



Hamilton

COMMITTEE OF ADJUSTMENT

City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5

Telephone (905) 546-2424, ext. 4221, 3935

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.:	HM/A-22:200	SUBJECT PROPERTY:	2 RUTHERFORD AVENUE, HAMILTON
ZONE:	"C" (Urban Protected Residential, etc.)	ZONING BY-LAW:	Zoning By-law 6593, as Amended

APPLICANTS: Agent Perspective Views – M. Ribau
Owner C. Zavarise

The following variances are requested:

1. To permit the expansion of a legally established non-conforming five (5) unit multiple dwelling by construction of a dormer addition on the 2nd floor notwithstanding that a multiple dwelling is not permitted.
2. A minimum front yard depth of 3.5m shall be permitted instead of the minimum required front yard depth of 6.0m.
3. The existing rear fire escape shall be permitted to project a maximum of 5.9m into the minimum required 7.5m rear yard and shall be at least 1.6m from the rear lot line instead of the requirement that an open fire escape or open stairway may project into a required rear yard not more than 1.0m.

PURPOSE & EFFECT: To permit the expansion of a legally established non-conforming five (5) unit multiple dwelling by construction of a dormer addition on the 2nd floor for Unit 202:

Notes:

This Notice must be posted by the owner of any land which contains seven or more residential units so that it is visible to all residents.

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

DATE:	Thursday, July 14, 2022
TIME:	2:30 p.m.
PLACE:	Via video link or call in (see attached sheet for details)
	2nd floor City Hall, room 222 (see attached sheet for details), 71 Main St. W., Hamilton
	To be streamed (viewing only) at www.hamilton.ca/committeeofadjustment

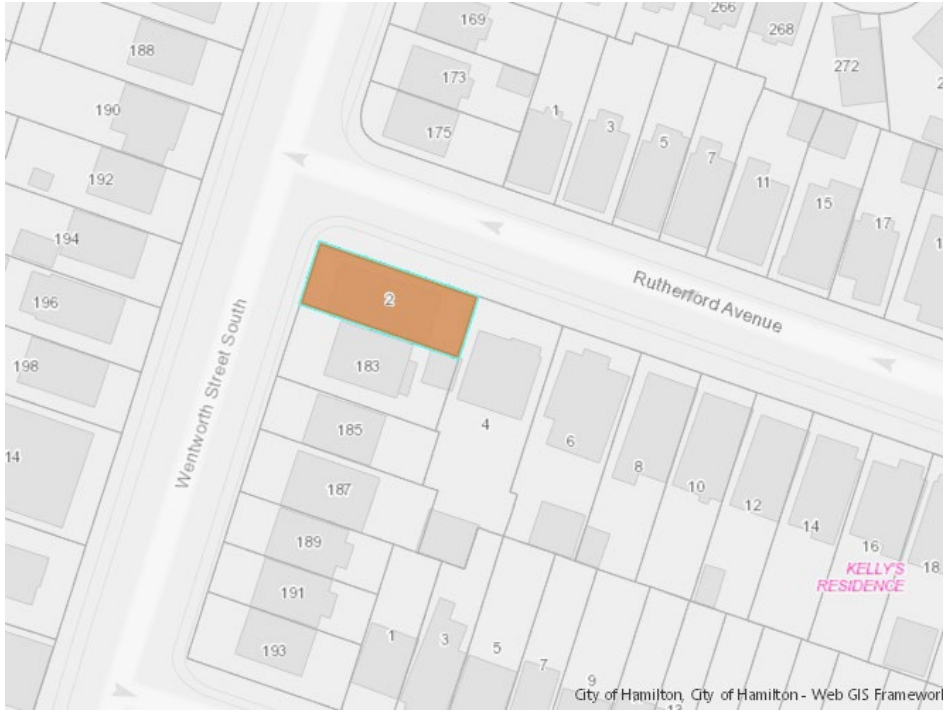
For more information on this matter, including access to drawings illustrating this request and other information submitted:

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

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, calling in, or attending in person. Please see attached page for complete instructions, including deadlines for registering to participate virtually.



 Subject Lands

DATED: June 28, 2022

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, and may include posting electronic versions.



