



# **Township of McKellar**

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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 November 7, 2023 – 5:00 p.m.**

### **1. Call to Order – Res. No. 23-35**

- Introductions are made: Members of the Committee and Staff

### **2. Disclosure of Pecuniary 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**

- October 3, 2023 Meeting – **Res. No. 23-36**

### **6. Discussion:**

#### **6.1 Goldshmidt, Zalman & Ludmila – Application No. A/10/2023 Proposed accessory open air building to exceed the maximum lot area coverage and exceeds the maximum floor area**

- 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 Goldshmidt Decision – **Res. No. 23-37**

### **8. Adjournment - Res. No. 23-38**



## CORPORATION OF THE TOWNSHIP OF MCKELLAR

Committee of Adjustment Minutes

October 3, 2023

Chair, David Moore called the meeting to order at 5:00 p.m.

### INTRODUCTIONS

Chair, David Moore took Roll Call.

**Present:** Chair, David Moore, Morley Haskim, Mike Kekkonen, Reg Moore, Nick Ryeland, Debbie Zulak

**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: Mike Kekkonen**

**23-31** That the Committee of Adjustment meeting agenda is accepted, as presented.

**Carried**

**Moved by: Morley Haskim**

**Seconded by: Debbie Zulak**

**23-32** That the Committee of Adjustment Minutes from the August 15, 2023 meeting are accepted, as circulated.

**Carried**

### 6.1 Discussion – Nunn, Tim Application No. A/09/2023

Chair, David Moore asked if any letters or related correspondence were received. Secretary-Treasurer, Karlee Britton replied no letters or related correspondence were received.

Chair, David Moore asked if the applicant would like to speak to the application. The applicant was not present.

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



CORPORATION OF THE TOWNSHIP OF MCKELLAR

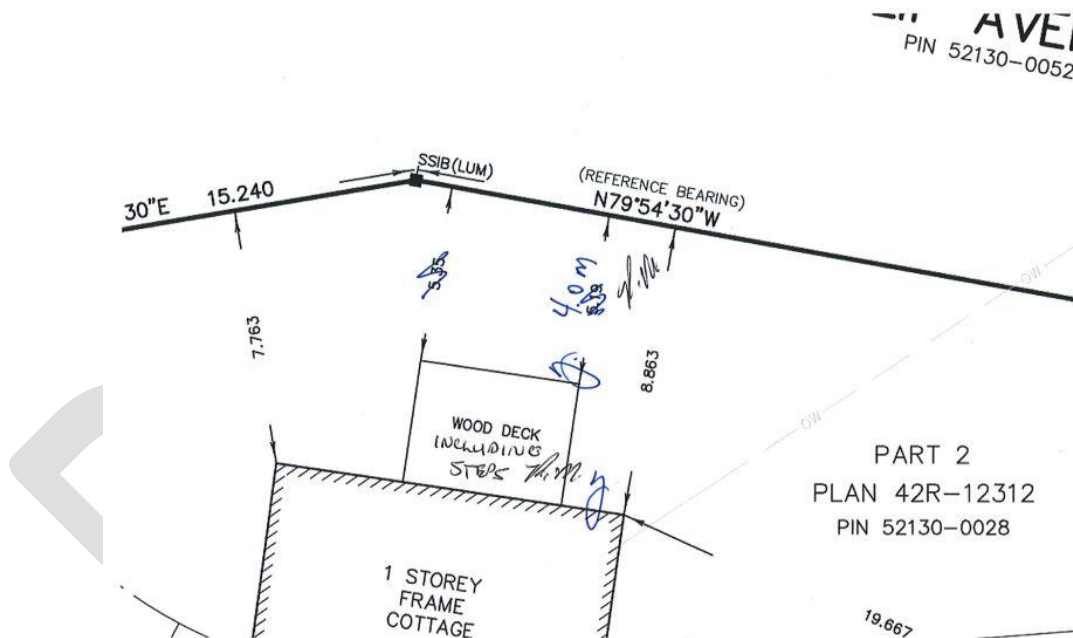
Committee of Adjustment Minutes

October 3, 2023

Moved by: Reg Moore  
Seconded by: Nick Ryeland

23-33 That the Committee of Adjustment does hereby grant the Minor Variance Application A/09/2023 – Nunn to permit relief of a reduced exterior rear yard setback to construct a covered porch including steps as regulated in Section 3.10 (a) of By-Law 95-12, as amended, that is reduced from 5.5 meters in Section 3.10 (a) of By-Law 95-12, as amended to 4.00 metres (1.5 meters relief) of the minimum permitted rear yard setback. All other applicable Sections of By-Law 95-12, as amended, are to be complied with.

