COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221, 3935 Fax (905) 546-4202
E-mail: cofa@hamilton.ca

NOTICE OF PUBLIC HEARING
Minor Variance

You are receiving this notice because you are either:

- Assessed owner of a property located within 60 metres of the subject property
- Applicant/agent on file, or
- Person likely to be interested in this application

APPLICATION NO.: **GL/A-21:254**

APPLICANTS: Owners M. & B. Haldenby

SUBJECT PROPERTY: Municipal address **185 Springside Dr., Glanbrook**

ZONING BY-LAW: Zoning By-law 464, as Amended

ZONING: "464" (Existing Residential) district

PROPOSAL: To permit the construction of an accessory building in the rear yard for a single family dwelling, notwithstanding that:

1. An accessory building over 12 square metres in gross floor area shall have a 1.8 metre rear yard, whereas the property does not meet the specific criteria of the Zoning By-law to have a 1.8 metre rear yard in the ER Zone;

2. The rear lot line of the property shall abut lots which are less than 0.8 hectares in lot area instead of the requirement for the rear lot line of the property to only abut lot(s) which are greater than 0.8 hectares in lot area to permit an accessory building over 12 square metres in gross floor area with a 1.8 metre rear yard;

3. The lands which abut the rear lot line of the property shall have a Residential (i.e. Neighbourhoods) designation in the Official Plan, whereas the Zoning By-law requires the lands abutting the rear lot line to have an Official Plan land use designation other than Residential to permit an accessory building over 12 square metres in gross floor area with a 1.8 metre rear yard;

4. The maximum gross floor area of an accessory building shall be 112 square metres of gross floor area instead of the required 40 square metres.

NOTES:

1. Variances #2 and #3 are to address two of the four criteria provided in Section 7.13 of the Zoning By-law, as noted in Variance #1, to allow for an accessory building that is greater than 12 square metres to have a 1.8 metre rear yard. The variances have applied the wording of the Zoning By-law for the 1.8 metre rear yard which is the same as a setback of 1.8m from the rear lot line. The wording for Variance #3 has been updated to reflect the applicable designation provided in the current City of Hamilton Urban Official Plan instead of the former Township of Glanbrook Official Plan.

2. The variances are written as requested by the applicant except that additional variances have been included based on the review of the application.

…/2

3. As the application has identified the proposed accessory building to also be a "workshop, it is noted that the Zoning By-law does not permit a home occupation to be carried out within an attached or detached garage, shed or other accessory building on the subject lot. The use of the building as a workshop would be required to be for purposes of a hobby instead of as a home business, or further variances will be required.

4. The Zoning By-law requires the floor area of a building used for a garage to be a minimum of 0.3m (30 cm) above the centreline of the adjacent street. As no information pertaining to this requirement was provided, further variances may be required if the floor height does not comply.

This application will be heard by the Committee as shown below:

DATE:	**Thursday, August 12th, 2021**
TIME:	**3:40 p.m.**
PLACE:	**Via video link or call in (see attached sheet for details)** **To be streamed at** **www.hamilton.ca/committeeofadjustment** **for viewing purposes only**

PUBLIC INPUT

Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

Orally: If you would like to speak to this item at the hearing you may do so via video link or by calling in. Please see attached page for complete instructions, including deadlines for registering to participate.

MORE INFORMATION

For more information on this matter, including access to drawings illustrating this request:

- Visit www.hamilton.ca/committeeofadjustment
- Call 905-546-CITY (2489) or 905-546-2424 extension 4221, 4130, or 3935
- Email Committee of Adjustment staff at cofa@hamilton.ca

DATED: July 27th, 2021.

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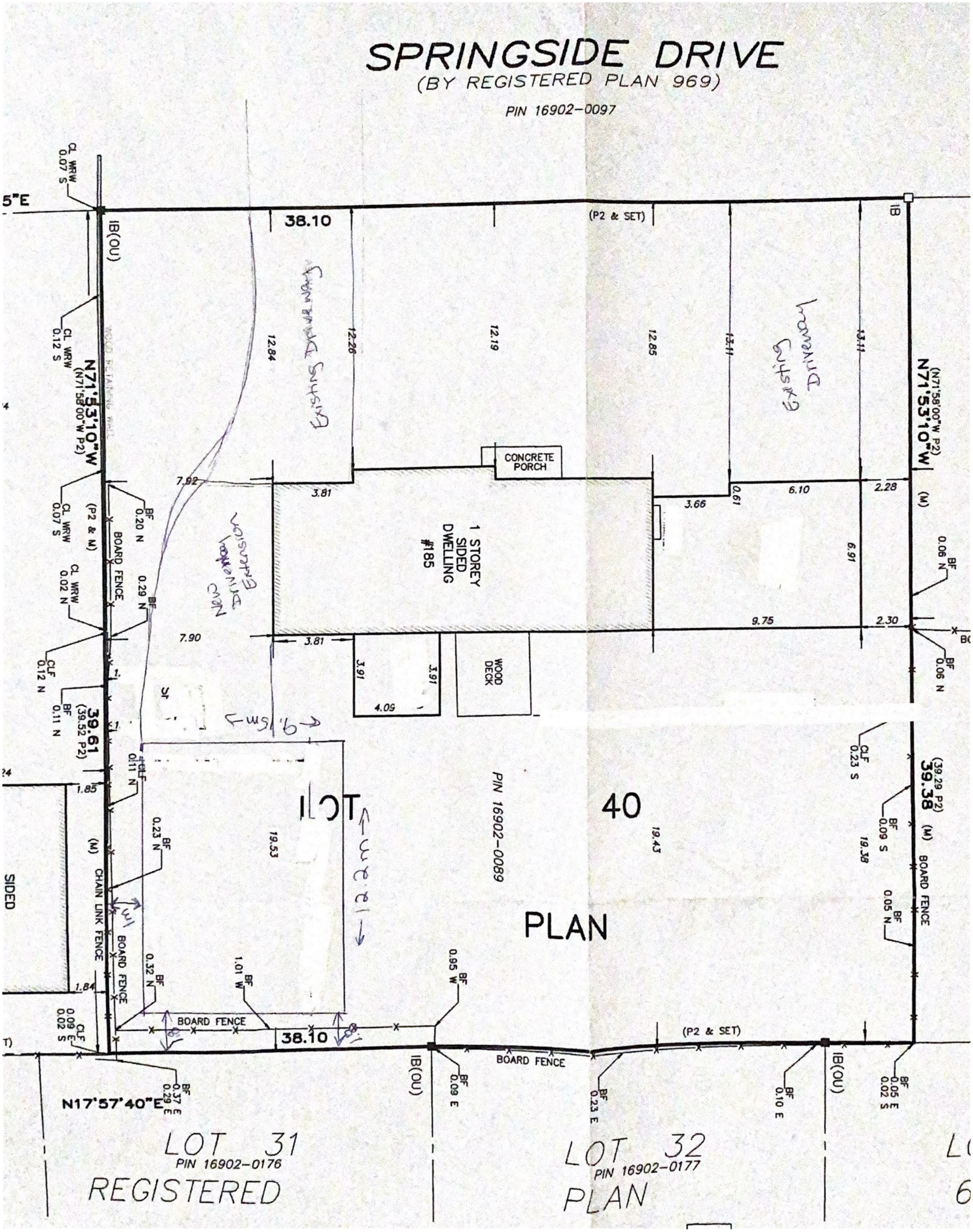
Jamila Sheffield,
Secretary-Treasurer
Committee of Adjustment

Information respecting this application is being collected under the authority of the Planning Act, R.S.O., 1990, c. P. 13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address, and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public.


SPRINGSIDE DRIVE
(BY REGISTERED PLAN 969)
PIN 16902-0097
38.10
(P2 & SET)
IB(OU)
IB
N71°53'10"W
(N71°58'00"W P2)
Existing Driveway
12.84
12.26
12.19
12.85
13.11
13.11
CONCRETE PORCH
1 STOREY SIDED DWELLING #185
3.81
3.66
0.61
6.10
2.28
6.91
9.75
2.30
7.92
7.90
New Driveway Extension
BOARD FENCE
WOOD DECK
3.91
4.09
9.15m
39.61
(39.52 P2)
39.38
(39.29 P2)
LOT 40
PIN 16902-0089
19.53
19.43
19.38
12.2m
1m
1.8
PLAN
CHAIN LINK FENCE
SIDED
1.85
1.84
N17°57'40"E
LOT 31
PIN 16902-0176
REGISTERED
LOT 32
PIN 16902-0177
PLAN
WOOD RETAINING WALL

Certificate of Design and Manufacturing Conformance

This Certificate is to affirm that all components of the steel building system described below, to be supplied by the named Manufacturer certified in accordance with CSA A660, have been or will be designed and fabricated in accordance with the following Standards to carry the loads and load combinations specified.

1. DESCRIPTION

Manufacturer's Name and Address: **Steelway Building Systems, Springwater Rd., Aylmer, ON, Canada**
Manufacturer's Certificate No. under CSA A660: **STEEL0**
Customer Order Number: **76021**
Building Type and Size: **Allsteel [9144Wx12192Lx3962/3962H]** (mm)
Intended Use and Occupancy: **Commercial**
Importance Category (OBC, Sentence 4.1.2.1.(3)): **II - Normal**
Site Location: **Hamilton, Ontario, Canada**
Applicable Building Code: **OBC 2012-88/19**
Builder's Name and Address: **ower Steel Buildings, 311 Amber Street, Markham, Ontario**
Owner's Name and Address: **HB970-30X40X13, Hamilton, Ontario**

Engineer's Initials *

2. DESIGN STANDARDS — CL

Ontario Building Code, 2012-88/19, Part 4: *Structural Design*
CAN/CSA-S16-14, *Limit States Design of Steel Structures*
CAN/CSA-S136-16, *North American Specification for the Design of Cold-Formed Steel Structural Members*
Other (specify): .....

3. MANUFACTURING STANDARDS — CL

(a) Fabrication has been or will be in accordance with CAN/CSA-S16 and CAN/CSA-S136, as applicable.
(b) Welding has been or will be performed in accordance with CSA W59 and CAN/CSA-S136, as applicable.
(c) The Manufacturer has been certified in accordance with CSA W47.1, for Division 1 or Division 2, and/or CSA W55.3, if applicable.
(d) Welders have been qualified in accordance with CSA-W47.1.

4. PURLIN STABILITY — CL

Purlin braces are provided in accordance with CAN/CSA-S136, Clause D3 and Appendix B, Clause D3.2.2. In particular, for a standing seam roof supported on movable clips, braces providing lateral support to both top and bottom purlin flange have been or will be provided. The number of rows is determined by analysis but in no case is less than 1 for spans up to 7m inclusive or less than 2 for spans greater than 7m.

5. LOADS

(a) Snow, Ice, and Rain Load — CL
1-in-50 year ground snow load, Ss, **1.3** (kPa)
1-in-50 year associated rain load, Sr, **0.4** (kPa)
Wind exposure factor, Cw, **1.00**
Importance factor, Is, **1.00**
Roof snow load, S, **1.44** (kPa)
Drift load considered (*OBC* Sub-section 4.1.6.2.8) refer to drawing of specific building
Specified rain load (*OBC*, Article 4.1.6.4) **108** (mm).

(b) Full and Partial Snow Load — CL
(i) Applied on any one and any two adjacent spans of continuous purlins
(ii) Applied on any one and any two adjacent spans of modular rigid frames with continuous roof beams
(iii) Applied as described for the building geometry in *OBC*, Part 4, and in the User's Guide - NBC 2015 Structural Commentaries (Part 4), *Commentary G: Snow Loads*

(c) Wind Load — CL
1-in-50 year reference velocity pressure **0.46** (kPa)
Importance factor, Iw **1.00**
Wind Topographic factor, Ct, **1.0**

(d) Wind Load Application — CL
(i) Applied as per *OBC*, Part 4, Section 4.1.7
(ii) Pressure coefficients as per User's Guide – *NBC* 2015 Structural Commentaries (Part 4 of Dvision B), *Commentary I: Wind Loads*, Figures 4.1.7.6 A-H, A-4.1.7.5
(iii) Building internal pressure Category **2** per User's Guide – *NBC* 2015 Structural Commentaries (Part 4 of Division B), *Commentary I: Wind Loads*

(e) Crane Loads (where applicable) — N/A
Type: ..... (top running)(under-running)(jib)
Capacity: ..... (tonnes)
Wheel base: ..... (m)
Maximum static, vertical wheel load: ..... (kN)
Vertical impact factor: ..... %
Lateral factor: ..... % Lateral wheel load: ..... (kN)
Longitudinal factor: ..... % Maximum longitudinal load: ..... (kN/side)

(f) Mezzanine Live Load: ..... (kPa) — N/A

(g) Seismic Load: — CL
(Applied as per *OBC*, Part 4, Sub-section 4.1.8 S_a(0.2) **0.260**, S_a (0.5) **0.128**, S_a (1.0) **0.061**, S_a (2.0) **0.028**, Sa (5.0) **0.0068** , Sa(10.0) **0.0027** , F_a **1.19**, F_v **1.50**, I_E **1.00**

(h) Other Live Loads — N/A
(Specify): .....(kPa)

(i) Dead Loads — CL
Dead load of building components is incorporated in the design
Collateral load (mechanical, electrical, ceiling, sprinklers, etc.): **0.05** (kPa)
Mezzanine: ..... (kPa)
Other (specify): ..... ( )

(j) Load Combinations — CL
Applied in accordance with *OBC*, Part 4, Section 4.1.

