3063	-17.5	-17.5	0.53 (1)	10.00		

#### DESIGN CRITERIA

SPECIFIED LOADS:  
TOP CH. LL = 23.3 PSF  
DL = 6.0 PSF  
BOT CH. LL = 0.0 PSF  
DL = 7.0 PSF  
TOTAL LOAD = 35.3 PSF

SPACING = 24.0 IN. C/C

LOADING IN FLAT SECTION BASED ON A SLOPE OF 5.00/12

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2010

THIS DESIGN COMPLIES WITH:  
- PART 9 OF CBC 2012, BCBC 2012, ABC 2014  
- CSA 086-09  
- TPIC 2011

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

ALLOWABLE DEFL.(LL) = L/360 (1.00")  
CALCULATED VERT. DEFL.(LL) = L/999 (0.18")  
ALLOWABLE DEFL.(TL) = L/360 (1.00")  
CALCULATED VERT. DEFL.(TL) = L/843 (0.43")

CSI: TC=0.36/1.00 (C-N:1), BC=0.59/1.00 (L-M:1),  
WB=0.37/1.00 (E-J:1), SS=0.20/1.00 (D-E:1)

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

COMPANION LIVE LOAD FACTOR = 0.50

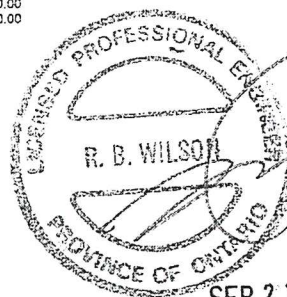
TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES  
PLATE GRIP(DRY) SHEAR SECTION  
(PSI) (PLI) (PLI)  
MAX MIN MAX MIN MAX MIN  
MT20 618 354 1667 822 2284 1656

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.69 (H) (INPUT = 0.30)  
JSI METAL= 0.88 (K) (INPUT = 1.00)



SEP 27 2018

This dwg sealed as component only



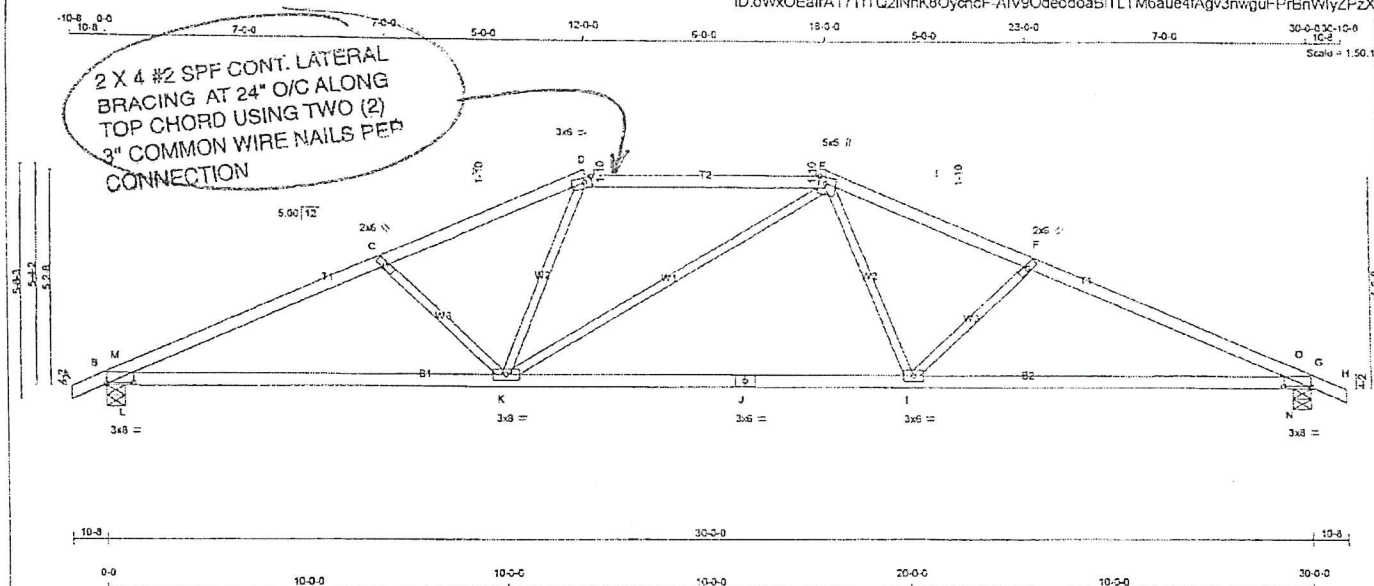
JOB NAME 88326 TRUSS NAME A4 QUANTITY 1 PLY 1 JOB DESC 461 Plank road South TRUSS DESC DRWG NO.

Walford Recf Truss, Walford, Ont.

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ID:WxOEairAT7TfTQ2INk8OyencF-AIV9OdecdoaBTLTM6aue4fAgv3nwgufPrBnWlyZFzX

Scale = 1/50



TOTAL WEIGHT = 95 lb (MIF)

**LUMBER**

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

ALL WEBS 2x3 DRY No 2 SPF  
 DRY: SEASONED LUMBER.

**PLATES (table is in inches)**

JT TYPE	PLATES	W	LEN	Y	X
B	TMB1-I	MT20	3.0	8.0	0.25 8.00
C	TMW-w	MT20	2.0	6.0	
D	TTW-m	MT20	3.0	6.0	1.25 2.25
E	TTW-w	MT20	5.0	5.0	1.75 2.00
F	TMW-w	MT20	2.0	6.0	
G	TMB1-I	MT20	3.0	8.0	0.25 8.00
I	BMW-w	MT20	3.0	6.0	
J	BS-I	MT20	3.0	6.0	
K	BMW-w	MT20	3.0	8.0	

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

**BEARINGS**

JT	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT BRG	REQD BRG
	VERT	HORZ	DOWN	HORZ		
B	1614	0	1614	0	5-8	1-12
G	1614	0	1614	0	5-8	1-12

UNFACTORED REACTIONS							
JT	1ST LCASE COMBINED	MAX. MIN. COMPONENT REACTIONS					
		SNOW	LIVE	PERM. LIVE	WIND	DEAD	SOIL
B	1143	742 / 0	0 / 0	0 / 0	0 / 0	401 / 0	0 / 0
G	1143	742 / 0	0 / 0	0 / 0	0 / 0	401 / 0	0 / 0

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

**BRACING**  
 TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 3.47 FT.  
 MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.

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

**LOADING**  
 TOTAL LOAD CASES: (4)

CHORDS				WEBS			
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. CSI (LC)	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. CSI (LC)	
FR-TO		FROM TO		FR-TO			
A-B	0 / 14	-84.9 -84.9	0.05 (1)	10.00	C-K	-572 / 0	0.17 (1)
B-M	-3185 / 0	-84.9 -84.9	0.14 (1)	3.84	K-D	0 / 646	0.15 (1)
M-C	-3104 / 0	-84.9 -84.9	0.61 (1)	3.47	E-I	0 / 0	0.00 (1)
C-D	-2692 / 0	-84.9 -84.9	0.46 (1)	3.00	E-I	0 / 646	0.15 (1)
D-E	-2226 / 0	-84.9 -84.9	0.40 (1)	4.09	F-F	-572 / 0	0.17 (1)
E-F	-2691 / 0	-84.9 -84.9	0.46 (1)	3.80	L-M	-90 / 174	0.00 (1)
F-O	-3103 / 0	-84.9 -84.9	0.61 (1)	3.47	N-O	-89 / 174	0.00 (1)
O-G	-3185 / 0	-84.9 -84.9	0.14 (1)	3.84			
G-H	0 / 14	-84.9 -84.9	0.05 (1)	10.00			
B-L	0 / 2881	-17.5 -17.5	0.56 (1)	10.00			
L-K	0 / 2881	-17.5 -17.5	0.59 (1)	10.00			
K-J	0 / 2226	-17.5 -17.5	0.59 (1)	10.00			
J-I	0 / 2226	-17.5 -17.5	0.59 (1)	10.00			
I-N	0 / 2881	-17.5 -17.5	0.69 (1)	10.00			
N-G	0 / 2881	-17.5 -17.5	0.56 (1)	10.00			

**DESIGN CRITERIA**

**SPECIFIED LOADS:**  
 TOP CH. LL = 23.3 PSF  
 DL = 6.0 PSF  
 BOT CH. LL = 0.0 PSF  
 DL = 7.0 PSF  
 TOTAL LOAD = 36.3 PSF

**SPACING = 24.0 IN. C/C**

LOADING IN FLAT SECTION BASED ON A SLOPE OF 5.00/12

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2010

THIS DESIGN COMPLIES WITH:  
 - PART 9 OF CBC 2012, ECBC 2012, ABC 2014  
 - CSA 086-09  
 - TPIC 2011

(55 % OF 27.2 P.S.F. G.S.L. PLUS 9.4 P.S.F. RAIN LOAD) EQUALS 23.3 P.S.F. SPECIFIED ROOF LIVE LOAD

ALLOWABLE DEFL (LL) = L/360 (1.00")  
 CALCULATED VERT. DEFL (LL) = L/599 (0.16")  
 ALLOWABLE DEFL (TL) = L/360 (1.00")  
 CALCULATED VERT. DEFL (TL) = L/831 (0.43")

CSI: TC=0.61/1.00 (F-O:1), EC=0.69/1.00 (K-L:1), WD=0.17/1.00 (F-I:1), SSI=0.23/1.00 (F-O:1)

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

COMPACTION LIVE LOAD FACTOR = 0.50

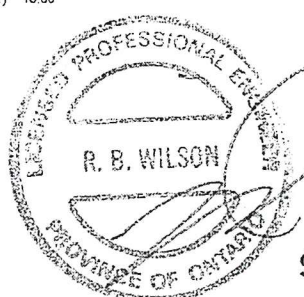
TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

**NAIL VALUES**

PLATE GRIP (DRY)	SHEAR (PSI)	SECTION (PLI)
MAX MIN	MAX MIN	MAX MIN
MT20	610 354	1667 822 2284 1656

PLATE PLACEMENT TOL. = 0.250 inches  
 PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.68 (E) (INPUT = 0.90)  
 JSI METAL= 0.65 (J) (INPUT = 1.00)



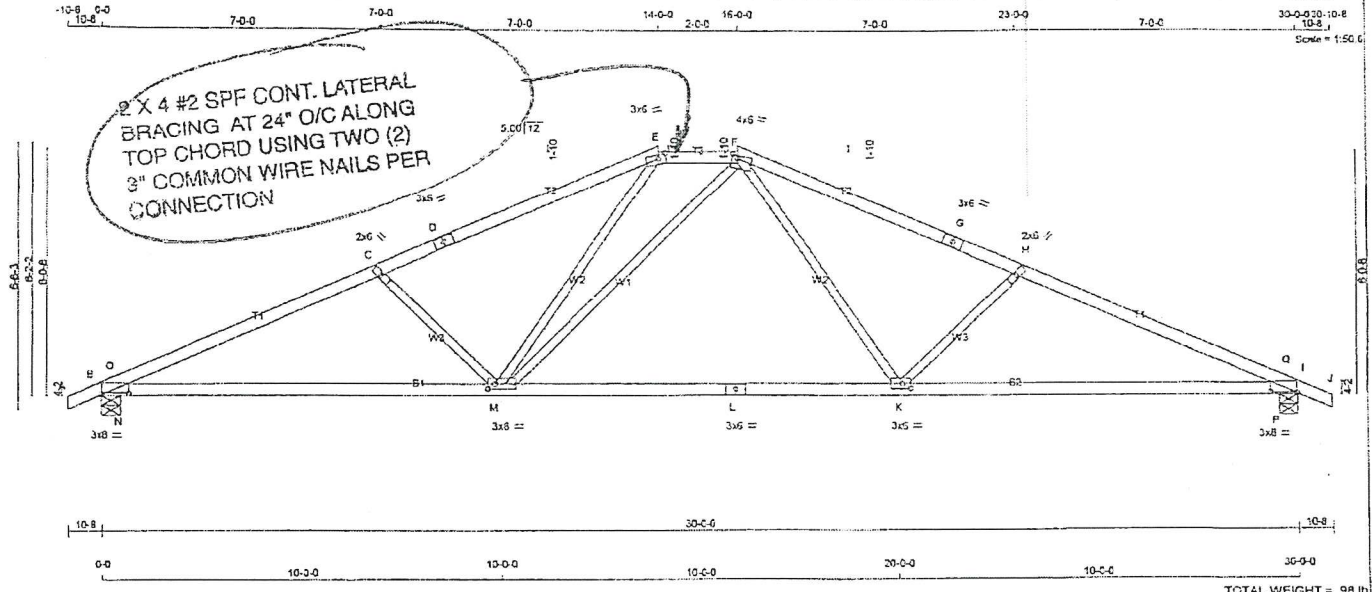
WA18-6285  
 SEP 27 2018

This dwg sealed as component only



JOB NAME <b>88326</b>	TRUSS NAME <b>A5</b>	QUANTITY <b>1</b>	PLY <b>1</b>	JOB DESC. <b>461 Plank road South</b>	DRWG NO.
WATFORD ROOF TRUSS, WATFORD, ONT.				TRUSS DESC.	