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PARTICIPATION PROCEDURES

Written Submissions

Members of the public who would like to participate in a Committee of Adjustment meeting are able to provide comments in writing or via email in advance of the meeting. Comments can be submitted by emailing cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5. **Comments must be received by noon two days before the Hearing.**

Comments are available two days prior to the Hearing and are available on our website:

www.hamilton.ca/committeefadjustment

Oral Submissions

Members of the public are also able to provide oral comments regarding Committee of Adjustment Hearing items by participating Virtually through Webex via computer or phone or by attending the Hearing In-person. Participation Virtually requires pre-registration in advance. Please contact staff for instructions if you wish to make a presentation containing visual materials.

1. Virtual Oral Submissions

Interested members of the public, agents, and owners must register by noon the day before the hearing to participate Virtually.

To register to participate Virtually by Webex either via computer or phone, please contact Committee of Adjustment staff by email cofa@hamilton.ca. The following information is required to register:

Committee of Adjustment file number, hearing date, name and mailing address of each person wishing to speak, if participation will be by phone or video, and if applicable the phone number they will be using to call in.

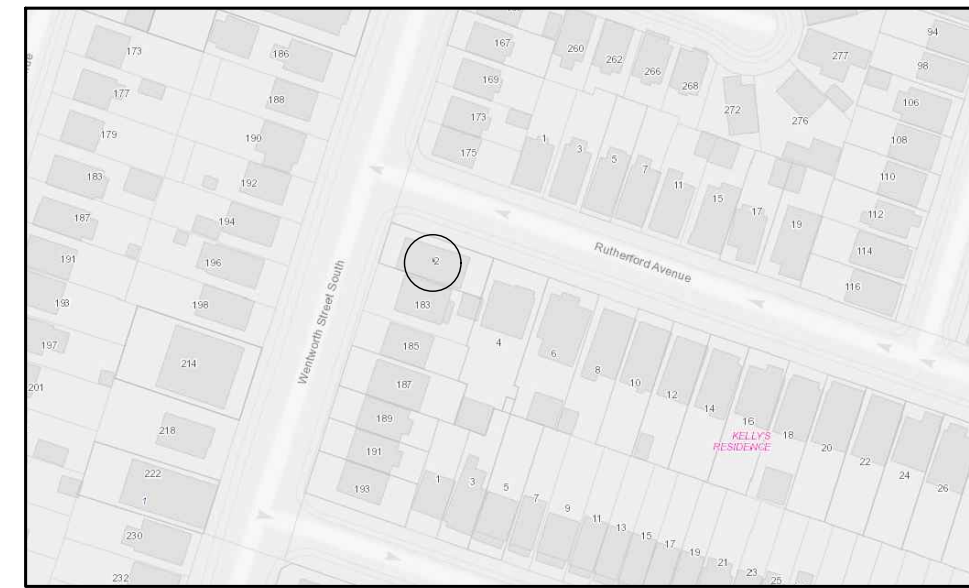
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person must sign in at City Hall room 222 (2nd floor) no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

We hope this is of assistance and if you need clarification or have any questions, please email cofa@hamilton.ca or by phone at 905-546-2424 ext. 4221.

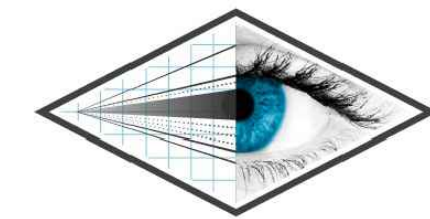
Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly prior to the Hearing.



KEYPLAN



STREET VIEW



PERSPECTIVE VIEWS

Perspective Views Inc.
126 Catharine Street N Hamilton, ON L8R 1J4
1 289.389.4502
www.perspectiveviews.com

These Drawings are not to be scaled
All drawings, the design, and the details thereon remain the property of the architect and are not to be altered, re-used or reproduced without the designer's express written consent. The contractor, must field verify all dimensions and must confirm & correlate all details within the fill drawing package being responsible for same throughout construction, reporting any discrepancies to the designer prior to commencing the relevant work. All drawings, details & specifications represented in the drawings are to be used for construction only when issued by the designer and noted accordingly in the "issue/revisions" box herein.