6. GENERAL REVIEW DURING CONSTRUCTION

The Manufacturer does not provide general review during construction for regulatory purposes.

7. CERTIFICATION BY ENGINEER

I **Chung Lee, P.Eng.**, a Professional Engineer registered or licensed to practice in the Province or Territory of **Ontario**, hereby certify that I have reviewed the design and manufacturing process for the steel building system described. I certify that the foregoing statements, initialed by me, are true.

Name: **Chung Lee, P.Eng.**
Title: **Scheduling & Quality Standards Leader**
Affiliation: **Steelway Building Systems**
Date: **Apr 20, 2021**

LICENSED PROFESSIONAL ENGINEER
C.B. LEE
90561507
2021 Apr 20
PROVINCE OF ONTARIO

*** Initial each true statement. Mark N/A if statement does not apply.**

DESIGN RESPONSIBILITY

EXSTEEL BUILDING COMPONENTS OR EXSTEEL'S ENGINEER IS NOT THE DESIGN PROFESSIONAL OR ENGINEER OF RECORD FOR THE CONSTRUCTION PROJECT. EXSTEEL IS NOT RESPONSIBLE FOR THE DESIGN OF ANY COMPONENT OR MATERIALS NOT SOLD BY IT, OR THEIR INTERFACE AND CONNECTION WITH THE STEEL BUILDING SYSTEM, UNLESS SUCH DESIGN RESPONSIBILITY IS SPECIFICALLY REQUIRED BY THE CONTRACT DOCUMENTS. EXSTEEL IS ONLY RESPONSIBLE FOR ENSURING THAT THE COMPONENTS SUPPLIED BY IT ARE DESIGNED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES AND OTHER CRITERIA, ALL AS SPECIFIED BY THE OWNER, THE PROFESSIONAL ENGINEER AND/OR ARCHITECT OF RECORD RETAINED BY THE OWNER, OR THE DESIGN-BUILDER. THE DESIGNER (OF THE STRUCTURE) WHETHER DESIGN-BUILDER, ARCHITECT AND/OR PROFESSIONAL ENGINEER OF RECORD, IS RESPONSIBLE FOR SPECIFYING TO EXSTEEL THE CODES AND STANDARDS TO GOVERN DESIGN, ALL DESIGN LOADS SUCH AS SNOW LOADS (INCLUDING COEFFICIENTS AND DRIFT CONDITIONS), WIND LOADS, COLLATERAL LOADS, SITE CONDITIONS FOR SEISMIC DESIGN, AND ANY OTHER SUPERIMPOSED LOADS WHICH THE STRUCTURE IS REQUIRED TO SUSTAIN. IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS HE/SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM ON THESE PLANS IN ANY WAY. IF ANY ITEM ON THESE PLANS IS ALTERED, THE ALTERING ENGINEER MUST AFFIX TO THE ITEM HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. EXSTEEL ASSUMES THAT ALL WINDOWS AND DOORS WILL BE DESIGNED TO WITHSTAND THE WIND LOADS SHOWN AND WILL REMAIN CLOSED DURING PERIODS OF SEVERE WINDS (THIS DOES NOT APPLY TO BUILDINGS DESIGNED AS CATEGORY 3).
FOR FURTHER CLARIFICATION OF DESIGN RESPONSIBILITY, REFER TO CSSBI B8-06 – BUILDINGS INCORPORATING STEEL BUILDING SYSTEMS: RESPONSIBILITIES OF THE PARTIES INVOLVED.

FOUNDATION DESIGN

EXSTEEL IS NOT RESPONSIBLE FOR THE DESIGN, MATERIALS, AND WORKMANSHIP OF THE FOUNDATION. ANCHOR BOLT PLANS PREPARED BY EXSTEEL ARE INTENDED TO SHOW ONLY LOCATION, DIAMETER, AND PROJECTION OF ANCHOR RODS REQUIRED TO ATTACH THE STEEL BUILDING SYSTEM TO THE FOUNDATION. IT IS THE RESPONSIBILITY OF THE END CUSTOMER AND/OR THEIR DESIGN PROFESSIONAL TO ENSURE THAT ADEQUATE PROVISIONS ARE MADE FOR SPECIFYING BOLT EMBEDMENT, BEARING ANGLES, TIE RODS, AND/OR OTHER ASSOCIATED ITEMS EMBEDDED IN THE CONCRETE FOUNDATION, AS WELL AS FOUNDATION DESIGN FOR THE LOADS IMPOSED BY THE STEEL BUILDING SYSTEM, OTHER IMPOSED LOADS, AND THE BEARING CAPACITY OF THE SOIL AND OTHER CONDITIONS OF THE BUILDING SITE.
EXSTEEL DOES NOT SPECIFY GROUT REQUIREMENTS – THIS IS THE RESPONSIBILITY OF THE FOUNDATION DESIGNER. THE CHART PROVIDED WITH THE ANCHOR PLANS/DETAILS IS INTENDED TO DEMONSTRATE THAT GROUT SHALL BE TAKEN INTO ACCOUNT WHEN DETERMINING ANCHOR BOLT PROJECTION, IT DOES NOT CONSTITUTE THE SPECIFICATION OF GROUT BY THE EXSTEEL ENGINEER.

SERVICEABILITY

UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS, EXSTEEL USES INDUSTRY STANDARD DEFLECTION LIMITS AS SPECIFIED IN CSSBI B15B-15. IN GENERAL, WE DO NOT USE THE RECOMMENDED LIMITS SPECIFIED IN ANNEX D OF CSA S16, WHICH IS A NON-MANDATORY PART OF THIS STANDARD.

SITE INSPECTIONS

EXSTEEL DOES NOT PERFORM GENERAL REVIEW OF CONSTRUCTION (SITE INSPECTIONS) FOR COMPONENTS SUPPLIED BY IT. THIS RESPONSIBILITY IS EXPLICITLY EXCLUDED FROM EXSTEEL'S SCOPE OF WORK, UNLESS SPECIFIED IN THE CONTRACT DOCUMENTS FOR AN AGREED FEE.

EXISTING BUILDINGS

EXSTEEL DOES NOT INVESTIGATE THE INFLUENCE OF THE STEEL BUILDING SYSTEM ON EXISTING BUILDINGS OR STRUCTURES. THE END CUSTOMER AND/OR THEIR DESIGN PROFESSIONAL MUST ENSURE THAT SUCH BUILDINGS AND STRUCTURES ARE ADEQUATE TO RESIST SNOW LOADS OR OTHER CONDITIONS AS A RESULT OF THE PRESENCE OF THE STEEL BUILDING SYSTEM.

INDEPENDENT/SELF-SUPPORTING COMPONENTS

MEZZANINES, BLOCK WALLS, OR ANY OTHER COMPONENTS BY OTHERS THAT ARE IDENTIFIED AS INDEPENDENT OR SELF-SUPPORTING, MUST BE DESIGNED BY A PROFESSIONAL ENGINEER. THE ENGINEER MUST ENSURE THAT PROPER ISOLATION FROM THE EXSTEEL BUILDING HAS BEEN PROVIDED TO AVOID STRUCTURAL DAMAGE DUE TO DIFFERENTIAL MOVEMENTS, OR INADVERTENTLY APPLYING LOADS TO THE EXSTEEL STRUCTURE. EXSTEEL ACCEPTS NO RESPONSIBILITY FOR THE DESIGN OF ANY INDEPENDENT/SELF-SUPPORTING COMPONENTS.

FIRE CODE COMPLIANCE

IT IS THE RESPONSIBILITY OF THE PROJECT DESIGN PROFESSIONAL AND BUILDER TO COMPLY WITH LOCAL FIRE CODE REGULATIONS INCLUDING CONSIDERATION OF, BUT NOT LIMITED TO, BUILDING USE AND OCCUPANCY, ALL BUILDING CONSTRUCTION MATERIALS, SEPARATION REQUIREMENTS, EGRESS REQUIREMENTS, FIRE PROTECTION SYSTEMS, ETC. THE BUILDER SHALL ADVISE EXSTEEL OF ANY SPECIAL REQUIREMENTS TO BE FURNISHED BY EXSTEEL.

PRELIMINARY DRAWINGS

EXSTEEL ISSUES PRELIMINARY DRAWINGS MARKED 'ISSUED FOR INFORMATION' FOR EACH PROJECT. INFORMATION PRESENTED ON PRELIMINARY DRAWINGS MAY DIFFER FROM DRAWINGS/DOCUMENTS PROVIDED BY OTHER FIRMS, AND ALSO FROM PREVIOUS EXSTEEL DRAWINGS/DOCUMENTS. THE DEVIATIONS MAY BE DUE TO INTERPRETATIONS OF THE CONTRACT REQUIREMENTS, OR NECESSARY PROVISIONS FOR STRUCTURAL PERFORMANCE AND MANUFACTURING ABILITY. THE MOST RECENT SET OF DRAWINGS THAT IS SEALED BY A EXSTEEL ENGINEER SHALL TAKE PRECEDENCE OVER ANY PREVIOUS DRAWINGS/DOCUMENTS. THE CUSTOMER SHALL PERFORM A THOROUGH REVIEW OF ALL ITEMS SHOWN ON EACH DRAWING SET RECEIVED, IN ORDER TO CONFIRM ADHERENCE TO THE CONTRACT REQUIREMENTS.
APPROVAL IS REQUIRED IN ORDER TO PROCEED WITH MANUFACTURING. WHEN THE APPROVAL STAMP IS PRESENT, PLEASE SIGN AND DATE EACH DRAWING, AND CLEARLY INDICATE ANY CHANGES REQUIRED. FAILURE TO DO SO IN A TIMELY MANNER MAY RESULT IN PROJECT DELAYS. NOTE THAT CHANGES REQUESTED ON THE DRAWINGS ARE NOT BINDING UNLESS SUBSEQUENTLY ACKNOWLEDGED AND AGREED TO IN WRITING. APPROVAL OF EXSTEEL DRAWINGS CONSTITUTES ACCEPTANCE OF OUR INTERPRETATION, AND FURTHER CONSTITUTES AGREEMENT THAT THE BUILDING AS SHOWN REPRESENTS THE TOTAL OF THE MATERIALS TO BE SUPPLIED. ANY CHANGE REQUESTS THAT OCCUR AFTER APPROVAL MAY RESULT IN ADDITIONAL COSTS AND DELAYS.
BUILDER/CUSTOMER MUST SECURE ALL REQUIRED APPROVALS AND PERMITS FROM THE APPROPRIATE AGENCIES AS REQUIRED.

BOLT TIGHTENING

PROPER INSTALLATION AND INSPECTION OF ALL FASTENERS IS THE RESPONSIBILITY OF THE ERECTOR. ALL HIGH STRENGTH (A325, A490) BOLTS AND NUTS MUST BE TIGHTENED BY THE 'TURN-OF-NUT' METHOD AS SPECIFIED IN THE 'INSTALLATION AND INSPECTION OF BOLTED JOINTS' CLAUSE OF CSA S16. INSPECTION OF HIGH STRENGTH BOLTED JOINTS BY OTHER THAN THE ERECTOR MUST BE SPECIFIED IN THE CONTRACT DOCUMENTS, AND THE ERECTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION AND INSPECTION PROCEDURES ARE COMPATIBLE PRIOR TO THE START OF ERECTION.

