



Township of McKellar

701 Hwy #124, P.O. Box 69, McKellar, Ontario POG 1C0

Phone: (705) 389-2842

Fax: (705) 389-1244

Committee of Adjustment - Public Meeting Agenda July 15, 2025 – 5:00 p.m.

1. Call to Order – Res. No. 25-09

- Introductions are made: Members of the Committee and Staff

2. Disclosure of Pecuniary and/ or Personal Interest and General Nature Thereof

3. Meeting Protocol

- The Chairperson takes a roll call of guests and visitors who are in attendance.
- The Chairperson asks that all comments be addressed through the Chairperson and that the person making comments should state his/her name before speaking.

4. Appointments

5. Minutes

- June 17, 2025 Meeting – **Res. No. 25-10**

6. Discussion:

- 6.1 **DeAth – Application No. A/03/2025**
Accessory storage building to permit a reduced front yard and side yard setback.
- The Chairperson will ask the Secretary/Treasurer if all Notices have been filed and the corresponding dates.
 - The Chairperson will ask the Secretary/Treasurer if any letters or related correspondence have been received and, if so, the nature thereof.
 - The Applicant will make their presentation and comments, if in attendance
 - Questions or comments from Committee of Adjustment members and the public

7. Decision of Committee of Adjustment

- 7.1 DeAth Decision – **Res. No. 25-11**

8. Adjournment - Res. No. 25-12



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Committee of Adjustment Minutes

June 17, 2025

Chair, David Moore called the meeting to order at 5:04 p.m.

INTRODUCTIONS

Chair, David Moore took Roll Call.

Present: Chair, David Moore; Morley Haskim, Mike Kekkonen, Nick Ryeland and Debbie Zulak
Regrets: Reg Moore
Staff: Secretary/Treasurer, Karlee Britton

DECLARATIONS OF PECUNIARY AND/OR PERSONAL INTEREST AND GENERAL NATURE THEREOF

There were no conflicts of interest declared.

Moved by: Debbie Zulak
Seconded by: Morley Haskim

25-05 That the Committee of Adjustment meeting agenda is accepted, as presented.

Carried

Moved by: Nick Ryeland
Seconded by: Mike Kekkonen

25-06 That the Committee of Adjustment Minutes from the March 5, 2025 meeting are accepted, as circulated.

Carried

6.1 Discussion – King, David Application No. A/02/2025

Chair, David Moore asked if any letters or related correspondence were received. Secretary-Treasurer, Karlee Britton replied two abutting neighbours provided written submission in favour of the application.

Chair, David Moore asked if the applicant would like to speak to the application. The applicant was present and spoke to the application. The agent for the applicant was also present and spoke to the application.

Chair, David Moore asked if there were any questions or comments from the public, there were no questions.



CORPORATION OF THE TOWNSHIP OF MCKELLAR

Committee of Adjustment Minutes

June 17, 2025

Moved by: Morley Haskim
Seconded by: Debbie Zulak

- 25-07** **Be It Resolved That** the Committee of Adjustment does hereby grant the Minor Variance Application A/02/2025 (King) to permit relief of one accessory building/structure (garage, private) to have an increased sleeping cabin gross floor area, located on the second storey, from 35 square metres, as regulated in Section 3.39 of By-Law 95-12, as amended, to 79 square metres; all other applicable Sections of By-Law 95-12, as amended, are to be complied with.

Carried

Moved by: Mike Kekkonen
Seconded by: Nick Ryeland

- 25-08** **That** the Committee of Adjustment does now adjourn.

Carried

The meeting adjourned at 5:18 p.m.

David Moore, Chair

Karlee Britton, Secretary/Treasurer



Township of McKellar

701 Hwy #124, P.O. Box 69, McKellar, Ontario P0G 1C0

Phone: (705) 389-2842

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APPLICATION NO: 2025-A03

APPLICATION FOR MINOR VARIANCE OR FOR PERMISSION

The undersigned hereby applies to the Committee of Adjustment for the Township of McKellar under Section 45 of the *Planning Act* R.S.O. 1990, c.P.13, as amended, for relief, as described in this application, from the Township's Comprehensive Zoning By-law. **FAILURE TO PROVIDE ALL OF THE INFORMATION REQUIRED BY THIS APPLICATION MAY CAUSE DELAYS OR DISQUALIFY THE APPLICATION UNTIL FURTHER OR MORE ACCURATE INFORMATION IS OBTAINED.**

OFFICE USE ONLY

Date Received: June 13/25 Complete Application: ☒ Yes ☐ No Application No. A3

Date Accepted: June 23/25 Application Fee + Deposit Received ☒ Yes ☐ No

Date Stamp: June 23/25

A. APPLICANT/AGENT INFORMATION

1. Name of Owner: Sam DeAth

2. Address: Street and Number 2 Sunset Lane

City McKellar Province/State ON Postal/Zip Code P0G 1C0

Home Phone No. 905-515-7171 Business Phone No. N/A.