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 ID:WxOEairAT7TtQ2INnK8OycncF-eU3XczfQ05i2Kdwfw57BHBKDJP?l6eOeVwL2kyZP2W



**LUMBER**

N. L. G. A. RULES

CHORDS	SIZE	LUMBER	DESCR.
A - D	2x4	DRY	No.2
D - E	2x4	DRY	No.2
E - F	2x4	DRY	No.2
F - G	2x4	DRY	No.2
G - J	2x4	DRY	No.2
B - L	2x4	DRY	No.2
L - I	2x4	DRY	No.2

ALL WEBS 2x3 DRY  
 DRY: SEASONED LUMBER.

**PLATES (table is in inches)**

JT TYPE	PLATES	W	LEN	Y	X
B	TMB1-1	MT20	3.0	8.0	0.25 8.00
C	TMB1-1	MT20	2.0	6.0	
D	TS-1	MT20	3.0	6.0	
E	TTW-m	MT20	3.0	6.0	1.25 2.25
F	TTW-m	MT20	4.0	5.0	1.00 1.75
G	TS-1	MT20	3.0	6.0	
H	TTW-m	MT20	2.0	6.0	
I	TMB1-1	MT20	3.0	8.0	0.25 8.00
K	BMBW-1	MT20	3.0	6.0	1.50 2.50
L	BS-1	MT20	3.0	6.0	
M	BMBW-1	MT20	3.0	8.0	1.50 2.00

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

FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT BRG		REQD BRG	
JT	VERT	HORZ	DOWN	HORZ	UPLIFT	IN-SX	IN-SX
B	1614	0	1614	0	0	5-8	1-12
I	1614	0	1614	0	0	5-8	1-12

UNFACTORED REACTIONS

**UNFACTORED REACTIONS**

JT	1ST LCASE		MAX. MIN. COMPONENT REACTIONS		WIND	DEAD	SOIL
	COMBINED	SNOW	LIVE	PERM. LIVE			
B	1143	742 / 0	0 / 0	0 / 0	0 / 0	401 / 0	0 / 0
I	1143	742 / 0	0 / 0	0 / 0	0 / 0	401 / 0	0 / 0

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

**BRACING**

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 3.33 FT.  
 MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT. OR RIGID CEILING DIRECTLY APPLIED.

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

LOADING

TOTAL LOAD CASES: (4)

CHORDS				WEBS			
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD LC1 (PLF)	MAX. FACTORED FORCE (LBS)	MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD LC1 (PLF)	MAX. FACTORED FORCE (LBS)
FR-TO		FROM TO	LENGTH	FR-TO			
A-B	0 / 14	-84.9 -84.9 0.05 (1)	10.00	C-M	-679 / 0	0.21 (1)	
B-O	-3244 / 0	-84.9 -84.9 0.13 (4)	3.82	M-E	0 / 824	0.19 (1)	
D-C	-3139 / 0	-84.9 -84.9 0.69 (1)	3.33	M-F	0 / 0	0.00 (1)	
C-D	-2659 / 0	-84.9 -84.9 0.69 (1)	3.59	F-K	0 / 823	0.19 (1)	
D-E	-2659 / 0	-84.9 -84.9 0.69 (1)	3.59	K-H	-679 / 0	0.21 (1)	
E-F	-1964 / 0	-84.9 -84.9 0.09 (1)	4.76	N-O	-36 / 179	0.00 (1)	
F-G	-2050 / 0	-84.9 -84.9 0.69 (1)	3.59	P-Q	-33 / 179	0.00 (1)	
G-H	-2050 / 0	-84.9 -84.9 0.69 (1)	3.59				
H-Q	-3138 / 0	-84.9 -84.9 0.69 (1)	3.33				
Q-I	-3244 / 0	-84.9 -84.9 0.13 (4)	3.82				
I-J	0 / 14	-84.9 -84.9 0.05 (1)	10.00				
B-N	0 / 2921	-17.5 -17.5 0.53 (1)	10.00				
N-M	0 / 2921	-17.5 -17.5 0.69 (1)	10.00				
M-L	0 / 1963	-17.5 -17.5 0.54 (1)	10.00				
L-K	0 / 1963	-17.5 -17.5 0.54 (1)	10.00				
K-P	0 / 2920	-17.5 -17.5 0.69 (1)	10.00				
P-I	0 / 2920	-17.5 -17.5 0.53 (1)	10.00				

DESIGNATION

**DESIGN CRITERIA**

**SPECIFIED LOADS:**

TOP CH. LL = 23.3 PSF  
 DL = 8.0 PSF  
 BOT CH. LL = 0.0 PSF  
 DL = 7.0 PSF  
 TOTAL LOAD = 36.3 PSF

**SPACING = 24.0 IN. C/C**

LOADING IN FLAT SECTION BASED ON A SLOPE OF 5.00/12

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2010

THIS DESIGN COMPLIES WITH:  
 - PART 9 OF OEC 2612, BCBC 2012, ABC 2014  
 - CSA 086-09  
 - TFC 2011

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

ALLOWABLE DEFL. (LL) = L/360 (1.00")  
 CALCULATED VERT. DEFL. (LL) = L/999 (0.17")  
 ALLOWABLE DEFL. (TL) = L/360 (1.00")  
 CALCULATED VERT. DEFL. (TL) = L/886 (0.41")

CSI: TC=0.89/1.00 (H-Q:1), BC=0.65/1.00 (M-N:1), WB=0.21/1.00 (H-K:1), SS=0.25/1.00 (F-H:1)

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

COMPANION LIVE LOAD FACTOR = 0.50

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

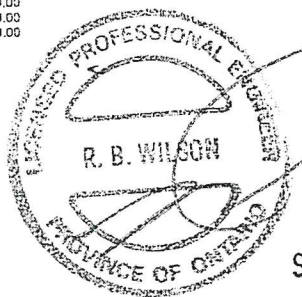
**NAIL VALUES**

PLATE	GRIP (DRY)	SHEAR	SECTION (PL)
MT20	618	354	1667 822 2284 1656

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP=0.80 (B) (INPUT = 0.90)  
 JSI METAL=0.62 (L) (INPUT = 1.00)

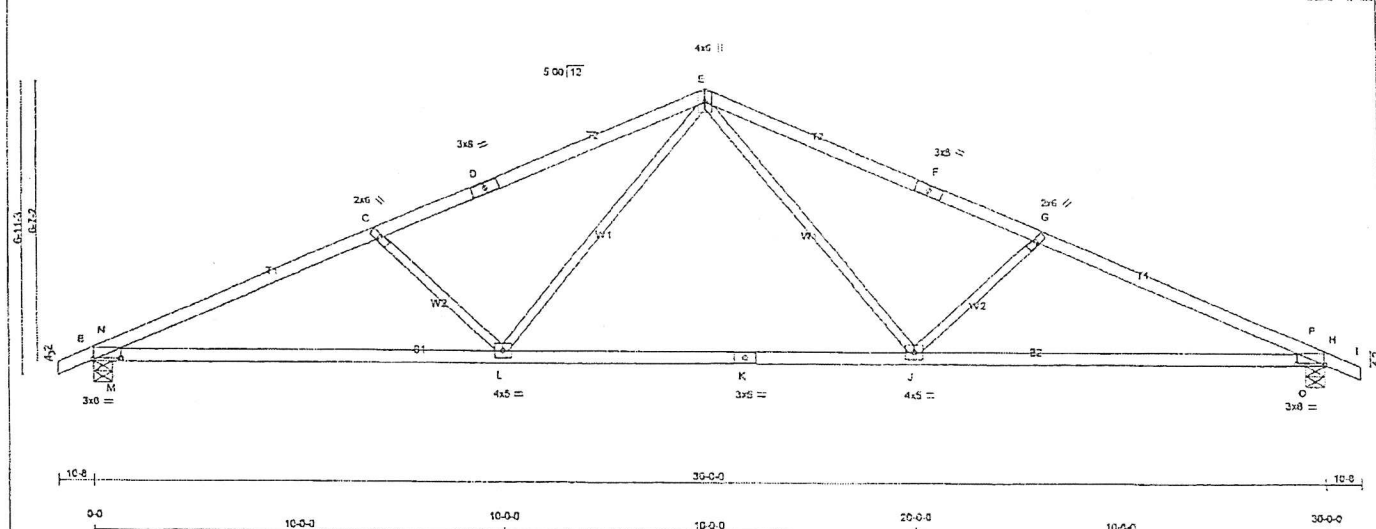


WA186286  
 SEP 27 2018

This dwg sealed as component only

JOB NAME <b>88326</b>	TRUSS NAME <b>A6</b>	QUANTITY <b>12</b>	PLY <b>1</b>	JOB DESC. <b>451 Plank road South</b>	CRWG NO.
TRUSS DESC.				Version 8.210 S Mar 12 2018 M/Tek Industries, Inc. Thu Sep 27 14:34 06 2018 Page 1	

Watford Roof Truss, Watford, Ont. ID:WxOeAlrAT7TfTQ2lNnK8OycnOf-GgdwpJq29PqxnVsTXcMkVxVwjlNOZHxI9gubAyZPzV  
Scale = 1/48.5



LUMBER				DESCR	
N. L. G. A. RULES	SIZE	LUMBER		SPF	
CHORDS					
A - D	2x4	DRY	1650F 1.5E	SPF	
D - E	2x4	DRY	1650F 1.5E	SPF	
E - F	2x4	DRY	1650F 1.5E	SPF	
F - I	2x4	DRY	1650F 1.5E	SPF	
B - K	2x4	DRY	No.2	SPF	
K - H	2x4	DRY	No.2	SPF	
ALL WEBS	2x3	DRY	No.2	SPF	
DRY: SEASONED LUMBER.					

PLATES (table is in inches)					
JT TYPE	PLATES	W	LEN	Y	X
B	TMB14	MT20	3.0	8.0	0.25 8.00
C	TMB14	MT20	2.0	6.0	
D	TS4	MT20	3.0	8.0	
E	TTWW+P	MT20	4.0	6.0	
F	TS4	MT20	3.0	8.0	
G	TMB14	MT20	2.0	6.0	
H	TMB14	MT20	3.0	8.0	0.25 8.00
J	BMWW+I	MT20	4.0	5.0	
K	BS4	MT20	3.0	6.0	
L	BMWW+I	MT20	4.0	5.0	

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

BEARINGS		FACTORED	MAXIMUM FACTORED	INPUT	RECORD
		GROSS REACTION	GROSS REACTION	BRG	BRG
JT	VERT	1614	0	5-3	1-12
B	1614	0	1614	0	5-3
H	1614	0	1614	0	5-3

UNFACTORED REACTIONS		1ST LCASE	MAX/MIN	COMPONENT REACTIONS
		COMBINED	SNOW	LIVE PERM.LIVE WIND DEAD SOIL
JT	1143	742.0	0.0	0.0 0.0 401.0 0.0
B	1143	742.0	0.0	0.0 0.0 401.0 0.0
H	1143	742.0	0.0	0.0 0.0 401.0 0.0

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

BRACING  
TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 3.87 FT.  
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT OR RIGID CEILING DIRECTLY APPLIED.