TABLE 8: NUT ROTATION FROM SNUG-TIGHT CONDITION

BOLT LENGTH**	TURN
UP TO AND INCLUDING 4 BOLT DIAMETERS	1/3
OVER 4 DIAMETERS AND NOT EXCEEDING 8 DIAMETERS OR 8 INCHES	1/2
EXCEEDING 8 DIAMETERS OR 8 INCHES	2/3

** BOLT LENGTH IS MEASURED FROM THE UNDERSIDE OF THE HEAD TO THE EXTREME END OF POINT

ERECTION-GENERAL

EXSTEEL IS NOT RESPONSIBLE FOR THE ERECTION OF THE STEEL BUILDING SYSTEM, THE SUPPLY OF ANY TOOLS OR EQUIPMENT, SUPERVISION FOR THE ERECTION OF THE STRUCTURE, OR ANY OTHER FIELD WORK. FIELD ERECTION OF A STEEL BUILDING, AS IN ALL CONSTRUCTION PROJECTS, INVOLVES HAZARDS TO PERSONS WITHIN THE AREA OF THE CONSTRUCTION AND RISK OF DAMAGE TO THE PROPERTY ITSELF. EXSTEEL DOES FURNISH A GENERAL ERECTION MANUAL, HOWEVER FIELD ERECTION PROCEDURES CAN VARY BECAUSE OF MANY ITEMS INCLUDING LOCAL CONDITIONS, EQUIPMENT AVAILABILITY, THE TYPE OF BUILDING BEING ERECTED, AND THE EXPERTISE OF THE PARTICULAR ERECTOR. THE ERECTOR, BY ENTERING INTO A CONTRACT TO ERECT THE BUILDING, HOLDS ITSELF OUT AS SKILLED IN THE ERECTION OF STEEL BUILDING SYSTEMS, AND IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE MUNICIPAL, PROVINCIAL, AND FEDERAL CONSTRUCTION AND SAFETY REGULATIONS AS WELL AS ANY APPLICABLE REQUIREMENTS OF MUNICIPAL, PROVINCIAL, FEDERAL, OR INTERNATIONAL UNION RULES OR PRACTICES. THE ERECTION DRAWINGS FURNISHED BY EXSTEEL ARE NOT INTENDED TO SPECIFY ANY PARTICULAR METHOD OF ERECTION TO BE FOLLOWED BY THE ERECTOR. THE ERECTOR REMAINS SOLELY RESPONSIBLE FOR THE SAFETY AND APPROPRIATENESS OF ALL TECHNIQUES AND ALL METHODS UTILIZED BY ITS CREWS IN THE ERECTION OF THE STEEL BUILDING SYSTEM. THE ERECTOR IS ALSO RESPONSIBLE FOR SUPPLYING ANY SAFETY DEVICES SUCH AS FALL ARREST SYSTEMS, MAN-LIFTS, AND ANCHOR POINTS ETC., WHICH MAY BE REQUIRED TO SAFELY ERECT THE STEEL BUILDING SYSTEM. EXSTEEL EXPRESSLY DISCLAIMS ANY RESPONSIBILITY FOR INJURY TO PERSONS IN THE COURSE OF ERECTION OR DAMAGE TO THE PRODUCT ITSELF. ONLY EXPERIENCED PERSONS WHO ARE SKILLED AND QUALIFIED IN THE ERECTION OF STEEL BUILDINGS SHOULD BE PERMITTED TO FIELD-ERECT A BUILDING DUE TO THE HAZARDS OF THIS CONSTRUCTION ACTIVITY. ALL ERECTION EQUIPMENT AND DETAILED ERECTING PROCEDURES WILL BE DETERMINED BY AN INDEPENDENT QUALIFIED PROFESSIONAL ENGINEER RETAINED BY THE BUILDER AS REQUIRED.

ERECTION TOLERANCES

ERECTION TOLERANCES ARE THOSE SET FORTH IN THE "DESIGN OF STEEL STRUCTURES" (CSA S16 LATEST EDITION).

TEMPORARY BRACING DURING CONSTRUCTION

THE ERECTOR SHALL FURNISH TEMPORARY GUYS AND BRACING WHERE NEEDED FOR SQUARING, PLUMBING, AND SECURING THE STRUCTURAL FRAMING AGAINST LOADS, SUCH AS WIND LOADS ACTING ON THE EXPOSED FRAMING, AS WELL AS LOADS DUE TO ERECTION EQUIPMENT AND OPERATION. THESE CONSTRUCTION LOADS CAN BE SIGNIFICANTLY HIGHER THAN LOADS WHICH WILL BE APPLIED ONCE THE BUILDING IS COMPLETELY ERECTED, AND ACCORDINGLY, BRACING FURNISHED BY EXSTEEL FOR THE STEEL BUILDING SYSTEM CANNOT BE ASSUMED TO BE ADEQUATE DURING ERECTION. COLUMN BASEPLATES ARE TYPICALLY 'PIN' CONNECTIONS, AND IT IS THEREFORE EXTREMELY DANGEROUS TO LEAVE ANY COLUMN AS 'FREE STANDING' (NO LATERAL SUPPORT AT THE TOP) FOR ANY LENGTH OF TIME. SPECIAL CARE MUST BE TAKEN WHEN COLUMNS ARE GROUTED, AS THEY TEND TO BE UNSTABLE UNTIL THE GROUT IS IN PLACE. TEMPORARY SUPPORTS SUCH AS TEMPORARY GUYS, BRACING, FALSEWORK, CRIBBLING OR OTHER ELEMENTS REQUIRED FOR THE ERECTION OPERATION SHALL BE DETERMINED AND FURNISHED AND INSTALLED BY THE ERECTOR.

FABRICATION/DRAWING ERRORS

THE BUILDER/CUSTOMER IS RESPONSIBLE FOR CONTACTING EXSTEEL'S PROJECT MANAGEMENT TEAM TO ADVISE EXSTEEL OF FABRICATION/DRAWING PROBLEMS AND CORRESPONDING FIELD CORRECTION COST ESTIMATES. EXSTEEL WILL THEN BE RESPONSIBLE FOR PROVIDING THE BUILDER WITH WRITTEN APPROVAL TO PROCEED WITH APPROPRIATE FIELD CORRECTIONS. THIS WILL BE DONE IN A TIMELY MANNER. NOTE: IF THE BUILDER PROCEEDS WITH CORRECTIVE WORK WITHOUT EXSTEEL'S APPROVAL, THEY ARE DOING SO AT THEIR OWN RISK AND COST. EXSTEEL WILL ONLY BE RESPONSIBLE FOR CLAIMS WHERE THE BUILDER/CUSTOMER DOCUMENTS THE PROBLEM, ITS CORRECTION, AND REASONABLE COSTS FOR REPAIR AND SUBMITS SAME FOR PAYMENT WITHIN 15 DAYS OF THE OCCURRENCE.

DRAWING DISCREPANCIES

IN CASE OF DISCREPANCIES BETWEEN EXSTEEL'S DRAWINGS AND DETAILS VERSUS THE PLANS FOR OTHER TRADES, THE EXSTEEL STEEL PLANS GOVERN (CISC CODE OF STANDARD PRACTICE).

CORRECTION OF ERRORS AND REPAIRS

THE CORRECTION OF MINOR MISALIGNMENTS BY THE USE OF DRIFTPINS TO DRAW THE COMPONENTS INTO LINE, SHIMMING, MODERATE AMOUNTS OF REAMING, CHIPPING, WELDING, OR CUTTING AND THE REPLACEMENT OF MINOR SHORTAGES OF MATERIAL ARE A NORMAL PART OF ERECTION AND ARE NOT SUBJECT TO CLAIM. (CISC CODE OF STANDARD PRACTICE 10th ed.)

FIELD WELDING

ALL FIELD WELDING SHALL BE DONE AT THE DIRECTION OF A DESIGN PROFESSIONAL, AND DONE IN ACCORDANCE WITH CWB REQUIREMENTS BY WELDERS QUALIFIED TO PERFORM THE APPLICABLE WELDING PROCEDURE. USE MINIMUM 70ksi ELECTRODES. FIELD INSPECTION IS NOT BY EXSTEEL.

DELIVERIES AND SHORTAGES

(A) UNLESS OTHERWISE SPECIFIED, TERMS SHALL BE F.O.B. EXSTEEL POINT OF MANUFACTURE. IF TRANSPORTATION CHARGES ARE INCORPORATED IN THE PRICE QUOTED, SUCH CHARGES ARE FREIGHT PREPAID AND UNLESS OTHERWISE SPECIFIED.
B) DELIVERY SHALL BE DEEMED TO OCCUR WHEN THE GOODS ARE SHIPPED FROM THE POINT OF MANUFACTURE.
C) EXSTEEL IS AUTHORIZED TO SHIP IN INSTALLMENTS. IF FOR ANY REASON THE DELIVERY IS DELAYED BY THE PURCHASER, STORAGE OR DEMURRAGE COSTS WILL BE BORNE BY THE PURCHASER.
D) DELIVERY DATES ARE APPROXIMATE ONLY, AND ANY ESTIMATED DELIVERY SCHEDULE, IF STATED, SHALL BE DETERMINED FROM THE DATE EXSTEEL RECEIVES COMPLETE AND SATISFACTORY INFORMATION NECESSARY TO MANUFACTURE THE GOODS. EXSTEEL SHALL NOT, HOWEVER, BE LIABLE FOR ANY DELAY IN DELIVERY CAUSED BY CONDITIONS BEYOND EXSTEEL'S REASONABLE CONTROL. IN ADDITION, THERE MAY BE DELAYS IN DELIVERY OF GOODS NOT NORMALLY CARRIED BY EXSTEEL. ANY SUCH CAUSES OF DELAY EVEN THOUGH EXISTING ON THE DATE OF ORDER OR ON THE DATE OF STARTING OF MANUFACTURE SHALL EXTEND THE TIME OF EXSTEEL PERFORMANCE BY THE LENGTH OF DELAYS OCCASIONED THEREBY, INCLUDING DELAYS REASONABLY INCIDENT TO THE RESUMPTION OF NORMAL PROCEDURES.
E) UNDER NO CIRCUMSTANCES SHALL EXSTEEL BE LIABLE FOR ANY INDIRECT OR CONSEQUENTIAL DAMAGES WHATSOEVER.
F) EXSTEEL WILL ENDEAVOR TO DELIVER THE GOODS ON THE REQUIRED DELIVERY DATE. THE EXSTEEL TRUCK IS NOT CONSIDERED LATE IF DELIVERIES ARE WITHIN ONE HOUR OF THE SCHEDULED DELIVERY DATE. IF THE SHIPMENT IS BY CONTRACT CARRIER (FOB DESTINATION) IT IS THE RESPONSIBILITY OF THE CUSTOMER TO FILE CLAIMS WITH THE CARRIER. EXSTEEL CANNOT ASSUME ANY LIABILITY FOR THE CLAIM.
G) IN THE EVENT THAT ANY SERVICES TO BE PERFORMED BY EXSTEEL SHALL BE DELAYED BY MORE THAN THIRTY (30) DAYS ON ACCOUNT OF FACTORS BEYOND EXSTEEL'S CONTROL, THEN UPON NOTICE FROM EXSTEEL, PURCHASER SHALL PAY EXSTEEL THE COST OF ALL WORK, SERVICES AND MATERIALS TO THE DATE OF SUCH NOTICE.
H) THE PURCHASER SHALL BE RESPONSIBLE TO INSPECT ALL GOODS RECEIVED PURSUANT HERETO. IF THE PURCHASER IS OF THE VIEW THAT PART OF THE GOODS ARE DAMAGED PREVENTING USE OF SAME, SUCH GOODS SHALL BE NOTED AS DAMAGED AND THE EXSTEEL PROJECT MANAGEMENT TEAM SHALL BE NOTIFIED IMMEDIATELY TO DETERMINE WHAT RECTIFICATION IN EXSTEEL'S SOLE ABSOLUTE DISCRETION IS NECESSARY. EXSTEEL SHALL NOT ACCEPT CLAIMS FOR DAMAGE AFTER LOADING AT THE EXSTEEL PLANT OR CAUSED DURING TRANSIT, UNLOADING OR HANDLING AT THE JOBSITE. FURTHER, EXSTEEL SHALL NOT ACCEPT CLAIMS FOR VISIBLE SHORTAGES UNLESS EXSTEEL IS NOTIFIED WITHIN 48 HOURS OF TAKING DELIVERY AND ONE COPY OF THE PACKING LIST, WITH SHORTAGES PROPERLY NOTED, IS RETURNED TO EXSTEEL WITHIN THE SAID 48 HOURS. EXSTEEL SHALL NOT ACCEPT CLAIMS FOR SHORTAGES THAT ARE NOT VISIBLE UNLESS EXSTEEL IS NOTIFIED WITHIN FIFTEEN (15) DAYS OF TAKING DELIVERY AND ONE COPY OF THE PACKING LIST, WITH SHORTAGES PROPERLY NOTED, IS RETURNED TO EXSTEEL WITHIN THE SAID FIFTEEN (15) DAYS. EXSTEEL SHALL NOT BE RESPONSIBLE FOR ANY COST, EXPENSE, OR DAMAGE OF ANY KIND ARISING FROM THE USE OF DAMAGED OR OTHERWISE DEFECTIVE GOODS. EXSTEEL WILL NOT ACCEPT THE COST OF EQUIPMENT (RENTAL OR DEPRECIATION), SMALL TOOLS, SUPERVISION, OVERHEAD OR PROFIT SUBJECT TO ANY CLAIM. ANY CLAIM MUST BE APPROVED BY THE EXSTEEL PROJECT MANAGEMENT TEAM.

