

BUILDING PERMIT

Town of Fort Frances

Phone: 807-274-5323 Fax: 807-274-8479

By-Law No. 10/94 as amended

Building Code Act S.O. 2006, c 19 s.8-(1)

Permit #
2017-062

Roll #
59-12-010-004-08700-
0000

Owner: MERLE KATHLEEN MCFAYDEN
Owner Address: _____
Project Location: 715 THIRD ST W
Type of Construction: New Accessory Building

Contractor: BROCK HERBERT,
Contractor's Address: 410 Crowe Avenue
Main Permitted Use of Building: Single Family Dwelling
PT BLOCK B SM193 RR33 PT 7;PCL BLK B-
Legal Description: 11 Zone: R1 Side: South
Building Width: 28' Building Length: 28' Building Ht: 12.88'
Setbacks: Front NA Left 5 Right 5+ Rear 10'
Estimated Cost: \$0

Description of Work:
Construct New 2828 Accessory Building

Permit Fee	\$329.98
Plumbing Inspection Fee	\$0
Finished Grade Level Fee	\$112.67
HST	\$14.65
Total Fees Payable	\$457.30

THIS PERMIT IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS

The person to whom this permit has been issued shall notify the office of the Chief Building Official at least one business day in advance and request inspection of the stages specified below.

- ** Commencement of construction.
- ** Footings & Foundations (Concrete, Masonry, PWF).
 - (i) all formwork and installation of any required reinforcement prior to placement of concrete.
 - (ii) completion of foundation dampproofing and subsurface drainage prior to backfilling.
- ** Completion of structural framing for each storey
- ** Readiness for inspection and testing of:-
 - (i) building sewers and drains.
 - (ii) drainage, waste and venting systems.
- ** Completion of insulation and vapour barriers prior to installation of interior finishes
- ** Completion of interior ventilation, air conditioning and air contaminant extraction systems.
- ** Substantial completion of all required fire separations and closures, and all fire protection systems including but not limited to; fire alarms, smoke alarms, emergency lighting, stand pipe and sprinkler systems.

This permit does not include permission to dig, tunnel or bore into or under any part of a street, nor to occupy or obstruct any street, sidewalk or other municipal property. To obtain permission to occupy the street or sidewalk during construction, present this permit at the office of the Manager of Operations and Facilities, Public Works Division.

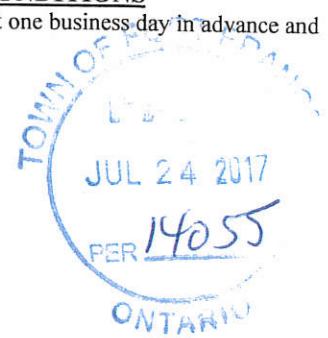
This permit is granted on the express condition of full compliance with the provisions of the Building Code Act, S.O. 2006, c 19, s.8-(1), and regulations made thereunder and of any By-Law or any amendment thereto of the municipality which in part or in whole regulates the structural requirements, the erection, alteration, location, use etcetera, of buildings, unless otherwise specifically so provided for and approval of in writing by the Chief Building Official. This permit is subject to revocation pursuant to subsection 8.-(10) of the Building Code Act.

No person shall occupy, use or permit to be occupied any building or part thereof newly erected or installed prior to notifying the Chief Building Official of the intent to occupy and obtaining an Occupancy Permit, ref; OBC Div. C, Part 1, subsec. 1.3.3.

PERMIT RECEIVED BY

PERMIT ISSUED BY Chief Building Official

July 24, 2017
Date Issued



Application for a Permit to Construct or Demolish

This form is authorized under subsection 8(1.1) of the Building Code Act.