TINA LISTER

2 RUTHERFORD AVENUE, HAMILTON

Revisions

Issued for MV 22/04/13

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
Qualification Information
Required unless design is exempt under Div. C - 3.2.5 of the Building Code
Adriano Passariello 115278
Name Signature BCIN

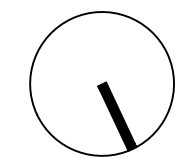
Project No. PV21-017

Issue Date 15-12-2021

Drawn By JOSEPH FALZONE

Checked By MATTHEW RIBAU

North



Drawing Title

SITEPLAN

Scale 1/8" = 1'-0"

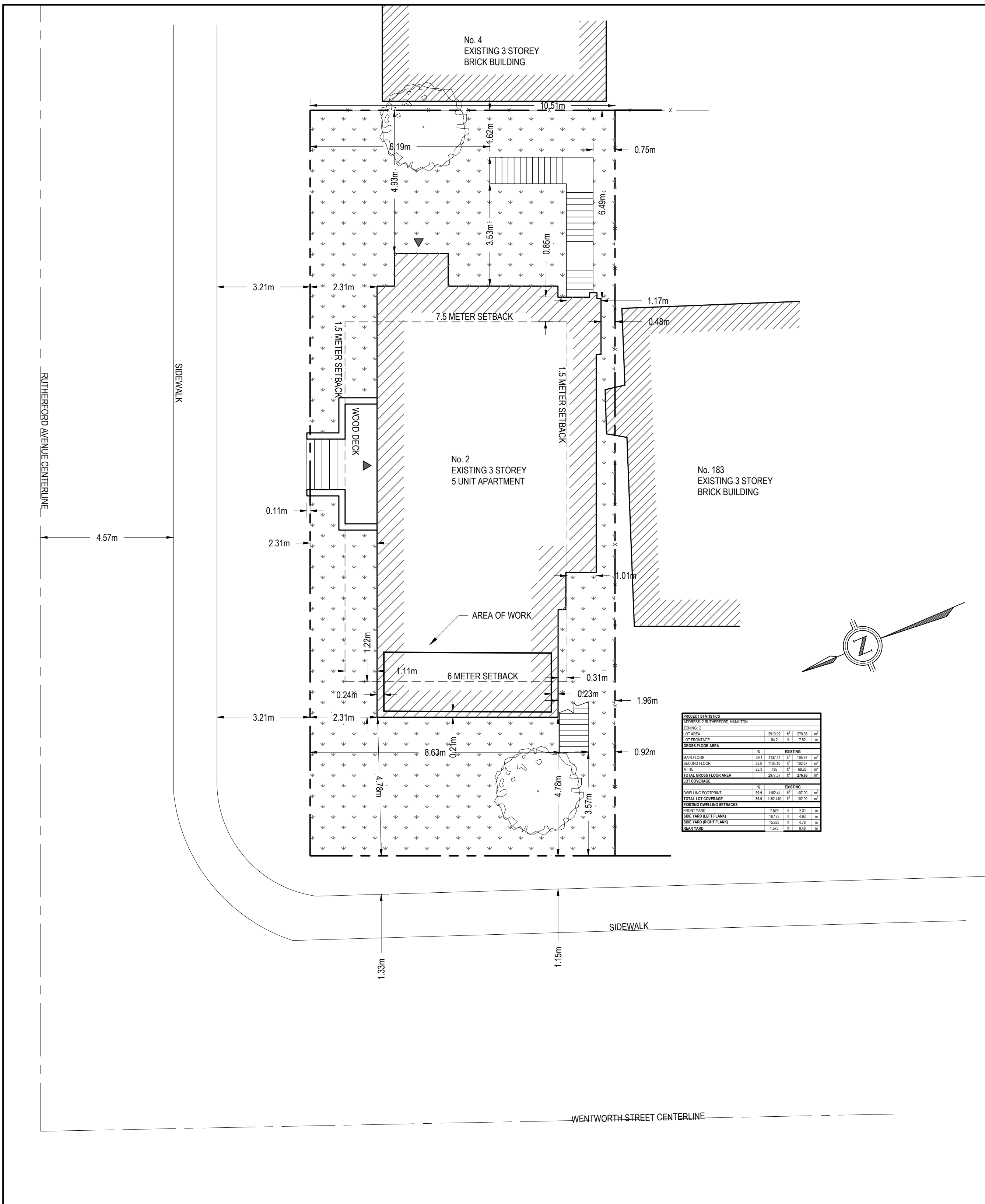
Sheet No.