INVOICE PAYMENT

BY ACCEPTANCE OF THE MATERIALS OR SERVICES, THE BUILDER AND/OR CUSTOMER AGREES TO EXSTEEL'S TERMS & CONDITIONS. AT NO TIME IS IT ACCEPTABLE TO DEDUCT A BACK CHARGE OR SHORTAGE FROM AN INVOICE. EACH CLAIM WILL BE ADJUDICATED ON ITS OWN MERIT AND SETTLED ACCORDINGLY.

MATERIAL SPECIFICATIONS

PART	MATERIAL	FINISH
WIDEFLANGE, ANGLE, CHANNEL	G40.21 350W, A529 GR50, A572 GR50, A992 GR50	GREY PRIMER
HSS	G40.21 350W CLASS C	GREY PRIMER
PLATE/FLATBAR	G40.21 380W, A653 SS GR55, A653 HSLAS GR55 CLASS 1 or 2	GREY PRIMER
WEB PLATE	G40.21 380W, A653 SS GR55, A653 HSLAS GR55 CLASS 1 or 2	GREY PRIMER
COLD FORMED ZEE & CEE	G40.21 380W, A653 SS GR55, A653 HSLAS GR55 CLASS 1 or 2 A1011 SS GR55, A101 HSLAS GR55 CLASS 1 or 2	GREY PRIMER
COLD FORMED NOTCHED ZEE & HAT/CHAIR STAND-OFF,PURLIN STABILIZER,FLANGE BRACE	G40.21 380W, A653 SS GR55, A653 HSLAS GR55 CLASS 1 or 2 A1011 SS GR55, A101 HSLAS GR55 CLASS 1 or 2	Z275(G90) PRE-GALV
ROD BRACING	G40.21 350W, A529 GR50, A572 GR50	GREY PRIMER
CABLE BRACING	A475 EHS 7 WIRE	CLASS A ZINC COATING
HIGH STRENGTH BOLTS <= 1½"	A325 type 1, A490 type 1	PLAIN
HIGH STRENGTH BOLTS > 1½"	A354, GRADE BD	PLAIN
SECONDARY STRUCTURAL MEMBER BOLTS	SAE J429, GRADE 8.2	JS500
ANCHOR RODS	G40.21 350W, A529 GR50, A572 GR50	PLAIN
EYE BOLTS	1030 CARBON STEEL	HOT DIP GALVANIZED
HILLSIDE/SLOPED WASHER	A47	GALVANIZED A153
BRACER HILLSIDE WASHER	A536 GR65	GREY ENAMEL
RTL PANEL	A792 SS GR50 CLASS 1 or 4	AZ50/AZM150 FOR PAINTED GALVALUME AZ55/AZM165 FOR BARE GALVALUME
STORMSEAL	A792 SS GR50 CLASS 1 or 4	SAME AS RTL
STRUCSEAL	A792 SS GR50 CLASS 1 or 4	SAME AS RTL
ROOF AND FLOOR DECK	A653 SS GR33, A653 HSLAS GR33, A792 SS GR33	ZF75/Z275 FOR A653,AZM150 FOR A792
VERSASEAL, DIAMOND SEAL	A792 SS GR33, A792 SS GR50 CLASS 1 or 4, A792 SS GR80 CLASS 1 or 2	SAME AS RTL
TECHLOC	A653 SS GR37, A653 HSLAS GR37	SAME AS RTL
LINERSEAL	A653 SS GR33, A653 HSLAS GR33	ZF75/Z275
PRIMER FOR PRIMARY STRUCTURAL	FAST DRY 4180/DEVGUARD 4180 GREY PRIMER DEVGUARD 4180-1000 WHITE PRIMER	GREY, OTHER COLOURS UPON REQUEST WHITE PRIMER
PRIMER FOR COLD FORMED	PROTECH GREY POWDER HS522A1599 PROTECH WHITE POWDER HS522W1151	GREY, OTHER COLOURS UPON REQUEST WHITE PRIMER
TAPE CAULKING	TREMCO GENERAL PURPOSE AND PREFORMED BUTYL TAPE	OFF-WHITE TO GREY

COLD FORMED ZEE/CEE MEMBER SIZES

DESIGNATION EXAMPLES: 08Z16; where 08=section depth, Z=zee section, 16=16GA
10C12; where 10=section depth, C=cee section, 12=12GA

PART	DEPTH in(mm)	FLANGE WIDTH in(mm)	LIP LENGTH in(mm)	LIP ANGLE deg
06Z	6(152)	2.50(64)	0.95(24)	45
08Z	8(203)	2.80(71)	1.08(27)	45
09Z	09(229)	2.88(73)	1.08(27)	45
10Z	10(254)	3.02(77)	1.18(30)	45
12Z	12(305)	3.14(80)	1.18(30)	45
14Z	14(356)	3.14(80)	1.18(30)	45

PART	DEPTH in(mm)	FLANGE WIDTH in(mm)	LIP LENGTH in(mm)	LIP ANGLE deg
06C	6(152)	2.26(57)	0.94(24)	90
08C	8(203)	2.94(75)	0.94(24)	90
09C	09(229)	3.08(78)	0.94(24)	90
10C	10(254)	3.26(83)	0.94(24)	90
12C	12(305)	3.38(86)	0.94(24)	90
14C	14(356)	3.50(89)	0.94(24)	90

PART GAUGE	THICKNESS in(mm)
16	0.060(1.52)
14	0.075(1.90)
13	0.090(2.28)
12	0.105(2.66)
11	0.120(3.04)
10	0.135(3.42)

SHOP PRIMED STEEL

ALL STRUCTURAL MEMBERS OF THE STEEL BUILDING SYSTEM NOT FABRICATED OF CORROSION RESISTANT MATERIAL OR PROTECTED BY A CORROSION RESISTANT COATING ARE PAINTED WITH ONE COAT OF SHOP PRIMER MEETING THE PERFORMANCE REQUIREMENTS OF CISC/CPMA 2-75 (EXCLUDING CLAUSE 4.1.2). PRIOR TO PAINTING, ALL SURFACES TO RECEIVE SHOP PRIMER ARE CLEANED OF GREASE AND OILS USING SSPC CLEANING METHOD SP1, SP2 OR SP3 AS REQUIRED. THE COAT OF SHOP PRIMER IS INTENDED TO PROTECT THE STEEL FRAMING FOR ONLY A SHORT PERIOD OF EXPOSURE TO ORDINARY ATMOSPHERIC CONDITIONS. IT PROVIDES TEMPORARY PROTECTION AGAINST RUST DURING TRANSPORTATION AND WHILE THE BUILDING IS BEING ERECTED, NOT TO EXCEED 90 DAYS AS PER CISC CODE OF STANDARD PRACTICE. SHOP PRIMED STEEL WHICH IS STORED IN THE FIELD PENDING ERECTION SHOULD BE KEPT FREE FROM THE GROUND AND POSITIONED TO ELIMINATE WATER-HOLDING POCKETS, DUST, MUD, AND OTHER CONTAMINATION OF THE PRIMER FILM. PURLINS AND GIRTS SHOULD BE COVERED AND SLOPED TO ALLOW WATER TO DRAIN OFF. PRIMARY STEEL SHOULD BE COVERED AND SAFELY STACKED IN AN UPRIGHT POSITION. WATER THAT IS ALLOWED TO POND ON FLANGES OR WEBS CAN CAUSE THE PRIMER TO LIFT AND/OR FLAKE OFF THE STEEL OVER TIME. EXSTEEL WILL NOT BE HELD RESPONSIBLE FOR PAINT DAMAGED BY PONDING WATER, FOREIGN MATERIAL, OR EXPOSURE TO ATMOSPHERIC/ ENVIRONMENTAL CONDITIONS, AS A RESULT OF IMPROPER FIELD STORAGE. FIELD-APPLIED COATINGS MAY NOT BE COMPATIBLE WITH EXSTEEL PRIMER, AND ANY DAMAGE RESULTING FROM SUCH COATINGS IS NOT THE RESPONSIBILITY OF EXSTEEL.

DAMAGE TO MATERIAL FINISHES

MINOR ABRASIONS TO THE PAINTED OR GALVANIZED FINISH, CAUSED BY HANDLING, LOADING, SHIPPING, UNLOADING, AND ERECTION, ARE UNAVOIDABLE, AND ARE NOT SUBJECT TO CLAIM. TOUCHUP OF THESE MINOR ABRASIONS IS THE RESPONSIBILITY OF THE ERECTOR AND/OR THE END CUSTOMER.

CLADDING PROFILES AND COLOURS

☐ ROOF CLADDING	STORM SEAL	☐ WALL CLADDING	STORM SEAL
☐ COLOUR	GALVALUME	☒ COLOUR	
☒ DIRECTION		☒ DIRECTION	
☐ ROOF LINER		☐ WALL LINER	
☐ COLOUR		☐ COLOUR	
☐ DIRECTION		☐ DIRECTION	
☐ EXT ROOF RIDGE TRIM COLOUR	GALVALUME	☒ EXT WALL BASE TRIM COLOUR	
☒ EXT ROOF GABLE TRIM COLOUR		☒ EXT WALL OPENING TRIM COLOUR	
☒ EXT ROOF EAVE TRIM COLOUR		☒ EXT WALL CORNER TRIM COLOUR	
☐ STANDARD GUTTER COLOUR		☐ TRANSITION TRIM COLOUR	
☐ EXT ROOF OPENING TRIM COLOUR		☐ INT WALL BASE TRIM COLOUR	
☐ EXT HIP/VALLEY TRIM COLOUR		☐ INT WALL OPENING TRIM COLOUR	
☐ DOWNSPOUT COLOUR		☐ INT WALL CORNER TRIM COLOUR	
☐ INT ROOF RIDGE TRIM COLOUR		☐ EDGE TRIM COLOUR	
☐ INT ROOF EAVE TRIM COLOUR		☐ ACCENT BAND COLOUR	
☐ INT ROOF GABLE TRIM COLOUR		☐ RIDGE END CAP COLOUR	
☐ INT ROOF OPENING TRIM COLOUR		☐ SOFFIT COLOUR	
☐ INT HIP/VALLEY TRIM COLOUR			
☐ PARAPET COLOUR			
☐ PARAPET TRIM COLOUR			

PLEASE CONFIRM INFORMATION SHOWN AND PROVIDE INFO WHERE MARKED WITH ☒
REFER TO COLOUR CHART AT http://www.EXSTEEL.com/content/sell-sheets
EXTRA CHARGES MAY APPLY FOR SELECTIONS OTHER THAN EXSTEEL STANDARD COLOURS.

DRAWING SCHEDULE

DWG#	DRAWING NAME
-G1	GENERAL INFORMATION SHEET
-R1	REACTIONS
-S1	ANCHOR BOLT PLAN & DETAILS
-S2	ROOF FRAMING PLAN
-S3	FRAME CROSS SECTION
-S4	ENDWALL ELEVATIONS
-S5	SIDEWALL ELEVATIONS

APPROVAL REQUIRED

THIS DRAWING REPRESENTS STEELWAY'S INTERPRETATION OF THE CONTRACT REQUIREMENTS FOR THIS PROJECT. PLEASE PERFORM A THOROUGH REVIEW OF ALL ITEMS SHOWN. APPROVAL OF THIS DRAWING CONSTITUTES ACCEPTANCE OF OUR INTERPRETATION. SEE "PRELIMINARY DRAWINGS" ON PAGE G1 FOR MORE INFORMATION ON OUR APPROVAL PROCESS.