Schedule 'A' to Resolution No. 23-33



SCHEDULE "A" TO RES. NO. 23-33  
*[Signature]*

Carried



**CORPORATION OF THE TOWNSHIP OF MCKELLAR**

**Committee of Adjustment Minutes**

**October 3, 2023**

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**Moved by: Nick Ryeland  
Seconded by: Reg Moore**

**23-34**          That the Committee of Adjustment does now adjourn.

**Carried**

The meeting adjourned at 5:29 p.m.

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David Moore, Chair

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Karlee Britton, Secretary/Treasurer

**DRAFT**



# Township of McKellar

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

Phone: (705) 389-2842

Fax: (705) 389-1244

APPLICATION NO: A-10-2023

## 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.**

Date Received:	<u>OCT 10 2023</u>	<u>OFFICE USE ONLY</u>	Complete Application: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Application No. <u>A10</u>
Date Accepted:	<u>OCT 10 2023</u>	Application Fee + Deposit Received <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Date Stamp:	<u>OCT 10 2023</u>			

### A. APPLICANT/AGENT INFORMATION

1. Name of Owner: Zalman and Ludmila Goldshmidt

2. Address: Street and Number 321 Royal Apian Crescent  
 City Concord Province/State ON Postal/Zip Code L4K 5K9  
 Home Phone No. 416-727-0067 Business Phone No. 647-274-2521  
 Email mila@gbtrans.ca

3. Name of Agent (if any): \_\_\_\_\_

4. Address: \_\_\_\_\_

**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:  
NA

**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?

95-12 Schedule B ( maximum lot coverage) and Section 2.72 ( increased floor area )

7. Nature and Extent of Relief Applied for:

The total area of the existing buildings on the lot is 224.4 , we are allotted 15% and over by 3% . we'd like to apply for relief of that 3% for total lot coverage thereby allowing a maximum of 18%.  
Proposed open air accessory building is 48.6 square meters , seeking relief for 33.6 square meters.

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

Proposed structure is over by 3% of the allotted 15% allowed.

Proposed open air accessory building is 33.6 square meters larger than the permitted size of 15 square meters.

**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):

25 Smithpine Crescent , McKeller , ON - Recreational Property

10. Dimensions of land affected:

Frontage (metres): 66.1 Depth (metres): \_\_\_\_\_

Area (hectares): 0.22 Width of Street: \_\_\_\_\_

11. Access to subject land is by:

- Provincial Highway  year-round municipal road  seasonal municipal road  
 other public road  private right of way  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:

NA

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:

NA

**D. LAND USE AND ZONING**

14. Date of Acquisition of Subject Lands: 2011  
\_\_\_\_\_  
\_\_\_\_\_

15. Date of Construction of all Buildings and Structures on Subject Land: 2013  
\_\_\_\_\_  
\_\_\_\_\_

16. Existing Uses of the Subject Lands: Recreational Home  
\_\_\_\_\_  
\_\_\_\_\_

17. Length of time the existing uses of the subject property have continued: 2011 to current  
\_\_\_\_\_

18. Existing Uses of Abutting Lands: Residential lots with single detached dwellings  
\_\_\_\_\_

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) Lake Drainage

21. Present Official Plan provisions applying to the land: Waterfront Residential  
\_\_\_\_\_  
\_\_\_\_\_

22. Present Zoning By-law provisions applying to the land: Waterfront Residential , WF2  
\_\_\_\_\_  
\_\_\_\_\_

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
Cottage	2013	2	184	104	10.06		10.98	5.0
Garage	2013	1	40.6	40.6	3.6		9.7	

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
Open Air Accessory Building		4 meters	48.6	48.6		3.5		

**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 \_\_\_\_\_ City \_\_\_\_\_ of \_\_\_\_\_ Vaughan \_\_\_\_\_ this 4<sup>th</sup> day of October, 2023.  
I, Zalman Goldshmidt, of the \_\_\_\_\_ City \_\_\_\_\_ of \_\_\_\_\_ Vaughan \_\_\_\_\_  
in the \_\_\_\_\_ Region \_\_\_\_\_ of \_\_\_\_\_ York \_\_\_\_\_ 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.