SP1

Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9	References are to Division B unless noted [A] for Division A or [C] for Division C							
Project Description	<input type="checkbox"/> New <input type="checkbox"/> Part 10 <input type="checkbox"/> Addition <input type="checkbox"/> Part 10 <input type="checkbox"/> Change of Use <input type="checkbox"/> Renovation	<input type="checkbox"/> Part 3 <input checked="" type="checkbox"/> Part 9 1.1.2. [A] 1.1.2. [A] & 9.10.1.3							
Major Occupancy(A) - Residential (Group C)	<input checked="" type="checkbox"/> Residential (Group C)	3.1.2.1.(1)							
Building Area (m ²)	Existing 110 New 0 Total 110	1.4.1.2.(A) 1.4.1.2.(A)							
Gross Area (m ²)	Existing 274 New 0 Total 274	1.4.1.2.(A) 1.4.1.2.(A)							
Number of Stories	Above Grade: 3 Below Grade: 1								
Number of Streets/Fire Fighter Access - 2		3.2.2.10. & 3.2.5.							
Building Classification - Group C, Part 9	<input type="checkbox"/> Entire Building <input type="checkbox"/> Selected Compartments <input type="checkbox"/> Selected Floor Areas <input type="checkbox"/> Basement <input type="checkbox"/> In lieu of roof rating <input checked="" type="checkbox"/> Not Required	3.2.2.47. --							
Standpipe Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9. --							
10 Fire Alarm Required (By Others)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.4.2.(4) 9.10.18.2.							
11 Water Services/Supply is Adequate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7. --							
12 High Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6. --							
13 Construction Restrictions	<input type="checkbox"/> Combustible Permitted <input type="checkbox"/> Non-combustible Required <input checked="" type="checkbox"/> Both Required	3.2.2.47. --							
Actual Construction	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Both								
14 Mezzanine Area (m ²)	n/a	--							
15 Occupancy Load based on	<input type="checkbox"/> M ² /Person <input checked="" type="checkbox"/> design of building	3.1.17. --							
Residential - 2 Persons Per Bedroom - 10 Persons		--							
16 Barrier-free Design	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.8. 11.3.3.2. (2)							
17 Hazardous Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2. & 3.3.1.9. --							
18 Required Fire Resistance Rating (FRR)	Horizontal Assemblies "FRR" (Hours) Listed Design No. or Description 1st Floor 0.75_Hours SEE DRAWINGS 2nd Floor 0.75_Hours SEE DRAWINGS 3rd Floor 0.75_Hours SEE DRAWINGS Roof N/A_Hours FRR of Supporting Members Listed Design No. or Description (SB-2) 1st Floor 0.75_Hours SEE DRAWINGS 2nd Floor 0.75_Hours SEE DRAWINGS 3rd Floor 0.75_Hours SEE DRAWINGS Roof N/A_Hours								
19 Spatial Separation - Construction of Exterior Walls	REFER TO FLOOR PLANS FOR DETAILS								
Wall	Area of EBF (m ²)	LD (m) L/H or H/A	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. Const.	Comb. Constr. Non Comb. Cladding	Non-Comb. Constr.
South	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing
East	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing
North	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing
West	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing	Existing
Item	Ontario's 2012 Building Code Data Matrix - Part 11 - Renovation of Existing Building	IBC Reference							
11.1	Existing Building Classification: Describe Existing Use: <input checked="" type="checkbox"/> Existing Building <input type="checkbox"/> Not Applicable (no change of major occupancy)	10.2.1.2. T 11.2.1.1.(A) T 11.2.1.1.(B)							
11.2	Alteration to Existing Building is: <input type="checkbox"/> Basic Renovation <input checked="" type="checkbox"/> Extensive Renovation	11.3.3.1. 11.3.3.2.							
11.3	Reduction in Performance Level: Structural: By Increase in Occupant Load: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No By Change of Major Occupancy: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Plumbing: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Sewage-System: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Mechanical by others	11.4.2. 11.4.2.1. 11.4.2.2. 11.4.2.3. 11.4.2.4. 11.4.2.5.							
11.4	Compensating Construction: Structural: By Increase in Occupant Load: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Structural by others) By Change of Major Occupancy: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Explain) Plumbing: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Design for plumbing by Mechanical Engineer) Sewage-System: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Explain)	11.4.3.							
11.5	Compliance Alternative Proposed: <input type="checkbox"/> Yes	11.5.1.							