☐ APPROVED FOR FABRICATION – NO CHANGES
☐ APPROVED FOR FABRICATION AS NOTED
NO FURTHER APPROVAL REQUIRED
☐ REVISE AND RESUBMIT

THE BUILDING ORDER'S DELIVERY SCHEDULE WILL BE DETERMINED ONCE FINAL APPROVALS ARE RETURNED TO STEELWAY WITH NO FURTHER CHANGES.

BY_____ DATE:_____

Rev.	Date	By	Description
0	4/20/2021	CL	ISSUED FOR INFORMATION

CLIENT
TOWER STEEL BUILDINGS

PROJECT
HB970-30x40x13

PROJECT LOCATION
HAMILTON, ONTARIO

DRAWING NAME
GENERAL INFORMATION SHEET

DRAWING No.
76021-G1

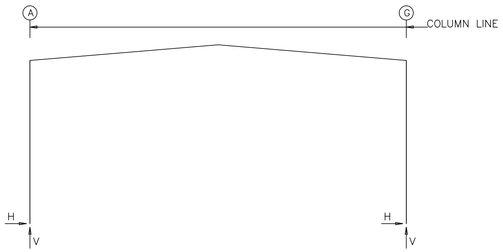
DRAWN BY EC | CHECKED BY

SHEET: ANSI D (22"x34") ENGINEER'S SEAL APPLIES ONLY TO EXSTEEL PRODUCTS

LICENSED PROFESSIONAL ENGINEER
C.B. LEE
90561507
2021 Apr 20
PROVINCE OF ONTARIO

exsteel BUILDING COMPONENTS
7825 Springwater Road
Aylmer, Ontario N5H 2R4
519.765.2244
exsteel.com

FRAME LINES: 2 3 4



GENERAL NOTES

1. INFORMATION ON THIS DRAWING IS INTENDED FOR CONSTRUCTION ONLY WHEN BEARING A STEELWAY ENGINEERS SIGNED PROFESSIONAL SEAL AND WHEN FREE OF ANY NOTATIONS STATING OTHERWISE.
2. REACTIONS ARE BASED ON THE ORDER DOCUMENTS AT THE TIME OF TRANSMITTAL. ANY CHANGES TO BUILDING LOADS OR DIMENSIONS MAY CHANGE THE REACTIONS. THE REACTIONS WILL BE SUPERCEDED AND VOIDED BY ANY FUTURE TRANSMITTAL.
3. THE BUILDING REACTION DATA REPORTS THE LOADS WHICH THIS BUILDING PLACES ON THE FOUNDATIONS. POSITIVE REACTIONS ARE AS SHOWN IN THE SKETCH. FOUNDATION LOADS ARE IN OPPOSITE DIRECTIONS.
4. BRACING REACTIONS (UNFACTORED) ARE IN THE PLANE OF THE BRACE WITH THE 'H' POINTING AWAY FROM THE BRACED BAY.
   THE VERTICAL REACTION IS DOWNWARD. THE ENDWALL WIND LOAD REACTIONS INCLUDE REACTIONS FROM ENDWALL BRACING.
5. UNITS ARE KIPS/KIP-FT FOR IMPERIAL UNITS OR KN/KN-M FOR METRIC UNITS.
6. FOUNDATION DESIGN AND CONSTRUCTION IS NOT THE RESPONSIBILITY OF STEELWAY BUILDING SYSTEMS.
7. UNFACTORED 'SERVICE' REACTIONS ARE PROVIDED FOR EACH LOAD CASE. IT IS THE RESPONSIBILITY OF THE FOUNDATION DESIGNER TO USE THESE REACTIONS IN CONJUNCTION WITH THE APPLICABLE LOAD COMBINATIONS, CODES AND STANDARDS FOR THE DESIGN OF THE FOUNDATION.
8. REFER TO ANCHOR PLAN & DETAILS FOR ANCHOR ROD DIAMETER, QUANTITY AND PLACEMENT. THESE ARE SUGGESTED MINIMUMS BASED ON CALCULATED REACTIONS AND FACTORED LOAD COMBINATIONS FOR THE STEEL BUILDING. FOUNDATION DESIGN MAY REQUIRE DIFFERENT LOAD COMBINATIONS - FOUNDATION ENGINEER MUST SPECIFY FINAL DIAMETER, QUANTITY, ARRANGEMENT, AND EMBEDMENT LENGTH & STYLE (HOOKED, WELED PLATE, ETC).
9. ALL APPLICABLE BUILDING CODE AND CSA CRANE GUIDE LOAD COMBINATIONS HAVE BEEN APPLIED TO THE STEELWAY STRUCTURE.
10. REFER TO G1 SHEET FOR ADDITIONAL INFORMATION ON DESIGN RESPONSIBILITIES.
11. ALL ANCHOR RODS SHALL BE MINIMUM 1554 GR.36 OR EQUIVALENT.
12. COLUMN BASE PLATES ARE DESIGNED ASSUMING A MINIMUM SPECIFIED COMPRESSIVE STRENGTH (fc') OF CONCRETE OF 2,900 P.S.I. (20 MPA) AT 28 DAYS.
13. RIGID FRAME SEISMIC REACTIONS HAVE NOT BEEN AMPLIFIED BY Rd, Ro.
14. BRACING & PORTAL FRAME SEISMIC REACTIONS HAVE NOT BEEN AMPLIFIED BY Rd, Ro, UNLESS 'SEISMIC HAZARD INDEX' >0.45 (SEE SECTION C), IN WHICH CASE THEY ARE AMPLIFIED BY Ro=1.3.
15. THE BASIC UNFACTORED COLUMN REACTIONS ARE BASED ON THE FOLLOWING LOADS:

BASIC LOAD DEFINITIONS
DEAD - SELF-WEIGHT OF THE BUILDING SYSTEM.
COLLAT/COLLATERAL - MECHANICAL, ELECTRICAL, CEILINGS, SPRINKLERS, ETC.
LIVE - ROOF LIVE LOAD
FLOOR - FLOOR LIVE LOAD DUE TO INTENDED USE & OCCUPANCY.
SNOW - ROOF SNOW LOAD
DRIFT - SNOW LOAD DUE TO SNOW ACCUMULATION.

EXTERNAL WIND PERPENDICULAR TO RIDGE
WIND_LEFT1 - FROM LEFT COMBINED WITH INTERNAL PRESSURE.
WIND_RIGHT1 - FROM RIGHT COMBINED WITH INTERNAL PRESSURE.
WIND_LEFT2 - FROM LEFT COMBINED WITH INTERNAL SUCTION.
WIND_RIGHT2 - FROM RIGHT COMBINED WITH INTERNAL SUCTION.

EXTERNAL WIND PARALLEL TO RIDGE
WIND_LONG1 - FROM RIGHT COMBINED WITH INTERNAL PRESSURE.
WIND_LONG2 - FROM LEFT COMBINED WITH INTERNAL PRESSURE.
WIND_P - EXTERNAL PRESSURE COMBINED WITH INTERNAL SUCTION
WIND_S - EXTERNAL SUCTION COMBINED WITH INTERNAL PRESSURE.
SEISMIC_LEFT - SEISMIC FORCE PERPENDICULAR TO RIDGE & FROM LEFT.
SEISMIC_RIGHT - SEISMIC FORCE PERPENDICULAR TO RIDGE & FROM RIGHT.
SEISMIC_LONG - SEISMIC FORCE PARALLEL TO RIDGE.
UNB_SL_L - FULL & PARTIAL SNOW LOAD
UND_SL_R - FULL & PARTIAL SNOW LOAD
PAT_SL - PATTERNED SHOW LOAD (MULTI-SPAN FRAMES ONLY)
CRANE - CRANE LIVE LOAD

RIGID FRAME: BASIC COLUMN REACTIONS (UNFACTORED) (k)

Frame Line	Column Line	Dead Horiz	Dead Vert	Collateral Horiz	Collateral Vert	Live Horiz	Live Vert	Snow Horiz	Snow Vert	Wind_Left1 Horiz	Wind_Left1 Vert	Wind_Right1 Horiz	Wind_Right1 Vert
2*	A	0.2	0.8	0.0	0.2	0.9	3.1	1.3	4.5	-1.0	-2.6	0.4	-1.6
2*	G	-0.2	0.8	0.0	0.2	-0.9	3.1	-1.3	4.5	-0.4	-1.6	1.0	-2.6

Frame Line	Column Line	Wind_Left2 Horiz	Wind_Left2 Vert	Wind_Right2 Horiz	Wind_Right2 Vert	Wind_Long1 Horiz	Wind_Long1 Vert	Wind_Long2 Horiz	Wind_Long2 Vert	Seismic_Left Horiz	Seismic_Left Vert	Seismic_Right Horiz	Seismic_Right Vert
2*	A	-1.2	-0.6	0.2	0.4	0.2	-3.7	0.1	-3.4	-0.3	-0.2	0.3	0.2
2*	G	-0.2	0.4	1.2	-0.6	-0.1	-3.4	-0.2	-3.7	-0.3	0.2	0.3	-0.2

Frame Line	Column Line	Seismic_Long Horiz	Seismic_Long Vert	F1UNB_SL_L Horiz	F1UNB_SL_L Vert	F1UNB_SL_R Horiz	F1UNB_SL_R Vert
2*	A	0.0	-1.3	1.0	4.0	1.0	2.8
2*	G	0.0	-1.3	-1.0	2.8	-1.0	4.0

2* Frame lines: 2 3 4

DESIGN PARAMETERS:

1. A. CLIMATIC DESIGN DATA BASED ON THE FOLLOWING

Design Code		= OBC 2012-88/19
Province		= Ontario
Location*		= Hamilton Above Escarpment East of John C. Munro Int'l Airport
Snow Load	Ss (1/50)	= 27.17 psf
Rain Load	Sr (1/50)	= 8.36 psf
Wind Pressure	q (1/50)	= 9.61 psf
Seismic Data:	Sa(0.2)	= 0.260
	Sa(0.5)	= 0.128
	Sa(1.0)	= 0.061
	Sa(2.0)	= 0.028
	Sa(5.0)	= 0.0068
	Sa(10.0)	= 0.0027
	PGA	= 0.1680

*Actual Site Location May Differ.

B. Building Importance Category = II - Normal

C. SEISMIC INFORMATION

Importance Seismic	Ie	= 1.00
Structural Configuration		= Regular
Fundamental Lateral Period	Ta	= 0.2387 seconds (Moment Frames)
Fundamental Lateral Period	Ta	= 0.0991 seconds (Braced Frames)
Site Class		= D
Acceleration Coefficient	Fa	= 1.19
Velocity Coefficient	Fv	= 1.50
Seismic Hazard Index		= 0.308984
Design Method		= Equivalent Static Force Method
SFRS		= Conventional Steel Construction of Moment-Resisting Frames Conventional Steel Construction of Braced Frames
	Rd	= 1.5
	Ro	= 1.3

Restrictions = None
Steelway Building Systems confirms that the seismic force resisting system, diaphragms, and all connections within the SFRS have been designed in accordance with the 2012 Ontario Building Code as amended by regulation 88/19, Part 4, Clause 4.1.8 and CSA S16-14, Clause 27.11 for Conventional Construction.