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

Declared before me at the \_\_\_\_\_ City \_\_\_\_\_ of \_\_\_\_\_ Vaughan \_\_\_\_\_ in the \_\_\_\_\_ Region \_\_\_\_\_  
of \_\_\_\_\_ York \_\_\_\_\_ this 4<sup>th</sup> day of October, 2023

Signature of Commissioner of Oaths: \_\_\_\_\_

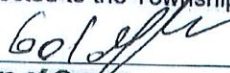
Todd Coles  
City Clerk, City of Vaughan  
A Commissioner, etc.

**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, Zalman Goldshmidt, 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.


Date Oct 5, 2023

  
Signature of Owner

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

I, Zalman and Ludmila Goldshmidt, 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.

Date Oct 5, 2023

  
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, \_\_\_\_\_, am the owner of the land that is the subject of this application for a Minor Variance and I authorize \_\_\_\_\_ to make this application on my behalf.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

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**

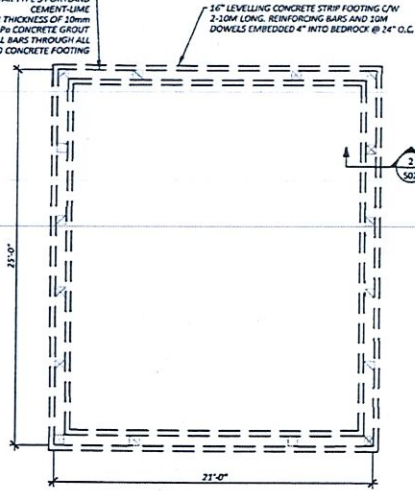
I, \_\_\_\_\_, am the owner of the land that is the subject of this application for a Minor Variance and for the purposes of the *Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, I authorize \_\_\_\_\_, as my agent for this application, to provide any of my personal information 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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

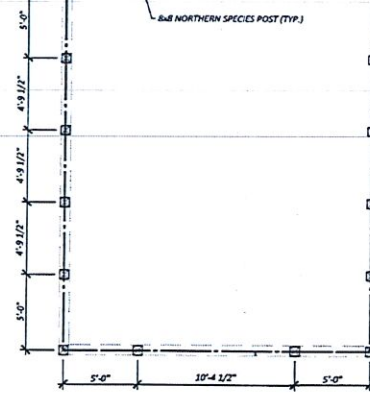


8" CONCRETE MASONRY BLOCK FOUNDATION WALLS AS PER OBC  
 15 MPa COMPRESSIVE STRENGTH  
 MORTAR TYPE S PORTLAND CEMENT-LIME  
 MORTAR THICKNESS OF 10mm  
 FILLED WITH 10MPa CONCRETE GROUT  
 10M VERTICAL BARS THROUGH ALL MASONRY AND INTO CONCRETE FOOTING

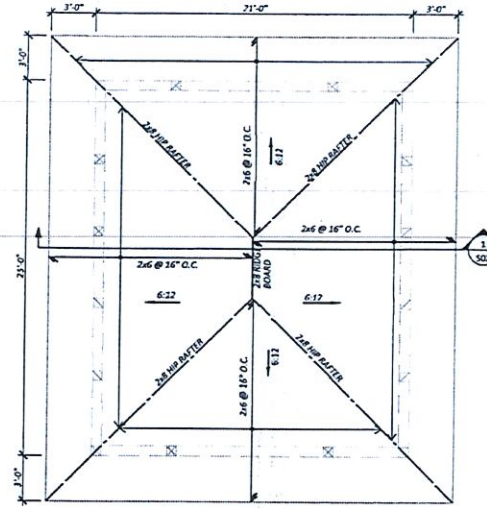


1 FOUNDATION PLAN  
 Scale: 3/16" = 1'-0"

8#8 CONT. NORTHERN SPECIES BEAM (TYP.)  
 8#8 NORTHERN SPECIES POST (TYP.)



2 MAIN LEVEL PLAN  
 Scale: 3/16" = 1'-0"



3 ROOF PLAN  
 Scale: 3/16" = 1'-0"

NOTE:  
 1) THESE DRAWINGS MUST BE CHECKED BY THE CUSTOMER OR CONTRACTOR. ANY ERRORS OR OMISSIONS MUST BE REPORTED IN WRITING TO STEENHOF BUILDING SERVICES GROUP PRIOR TO COMMENCEMENT OF CONSTRUCTION.  
 2) OWNER OR CONTRACTOR MUST CHECK AND VERIFY ALL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK.  
 3) ALL DIMENSIONS SHOWN ON THESE DRAWINGS MUST BE CHECKED AGAINST ALL OTHER PROJECT DRAWINGS. ALL DIMENSIONS MUST BE REPORTED TO THE CONSULTANT BEFORE PROCEEDING WITH THE WORK.  
 4) FOR CONSTRUCTION PURPOSES, USE ONLY THE LATEST APPROVED DRAWINGS LABELED 'ISSUED FOR CONSTRUCTION'.  
 5) DO NOT SCALE THE DRAWINGS.