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

LOADING  
TOTAL LOAD CASES: (4)

CHORDS		MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. FACTORED HORIZ. LOAD (PLF)	MAX. FACTORED UNBRACED LENGTH (FT)	MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. FACTORED HORIZ. LOAD (PLF)
FR-TO							FR-TO			
A-B	0/14			-84.9	-84.9	0.04 (1)	10.00	E-J	0/927	0.21 (1)
B-N	-3312/0			-84.9	-84.9	0.11 (4)	4.38	J-G	-777/0	0.25 (1)
N-C	-3171/0			-84.9	-84.9	0.55 (1)	3.87	L-E	0/927	0.21 (1)
C-D	-2624/0			-84.9	-84.9	0.65 (1)	4.03	C-L	-777/0	0.25 (1)
D-E	-2624/0			-84.9	-84.9	0.65 (1)	4.03	M-N	0/209	0.00 (1)
E-F	-2624/0			-84.9	-84.9	0.65 (1)	4.03	O-P	0/209	0.00 (1)
F-G	-2624/0			-84.9	-84.9	0.65 (1)	4.03			
G-P	-3171/0			-84.9	-84.9	0.55 (1)	3.87			
P-H	-3312/0			-84.9	-84.9	0.11 (4)	4.38			
H-I	0/14			-84.9	-84.9	0.04 (1)	10.00			
B-M	0/2958			-17.5	-17.5	0.49 (1)	10.00			
M-L	0/2958			-17.5	-17.5	0.68 (1)	10.00			
L-K	0/1821			-17.5	-17.5	0.51 (4)	10.00			
K-J	0/1821			-17.5	-17.5	0.51 (4)	10.00			
J-O	0/2958			-17.5	-17.5	0.68 (1)	10.00			
O-H	0/2958			-17.5	-17.5	0.49 (1)	10.00			

DESIGN CRITERIA

SPECIFIED LOADS:  
TOP CH. LL = 23.3 PSF  
DL = 6.0 PSF  
BOT CH. LL = 0.0 PSF  
DL = 7.0 PSF  
TOTAL LOAD = 36.3 PSF

SPACING = 24.0 IN. C.C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2010

THIS DESIGN COMPLIES WITH:  
- PART 9 OF CBC 2012, CBC 2012, ABC 2014  
- CSA 686-09  
- TPIC 2011

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

ALLOWABLE DEFL.(LL) = L/360 (1.00")  
CALCULATED VERT. DEFL.(LL) = L/595 (0.16")  
ALLOWABLE DEFL.(TL) = L/360 (1.00")  
CALCULATED VERT. DEFL.(TL) = L/943 (0.38")

CSI: TC=0.69/1.00 (C-E:1), BC=0.68/1.00 (L-M:1), WB=0.25/1.00 (G-J:1), SSI=0.30/1.00 (C-E:1)

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

COMPANION LIVE LOAD FACTOR = 0.50

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

NAIL VALUES  
PLATE GRIP(DRY) SHEAR SECTION (PSI) (PLI) (PLI)  
MAX MIN MAX MIN MAX MIN  
MT20 618 354 1667 822 2284 1656

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.69 (B) (INPUT = 0.90)  
JSI METAL= 0.62 (H) (INPUT = 1.00)



WA18'6287

SEP 27 2018

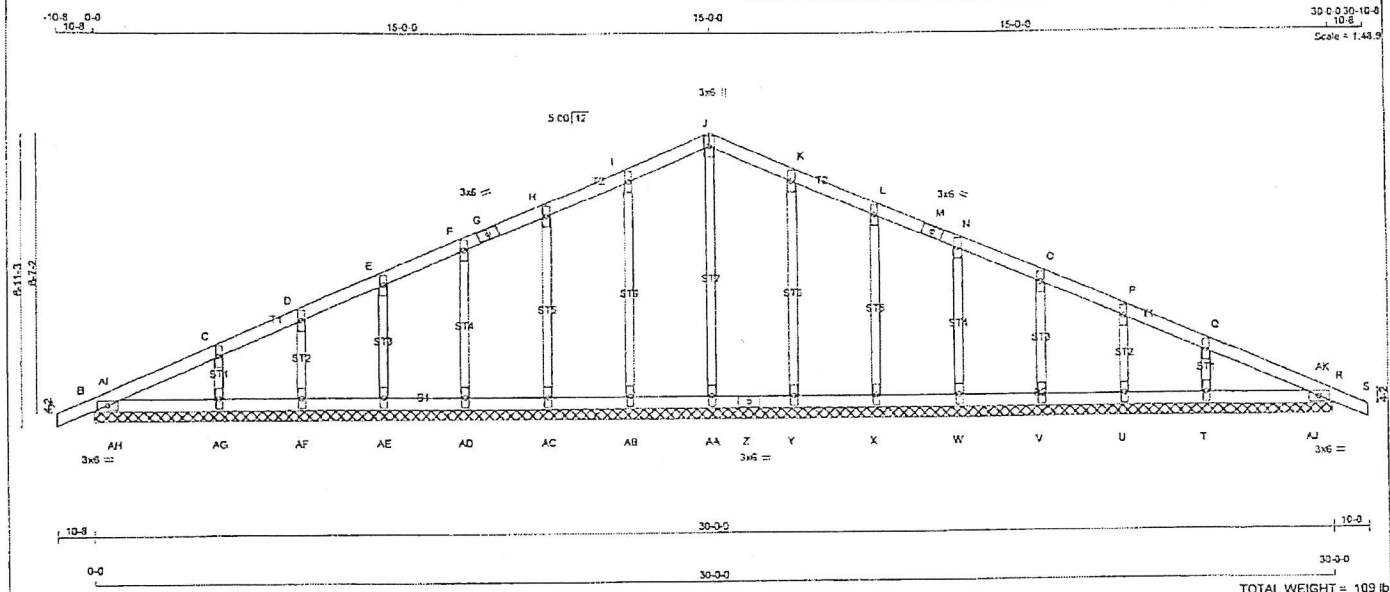
This dwg sealed as component only



JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	461 Plank road South	DRWG NO
86326	A7	1	1	TRUSS DESC.		

Walford Roof Truss, Walford, Ont.

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 ID: oWxOEalrAT7TtTQ2INhK8CycnoF-33lgE7hJh04cB5fEbxepwp\_2VvaasV3qKT9?3y2PzT



LUMBER			
N. L. G. A. RULES	CHORDS	SIZE	LUMBER
A - G	2x4	DRY	No.2
G - J	2x4	DRY	No.2
J - M	2x4	DRY	No.2
M - S	2x4	DRY	No.2
B - Z	2x4	DRY	No.2
Z - R	2x4	DRY	No.2
ALL WEBS	2x3	DRY	No.2
ALL GABLE WEBS	2x3	DRY	No.2
DRY, SEASONED LUMBER.			
GABLE STUDS SPACED AT 2'-0" OC.			

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

**BEARINGS**

THIS TRUSS DESIGNED FOR CONTINUOUS BEARINGS.

THIS TRUSS REQUIRES RIGID SHEATHING ON EXPOSED FACE.

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

**BRACING**

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT.

MAX. UNBRACED BOTTOM CHORD LENGTH = 10.30 FT OR RIGID CEILING DIRECTLY APPLIED.

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

**LOADING**

TOTAL LOAD CASES: (4)

**DESIGN CRITERIA**

**SPECIFIED LOADS:**

TOP CH. LL = 23.3 PSF

CL = 6.0 PSF

BOT CH. LL = 0.0 PSF

CL = 7.0 PSF

TOTAL LOAD = 36.3 PSF

**SPACING = 24.0 IN./C/C**

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2010

THIS DESIGN COMPLIES WITH:

- PART 9 OF OBC 2012, BCBC 2012, ABC 2014
- CSA 986-09
- TPIC 2011

PLATES (table is in inches)				
JT TYPE	PLATES	W	LEN	Y X
B TMB1-I	MT20	3.0	6.0	
C, D, E, F, H, I, K, L, N, O, P, Q				
C TMB1+V	MT20	2.0	6.0	
G TS-I	MT20	3.0	6.0	
J TTW-p	MT20	3.0	6.0	
M TS-I	MT20	3.0	6.0	
R TMB1-I	MT20	3.0	6.0	
T, U, V, W, X, Y, AA, AB, AC, AD, AE, AF, AG				
T BMB1+V	MT20	2.0	6.0	
Z BS-I	MT20	3.0	6.0	

CHORDS			
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. UNBRACED LENGTH (FT)
FR-TO			
A-B	0/14	-84.9	0.05 (1)
B-AI	-44/0	-84.9	0.02 (4)
AI-C	-27/0	-84.9	0.07 (1)
C-D	-32/0	-84.9	0.07 (1)
D-E	-20/0	-84.9	0.04 (1)
E-F	-18/0	-84.9	0.04 (1)
F-G	-15/0	-84.9	0.04 (1)
G-H	-15/0	-84.9	0.04 (1)
H-I	-12/0	-84.9	0.05 (1)
I-J	-18/0	-84.9	0.05 (1)
J-K	-18/0	-84.9	0.05 (1)
K-L	-12/0	-84.9	0.05 (1)
L-M	-15/0	-84.9	0.04 (1)
M-N	-15/0	-84.9	0.04 (1)
N-O	-18/0	-84.9	0.04 (1)
O-P	-20/0	-84.9	0.04 (1)
P-Q	-32/0	-84.9	0.07 (1)
Q-AK	-27/0	-84.9	0.07 (1)
AK-R	-44/0	-84.9	0.02 (4)
R-S	0/14	-84.9	0.05 (1)
WEBS			
MEMB.	MAX. FACTORED FORCE (LBS)	MAX. UNBRACED LENGTH (FT)	
AA-J	-132/0	0.09 (1)	
AB-I	-192/0	0.10 (1)	
AC-H	-164/0	0.06 (1)	
AD-F	-168/0	0.04 (1)	
AE-E	-173/0	0.03 (1)	
AF-D	-148/0	0.02 (1)	
AG-C	-227/0	0.03 (1)	
AH-AJ	-85/3	0.00 (1)	
AJ-AK	-85/3	0.00 (1)	
W-N	-168/0	0.04 (1)	
V-O	-173/0	0.03 (1)	
U-P	-148/0	0.02 (1)	
T-Q	-227/0	0.03 (1)	

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

CSI: TC=0.07/1.00 (Q-AK-1), BC=0.06/1.00 (T-AJ-1), WB=0.10/1.00 (K-Y-1), SS=0.09/1.00 (Q-AK-1)

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

COMPANION LIVE LOAD FACTOR = 0.50

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

**NAIL VALUES**

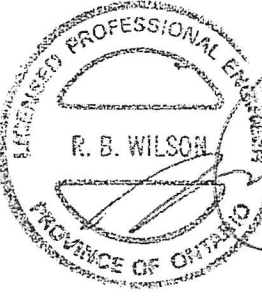
PLATE	GRIP (DRY)	SHEAR (PSI)	SECTION (PLI)
MT20	618	354	1667
	822	2284	1656

PLATE PLACEMENT TOL = 0.250 inches

PLATE ROTATION TOL = 5.0 Deg.

JSI GRIP= 0.49 (J) (INPUT = 0.50)

JSI METAL= 0.05 (Q) (INPUT = 1.00)



WA18-6288  
SEP 27 2018

This dwg sealed as component only

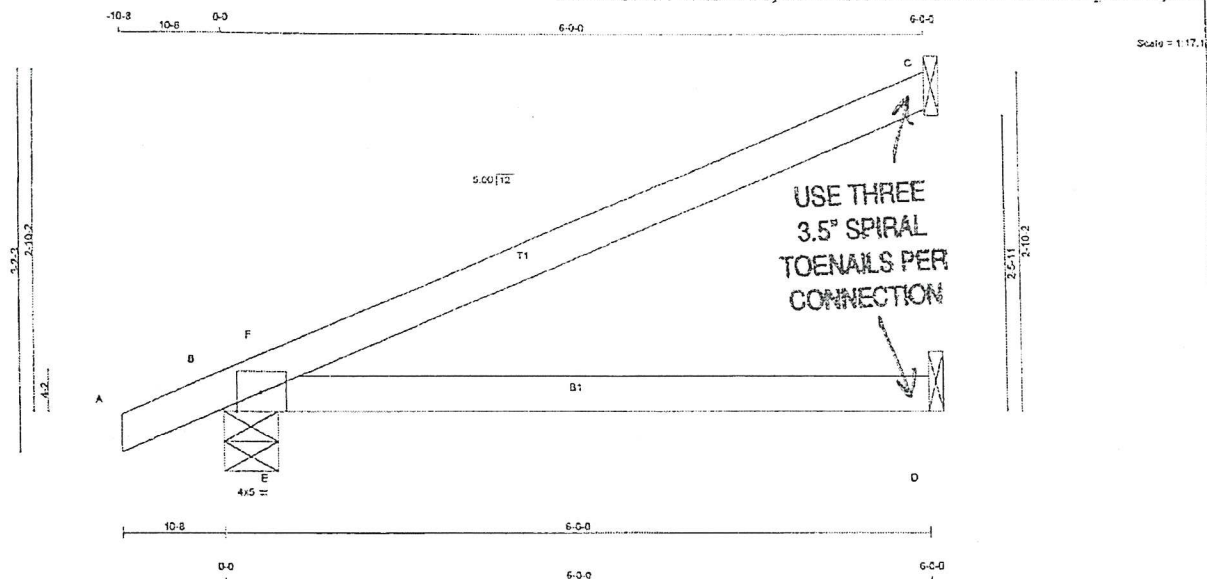


JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	461 Plank road South	DRWG NO.
88326	J1	10	1	TRUSS DESC.		

Walford Roof Truss, Walford, Ont.

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TOTAL WEIGHT = 10 X 15 = 155 lb

LUMBER	DESCR
N.L.G.A. RULES	SPF
CHORDS	SPF
A - C 2x4 DRY No 2	
B - D 2x4 DRY No 2	
DRY, SEASONED LUMBER.	

PLATES (table is in inches)					
JT	TYPE	PLATES	W	LEN	Y X
B	TMB14	MT20	4.0	5.0	Edge
Edge - INDICATES REFERENCE CORNER OF PLATE TOUCHES EDGE OF CHORD.					