D. ROOF

Roof Dead Load		= 4.0 psf (Excluding Self-Weight of Rigid Frames)
Collateral Load		= 1 psf
Roof Live Load		= 20.90 psf
Importance Snow (ULS)	Is	= 1.00
Importance Snow (SLS)	Is	= 0.9
Exposure Factor	Cw	= 1.00
Slope Factor	Cs	= 1.00
Basic Roof Snow Load Factor	Cb	= 0.8000
Shape Factor	Ca	= 1.0000
Specified Roof Snow Load	S	= Is[Ss(CbCwCsCa)+Sr]
	S	= 30.1 psf

E. WIND

Importance Wind (ULS)	Iw	= 1.00
Importance Wind (SLS)	Iw	= 0.75
Topographic Factor	Ct	= 1.0
Internal Pressure Category		= 2
Exposure		= O

R - Rough Terrain >= 1.0km,
R1 - 0.75km rough
R2 - 0.50km rough
R3 - 0.25km rough
O - Open terrain

ENDWALL COLUMN: BASIC COLUMN REACTIONS (UNFACTORED) (k)

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Wind_Left1 Horz	Wind_Left1 Vert	Wind_Right1 Horz	Wind_Right1 Vert	Wind_Left2 Horz	Wind_Left2 Vert	Wind_Right2 Horz	Wind_Right2 Vert	Wind Press Horz
1	A	0.1	0.0	0.3	0.4	0.0	-0.3	0.0	-0.2	0.0	-0.1	0.0	0.0	-0.3
1	B	0.3	0.0	1.0	1.4	-0.5	-1.8	0.0	0.1	-0.5	-1.2	0.0	0.7	-0.7
1	D	0.3	0.1	1.1	1.6	0.0	-0.2	0.5	-1.7	0.0	0.4	0.5	-1.1	-0.9
1	F	0.2	0.0	0.9	1.4	0.0	-0.6	0.0	-1.1	0.0	0.1	0.0	-0.5	-0.6
1	G	0.0	0.0	-0.1	-0.1	0.0	0.0	0.0	0.2	0.0	-0.1	0.0	0.1	-0.2

Frm Line	Col Line	Wind Suct Horz	Wind Long1 Vert	Wind Long2 Vert	Seis_Left Horz	Seis_Left Vert	Seis_Right Horz	Seis_Right Vert	E1UNB_SL_L- Horz	E1UNB_SL_L- Vert	E1UNB_SL_R- Horz	E1UNB_SL_R- Vert
1	A	0.3	-0.3	-0.3	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.2
1	B	0.5	-1.1	-1.1	-0.3	-0.4	0.0	0.5	0.0	1.4	0.0	0.7
1	D	0.7	-1.2	-1.2	0.0	0.4	0.3	-0.5	0.0	1.1	0.0	1.3
1	F	0.4	-1.0	-1.0	0.0	0.0	0.0	0.0	0.0	0.5	0.0	1.5
1	G	0.1	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-0.2

Frm Line	Col Line	Dead Vert	Collat Vert	Live Vert	Snow Vert	Wind_Left1 Horz	Wind_Left1 Vert	Wind_Right1 Horz	Wind_Right1 Vert	Wind_Left2 Horz	Wind_Left2 Vert	Wind_Right2 Horz	Wind_Right2 Vert	Wind Press Horz
5	G	0.1	0.0	0.4	0.6	0.0	-0.5	0.0	-0.3	0.0	-0.1	0.0	0.0	-0.5
5	E	0.3	0.1	1.2	1.7	-0.5	-1.9	0.0	-0.1	-0.5	-1.3	0.0	0.6	-0.9
5	C	0.3	0.1	1.2	1.7	0.0	-0.1	0.5	-1.9	0.0	0.6	0.5	-1.3	-0.9
5	A	0.1	0.0	0.4	0.6	0.0	-0.3	0.0	-0.5	0.0	0.0	0.0	-0.1	-0.5

Frm Line	Col Line	Wind Suct Horz	Wind Long1 Vert	Wind Long2 Vert	Seis_Left Horz	Seis_Left Vert	Seis_Right Horz	Seis_Right Vert	E2UNB_SL_L- Horz	E2UNB_SL_L- Vert	E2UNB_SL_R- Horz	E2UNB_SL_R- Vert
5	G	0.4	-0.5	-0.5	0.0	0.0	0.0	0.0	0.0	0.6	0.0	0.3
5	E	0.6	-1.3	-1.3	-0.3	-0.5	0.0	0.4	0.0	1.7	0.0	0.9
5	C	0.6	-1.3	-1.3	0.0	0.4	0.3	-0.5	0.0	0.9	0.0	1.7
5	A	0.4	-0.5	-0.5	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.6

BUILDING BRACING REACTIONS (UNFACTORED)

Wall Loc	Col Line	Col Line	± Reactions(k) Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	Panel_Shear (lb/ft) Wind	Panel_Shear (lb/ft) Seis
L_EW	1	B,D	0.5	0.7	0.3	0.4		
F_SW	G	2,3	1.3	1.5	1.1	1.3		
R_EW	5	E,C	0.5	0.7	0.3	0.4		
B_SW	A	3,2	1.3	1.5	1.1	1.3		

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☐ APPROVED FOR FABRICATION - NO CHANGES

☐ APPROVED FOR FABRICATION AS NOTED
NO FURTHER APPROVAL REQUIRED

☐ REVISE AND RESUBMIT

THE BUILDING ORDER'S DELIVERY SCHEDULE WILL BE DETERMINED ONCE FINAL APPROVALS ARE RETURNED TO STEELWAY WITH NO FURTHER CHANGES.

BY_____ DATE:_____

Rev.	Date	By	Description
0	4/20/2021	CL	ISSUED FOR INFORMATION

CLIENT
TOWER STEEL BUILDINGS

PROJECT
HB970-30x40x13

PROJECT LOCATION
HAMILTON, ONTARIO

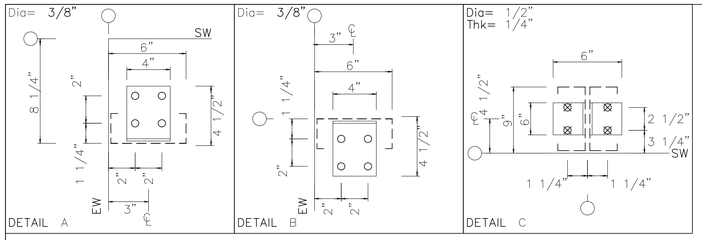
DRAWING NAME
ANCHOR BOLT REACTIONS

DRAWING No.
76021-R1

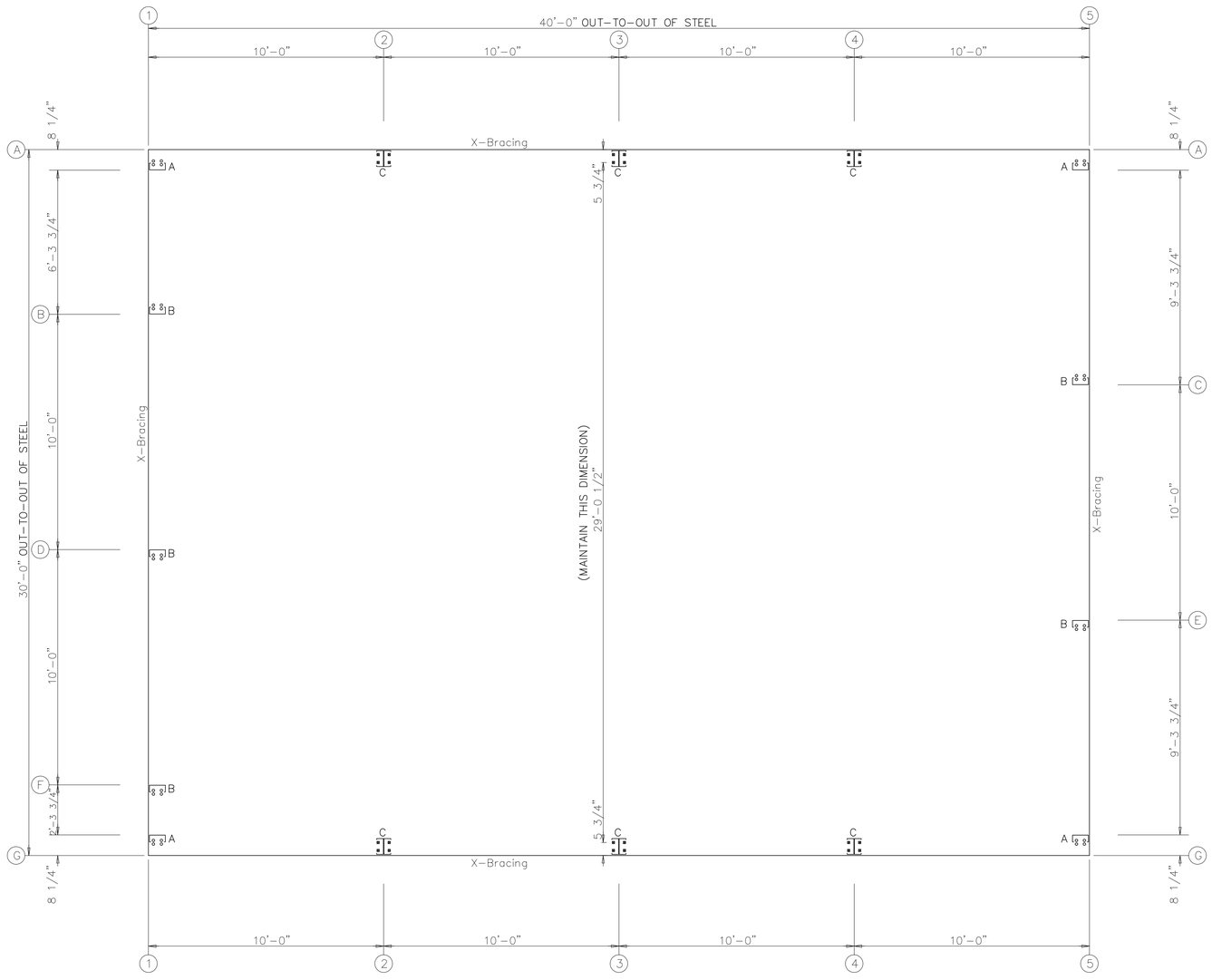
DRAWN BY EC | CHECKED BY

SHEET: ANSI D (22"x34") ENGINEER'S SEAL APPLIES ONLY TO EXSTEEL PRODUCTS

exsteel BUILDING COMPONENTS
7825 Springwater Road
Aylmer, Ontario N5H 2R4
519.765.2244
exsteel.com



LEGEND:
Dia=Anchor Bolt Diameter
Thk=Base Plate Thickness
EW=ENDWALL
SW=SIDEWALL



ANCHOR BOLT PLAN

NOTE: Underside of All Base Plates @ 100'-0" (U.N.)
Finished Floor @ 100'-0"

NOTE:
REFER TO WEDGE ANCHOR MANUFACTURERS INSTALLATION INSTRUCTIONS INCLUDED WITH WEDGE ANCHORS

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CLIENT
TOWER STEEL BUILDINGS

PROJECT
HB970-30x40x13

PROJECT LOCATION
HAMILTON, ONTARIO

DRAWING NAME
ANCHOR BOLT PLAN & DETAILS

DRAWING No.
76021-S1

DRAWN BY EC | CHECKED BY

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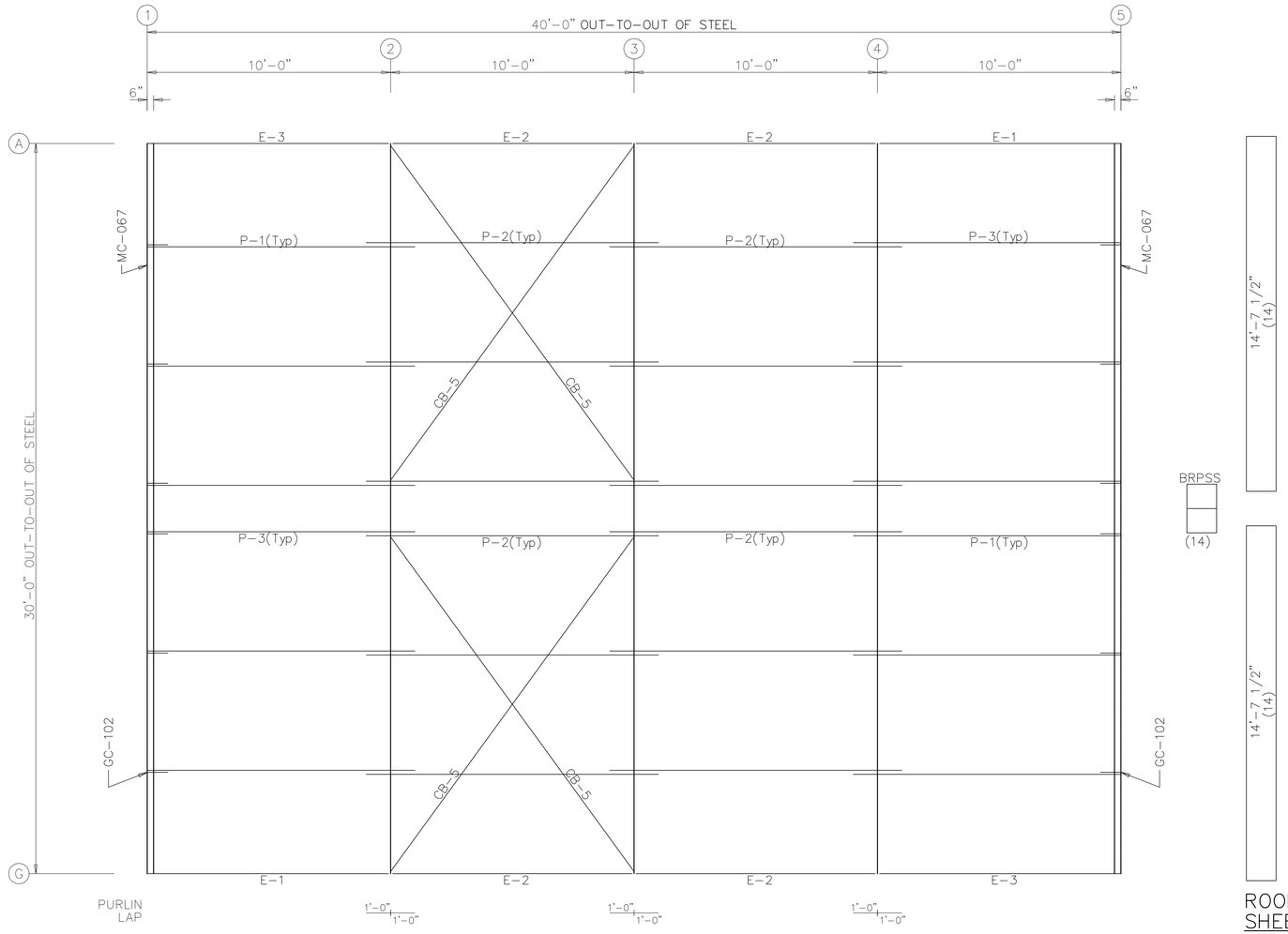
LICENSED PROFESSIONAL ENGINEER
C.B. LEE
90561507
2021 Apr 20
PROVINCE OF ONTARIO

exsteel BUILDING COMPONENTS
7825 Springwater Road
Aylmer, Ontario N5H 2R4
519.765.2244
exsteel.com