Revision Schedule

#	Description	MM-DD-YYYY
1	REVIEW	07-13-2022
2	-	-
3	-	-
4	-	-
5	-	-

Project Status:

REVIEW

Seal:



Steenhof Building Services Group  
 40 Peter Street S.,  
 Orillia, ON, L3V 5A9  
 T: 705-325-5400 F: 705-325-8400  
 www.steenhofbuilding.com

Project:

J STRUCTURE

Address:  
 MAKEUP ONTARIO

Client:  
 ZALMAN GOLDSMITH

Project No:

220310

Drawn by: JH

Date: 04/22

Check by: JH

Scale: AS NOTED

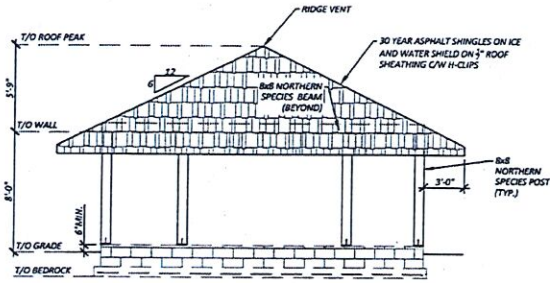
Drawing page number:

Revision:

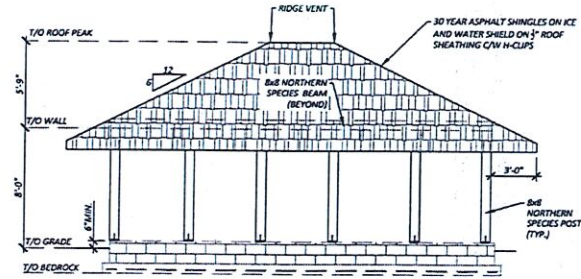
S01

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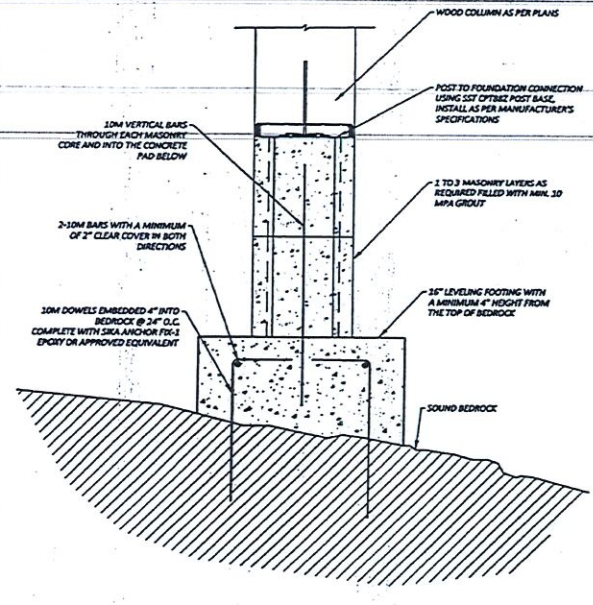
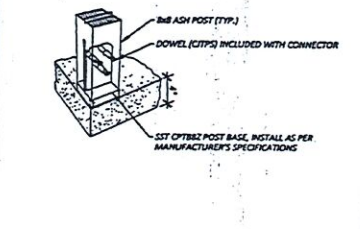
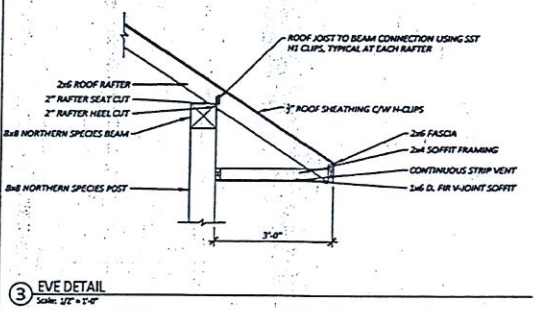
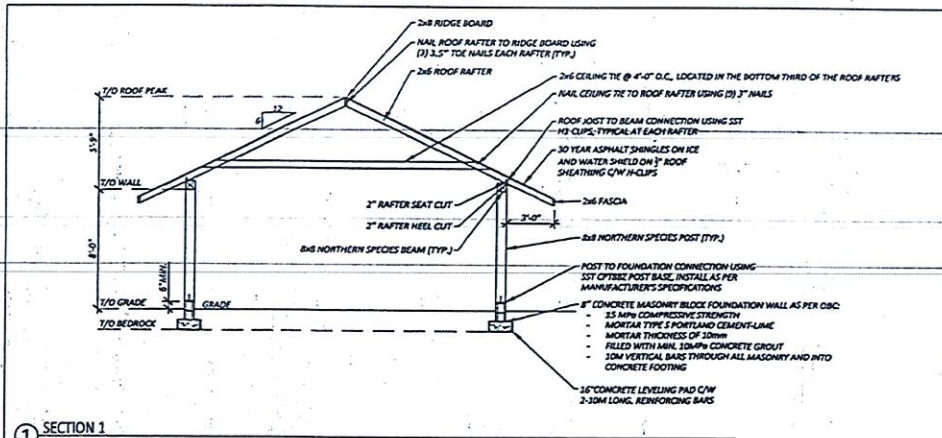
GAZEBO STRUCTURAL DRAWINGS - ZALMAN GOLDSMITH