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

BEARINGS	FACTORED		MAXIMUM FACTORED		INPUT	RECORD
	GROSS REACTION	GROSS REACTION	DOWN	HORIZ		
JT	VERT	HORIZ	DOWN	HORIZ	UPLIFT	IN-SX
C	223	0	223	0	0	1-8
B	386	0	386	0	0	5-8
D	84	0	84	0	0	1-8

#### UNFACTORED REACTIONS

1ST LCASE	MAX/MIN COMPONENT REACTIONS					
	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD
JT						
C	155	119/0	0/0	0/0	0/0	36/0
B	272	183/0	0/0	0/0	0/0	89/0
D	63	21/0	0/0	0/0	0/0	42/0

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

#### BRACING

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT.  
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT OR RIGID CEILING DIRECTLY APPLIED.

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

#### LOADING

TOTAL LOAD CASES: (4)

CHORDS		FACTORED		WEBS		FACTORED	
MEMB.	FORCE (LBS)	VERT. LOAD	LC1 MAX	MEMB.	FORCE (LBS)	MAX	CS (LC)
FR-TO		FROM	TO	FR-TO			
A-B	0/14	-84.9	-84.9 0.05 (1)	10.00	E-F	-392/7	0.00 (1)
B-F	-24/56	-84.9	-84.9 0.09 (1)	6.25			
F-C	-4/2	-84.9	-84.9 0.40 (1)	10.00			
D-E	0/0	-17.5	-17.5 0.27 (1)	10.00			
E-D	0/0	-17.5	-17.5 0.27 (1)	10.00			

#### DESIGN CRITERIA

SPECIFIED LOADS:		
TOP CH.	LL	= 23.3 PSF
	DL	= 6.0 PSF
BOT CH.	LL	= 0.0 PSF
	DL	= 7.0 PSF
TOTAL LOAD		= 36.3 PSF

SPACING = 24.0 IN. C/C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2010

THIS DESIGN COMPLIES WITH:  
- PART 9 OF CBC 2012, BCBC 2012, ABC 2014  
- CSA 086-09  
- TPIC 2011

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

ALLOWABLE DEFL.(LL) =  $L/260$  (0.20")  
CALCULATED VERT. DEFL.(LL) =  $L/999$  (0.07")  
ALLOWABLE DEFL.(TL) =  $L/360$  (0.20")  
CALCULATED VERT. DEFL.(TL) =  $L/502$  (0.14")

CS: TC=0.40/1.00 (C-F-1), BC=0.27/1.00 (D-E-1),  
WB=0.00/1.00 (E-F-1), SS=0.32/1.00 (B-E-1)

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

COMPANION LIVE LOAD FACTOR = 0.50

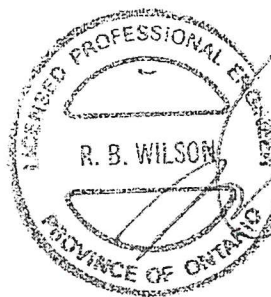
TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT

NAIL VALUES  
PLATE GRIP(DRY) SHEAR SECTION  
(PSI) (PL) (FL)  
MAX MIN MAX MIN MAX MIN  
MT20 618 354 1667 822 2284 1656

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP= 0.13 (B) (INPUT = 0.90)  
JSI METAL = 0.05 (B) (INPUT = 1.00)



WA18-6289

SEP 27 2018

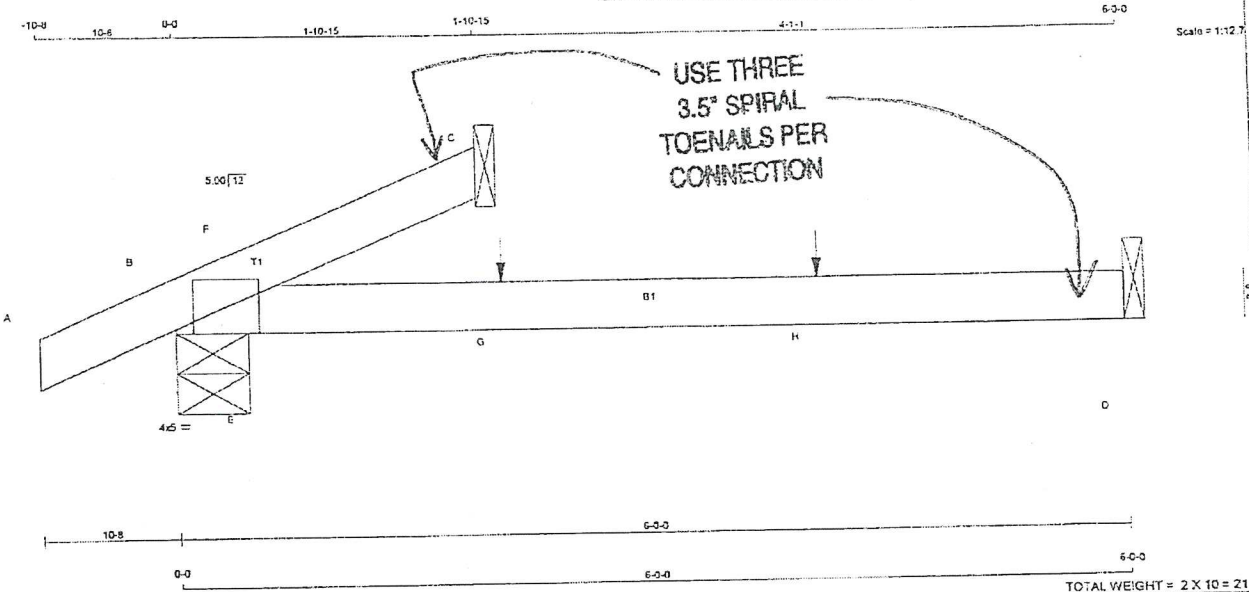
This dwg sealed as component only



JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	461 Plank road South	DRWG NO.
88326	J1B	2	1	TRUSS DESC.		

Watford Roof Truss, Watford, Ont.

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**LUMBER**

N. L. G. A. RULES	SIZE	LUMBER	DESCR.
CHORDS	2x4	DRY	No.2
A - C	2x4	DRY	No.2
B - D	2x4	DRY	No.2

OTHER: SEASONED LUMBER.

**PLATES (table is in inches)**

JT TYPE	PLATES	W	LEN	Y	X
B	1MB14	MT20	4.0	5.0	Edge

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

**HANGERS NOTES**

1) SPECIAL HANGER(S) OR CONNECTION(S) REQUIRED TO SUPPORT CONCENTRATED LOAD(S) 12.5 lbs FACTORED DOWN AT 2'-0" ON AND 73.2 lbs FACTORED DOWN AT 4'-0" ON BOTTOM CHORD. DESIGN FOR UNSPECIFIED CONNECTION(S) IS DELEGATED TO THE BUILDING DESIGNER.

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

**BEARINGS**

JT	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT		RECORD	
	VERT	HORIZ	DOWN	HORIZ	BRG	IN-SX	BRG	IN-SX
C	152	0	152	0	1-8	1-8	1-8	1-8
B	156	0	196	0	5-8	1-8	1-8	1-8
D	84	0	84	0	1-8	1-8	1-8	1-8

UNFACTORED REACTIONS		MAX / MIN COMPONENT REACTIONS					
JT	1ST CASE COMBINED	SNOW	LIVE	PERM. LIVE	WIND	DEAD	SOIL
C	109	64 / 0	0 / 0	0 / 0	0 / 0	46 / 0	0 / 0
B	138	94 / 0	0 / 0	0 / 0	0 / 0	44 / 0	0 / 0
D	62	25 / 0	0 / 0	0 / 0	0 / 0	37 / 0	0 / 0

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

**BRACING**

TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT.

MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT OR RIGID CEILING DIRECTLY APPLIED.

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

**LOADING**

TOTAL LOAD CASES: (4)

MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. FACTORED		MEMB.	MAX. FACTORED FORCE (LBS)	MAX. FACTORED CSI (LC)
			LC1	MAX.			
FR-TC	0 / 14	-84.9	-84.9	0.05 (1)	10.00	E-F	0 / 285
A-B	-123 / 0	-84.9	-84.9	0.14 (1)	6.25		
B-F	0 / 35	-84.9	-84.9	0.16 (1)	10.00		
F-C	0 / 0	-17.5	-17.5	0.12 (1)	10.00		
B-E	0 / 0	-17.5	-17.5	0.18 (1)	10.00		
E-G	0 / 0	-17.5	-17.5	0.18 (1)	10.00		
G-H	0 / 0	-17.5	-17.5	0.18 (1)	10.00		
H-D	0 / 0	-17.5	-17.5	0.18 (1)	10.00		

**FACTORED CONCENTRATED LOADS (LBS)**

JT	LOC.	LC1	MAX.	MAX.	FACE	DIR.	TYPE
G	2'-0"-12	-13	-13	-	FRONT	VERT	TOTAL
H	4'-0"-12	-73	-73	-	FRONT	VERT	TOTAL

**DESIGN CRITERIA**

**SPECIFIED LOADS:**

TOP CH. LL = 23.3 PSF

DL = 6.0 PSF

DOT CH. LL = 0.0 PSF

DL = 7.0 PSF

TOTAL LOAD = 36.3 PSF

**SPACING = 24.0 IN. C/C**

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2010

THIS DESIGN COMPLIES WITH:

- PART 9 OF OBC 2012, SBCB 2012, ABC 2014
- CSA 006-09
- TPIC 2011

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

ALLOWABLE DEFL.(LL) = L/360 (0.20")

CALCULATED VERT. DEFL.(LL) = 1/999 (0.03")

ALLOWABLE DEFL.(TL) = L/360 (0.20")

CALCULATED VERT. DEFL.(TL) = 1/999 (0.06")

CSI: TC=0.18/1.00 (C-F:1), BC=0.18/1.00 (D-E:1), WD=0.03/1.00 (E-F:1), SS=0.21/1.00 (B-F:1)

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

COMPANION LIVE LOAD FACTOR = 0.50

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

**NAIL VALUES**

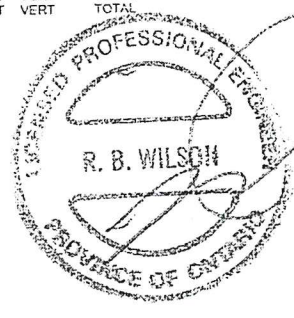
PLATE	GRIP(DRY)	SHEAR (PSI)	SECTION (PLI)
MT20	610	354	1667
	822	2284	1656

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JST GRIP= 0.05 (B) (INPUT = 0.30)

JST METAL= 0.02 (B) (INPUT = 1.00)



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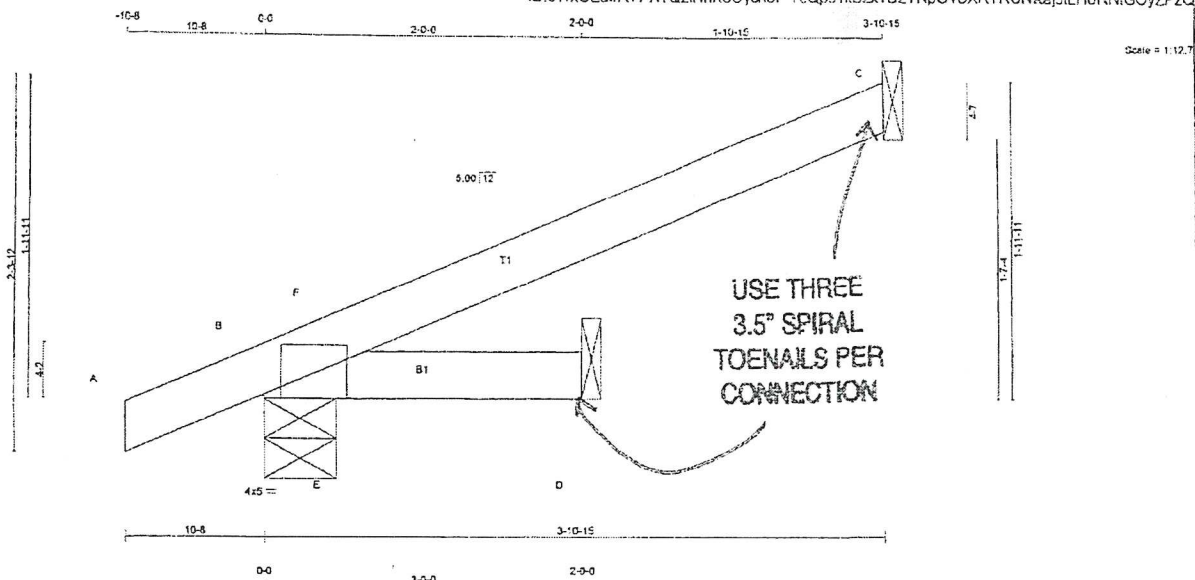
SEP 27 2018

This dwg sealed as component only



JOB NAME <b>88326</b>	TRUSS NAME <b>J2</b>	QUANTITY <b>2</b>	PLY <b>1</b>	JOB DESC. <b>461 Plank road South</b>	DRWG NO.
Waitford Roof Truss, Waitford, Ont.				TRUSS DESC.	