Email sam@de-aths.com

3. Name of Agent (if any): Emily Vince

4. Address: 5 Elliott House Rd. Seguin ON, P2A 0B2

Note: Unless otherwise requested, all communications will be sent to the agent, if any.

5. Names and Addresses of any mortgagors, holders of charges or other encumbrances:

B. PURPOSE AND TYPE OF APPLICATION

6. ☒ Minor Variance from Comprehensive Zoning By-law ☐ Permission to extend a legal non-conforming use

From what section of the Zoning By-law is relief being sought?

front & side yard setback according to Schedule B.

7. Nature and Extent of Relief Applied for:

wish to erect this storage building 8' from side yard
& 26' from high water line (front yard)

8. Why is it not possible to comply with the provisions of the Zoning By-Law?

Current by-laws would restrict easy access from existing
dock to "water-toy" storage shed. A large hill would have to be
removed to comply + a large tree removed.

C. DESCRIPTION OF PROPERTY

9. Legal description of subject land (registered plan number and lot number or other legal description and, where applicable, street and street number):

2 Sunset Lane, McKellar ON, POG 1C0

Roll # 4928-000002-18500-0000, plan # P SR1471, Part 19

10. Dimensions of land affected:

Frontage (metres): 142 m Depth (metres): 35-50 m

Area (hectares): 0.478 Width of Street: 3.7 m

11. Access to subject land is by:

- | | | |
|---|--|--|
| <input type="checkbox"/> Provincial Highway | <input type="checkbox"/> year-round municipal road | <input type="checkbox"/> seasonal municipal road |
| <input type="checkbox"/> other public road | <input checked="" type="checkbox"/> private right of way | <input type="checkbox"/> water access |

12. If access to the subject land is by private road, or if "other public road" or "right of way" was indicated in Section 10, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year:

Owner: Paul Hennig Maintenance: by annual contract, all year

13. If access to the subject land is by water only, describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public road:

D. LAND USE AND ZONING

14. Date of Acquisition of Subject Lands:

June 2006

15. Date of Construction of all Buildings and Structures on Subject Land:

Fall 2019 - Spring 2021

16. Existing Uses of the Subject Lands:

Cottage

17. Length of time the existing uses of the subject property have continued:

2019 - present

18. Existing Uses of Abutting Lands:

cottage's

19. Services (Check appropriate box):

Water:

☐ Dug Well

☐ Drilled Well

☒ Lake

☐ Other _____

Sewage Disposal:

☒ Septic

☐ Privy

☐ Other _____

20. Storm Drainage is provided by (Check appropriate box):

☐ sewers

☒ open ditches

☒ swales

☐ other (please specify) _____

21. Present Official Plan provisions applying to the land:

Section 7 waterfront.

22. Present Zoning By-law provisions applying to the land:

Section 7 waterfront residential

23. Are there any easements or rights-of-way affecting the subject lands?

☐ Yes ☒ No

If Yes, indicate and describe the purpose of the easement or rights-of-way:

E. BUILDINGS AND STRUCTURES (on or proposed for the subject land)

EXISTING – List all existing buildings and structures					DISTANCE FROM LOT LINES (metres)			
Building/ Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m2)	Total Floor Area (m2)	Front	Rear	Side	Side
Garage	2019	1	54.74	54.74		6.4		
Cottage	2019	3	253.35	632.1	1.95m	4.73	38.09	

PROPOSED – List all buildings and structures					DISTANCE FROM LOT LINES (metres)			
Building/ Structure Type	Date of Construction	# of Storeys / Height	Ground Floor Area (m2)	Total Floor Area (m2)	Front	Rear	Side	Side
Storage shed	Summer 2025	1	29.73	29.73	7.93		2.438	

F. HISTORY

24. Has the owner previously applied for relief in respect of the subject property?

☐ Yes ☒ No If YES, please provide Application Number, if known: _____

25. Is the subject land currently the subject of an application for a consent or approval of a plan of subdivision?

☐ Yes ☒ No ☐ Unknown If YES and if KNOWN, specify the appropriate file number and status of the application:

26. Has the subject land ever been the subject of a minor variance application?

☒ Yes ☐ No ☐ Unknown

G. PLANS

27. Every application shall be accompanied by a sketch [SAMPLE on page 9] (based on a boundary survey plan of the subject land) drawn to an appropriate scale, properly dimensioned and showing thereon:

- ☐ The boundaries and dimensions of the subject land
- ☐ The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front, rear and side lot lines
- ☐ The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks
- ☐ The current uses on land that is adjacent to the subject land
- ☐ The location, width and name of any roads within or abutting the subject land indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
- ☐ If access to the subject land is by water only, the location of the parking and docking facilities to be used
- ☐ The location and nature of any easement affecting the subject land

H. AFFIDAVIT OR SWORN DECLARATION

The content of the application and appendices shall be validated by the Applicant (or authorized agent) in the form of the following Affidavit/Sworn Declaration before a Commissioner or other person empowered to take Affidavits.

Dated at the Township of McKellar this 13th day of June, 20 25.
I, Emily Vince, of the Township of McKellar
in the District of Parry Sound solemnly declare that all
the statements contained in this application 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.

Emily Vince
Signature of Applicant or Authorized Agent

Declared before me at the Township of McKellar in the District
of Parry Sound this 13th day of June, 20 25

Signature of Commissioner of Oaths: Karlee Britton

KARLEE HELAINA BRITTON,
a Commissioner, etc., Province of Ontario,
for the Corporation of the Township of McKellar.
Expires September 6, 2025.

I. CONSENT OF THE OWNER TO THE USE AND DISCLOSURE OF PERSONAL INFORMATION

Complete the consent of the owner concerning personal information set out below.

I, S. Samuel DeAth, am the owner of the land that is the subject of this application and for the purposes of the *Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* R.S.O. 1990, c.P.13, as amended, for the purpose of processing this application. The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement. Questions about this collection of personal information should be directed to the Township Clerk.

June 3, 2025

Date


Signature of Owner

J. CONSENT OF THE OWNER TO THE PAYMENT OF REQUIRED FEES AND POTENTIAL FEES

I, S. Samuel DeAth, acknowledge and agree that applicants must submit the required fee of \$750.00, as well as a Security Deposit of \$500.00 when filing the application. Further, I agree that any costs beyond regular processing costs relating to this application, including but not limited to engineering studies, legal opinions, planning consultant fees, and Ontario Land Tribunal hearing costs, will be the responsibility of the applicant and will submit the balance due upon receipt of an invoice for same.

June 3, 2025

Date


Signature of Owner

K. AUTHORIZATIONS

If the applicant is not the owner of the land that is the subject of this application, the written consent of the owner, authorizing the applicant to make the application, must be included with this form or the authorizations set out below must be completed. Please note: If the Owner is an incorporated company, authorization of the appropriate signing officer(s) is required in accordance with the company's by-laws.

Authorization of Owner for Agent to Make the Application

I, S. Samuel DeAth, am the owner of the land that is the subject of this application for a Minor Variance and I authorize Emily Vince to make this application on my behalf.

June 3, 2025

Date

Signature of Owner

Emily Vince

If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

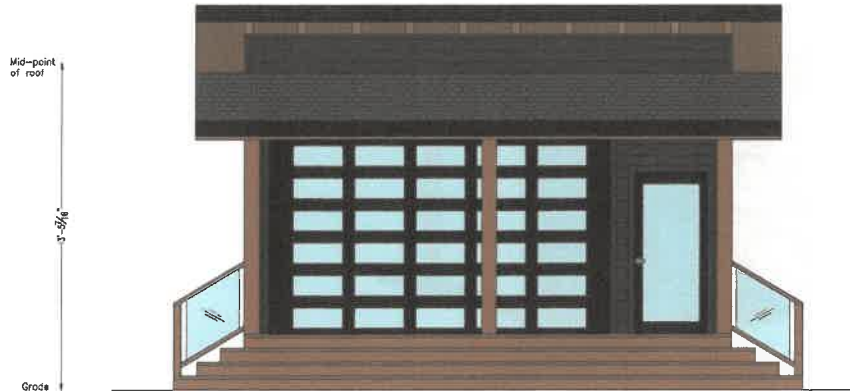
Authorization of the Owner for Agent to Provide Personal Information

I, S. Samuel DeAth, am the owner of the land that is the subject of this application for a Minor Variance and for the purposes of the *Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, I authorize Emily Vince, as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application. The applicant acknowledges that the Township considers the application forms and all supporting materials, including studies and drawings, filed with this application to be public information and to form part of the public record. With the filing of an application, the applicant consents to the Township photocopying and releasing the application and any supporting material either for its own use in processing the application or at the request of a third party, without further notification to or permission from the applicant. The applicant also hereby states that it has authority to bind its consultants to the terms of this acknowledgement.