NOTE:
ALL CONNECTIONS TO PURLINS FOR ANY COMPONENT WITH A LOAD IS TO BE CONNECTED TO THE WEB OF THE PURLIN. PLEASE CONSULT WITH STEELWAY BUILDING SYSTEMS OR A PROFESSIONAL ENGINEER IF CONNECTION TO THE FLANGE OF THE PURLIN IS REQUIRED.

MEMBER TABLE ROOF PLAN	
MARK	PART
P-1	06Z16
P-2	06Z16
P-3	06Z16
E-1	06V16
E-2	06V16
E-3	06V16
CB-5	CB14H



ROOF FRAMING PLAN

ROOF SHEETING

PANELS: 26 Ga. STORM SEAL – NRO – GALVALUME

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CLIENT
TOWER STEEL BUILDINGS

PROJECT
HB970-30x40x13

PROJECT LOCATION
HAMILTON, ONTARIO

DRAWING NAME
ROOF FRAMING

DRAWING No.
76021-S2

DRAWN BY EC | CHECKED BY

SHEET: ANSI D (22"x34") ENGINEER'S SEAL APPLIES ONLY TO EXSTEEL PRODUCTS

LICENSED PROFESSIONAL ENGINEER
C.B. LEE
90561507
2021 Apr 20
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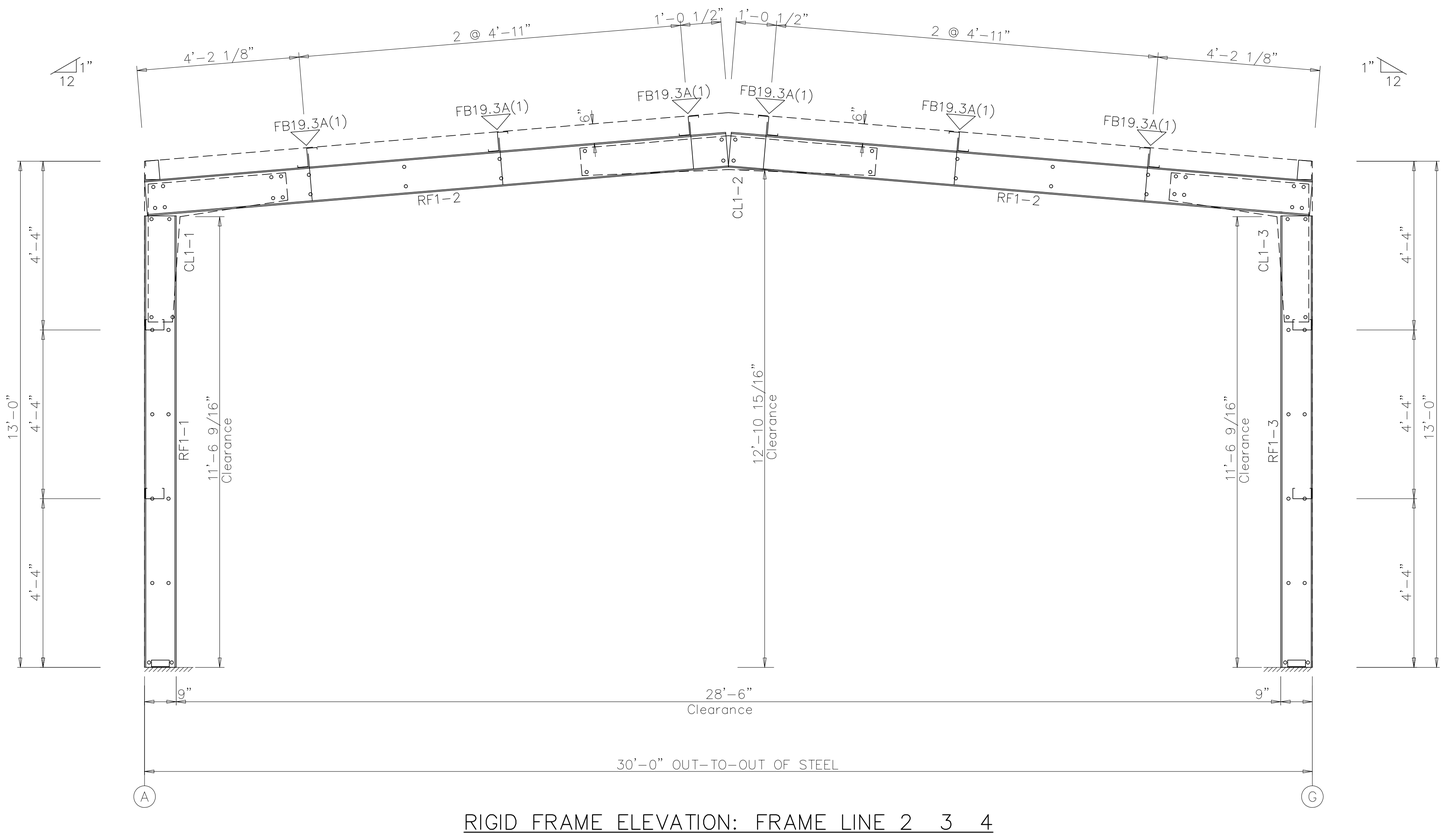
exsteel.com

SPLICE PLATE & BOLT TABLE									
Mark	Qty Top	Bot	Int	Type	Dia	Length	Width	Thick	Length
CL1–1	8	16	0	Gr8.8	0.500	1.50	1'–0 5/16"	3/8"	7'–1"
CL1–2	4	4	0	Gr8.8	0.500	1.50	11 15/16"	3/8"	7'–8"
CL1–3	16	8	0	Gr8.8	0.500	1.50	1'–0 5/16"	3/8"	7'–1"

▽FLANGE BRACES: (1) One Side; (2) Two Sides
FBxxA(1): xx=length(in)
A – L2X13GA

MEMBER SIZE TABLE		
MARK	MEMBER	LENGTH
RF1–1	09DC14	11'–7 15/16"
RF1–2	10DC14	14'–11 13/16"
RF1–3	09DC14	11'–7 15/16"



RIGID FRAME ELEVATION: FRAME LINE 2 3 4

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TOWER STEEL BUILDINGS

PROJECT
HB970–30x40x13

PROJECT LOCATION
HAMILTON, ONTARIO

DRAWING NAME
RIGID FRAME ELEVATION

DRAWING No.
76021–S3

DRAWN BY EC | CHECKED BY

SHEET: ANSI D (22"x34") ENGINEER'S SEAL APPLIES ONLY TO EXSTEEL PRODUCTS

LICENSED PROFESSIONAL ENGINEER
C.B. LEE
90561507
2021 Apr 20
PROVINCE OF ONTARIO

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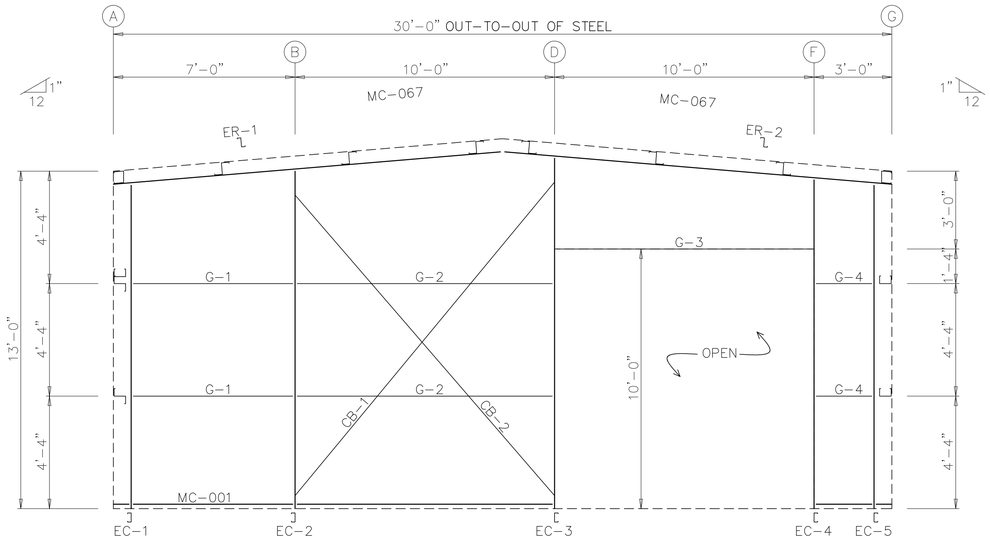
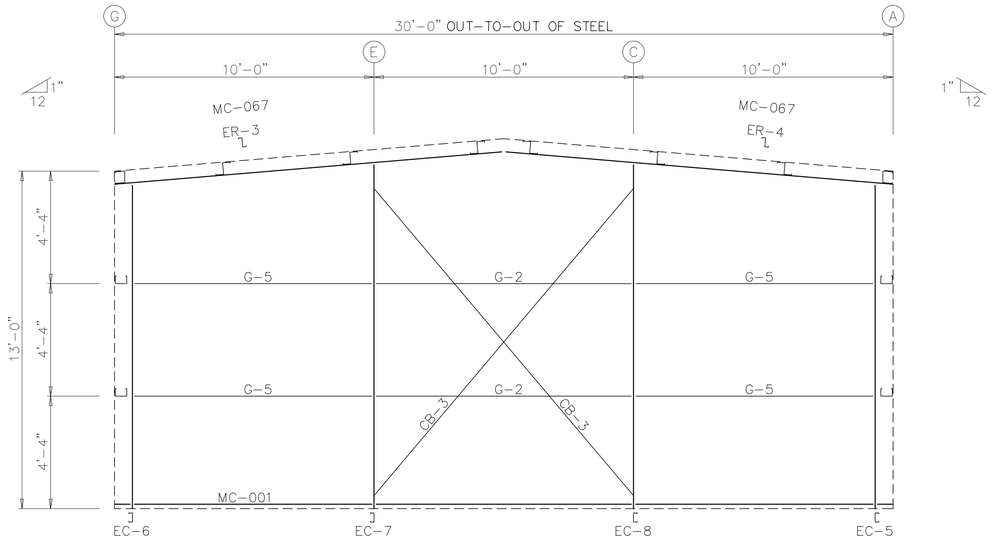
exsteel.com

BOLT TABLE FRAME LINE 1 & 5				
LOCATION	QUAN	TYPE	DIA	LENGTH
ER-1/ER-2	4	Gr8.8	1/2"	1 1/2"
ER-3/ER-4	4	Gr8.8	1/2"	1 1/2"
Columns/Raf	3	Gr8.8	1/2"	1 1/2"