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TOTAL WEIGHT = 2 X 8 = 17 lb

LUMBER			
N. L. G. A. RULES			
CHORDS	SIZE	LUMBER	DESCR.
A - C	2x4 DRY	No.2	SPF
B - D	2x4 DRY	No.2	SPF

DRY: SEASONED LUMBER.

PLATES (table is in inches)				
JT TYPE	PLATES	W	LEN	Y X
B	TMB1-I	M720	4.0	5.0 Edge

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

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

	FACTORED		MAXIMUM FACTORED		INPUT	REQD
	GROSS REACTION		GROSS REACTION			
JT	VERT	HORZ	DOWN	HORZ	BRG	BRG
C	129	0	129	0	1-8	1-8
B	227	0	227	0	5-8	1-8
D	91	0	91	0	1-8	1-8

	UNFACTORED REACTIONS		MAX/MIN COMPONENT REACTIONS		WIND	DEAD	SOIL
	1ST LCASE	SNOW	LIVE	PERM LIVE			
JT	COMBINED						
C	89	70 / 0	0 / 0	0 / 0	0 / 0	19 / 0	0 / 0
B	150	114 / 0	0 / 0	0 / 0	0 / 0	44 / 0	0 / 0
D	64	41 / 0	0 / 0	0 / 0	0 / 0	23 / 0	0 / 0

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

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

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

LOADING				TOTAL LOAD CASES: (4)			
CHORDS		FACTORED		WEBS		MAX. FACTORED	
MEMB.	FORCE (LBS)	VERT. LOAD (PLF)	LC1 MAX. (LC)	MEMB.	FORCE (LBS)	LC1 MAX. (LC)	
FR-TQ		FROM	TO	FR-TQ		FROM	TO
A-B	0 / 14	-84.9	-84.9 0.05 (1)	10.00	E-F	-307 / 0	0.00 (1)
B-F	0 / 55	-84.9	-84.9 0.09 (1)	10.00			
F-C	-7 / 0	-84.9	-84.9 0.13 (1)	10.00			
B-E	0 / 0	-17.5	-17.5 0.16 (1)	10.00			
E-D	0 / 0	-17.5	-17.5 0.16 (1)	10.00			

#### DESIGN CRITERIA

SPECIFIED LOADS:  
TOP CH. LL = 23.3 PSF  
DL = 6.0 PSF  
BOT CH. LL = 0.0 PSF  
DL = 7.0 PSF  
TOTAL LOAD = 35.3 PSF

SPACING = 24.0 IN. C/C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2010

THIS DESIGN COMPLIES WITH:  
- PART 9 OF OBC 2012, BCBC 2012, ABC 2014  
- CSA C86-09  
- TPIC 2011

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

ALLOWABLE DEFL.(LL) = L/360 (0.19")  
CALCULATED VERT. DEFL.(LL) = L/999 (0.00")  
ALLOWABLE DEFL.(TL) = L/360 (0.19")  
CALCULATED VERT. DEFL.(TL) = L/999 (0.01")

CSI: TC=0.13/1.00 (C-F:1), BC=0.16/1.00 (B-E:1), WB=0.00/1.00 (E-F:1), SS=0.20/1.00 (B-E:1)

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

COMPANION LIVE LOAD FACTOR = 0.50

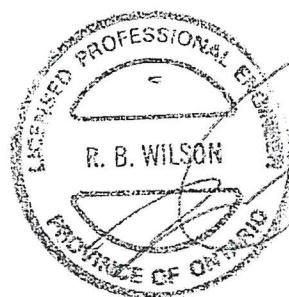
TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT.

NAIL VALUES			
PLATE	GRIP(DRY)	SHEAR	SECTION
(PSI)	(PLI)	(PLI)	(PLI)
MT20	518	354	1667
	822	2284	1655

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSL GRIP=0.08 (B) (INPUT = 0.90)  
JSL METAL=0.03 (B) (INPUT = 1.00)



WA18-6292

SEP 27 2018

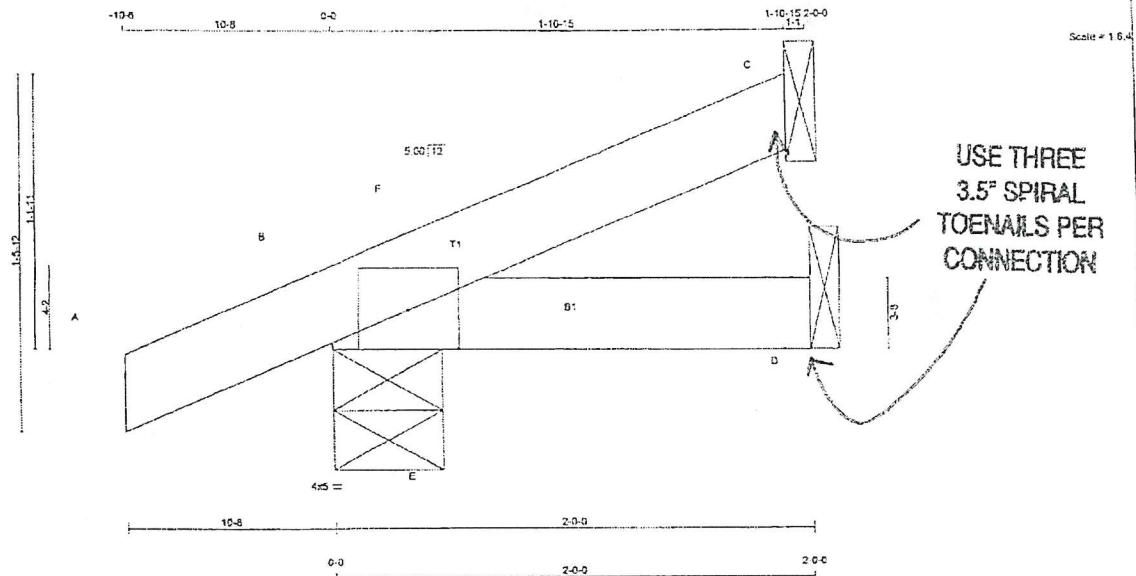
This dwg sealed as component only



JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC	461 Plank road South	DRWG NO
88326	J2A	2	1	TRUSS DESC.		

Watford Roof Truss, Watford, Ont.

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TOTAL WEIGHT = 2 X 6 = 12 lb

LUMBER	N.L.C.A. RULES	CHORDS	SIZE	LUMBER	DESCR.
A - C	2x4	DRY	No.2	SPF	
B - D	2x4	DRY	No.2	SPF	

DRY: SEASONED LUMBER.

**PLATES (table ts in inches)**  
JT TYPE PLATES W LEN Y X  
B T&B14 MT20 4.0 5.0 Edge  
Edge - INDICATES REFERENCE CORNER OF PLATE TOUCHES EDGE OF CHORD.

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

JT	FACTORED GROSS REACTION		MAXIMUM FACTORED GROSS REACTION		INPUT BRG	REGRD BRG
	VERT	HORZ	DOWN	HORZ		
C	69	0	69	0	1-6	1-6
B	178	0	178	0	5-8	1-8
D	29	0	29	0	1-6	1-6

UNFACTORED REACTIONS						
JT	1ST LCASE COMBINED	MAX MIN COMPONENT REACTIONS				
		SNOW	LIVE	PERM LIVE	WIND	DEAD
C	48	36/0	0/0	0/0	0/0	12/0
B	125	88/0	0/0	0/0	0/0	37/0
D	22	8/0	0/0	0/0	0/0	13/0

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

**BRACING**  
TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 6.25 FT.  
MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT OR RIGID CEILING DIRECTLY APPLIED.

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

**LOADING**  
TOTAL LOAD CASES: (5)

MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD LC1		MAX. CS1 (LC)	MAX. UNBRACED LENGTH FR-TO	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. CS1 (LC)
		FROM	TO					
A-B	0/14	-84.9	-84.9	0.05 (1)	10.00	E-F	-50/3	0.00 (1)
B-F	-10/0	-84.9	-84.9	0.02 (1)	6.25			
F-C	0/3	-84.9	-84.9	0.04 (1)	10.00			
B-E	0/0	-17.5	-17.5	0.03 (1)	10.00			
E-D	0/0	-17.5	-17.5	0.03 (1)	10.00			

CANTILEVER ANALYSIS HAS BEEN CONSIDERED IN THIS DESIGN

**DESIGN CRITERIA**

SPECIFIED LOADS:		
TOP CH.	LL	= 23.3 PSF
	DL	= 6.0 PSF
BOT CH.	LL	= 0.0 PSF
	DL	= 7.6 PSF
TOTAL LOAD		= 36.3 PSF

SPACING = 24.0 IN. C/C

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBC 2010

THIS DESIGN COMPLIES WITH:  
- PART 9 OF OBC 2012, BCBC 2012, ABC 2014  
- CSA 086-09  
- TPC 2011

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

ALLOWABLE DEFL.(LL) =  $L/360$  (0.19")  
CALCULATED VERT. DEFL.(LL) =  $L/999$  (0.00")  
ALLOWABLE DEFL.(TL) =  $L/360$  (0.19")  
CALCULATED VERT. DEFL.(TL) =  $L/999$  (0.00")

CSI: TC=0.05/1.00 (A-B:1), BC=0.03/1.00 (B-E:1), WB=0.00/1.00 (E-F:1), SS=0.06/1.00 (A-B:1)

DCL LUMBER=1.00 NAIL=1.00 L.S BEND=1.10 COMP=1.10 SHEAR=1.10 TENS=1.10

COMPANION LIVE LOAD FACTOR = 0.50

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

PLATE	GRIP(DRY)		SHEAR (PSI)	SECTION (PLI)	
	MAX	MIN		MAX	MIN
MT20	618	354	1667	622	2284

PLATE PLACEMENT TOL = 0.250 inches

PLATE ROTATION TOL = 5.0 Deg.

JST GRIP= 0.05 (B) (INPUT = 0.90)  
JST METAL = 0.02 (B) (INPUT = 1.00)

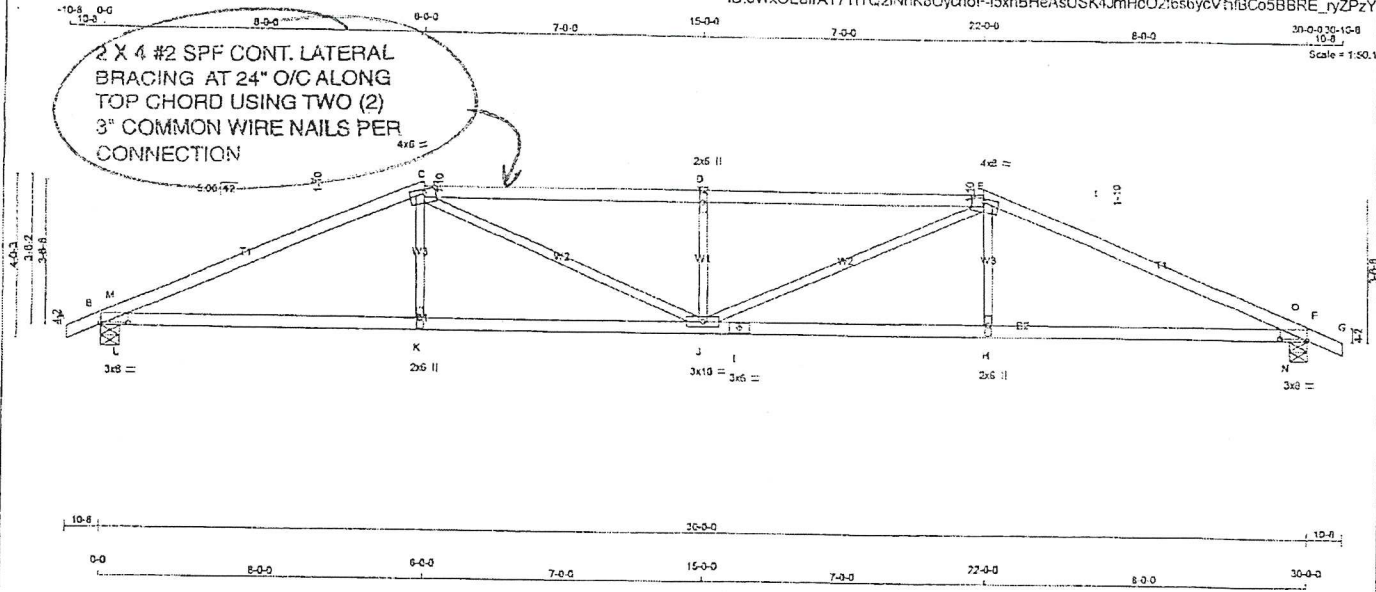


This dwg sealed as component only

JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC	461 Plank road South	DRWG NO.
88326	A2	1	1	TRUSS DESC.		

Walford Roof Truss, Walford, Ont.