June 3, 2025

Date

Signature of Owner



FRONT ELEVATION



5 Elliott House rd.
 Seguin, ON P2A 0B2
 emily@groundtopeak.ca
 705-773-9120

BCIN:
 Emily Vince #126800
 GTP Design #200310

Designer 

Signature required for permit submission. Should these drawings be submitted without signature please contact the designer

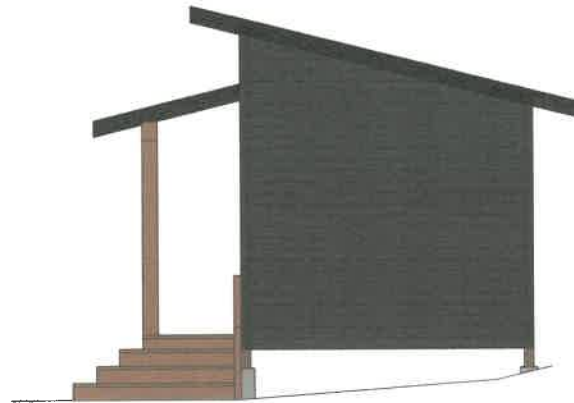
All designs to remain property of Ground to Peak Design & can not be copied without consent. Do not scale drawings. Contractor must verify all dimensions on site prior to construction & report any discrepancies to the designer for revision and resubmission to the building department. All construction must comply with OBC and local by-laws

Project:
 DeAth Pro Shop

Drawn by: E. Vince

Date: May, 17th 2025

Page: A1



RIGHT ELEVATION



5 Elliott House rd.
Seguin, ON P2A 0B2
emily@groundtopeak.ca
705-773-9120

BCIN:
Emily Vince #126800
GTP Design #200310

Designer *Emily Vince*

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Project:
DeAth Pro Shop

Drawn by: E. Vince

Date: May, 17th 2025

Page: A2



REAR ELEVATION



5 Elliott House rd.
Seguin, ON P2A 0B2
emily@groundtopeak.ca
705-773-9120

BCIN:
Emily Vince #126800
GTP Design #200310

Designer *Emily Vince*

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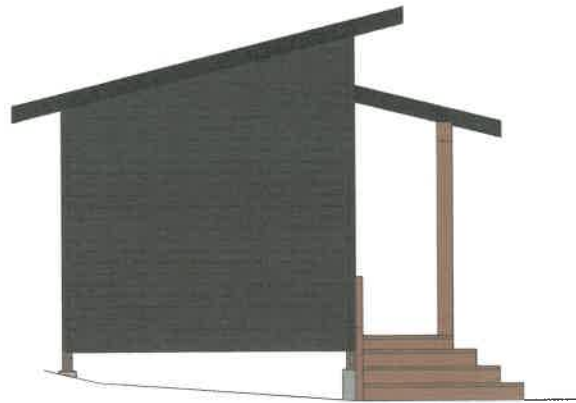
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Project:
DeAth Pro Shop

Drawn by: E. Vince

Date: May, 17th 2025

Page: A3



LEFT ELEVATION



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 Seguin, ON P2A 0B2
 emily@groundtopeak.ca
 705-773-9120

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 DeAth Pro Shop

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Date: May, 17th 2025

Page: A4

DESIGN PARAMETERS

CLIMATIC DATA FOR PARRY SOUND

- Snow Load $S_s = 2.8 \text{ kPa}$ (58 psf)
- Snow Load $S_r = 0.4 \text{ kPa}$ (8.4 psf)
- Wind Pressure $q(10) = 0.30 \text{ kPa}$ (6.3psf)

DESIGN LOADING

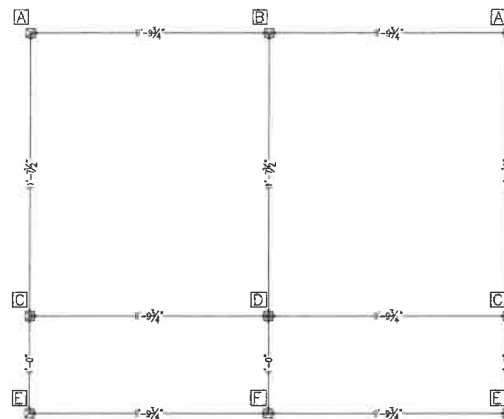
- Dead Load = 0.47 kPa (10psf)
- Live Load (Garage) = 2.4 kPa (50 psf)
- Importance Category = Normal