For use by Principal Authority

Application number:	Permit number (if different):
Date received:	Roll number:

Application submitted to: _____
(Name of municipality, upper-tier municipality, board of health or conservation authority)

A. Project information

Building number, street name 715 3RD ST. WEST		Unit number	Lot/con.
Municipality FORT FRANCES	Postal code	Plan number/other description	
Project value est. \$ 25000.00 +		Area of work (m ²)	

B. Applicant

Applicant is: ☐ Owner or ☐ Authorized agent of owner

Last name MCFAYDEN	First name MERLE	Corporation or partnership	
Street address		Unit number	Lot/con.
Municipality NESTOR FALLS	Postal code P0X 1K0	Province ONT.	E-mail
Telephone number (807) 484 2337	Fax () -	Cell number ()	

C. Owner (if different from applicant)

Last name MCFAYDEN	First name KATHLEEN	Corporation or partnership	
Street address		Unit number	Lot/con.
Municipality SAME	Postal code	Province	E-mail
Telephone number ()	Fax ()	Cell number ()	

D. Builder (optional)

Last name HERBERT	First name BROCK	Corporation or partnership (if applicable)	
Street address 410 CROWE AVE		Unit number	Lot/con.
Municipality FORT FRANCES	Postal code	Province ONT.	E-mail
Telephone number (807) 274 9386	Fax ()	Cell number ()	

E. Purpose of application

<input checked="" type="checkbox"/> New construction	<input type="checkbox"/> Addition to an existing building	<input type="checkbox"/> Alteration/repair	<input type="checkbox"/> Demolition	<input type="checkbox"/> Conditional Permit
Proposed use of building GARAGE		Current use of building		
Description of proposed work PROPOSED - 28'x28'				

F. Tarion Warranty Corporation (Ontario New Home Warranty Program)

- i. Is proposed construction for a new home as defined in the Ontario New Home Warranties Plan Act? If no, go to section G. ☐ Yes ☒ No
- ii. Is registration required under the Ontario New Home Warranties Plan Act? ☐ Yes ☒ No
- iii. If yes to (ii) provide registration number(s): _____



Building Department

TOWN OF FORT FRANCES
320 PORTAGE AVENUE
FORT FRANCES, ON
Phone: 807.274.5323



BUILDING PERMIT

Municipality:	Fort Frances	Permit No:	2017062
Applicant Name:	Merel McFayden	Issued:	7/24/2017
Owner Name:	MERLE KATHLEEN MCFAYDEN	Work Description:	Construct New 2828 Accessory Building
Address:	715 STREET WEST		
	FORT FRANCES		
	ONTARIO		
	P9A 3B5		
Legal Description:	PT BLOCK B SM193 RR33 PT 7;PCL BLK B-11		
Location:	715 THIRD ST W		

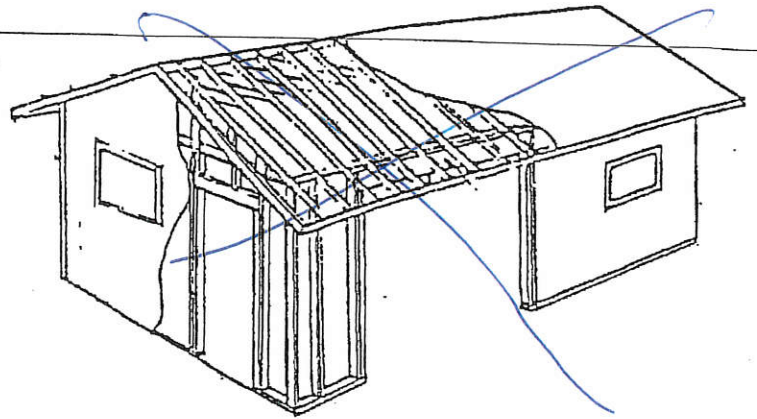
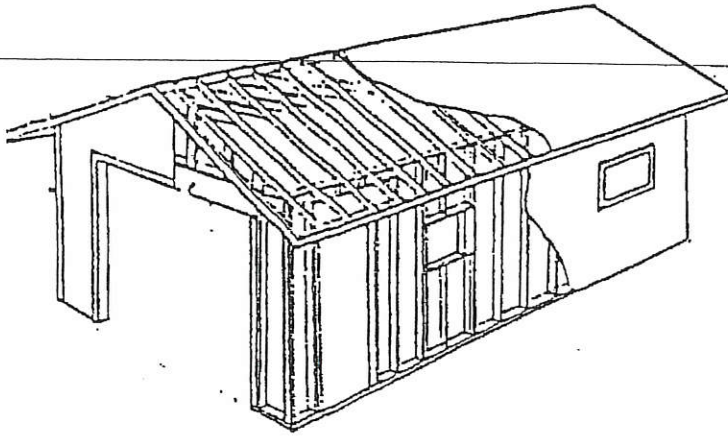