PROJECT STATISTICS
ADDRESS: 2 RUTHERFORD, HAMILTON

EXISTING	NEW	TOTAL
LOT AREA	2910.02	2910.02
LOT FRONTAGE	82.2	82.2
GROSS FLOOR AREA	274	274
MAIN FLOOR	1137.41	1137.41
SECOND FLOOR	138.0	138.0
ATTIC	25.3	25.3
TOTAL GROSS FLOOR AREA	1299.71	1299.71
LOT COVERAGE	43.98	43.98
DWELLING FOOTPRINT	38.8	38.8
TOTAL LOT COVERAGE	38.8	38.8
EXISTING DWELLING SETBACKS		
FRONT YARD	7.59	7.59
SIDE YARD (LEFT FLAND)	16.175	16.175
SIDE YARD (RIGHT FLAND)	13.602	13.602
REAR YARD	1.575	1.575



GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS IN FIELD PRIOR CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES ON DRAWINGS.
2. VISIT THE SITE TO VERIFY EXISTING CONDITIONS. EXISTING CONCEALED CONDITIONS AND CONNECTIONS ARE BASED UPON INFORMATION TAKEN FROM LIMITED FIELD INVESTIGATIONS. CONTRACTOR SHALL MAKE REQUIRED ADJUSTMENTS TO SYSTEM COMPONENTS AS NECESSITATED BY ACTUAL FIELD CONDITIONS. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS TO THE ARCHITECT BEFORE CONSTRUCTION BEGINS.
3. CONTRACTOR SHALL KEEP THE JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS FROM PROJECT SITE AND SHALL PROVIDE DUMPSTERS ETC. AS REQUIRED. REMOVE ALL DEBRIS ON A DAILY BASIS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING BUILDINGS AND OTHER INSTALLATIONS THAT ARE TO REMAIN INTACT WHILE PERFORMING THE SPECIFIED WORK.
5. UNLESS INDICATED OTHERWISE, ALL MATERIAL FURNISHED AND INCORPORATED INTO THE WORK SHALL BE NEW, UNUSED AND OF QUALITY STANDARD TO THE INDUSTRY FOR FIRST CLASS WORK OF SIMILAR NATURE AND CHARACTER. INSTALL ALL MATERIALS TO THE MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARD OF THE TRADES INVOLVED.
6. UNLESS OTHERWISE INDICATED ALL INTERIOR FINISHES SHALL BE AS DIRECTED BY THE OWNER.

DEMOLITION NOTES:

1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS. INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
2. ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
3. REMOVE ONLY NONLOAD BEARING CONSTRICTION AND PARTITIONS. CONTRACTOR TO VERIFY, PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, ETC.. SUPPORTING FLOOR, ROOF OR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. CONTRACTOR'S NONCONTACT OF ARCHITECT PRIOR TO REMOVAL OF ANY WORK INDICATES HIS COMPLETE UNDERSTANDING THAT NO LOAD BEARING OR STRUCTURAL WORK IS BEING ALTERED UNDER THIS CONTRACT. UNLESS OTHERWISE SPECIFIED.
4. ALL STRUCTURAL SYSTEMS SHALL BE MAINTAINED AND SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT THE DESIGN LOADS.
5. PATCH ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO, GYPSUM BOARD, PLASTER, ACOUSTIC SYSTEMS, WOOD TRIM, COVERS, BASE, PANELS, RAILS AND WAINSCOT. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT, ETC... TO SATISFACTION OF OWNER PRIOR TO INSTALLATIONS. PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED. TO BE APPROVED BY OWNER.
6. PATCH EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH NECESSARY COATS OF PLASTER, SANDED AND LEFT IN A PAINT READY CONDITION.
7. WHERE APPLICABLE LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES. INSTALL REQUIRED TRANSITION PIECES BETWEEN VARIOUS FLOOR FINISHES SUITABLE FOR CONDITIONS AND ACCEPTABLE TO THE OWNER. MATCH EXISTING WHEREVER POSSIBLE.

MECHANICAL & ELECTRICAL NOTES:

1. SEE MECHANICAL DRAWINGS (IF APPLICABLE) FOR ADDITIONAL INFORMATION.
2. ANY EXISTING ELECTRICAL WHERE A WALL IS TO BE REMOVED NEEDS TO BE REMOVED OR RELOCATED AS PER PROPOSED DESIGN. REFER TO ELECTRICAL PERMIT FOR FURTHER DETAIL. PERMIT TO BE OBTAINED BY LICENSED ELECTRICIAN.
3. ELECTRICIAN TO DETERMINE IF EXISTING ELECTRICAL PANEL AND SERVICE IS ADEQUATE FOR PROPOSED DESIGN FOR ALL EQUIPMENT, FIXTURES AND APPLIANCES.