SNOW LOADING (ULS)

- $S = S_s (C_b C_w C_s C_a) + S_r$
- where $C_b = 1$, $C_w = 1$, $C_s = 1$, $C_a = 1$
- $S = 2.8 \times (1.0 + 1.0 + 1.0) + 0.4$
- $S = 3.2 \text{ kPa}$ (67 psf)

HELICAL PIER LOADING

- Location A = 7,712 lbs
- Location B = 10,160 lbs
- Location C = 7,712 lbs
- Location D = 10,160 lbs
- Location E = 3,556 lbs
- Location F = 5,080 lbs



PIER LAYOUT



5 Elliott House rd.
Seguin, ON P2A 0B2
emily@groundtopeak.ca
705-773-9120

BCIN:

Emily Vince #126800
GTP Design #200310

Designer

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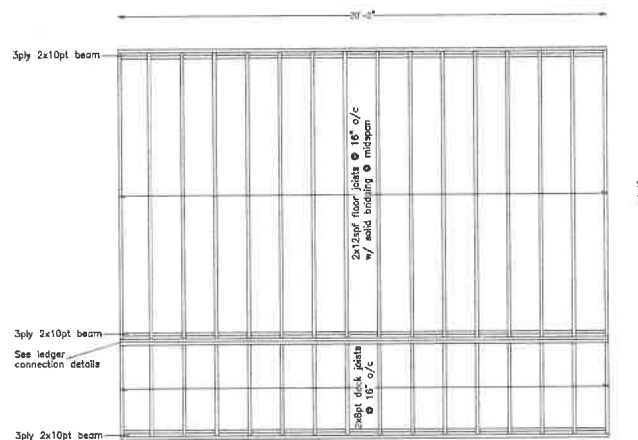
Project:
DeAth Pro Shop

Drawn by: E. Vince

Date: May, 17th 2025

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FLOOR FRAMING



5 Elliott House rd.
Seguin, ON P2A 0B2
emily@groundtopeak.ca
705-773-9120

BCIN:
Emily Vince #126800
GTP Design #200310

Designer *Emily Vince*

Signature required for permit submission. Should these drawings be submitted without signature please contact the designer

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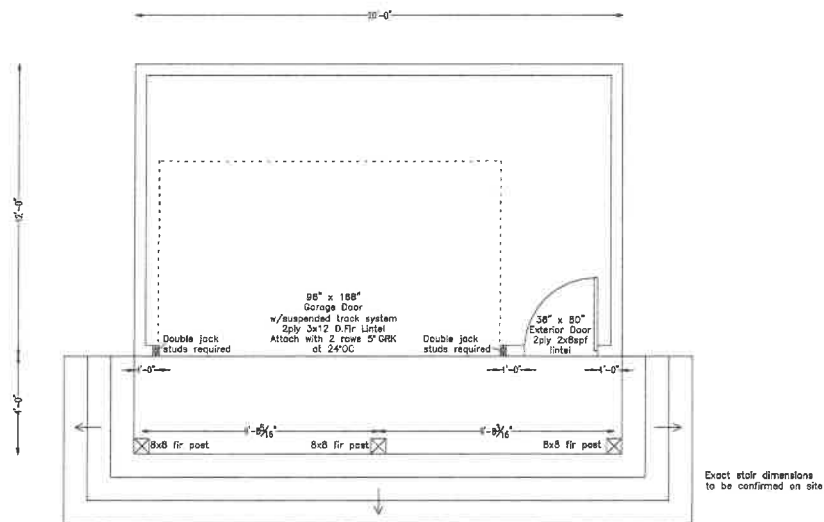
Project:
DeAth Pro Shop