4 NORTH ELEVATION  
 Scale: 3/16" = 1'-0"



5 EAST ELEVATION  
 Scale: 3/16" = 1'-0"



**GENERAL NOTES**

- ALL STANDARDS, MANUALS AND CODES REFERENCED IN THIS SET OF DRAWINGS REFER TO THE MOST RECENTLY IMPLEMENTED VERSION/EDITION.
- ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE (OBC).
- ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT OF ONTARIO.
- THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS, CHECK ALL DIMENSIONS AND REPORT ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING AND SHORING REQUIRED TO RESIST STRESSES AND INSTABILITIES OCCURRING DURING CONSTRUCTION. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING AND SHORING REQUIRED TO SAFEGUARD ADJACENT STRUCTURES.
- DESIGN LOADS SHALL BE AS FOLLOWS (ALL LOADS ARE UNFACTORED):  
 ROOF LOADS  
 GROUND SNOW LOAD (S<sub>s</sub>) - 3.1 kPa (65 psf)  
 RAIN LOAD (S<sub>r</sub>) - 0.4 kPa (8 psf)  
 DEAD LOAD - 0.72 kPa (15 psf)
- THE STRUCTURE IS DESIGNED TO BE AN OPEN-AREA SPACE.

**FOUNDATIONS**

- DESIGN SOIL BEARING PRESSURE IS 75 kPa (1566 psf) UNLESS NOTED OTHERWISE.
- BACKFILL MATERIAL SHALL BE FREE DRAINING GRANULAR FILL WITH AN EQUIVALENT FLUID PRESSURE OF 4000 lb/ft<sup>3</sup> IN ACCORDANCE WITH OBC 9.4.4.6.
- BACKFILL SHALL OCCUR IN LIFTS NO GREATER THAN 12" AND COMPACTED TO 95% SPMDD PRIOR TO PLACEMENT OF THE NEXT LIFT.
- FOUNDATION DRAINAGE SHALL BE PROVIDED IN ACCORDANCE WITH OBC 9.3.4.
- CONTRACTOR TO ENSURE THAT NATIVE SOILS TO A DEPTH OF 1.2 m (4'-0") ARE NON-FROST-SUSCEPTIBLE. CONTACT THE ENGINEER OF RECORD FOR GUIDANCE ON USING RIGID INSULATION TO REDUCE DEPTH OF FROST PENETRATION.