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 Scale = 1:50.0



LUMBER			
N. L. G. A. RULES	SIZE	LUMBER	DESCR.
CHORDS			
A - C	2x4	DRY	SPF
C - E	2x4	DRY	SPF
E - G	2x4	DRY	SPF
G - I	2x4	DRY	SPF
I - F	2x4	DRY	SPF
ALL WEBS	2x3	DRY	SPF
		DRY, SEASONED LUMBER	

PLATES (table is in inches)				
JT TYPE	PLATES	W	LEN	X
B - TMB1-4	MT20	3.0	8.0	0.25 8.00
C - TTWW-m	MT20	4.0	8.0	1.00 3.50
D - TMBV-w	MT20	2.0	6.0	
E - TTWW-m	MT20	4.0	8.0	1.00 3.50
F - TMB1-4	MT20	3.0	8.0	0.25 8.00
H - BMBV-w	MT20	2.0	6.0	
I - BS-1	MT20	3.0	6.0	
J - BMBVWW-1	MT20	3.0	10.0	
K - BMBV-w	MT20	2.0	6.0	

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

FACTORED		MAXIMUM FACTORED		INPUT		REQD	
JT	GROSS REACTION	JT	GROSS REACTION	BRG	BRG	BRG	BRG
B	1614 0	1614 0	1614 0	0 0	0 0	0 0	0 0
F	1614 0	1614 0	1614 0	0 0	0 0	0 0	0 0

UNFACTORED REACTIONS							
1ST LCASE	MAX	MIN	COMPONENT REACTIONS				
JT	COMBINED	SNOW	LIVE	PERM.LIVE	WIND	DEAD	SOIL
B	1143	742 / 0	0 / 0	0 / 0	0 / 0	461 / 0	0 / 0
F	1143	742 / 0	0 / 0	0 / 0	0 / 0	461 / 0	0 / 0

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

**BRACING**  
 TOP CHORD TO BE SHEATHED OR MAX. PURLIN SPACING = 2.90 FT.  
 MAX. UNBRACED BOTTOM CHORD LENGTH = 10.00 FT OR RIGID CEILING DIRECTLY APPLIED.

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

**LOADING**  
 TOTAL LOAD CASES: (4)

CHORDS				WEBS			
MEMB.	MAX. FACTORED FORCE (LBS)	FACTORED VERT. LOAD (PLF)	MAX. CSI (LC)	MEMB.	MAX. FACTORED FORCE (LBS)	MAX. CSI (LC)	
FR-TO		FROM TO	LENGTH	FR-TO			
A-B	0 / 14	-84.9	-84.9 0.03 (1)	10.00	K-C	0 / 213	0.06 (4)
B-M	-2910 / 0	-84.9	-84.9 0.17 (1)	4.80	C-J	0 / 1016	0.23 (1)
M-C	-3011 / 0	-84.9	-84.9 0.50 (1)	4.28	J-D	-797 / 0	0.17 (1)
C-D	-3690 / 0	-84.9	-84.9 0.82 (1)	2.90	J-E	0 / 1016	0.23 (1)
D-E	-3690 / 0	-84.9	-84.9 0.82 (1)	2.90	H-E	0 / 213	0.06 (4)
E-O	-3011 / 0	-84.9	-84.9 0.58 (1)	4.28	L-M	-553 / 13	0.00 (1)
O-F	-2910 / 0	-84.9	-84.9 0.17 (1)	4.80	N-O	-553 / 13	0.00 (1)
F-G	0 / 14	-84.9	-84.9 0.03 (1)	10.00			
B-L	0 / 2778	-17.5	-17.5 0.81 (1)	10.00			
L-K	0 / 2778	-17.5	-17.5 0.81 (1)	10.00			
K-J	0 / 2771	-17.5	-17.5 0.68 (1)	10.00			
J-I	0 / 2771	-17.5	-17.5 0.68 (1)	10.00			
I-H	0 / 2771	-17.5	-17.5 0.68 (1)	10.00			
H-N	0 / 2778	-17.5	-17.5 0.81 (1)	10.00			
N-F	0 / 2778	-17.5	-17.5 0.81 (1)	10.00			

**DESIGN CRITERIA**

**SPECIFIED LOADS:**  
 TOP CH. LL = 23.3 PSF  
 DL = 6.0 PSF  
 BOT CH. LL = 0.0 PSF  
 DL = 7.0 PSF  
 TOTAL LOAD = 36.3 PSF

**SPACING = 24.0 IN C/C**

LOADING IN FLAT SECTION BASED ON A SLOPE OF 5.00/12

THIS TRUSS IS DESIGNED FOR RESIDENTIAL OR SMALL BUILDING REQUIREMENTS OF PART 9, NBCC 2010

THIS DESIGN COMPLIES WITH:  
 - PART 9 OF OBC 2012, ECBC 2012, ASCE 2014  
 - CSA 086-09  
 - TPIC 2011

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

ALLOWABLE DEFL.(LL) = L/360 (1.00")  
 CALCULATED VERT. DEFL.(LL) = 1/989 (0.22")  
 ALLOWABLE DEFL.(TL) = L/360 (1.00")  
 CALCULATED VERT. DEFL.(TL) = 1/875 (0.41")

CSI: TC=0.82/1.00 (C-D:1), BC=0.81/1.00 (K-L:1), WB=0.23/1.00 (E-J:1), SS=0.44/1.00 (F-N:1)

DOL LUMBER=1.00 NAIL=1.00 LBS SEND=1.10 COMP=1.10 SHEAR=1.10 TENS=1.10

COMPANION LIVE LOAD FACTOR = 0.50

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

NAIL VALUES					
PLATE	GRIP(DRY)	SHEAR	SECTION		
	(PSI)	(PLI)	(PLI)		
	MAX	MIN	MAX	MIN	MAX
MT20	618	354	1667	822	2234

PLATE PLACEMENT TOL. = 0.250 inches

PLATE ROTATION TOL. = 5.0 Deg.

JSI GRIP=0.65 (C) (INPUT = 0.80)  
 JSI METAL=0.77 (I) (INPUT = 1.00)



SEP 27 2018

WA18-6283

This dwg sealed as component only



May 23, 2023

**To:**

Norfolk County  
Robinson Administration Building, Suite 200  
185 Robinson Street  
Simcoe, Ontario, N3Y 5L6

**Attn:** Building Department / Drainage Superintendent

**Site Grading Certificate**

A topographical site capture was conducted on May 19, 2023, to establish the impact that the addition of a garage shed has on the site grading of 461 Plank Road South, Tillsonburg Ontario. The scope of Stonecrest Engineering's analysis has been limited to the localized changes made in regard to the construction of the garage.

The pre-construction grading has been maintained throughout the property, apart from the new garage structure. The front half of the structure is a hip-roof while the back of the structure is a gable-roof, this diverts the rain flow from the roof to be evenly distributed into the yard of the property. Eavestroughs and downspouts may be advisable as a means of diverting water from the structure in addition to preventing soil erosion from more concentrated overland flows.

The garage appears to be located within both the County of Norfolk's Hamlet Residential Zone as well as Long Point Conservation Authority's Hazard Land Zone. Any necessary approvals associated with the structure in terms of its location is to be determined by the parties within this jurisdiction.

It is advised that a ground cover, such as grass be established on areas of exposed ground to prevent both the erosion of soil on the property and sedimentation of the adjacent water course.

It is anticipated that settlement may occur over the years following construction and as such, it is the responsibility of the Owner to repair any settlement in order to maintain positive drainage away from the building.

Stonecrest Engineering hereby certifies that the property located at 461 Highway 19 Tillsonburg, Ontario has been inspected and determined that the pre and post construction flows have not been substantially changed. The addition of the garage to the property has a negligible impact on the water discharged at the property lines.

Please refer to the appended photographs and as-built grade topographical survey provided as supplementary to this certificate.

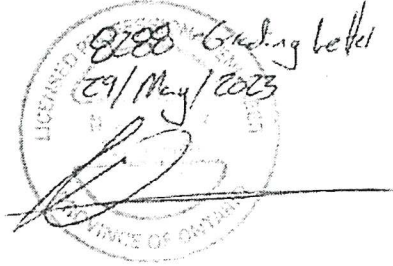
We trust that this meets your approval, should any further questions arise please do not hesitate to reach-out at your convenience.