Drawn by: E. Vince

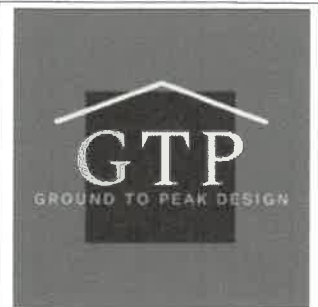
Date: May, 17th 2025

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FLOOR LAYOUT



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Designer *Emily Vince*

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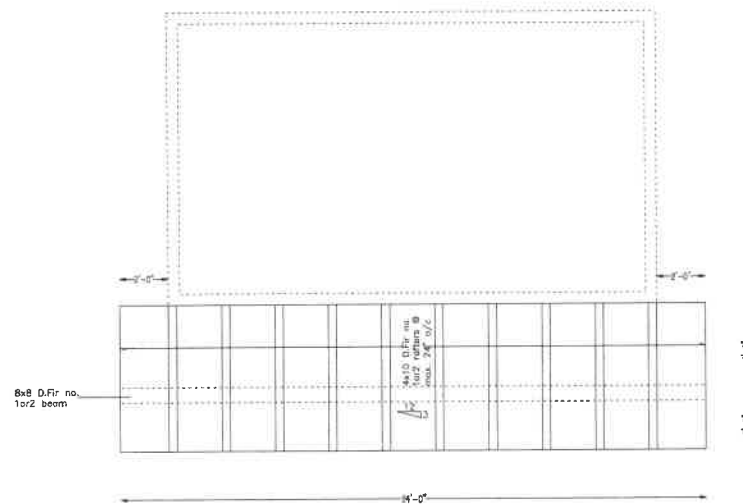
Project:
 DeAth Pro Shop

Drawn by: E. Vince

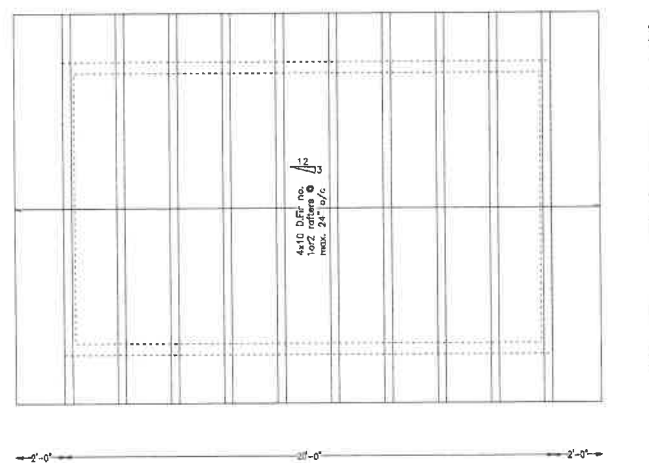
Date: May, 17th 2025

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COVERED DECK ROOF FRAMING



MAIN ROOF FRAMING



5 Elliott House rd.
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 emily@groundtopeak.ca
 705-773-9120

BCIN:
 Emily Vince #126800
 GTP Design #200310

Designer *Emily Vince*
 Signature required for permit submission. Should these drawings be submitted without signature please contact the designer

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Project:
 DeAth Pro Shop

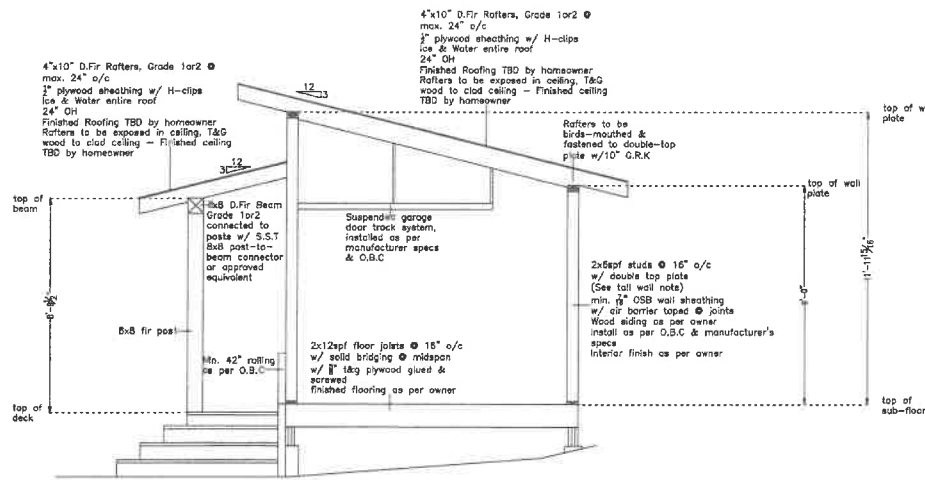
Drawn by: E. Vince

Date: May, 17th 2025

Page: A8



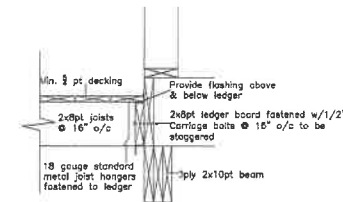
Note:
As per OBC 9.23.10.1(2)
Any walls greater than 3.6m shall be c/w min.
12.5mm gypsum board on the interior face
and provided with solid bridging at max. 1.2m
o/c as per clauses (a) and (b)