MEMBER TABLE FRAME LINE 1 & 5	
MARK	PART
EC-1	06C16
EC-2	06C16
EC-3	06C14
EC-4	06C16
EC-5	06C16
EC-6	06C16
EC-7	06C14
EC-8	06C14
ER-1	10Z16
ER-2	10Z16
ER-3	10Z16
ER-4	10Z16
G-1	06C16
G-2	06C16
G-3	06C16
G-4	06C16
G-5	06C16
CB-1	R34
CB-2	R34
CB-3	CB14H



ENDWALL FRAMING: FRAME LINE 1



ENDWALL FRAMING: FRAME LINE 5

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CLIENT
TOWER STEEL BUILDINGS

PROJECT
HB970-30x40x13

PROJECT LOCATION
HAMILTON, ONTARIO

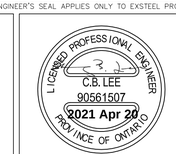
DRAWING NAME
ENDWALL FRAMING

DRAWING No.
76021-S4

DRAWN BY EC | CHECKED BY

SHEET: ANSI D (22"x34")

ENGINEER'S SEAL APPLIES ONLY TO EXSTEEL PRODUCTS



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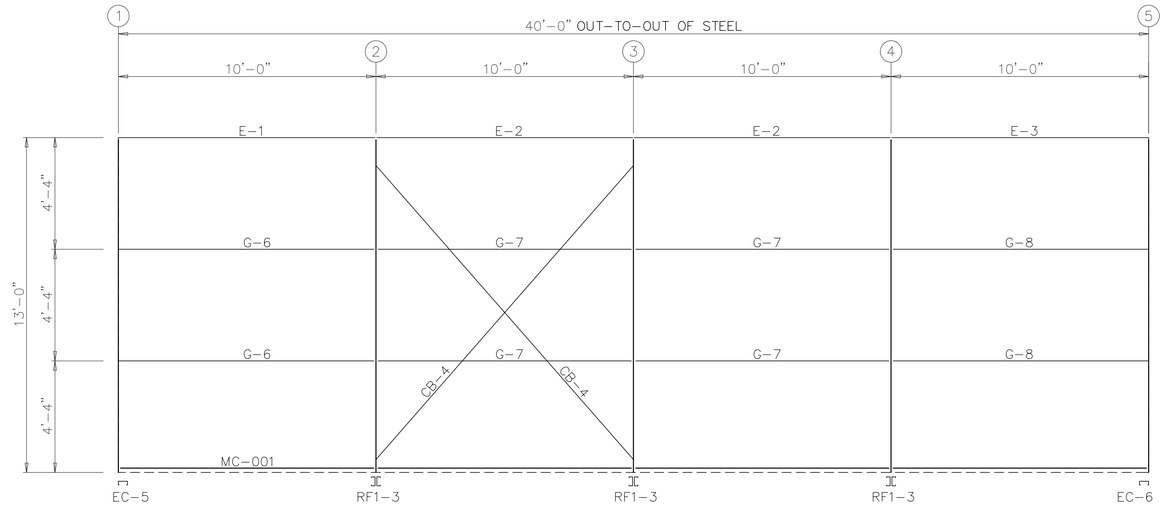
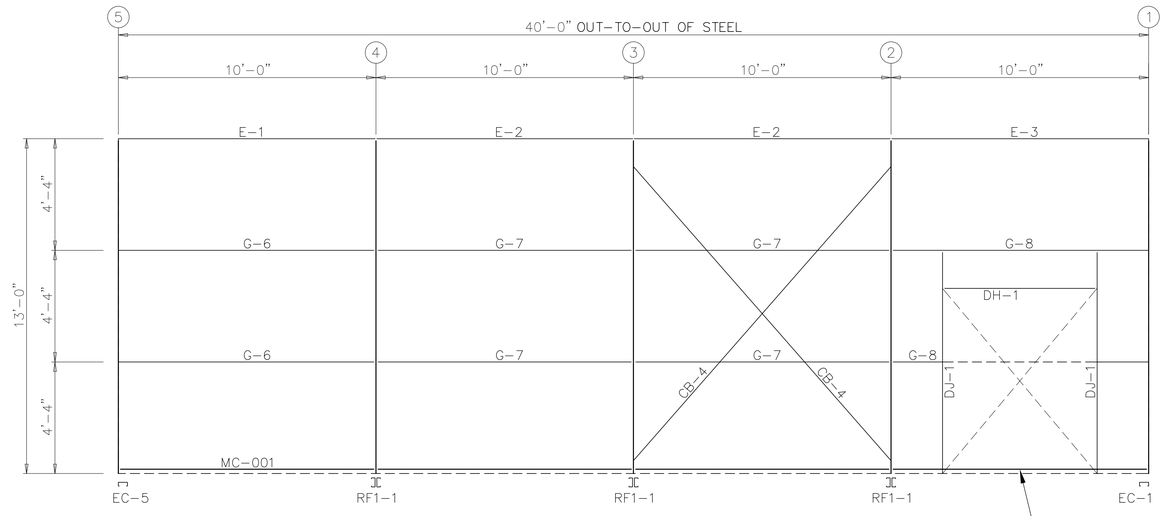
PLEASE NOTE THAT YOU HAVE SELECTED A LIGHT GAUGE CHANNEL END WALL FRAMING SYSTEM. THIS SYSTEM TYPICALLY WILL PROVIDE YOU WITH THE MOST ECONOMICAL FRAMING SOLUTION, HOWEVER, CHANNEL END FRAMES WILL REQUIRE EXTRA TEMPORARY BRACING TO ERECT AND HAVE EXTRA CLIPS, BOLTS AND SPECIAL BRACING DETAILS. IF THIS IS NOT WHAT YOU INTENDED, PLEASE SELECT HOT ROLLED R SECTION END WALL RAFTERS AND COLUMNS

MEMBER TABLE FRAME LINE G & A	
MARK	PART
DJ-1	06CD16
DH-1	06CD16
E-1	06V16
E-2	06V16
E-3	06V16
G-6	06C16
G-7	06C16
G-8	06C16
CB-4	CB14H



SIDEWALL FRAMING: FRAME LINE G



SIDEWALL FRAMING: FRAME LINE A

FIELD LOCATE (1) 6'-0"x7'-2 1/4" FRAMED MANDOOR OPENING (DOOR AND HARDWARE NOT INCLUDED). FIELD CUT GIRT.

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CLIENT
TOWER STEEL BUILDINGS

PROJECT
HB970-30x40x13

PROJECT LOCATION
HAMILTON, ONTARIO

DRAWING NAME
SIDEWALL FRAMING

DRAWING No.
76021-S5

DRAWN BY EC | CHECKED BY

SHEET: ANSI D (22"x34") ENGINEER'S SEAL APPLIES ONLY TO EXSTEEL PRODUCTS

LICENSED PROFESSIONAL ENGINEER
C.B. LEE
90561507
2021 Apr 20
PROVINCE OF ONTARIO

exsteel BUILDING COMPONENTS
7825 Springwater Road
Aylmer, Ontario N5H 2R4
519.765.2244
exsteel.com

Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

Phone: (905) 546-2424 ext. 4221
Email: cofa@hamilton.ca

APPLICATION FOR A MINOR VARIANCE

FOR OFFICE USE ONLY.

APPLICATION NO. _____ **DATE APPLICATION RECEIVED** _____

PAID _____ **DATE APPLICATION DEEMED COMPLETE** _____

SECRETARY'S SIGNATURE _____

The Planning Act

Application for Minor Variance or for Permission

The undersigned hereby applies to the Committee of Adjustment for the City of Hamilton under Section 45 of the *Planning Act*, R.S.O. 1990, Chapter P.13 for relief, as described in this application, from the Zoning By-law.

1, 2	NAME	MAILING ADDRESS	
Registered Owners(s)	Brian + maria Haldenby	[redacted]	
Applicant(s)*	Brian + Maria Haldenby		
Agent or Solicitor			**Phone:**
			E-mail:

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

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

B2B Bank. 199 Bay Street Suite 610
PO Box 35 STN Commerce Court.
Toronto ON M5L 0A3

Additional sheets can be submitted if there is not sufficient room to answer the following questions. Additional sheets must be clearly labelled

4. Nature and extent of relief applied for:
Prefabricated Garage/ Workshop – Detached.

☐ Secondary Dwelling Unit ☐ Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?
Gross floor area exceeds the by law of 10 sq m.

6. Legal description and Address of subject lands (registered plan number and lot number or other legal description and where applicable, **street and street number**):
185 Springside Drive, Hamilton

7. PREVIOUS USE OF PROPERTY

Residential ☒ Industrial ☐ Commercial ☐

Agricultural ☐ Vacant ☐ Other ☐

Other Not applicable

8.1 If Industrial or Commercial, specify use Not applicable

8.2 Has the grading of the subject land been changed by adding earth or other material, i.e. has filling occurred?
Yes ○ No ◉ Unknown ○

8.3 Has a gas station been located on the subject land or adjacent lands at any time?
Yes ○ No ◉ Unknown ○

8.4 Has there been petroleum or other fuel stored on the subject land or adjacent lands?
Yes ○ No ◉ Unknown ○

8.5 Are there or have there ever been underground storage tanks or buried waste on the subject land or adjacent lands?
Yes ○ No ◉ Unknown ○

8.6 Have the lands or adjacent lands ever been used as an agricultural operation where cyanide products may have been used as pesticides and/or sewage sludge was applied to the lands?
Yes ○ No ◉ Unknown ○

8.7 Have the lands or adjacent lands ever been used as a weapon firing range?
Yes ○ No ◉ Unknown ○

8.8 Is the nearest boundary line of the application within 500 metres (1,640 feet) of the fill area of an operational/non-operational landfill or dump?
Yes ○ No ◉ Unknown ○

8.9 If there are existing or previously existing buildings, are there any building materials remaining on site which are potentially hazardous to public health (eg. asbestos, PCB's)?
Yes ○ No ◉ Unknown ○

8.10 Is there any reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes ◯ No ◉ Unknown ◯

8.11 What information did you use to determine the answers to 8.1 to 8.10 above?

Purchase Agreement from home + Previous Site Drawings

8.12 If previous use of property is industrial or commercial or if YES to any of 8.2 to 8.10, a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? Yes ☐ No ☐ Not Applicable

9. ACKNOWLEDGEMENT CLAUSE

I acknowledge that the City of Hamilton is not responsible for the identification and remediation of contamination on the property which is the subject of this Application – by reason of its approval to this Application

June 14
Date

[redacted]
Signature Property Owner(s)

MARIA HALDENBY / BRIAN HALDENBY
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage _____

Depth _____

Area 12.192m x 9.154 m - New Build Lot size 38.10m x 39.38m

Width of street _____

11. Particulars of all buildings and structures on or proposed for the subject lands: (Specify ground floor area, gross floor area, number of stories, width, length, height, etc.)

Existing: Single floor home
Refer to Site Plan Dated Aug 17 2015
Prepared by Ashenhurst Nouwens + Associates Specifics
for Existing Single Story Dwelling

Proposed

Prefabricated Detached workshop 9.15m W x 12.2m L x 3.95m H
Peak is 4.57m H

12. Location of all buildings and structures on or proposed for the subject lands; (Specify distance from side, rear and front lot lines)

Existing:
Home Distance from back of Lot Line 15.1m
from South Lot Line 8.08m
from North Lot Line 2.44m
from Street 13.11m

Proposed:

Workshop Distance from back of Lot Line 1.8m
from South lot line 1m
from North lot line 28.2m
from Street 25.9m

13. Date of acquisition of subject lands:
Jan 8 2021

14. Date of construction of all buildings and structures on subject lands:
Last dated drawing 2015 Home approx 56 yrs old.

15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Single Family

16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
Single Family

17. Length of time the existing uses of the subject property have continued:
~~to~~ Since Original Construction

18. Municipal services available: (check the appropriate space or spaces)

Water	[X]	Connected	[X]
Sanitary Sewer	[X]	Connected	[X]
Storm Sewers	[ ]		

19. Present Official Plan/Secondary Plan provisions applying to the land:
Attached Drawing (Survey) Aug 17 2015

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
No Restrictions at this time

21. Has the owner previously applied for relief in respect of the subject property?
Yes [ ] No [X]
If the answer is yes, describe briefly.

22. Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?
Yes ◯ No ⊗

23. Additional Information

24. The applicant shall attach to each copy of this application a plan showing the dimensions of the subject lands and of all abutting lands and showing the location, size and type of all buildings and structures on the subject and abutting lands, and where required by the Committee of Adjustment such plan shall be signed by an Ontario Land Surveyor.
Refer to attached Drawing Dated Aug 17, 2015 by Ashenhurst Nouwens + Associates.