Kind regards,



Bram Van den Heuvel, C.E.T., LEL  
Vice President

Nick Hendry, P.Eng  
President

Meredith Woodhouse





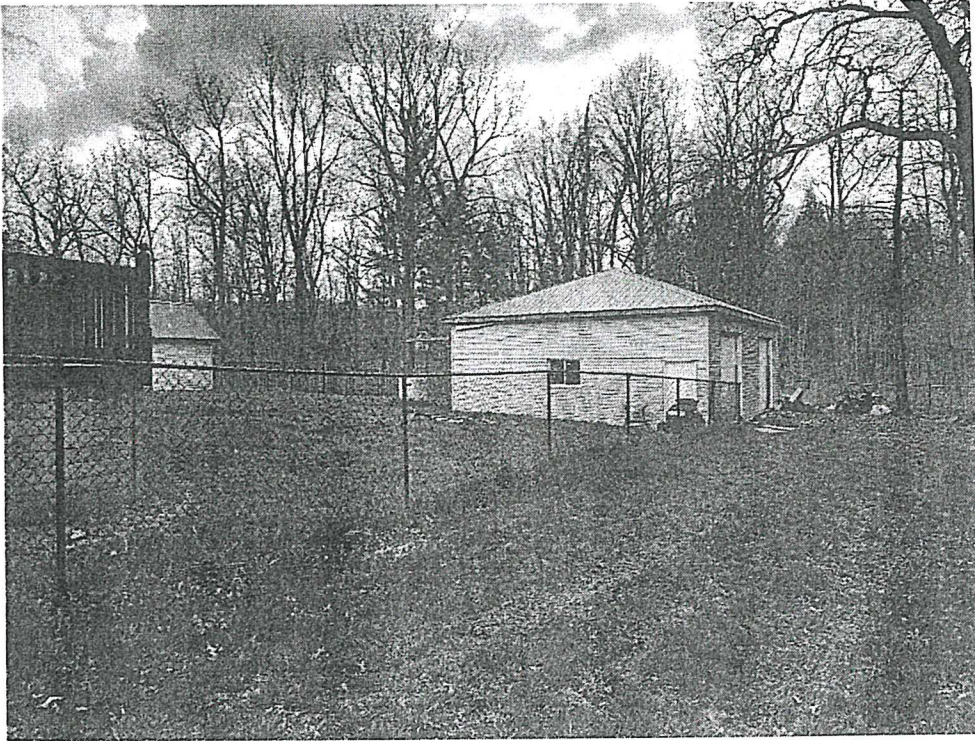


Figure 1 – Garage Location

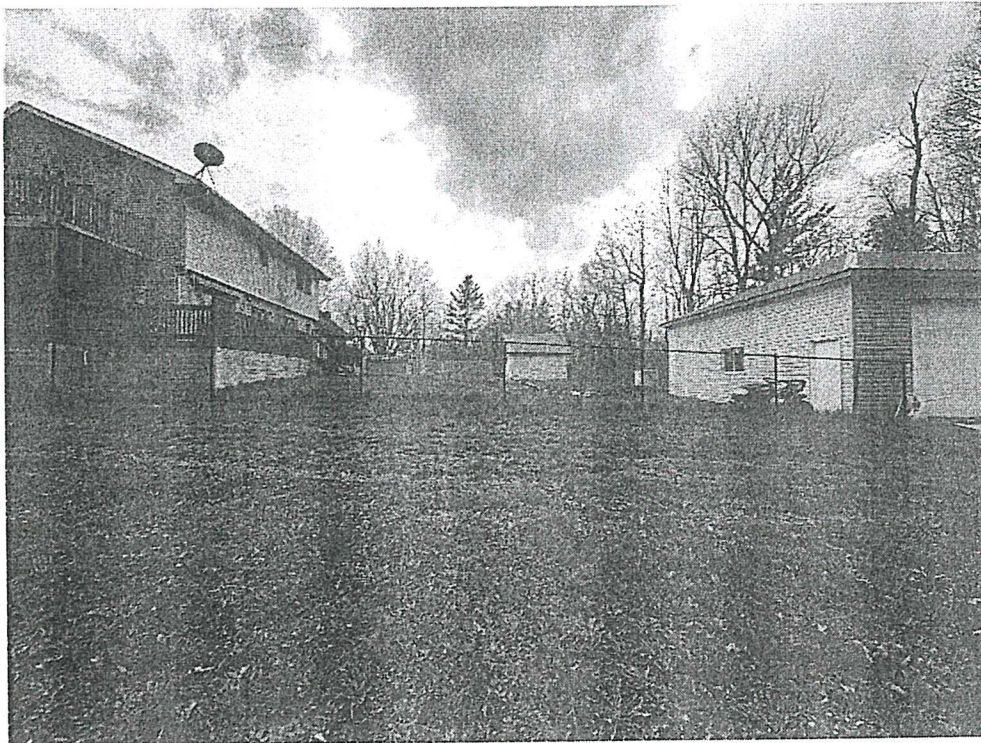


Figure 2 – Backyard Grade





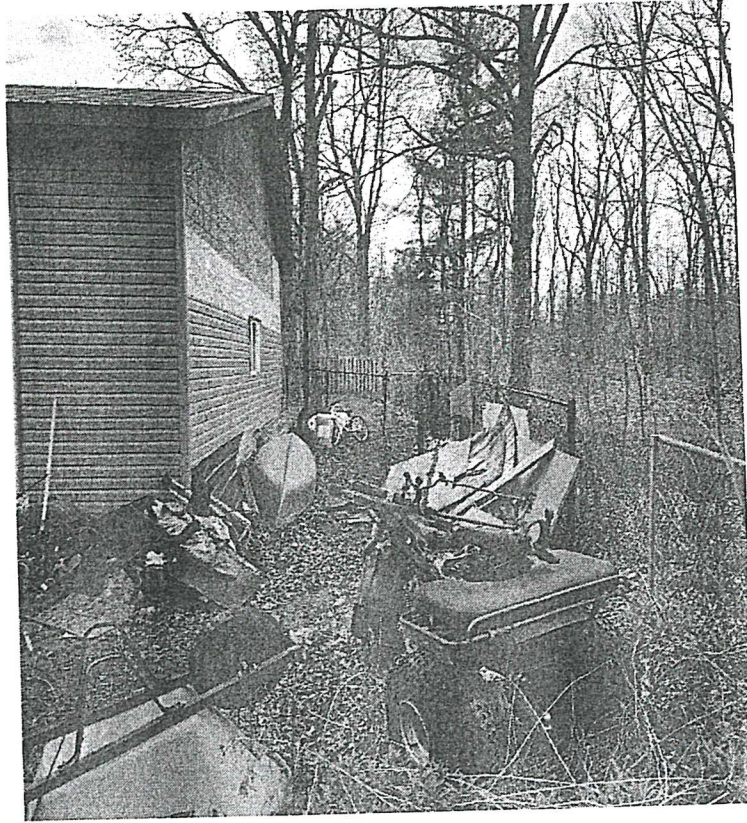


Figure 3 – Rear Grading of Garage

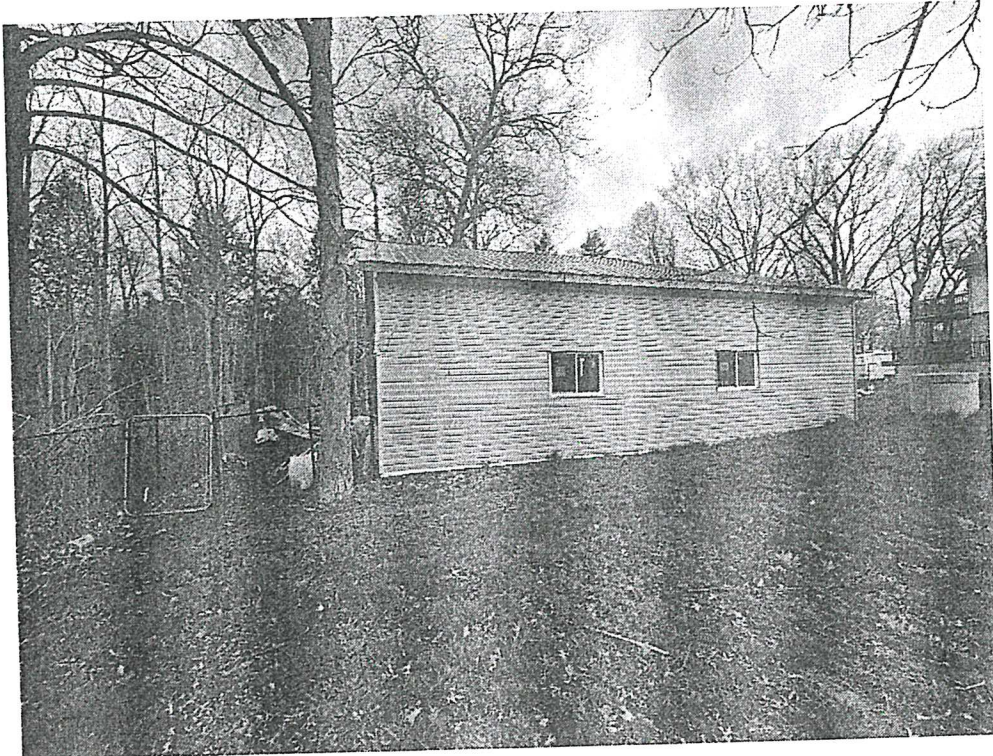
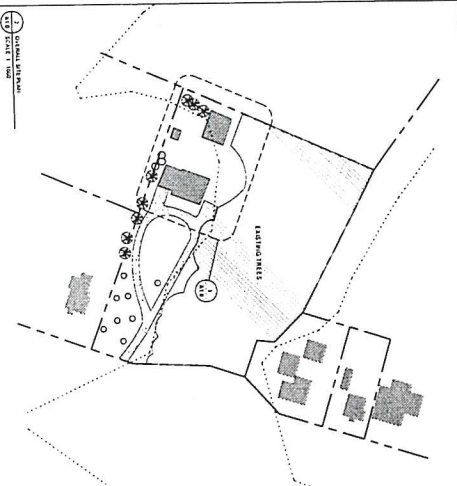
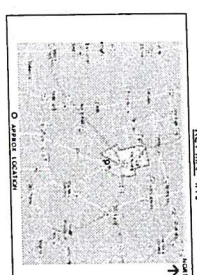
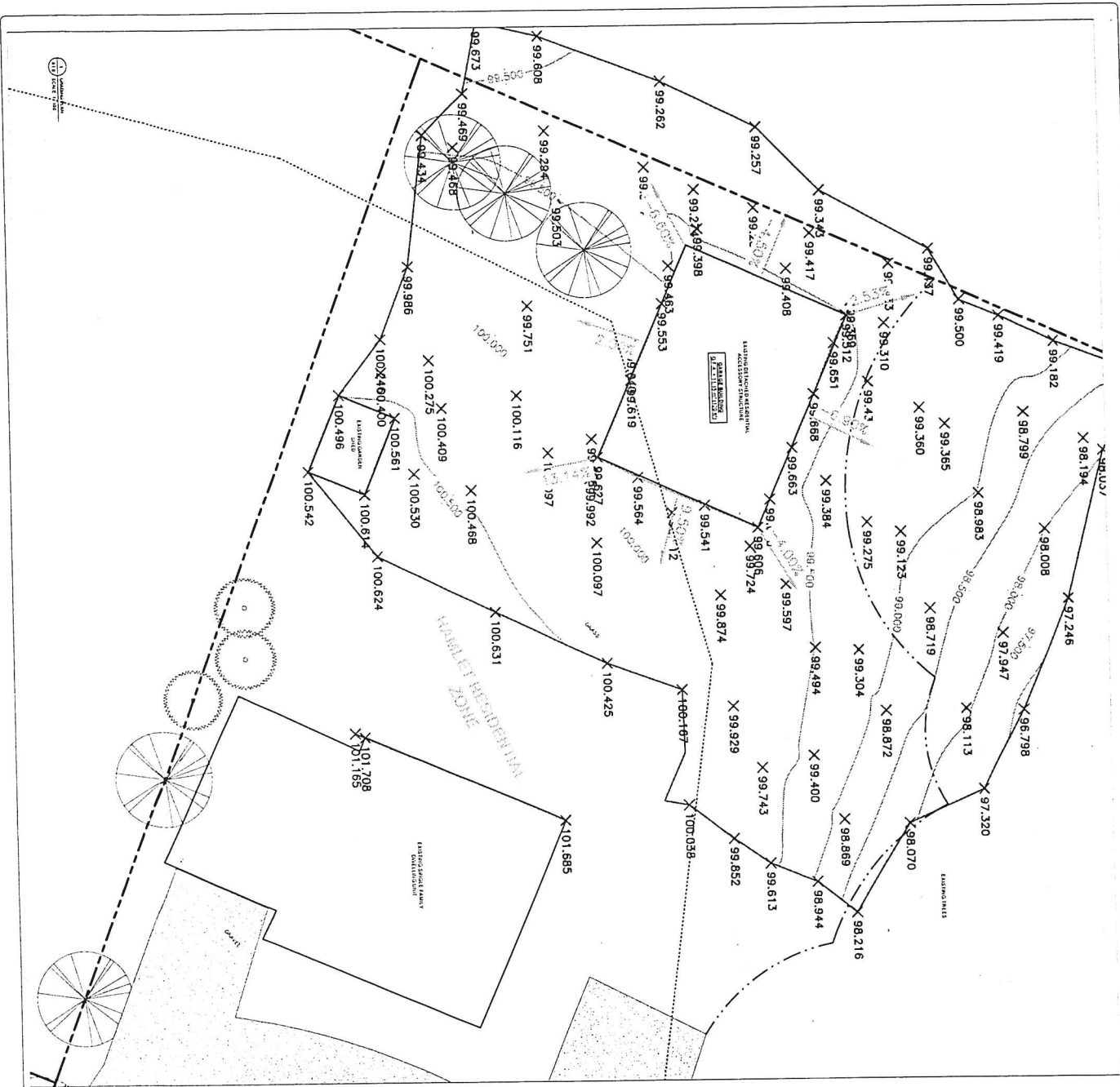


Figure 4 – Side yard Grade







NOTES:  
1. SEE NOTE PAGE AT  
REQUIREMENTS OF DRAWING SET  
2. NOTES REGARDING THIS PROJECT

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DRAWN BY: [blank]  
CHECKED BY: [blank]  
APPROVED BY: [blank]

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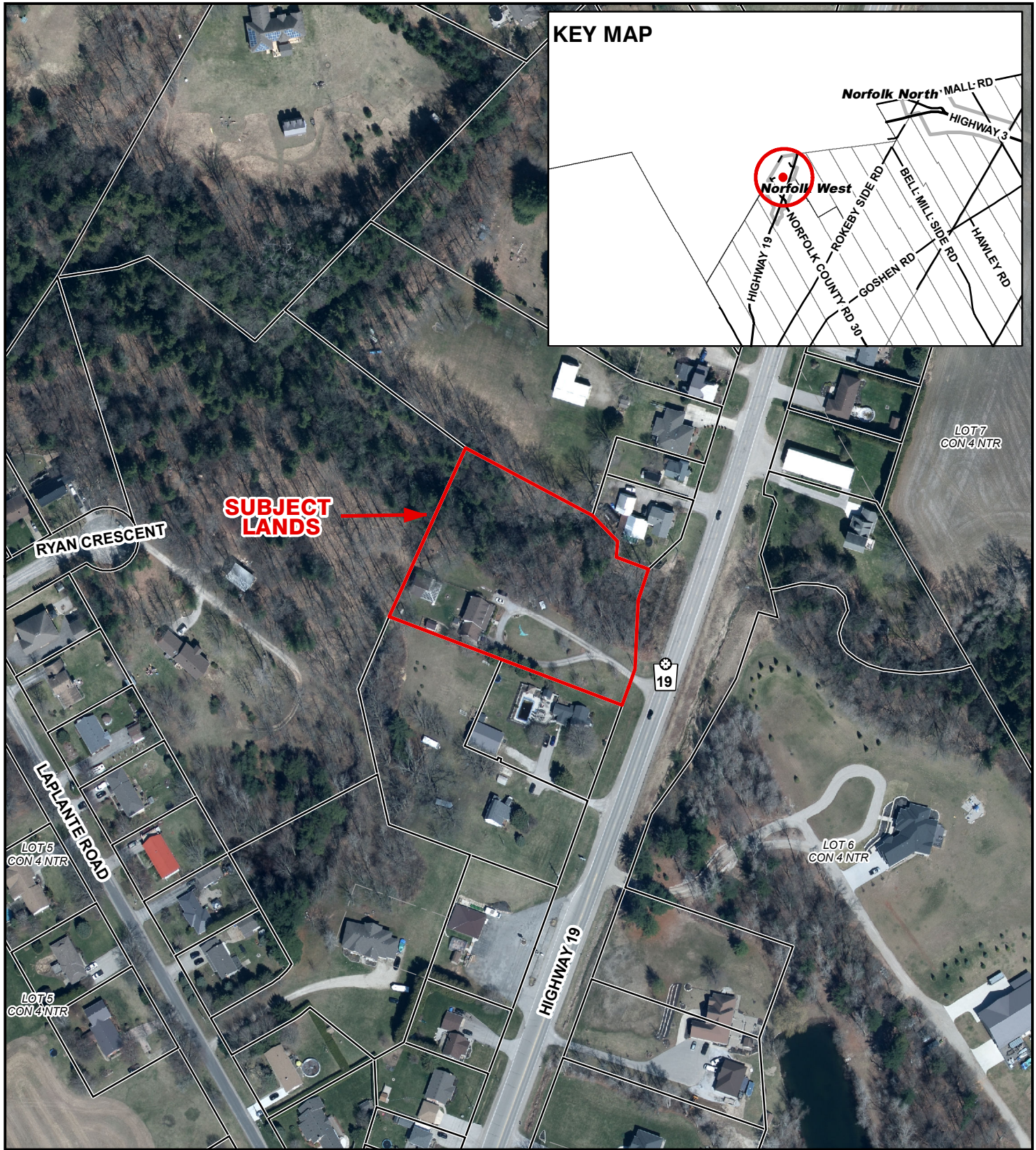
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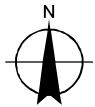