CROSS SECTION



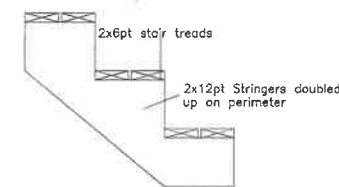
LEDGER CONNECTION DETAIL



STAIR NOTES

PRIVATE STAIRS :

MAX. RISE 7-⁷/₈"
MIN. RISE 5"
MAX. RUN 14"
MIN. RUN 10-¹/₈"
MAX. TREAD 14"
MIN. TREAD 11-¹/₈"
MAX. 1" NOSING



Note:
(1) Exact stair dimensions to be determined on site. Must comply with OBC min/max standards
(2) A handrail is required on exterior stairs if there are more than 3 risers. The handrail shall not be less than 34" high and not more than 38" high. (OBC: 9.8.7.)



ABYLON CORP
Engineering Services

5 Elliott House rd.
Sequin, ON P2A 0B2
emily@groundtopeak.ca
705-773-9120

BCIN:
Emily Vince #126800
GTP Design #200310

Designer *Emily Vince*

Signature required for permit submission. Should these drawings be submitted without signature please contact the designer

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Project:
DeAth Pro Shop

Drawn by: E. Vince

Date: May, 17th 2025

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GENERAL PROJECT NOTES:

1. THE DRAWINGS AND DETAILS ARE TO BE READ TOGETHER, NOT AS INDIVIDUAL PAGES.
2. THE OWNER / BUILDER IS RESPONSIBLE FOR THE SITE PLAN AND LOCATION OF THE BUILDING INCLUDING CONFIRMING THE TYPE OF SOIL AND THE BEARING SOIL PRESSURE ALLOWED.

GENERAL CONSTRUCTION MATERIAL NOTES:

1. ALL CONSTRUCTION MATERIALS MUST BE APPROVED FOR IT'S INTENDED USE IN IT'S BUILDING LOCATION
2. LUMBER SHALL CONFORM TO THE REQUIREMENTS IN O.B.C. 9.3.2

GENERAL FOUNDATION NOTES:

1. HELICAL PILE PIERS D.B.O.
2. FOOTINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH O.B.C 9.25 AND SHALL REST ON STABLE SOILS, ROCK, OR COMPACTED GRANULAR FILL. OR IF PRESENT, ICF FOUNDATION TO BE SCRIBBED AND PINNED TO BEDROCK
3. MUST CONFORM TO O.B.C 9.13 FOR DRAINAGE REQUIREMENTS.
4. MUST CONFORM TO O.B.C 9.12 FOR EXCAVATION
5. CONCRETE SHALL CONFORM TO THE REQUIREMENTS IN O.B.C 9.3 & 9.16.4

GENERAL DOOR & WINDOW NOTES:

1. GLASS SHALL CONFORM TO O.B.C 9.6
 2. GLASS IN STORM DOORS, SLIDING DOORS, AND SIDELIGHTS GREATER THAN 19-3/4" MUST BE TEMPERED OR LAMINATED SAFETY GLASS
 3. THE PERFORMANCE OF WINDOWS AND DOORS SHALL CONFORM TO O.B.C. 9.7.3
 4. THE INSTALLATION SHALL CONFORM TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
 5. WINDOWS AND DOORS SHALL BE SEALED TO AIR BARRIERS AND VAPOUR BARRIERS.
- D RIP FLASHING MUST BE USED ABOVE ALL WINDOWS AND DOORS.

GENERAL FRAMING NOTES:

1. ALL MEMBERS TO BE FRAMED, ANCHORED, FASTENED, TIED AND BRACED TO PROVIDE THE NECESSARY STRENGTH AND RIGIDITY O.B.C. 9.23.2.1
2. ALL EXPOSED LUMBER TO BE PRESSURE TREATED MATERIAL OR SUITED FOR THE ELEMENTS

PROJECT DETAILS AND FINISHES

1. HELICAL PILE PIERS D.B.O.
2. EXTERIOR WALLS 2X6" SPRUCE STUDS @ 16" O/C (SEE ADDITIONAL TALL WALL NOTES)
3. EXTERIOR SHEATHING - 1/8" OSB, W/ TYVEK HOUSE WRAP
4. ROOF SYSTEM - 4x10 DOUGLAS FIR RAFTERS
5. ROOF SHEATHING - 1/2" PLY W/ H-CLIPS
6. ICE & WATER SHIELD, EAVE PROTECTION SHALL EXTEND MIN. 3' UP ROOF SLOPE TO A LINE MIN. 12" INSIDE INTERIOR FACE OF EXTERIOR WALL
7. ROOFING - T.B.D. BY HOME OWNER, INSTALL PER MANUFACTURERS INSTRUCTIONS
8. SIDING - T.B.D. BY HOME OWNER, INSTALL PER MANUFACTURERS INSTRUCTIONS
9. WINDOWS - MANUFACTURER T.B.D
10. SOFFIT & FASCIA - T.B.D.