Chief Building Official

**** THIS PERMIT TO BE POSTED IN A CONSPICUOUS LOCATION ****

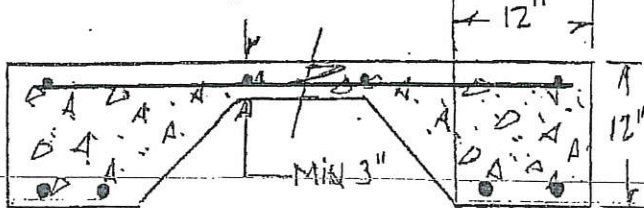
ACCESSORY BUILDINGS & DETACHED GARAGES

Type "A" ☒

Type "B" ☐

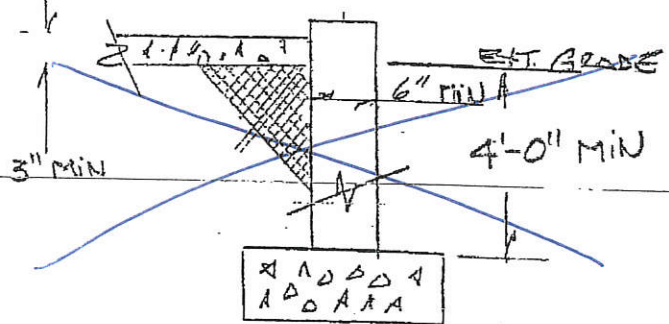


Slab on ground foundation



Slabs on ground shall be reinforced with a minimum of:-
2# 15mm rebar in club footing
#10 mm rebar @ 24" oc each way in slab
(6" X 6" X 6/6 WWM may be substituted in slab area)

Below grade foundation



WIDTH 28 LENGTH 28

EAVES 24"

HEIGHT; wall 8' peak 12.88'

SET BACKS; left 5 right 5+

Front Na. rear 5+

PITCH OF ROOF 7/12

construction details

walls; 2 X 4 @ 16" on centre
prefab trusses @ 24" on centre

OR

rafters 2 X @ " on centre with cross ties
with ceiling joists 2 X " @ " on centre
wall sheathing; 1/2" plywood or 7/16" OSB
roof sheathing; 1/2" plywood or 7/16" OSB
over head door width; 16
over head door lintel; 2 X 2 X 10

(Engineered beam may be required for supported lengths greater than 4.9 meters or door openings greater than 4.21 meters)

General Zoning Requirements for Accessory Buildings (Detached Garages/Sheds)

- Shall not be built closer to the front lot line than the minimum distance required by By-Law #03/14 as amended for the Principal Building on lot
- Shall not be built within 2m of the Principal Building and/or other Accessory Buildings
- If built on a corner lot, shall be located in the rear yard and not the exterior side yard adjacent to the flanking street
- Shall not be built closer to the street than the Principal Building on the lot
- Shall not be built closer than 1.5m to a lot line or 1.5m to a lane
- Shall not exceed 15% coverage of the total lot area
- Shall not be considered as an Accessory Building if attached to the Principal Building in any way
- May not be constructed prior to construction of the Principal Building

Owner/Applicant

name; Mark McFayler

address; _____

Permit #: 2017-067

X Mark McFayler
(signature of owner/applicant)



715 3rd W

60'

25

House

36

6'

28

Garage

28

6'

25

26

I verify that this site plan, prepared by me or on my behalf, depicts accurately the size and location of all buildings and structures on the property to which this application relates, and understand that false or misleading information may result in a denial of the application without refund of fees paid.

July 24/17

Date

Signature