Legend

 Subject Lands

2020 Air Photo

7/29/2024



20 10 0 20 40 60 80 Meters

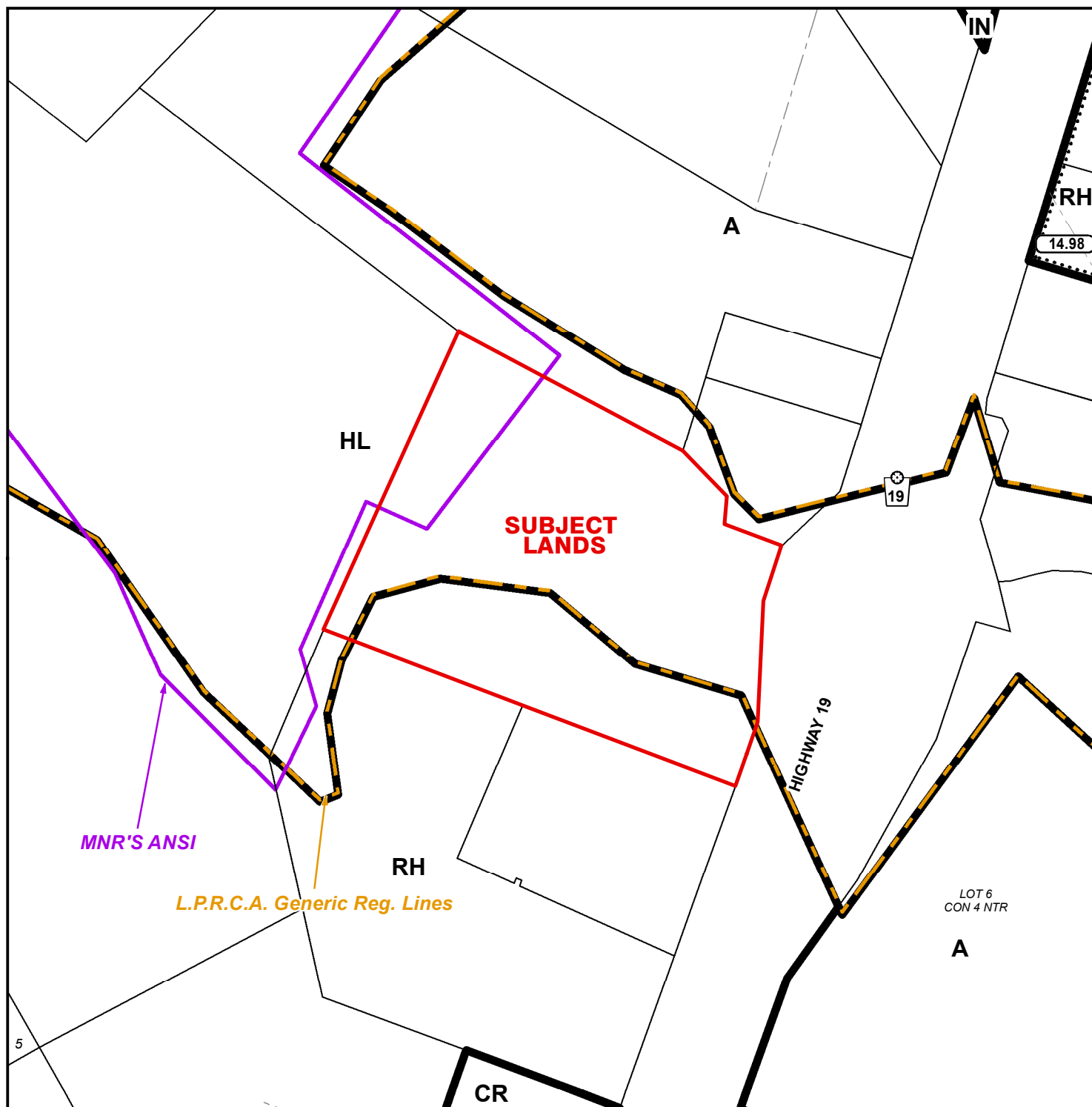


# MAP B

## ZONING BY-LAW MAP

Geographic Township of MIDDLETON

ANPL2024245



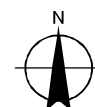
### LEGEND

- Subject Lands
- MNR ANSI
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

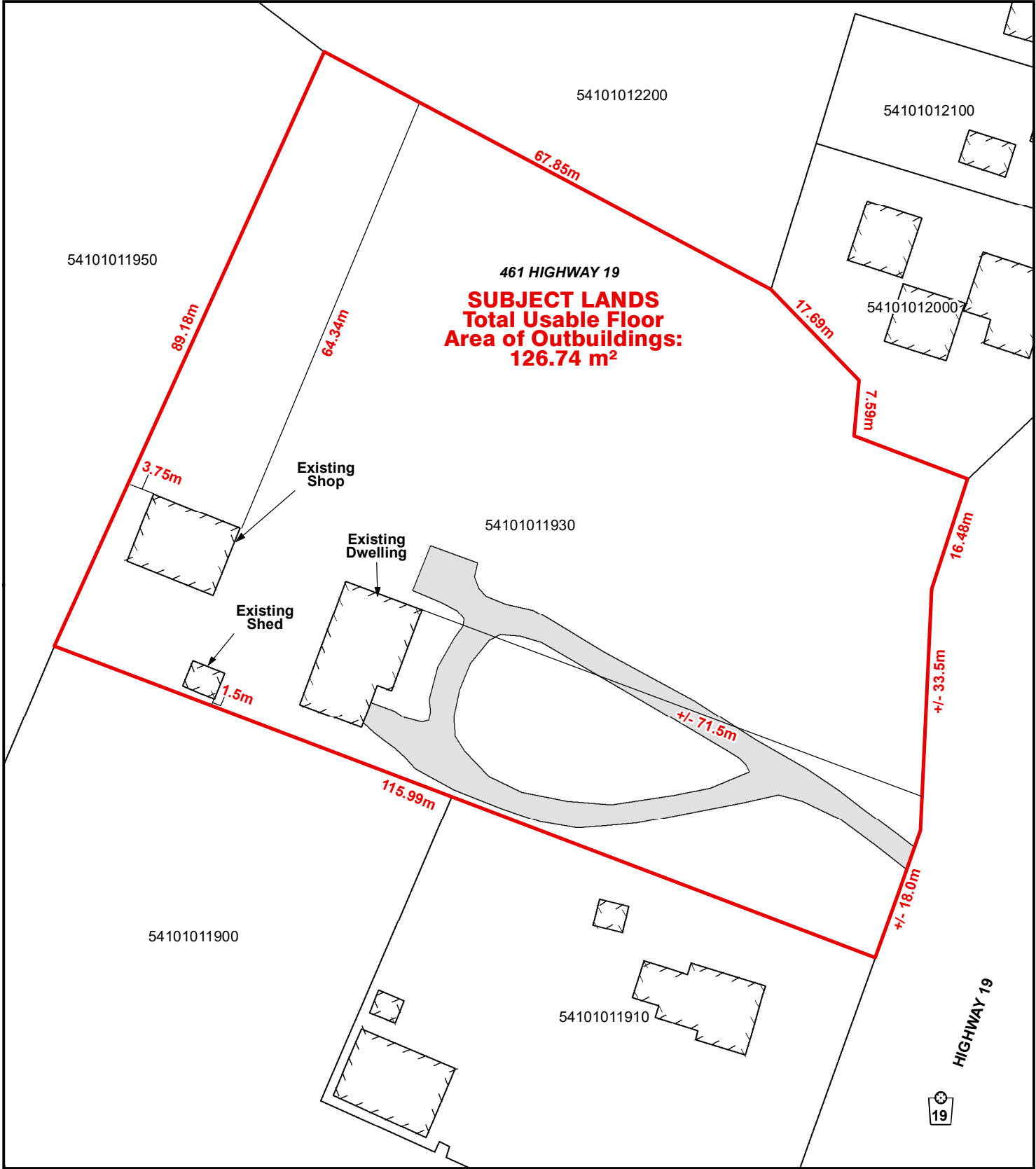
7/29/2024

- (H) - Holding
- A - Agricultural Zone
- CR - Rural Commercial Zone
- RH - Hamlet Residential Zone
- HL - Hazard Land Zone
- IN - Neighbourhood Institutional Zone




10 5 0 10 20 30 40 Meters

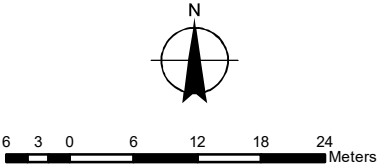
CONCEPTUAL PLAN  
Geographic Township of MIDDLETON



Legend

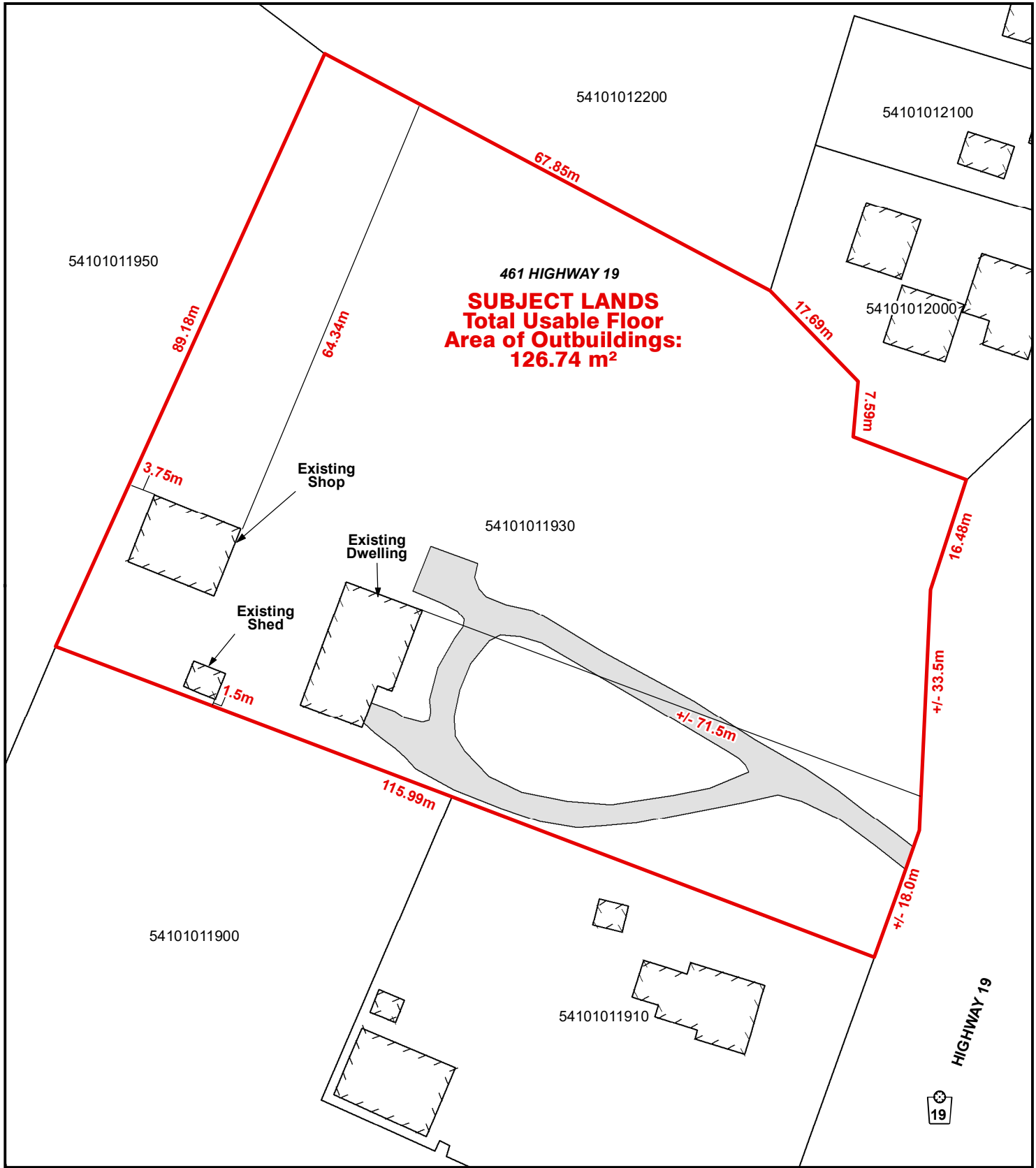
 Subject Lands

7/29/2024




CONCEPTUAL PLAN

Geographic Township of MIDDLETON



Legend

 Subject Lands

7/29/2024