ABBREVIATIONS:

THE FOLLOWING IS A LIST OF ABBREVIATIONS USED THROUGHOUT THESE PLANS:

W/ - WITH
PT - PRESSURE TREATED
⊙ - AT
DIA. - DIAMETER
OBC - ONTARIO BUILDING CODE
MIN - MINIMUM
MAX - MAXIMUM
O/C - ON CENTER
U.N.O - UNLESS OTHERWISE NOTED
OH - OVER HANG
APPROX. - APPROXIMATE
T&G - TONGUE AND GROOVE
GALV. - GALVANIZED
T.B.D - TO BE DETERMINED
SST - SIMPSON STRONG-TIE
SPF - SPRUCE/PINE/FIR
D.B.O - DESIGNED BY OTHERS

Item	Column 1 Construction Detail	Column 2 Minimum Length of Nails, mm	Column 3 Minimum Number or Maximum Spacing of Nails
1.	Floor joist to joist - toe nail	82	2
2.	Wood or metal strapping to underside of floor joists	47	2
3.	Cross bracing to joist	57	2 at each end
4.	Double header or transfer joist	76	200 mm (o.c.)
5.	Flange to stud (balloon construction)	76	2
6.	Ledger strip to wood beam	82	2 per plate
7.	Joist to end splice (See also Table 9.23.13.8.)	76	2 at each end
8.	Header joist end nailed to joist along perimeter	101	3
9.	Tail joist to adjacent header joist (end nailed) around openings	82	3
10.	Each header joist to adjacent transfer joist end nailed around openings	101	3
11.	Stud to wall plate - each end toe nail or end nail	82	4
12.	Doubled studs at openings or studs at walls or wall intersections and corners	82	2
13.	Doubled 1/2" wall plates	76	150 mm (o.c.)
14.	Bottom wall plate or sole plate to joists or blocking (exterior walls)	82	400 mm (o.c.)
15.	Interior walls to framing or sub-flooring	82	600 mm (o.c.)
16.	Horizontal members over openings in non-loadbearing walls - each end	82	2
17.	Nails to studs	82	2 at each end
18.	Ceiling joist to plate - toe nail each end	82	2
19.	Roof rafter, roof truss or roof joist to plate - toe nail	82	3
20.	Rafter plate to each ceiling joist	101	2
21.	Rafter to joist (with ridge supported)	76	2
22.	Rafter to joist (with ridge unsupported)	76	See Table 9.23.13.8.
23.	Unset plate to each rafter at joint	57	4
24.	Rafter to ridge board - toe nail - end nail	82	3
25.	Collar tie to ridge - each end	76	2
26.	Collar tie lateral support to each collar tie	57	2
27.	Jack rafter to full or valley rafter	82	2
28.	Roof stud to rafter	76	3
29.	Roof stud to sheathing wall - toe nail	82	2
30.	38 mm x 140 mm or less (bank decking to support)	82	2
31.	Plank decking wider than 38 mm x 140 mm to support	82	3
32.	38 mm edge laid plank decking to support (toe nail)	76	2
33.	38 mm edge laid plank decking to support (toe nail)	76	400 mm (o.c.)



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Designer

Signature required for permit submission. Should these drawings be submitted without signature please contact the designer

All designs to remain property of Ground to Peak Design & can not be copied without consent. Do not scale drawings. Contractor must verify all dimensions on site prior to construction & report any discrepancies to the designer for revision and resubmission to the building department. All construction must comply with OBC and local by-laws

Project:
DeAth Pro Shop

Drawn by: E. Vince

Date: May, 17th 2025

Page: A10

Site Plan:
2 Sunset Lane, Mckellar



Site Information

Lot area : 51608 sq.ft (1.18 AC)
Max. lot coverage : 7741.2 sq.ft

Existing Structure Coverage

Cottage : 1700.8 sq.ft
Screened Room : 309.5 sq.ft
Front Entry Portfolio : 87.5 sq.ft
Open Sundecks : 629.3 sq.ft
Garage : 589.2 sq.ft
TOTAL EXISTING : 3316.3

Proposed Structure Coverage

Storage Building : 240 sq.ft
Covered Deck : 80 sq.ft
TOTAL PROPOSED : 320 sq.ft