**CONCRETE**

- ALL CONCRETE SHALL CONFORM TO CSA A23.1/A23.2 AND CSA A23.3.
- MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL BE AS FOLLOWS:  
 FOOTINGS: CLASS R1 (20 MPa) (2.9 ksi), 3-6% ENTRAINMENT AIR, MAX W/C - 0.70
- ALL CONCRETE ADDITIVES SHALL BE APPROVED BY THE ENGINEER.
- CONCRETE PROTECTIVE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS:  
 A. EXPOSED TO FULL - 1/3 OF FOOTING - 75 mm (3")  
 B. FORMED - 50 mm (2")  
 C. WALLS - INSIDE FACE - 30 mm (1 1/4")

**REINFORCING STEEL**

- ALL REINFORCEMENT SHALL BE DETAILED, FABRICATED, PLACED AND SUPPORTED IN ACCORDANCE WITH CSA A23.1/A23.2 AND CSA A23.3.
- ALL STEEL REINFORCING BARS SHALL HAVE A MINIMUM YIELD STRENGTH OF 400 MPa (58 ksi) AND CONFORM TO CSA G30.21.
- REINFORCING BARS SHALL BE CONTINUOUS ACROSS CONSTRUCTION JOINTS AND ELEVATION VARIATIONS UNLESS NOTED OTHERWISE.
- CONTINUOUS BARS SHALL BE FULLY DEVELOPED BY LAPPING WHERE SPICED.
- ALL REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 36 BAR DIAMETERS UNLESS NOTED OTHERWISE.
- FOOTING BARS SHALL BE STRAIGHT BARS EXTENDING TO WITHIN 3" OF THE FACE OF THE FOOTING UNLESS NOTED OTHERWISE.

**WOOD FRAMING**

- WOOD FRAMING SHALL BE COMPLETED IN ACCORDANCE WITH OBC 9.23. ALL BUILT-UP BEAMS CONSTRUCTED FROM DIMENSIONAL LUMBER SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH OBC 9.23.8.1.
- WHERE BEAMS ARE SPICED, SPICE LOCATIONS TO OCCUR OVER A SUPPORT.
- ALL LUMBER SHALL BE SPF No. 2/No. 2 GRADE IN ACCORDANCE WITH CSA O86 UNLESS NOTED OTHERWISE.
- TIMBER SPECIES GROUP DLFB-4, No. 2 OR BETTER UNLESS NOTED OTHERWISE.
- LUMBER SHALL BE GRADED TO MEET STANDARD GRADING RULES FOR CANADIAN LUMBER IN ACCORDANCE WITH CSA D141.
- ALL LUMBER NOTED AS PRESURVATIVE TREATED SHALL BE PRESURVATIVE TREATED WITH AXIALINE COPPER QUATERNARY (ACQ) AND COPPER AZOLE (CAL) IN ACCORDANCE WITH CSA O86.
- ALL NAILS, SPIKES, STAPLES AND SCREWS SHALL BE IN ACCORDANCE WITH OBC CLAUSE 9.33.3.
- ALL BOLTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM A307 OR SA2 J429 GRADE 2.

**NOTES TO CONTRACTOR**

- CONTRACTOR TO CHECK ALL RELEVANT DIMENSIONS SHOWN ON THE DRAWINGS AND ADJUST DIMENSIONS AS REQUIRED TO MATCH THE STRUCTURE, AS APPROVED BY THE ENGINEER.
- DO NOT SCALE DRAWINGS.

Notes:

- THESE DRAWINGS MUST BE CHECKED BY THE CLIENT OR AN ENGINEER. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ENGINEER. DIMENSIONS GROUP FROM TO THE NEAREST OF CONSTRUCTION.
- OWNER OF CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS BEFORE PROCEEDING WITH THE WORK.
- ALL DIMENSIONS SHOWN ON THESE DRAWINGS MUST BE CHECKED AGAINST ALL OTHER PROJECT DRAWINGS. ALL DISCREPANCIES MUST BE REPORTED TO THE CONTRACTOR IMMEDIATELY BEFORE THE WORK.
- FOR DIMENSIONS IN PARENTHESIS, USE THE LARGEST APPROVED DIMENSION UNLESS NOTED OTHERWISE.
- DO NOT SCALE DRAWINGS.

Revision Schedule

#	Description	DATE
1	REVIEW	07-13-2022
2	-	-
3	-	-
4	-	-
5	-	-

Project Status:

**REVIEW**

Scale: 1/2" = 1'-0"

Project:

**STRUCTURE**

Address: METELAN DRAGON

Client: ZALMAN GOLDSMITH

Project No: 220310

Steenhof Building Services Group  
 40 Foster Street S.E.  
 Oshawa, ON L3Y 5A9  
 T: 705-325-5400 F: 705-325-8400  
 www.steenhofbuilding.com

Project No: 220310

Drawn by: JH Date: JH/22

Check by: JH Scale: AS NOTED

Drawing page number: **S02**

GAZEBO STRUCTURAL DRAWINGS - ZALMAN GOLDSMITH