MECHANICAL NOTE:

EXISTING MECHANICAL SYSTEM TO REMAIN. THE INTEGRITY OF THE EXISTING HVAC SYSTEM SHALL NOT BE COMPROMISED BY THE REMOVAL OF EXISTING PARTITIONS. FREE AREA OF RETURN AIR INLETS SHALL BE MAINTAINED. ALL BASEMENT SUPPLY REGISTERS TO BE INSTALLED 16" F.F.F. UNLESS OTHERWISE LABELED. ALL BASEMENT SUPPLY VENTS ARE 5" DIAMETER UNLESS OTHERWISE SPECIFIED.

PROVIDE CLOSED 10"x3.25" DUCT IN ALL 2"x4" STUD WALLS.

 (A/R) MECHANICAL AIR RETURN REGISTER

 (A/S) MECHANICAL AIR SUPPLY REGISTER

PLUMBING NOTE:

IF THE CONNECTION AT EXTERIOR WALL IS NOT LOW ENOUGH TO ACCOMMODATE THE NEW SANITARY LINES UNDER SLAB, USE SEWAGE PUMP TO CONNECT TO A HIGHER WASTE STACK. REDIRECT EXISTING PLUMBING STACK BELOW FLOOR FRAMING AND ALONG EXTERIOR WALLS CONNECTING TO THE EXISTING SANITARY CONNECTION.

SUMP PUMP NOTE:

THE DISCHARGE PIPE FROM EVERY PUMPED STORM SEWAGE SUMP SHALL BE EQUIPPED WITH A UNION, A CHECK VALVE, AND A SHUT-OFF VALVE (IF APPLICABLE) INSTALLED IN THAT SEQUENCE AND PUMPED TO ABOVE GRADE LEVEL OR IN THE DIRECTION OF DISCHARGE.

SANITARY PUMP NOTE:

ONLY PIPING THAT IS TOO LOW TO DRAIN INTO A BUILDING SEWER BY GRAVITY SHALL BE DRAINED TO A SUMP OR RECEIVING TANK. SUMP OR TANK THAT RECEIVES SANITARY SEWAGE SHALL BE WATER AIR-TIGHT AND VENTED.

LUMBER:

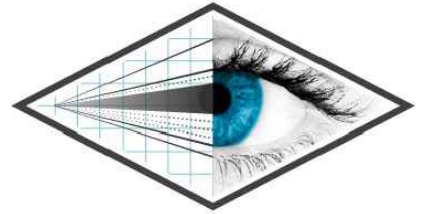
1. ALL LUMBER SHALL BE SPRUCE NO.2 GRADE, UNLESS NOTED OTHERWISE.
2. STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE.
3. LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE No. 2 GRADE PRESSURE TREATED OR CEDAR, UNLESS NOTED OTHERWISE.
4. ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAMING TO BE DESIGNED & CERTIFIED BY TRUSS MANUFACTURER.
5. LVL BEAMS SHALL BE 2.0E WS MICRO-LAM LVL (Fb=2800psi.MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89mm (3 1/2") LONG COMMON WIRE NAILS @ 300mm (12") O.C. STAGGERED IN 2 ROWS FOR 184,240 & 300mm (7 1/4", 9 1/2", 11 7/8") DEPTHS AND STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4PLY MEMBERS ADD 13mm (1/2") DIA. GALV. BOLTS BOLTED AT MID-DEPTH OF BEAM @ 915mm (3'-0") O.C.
6. PROVIDE TOP MOUNT BEAM HANGERS TYPE "SCL" MANUFACTURED BY MGA CONNECTOR LTD. Tel. (905) 642-3175 OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE.
7. JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS.
8. WOOD FRAMING NOT TREATED WITH A WOOD PRESERVATIVE, IN CONTACT WITH CONCRETE, SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 mil. POLYETHYLENE FILM, No.50 (45lbs.) ROLL ROOFING OR OTHER DAMP PROOFING MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150mm (6") CHEMICAL THAT IS TOXIC TO TERMITES.

STEEL:

1. STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H".
2. REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R.
3. WELDING SHALL BE UNDERTAKEN ONLY BY A COMPANY APPROVED BY THE CANADIAN WELDING BUREAU TO THE REQUIREMENTS OF C.S.A. STANDARD W.47.1.
4. TEMPORARY BRACING TO BE USED WHEREVER NECESSARY TO WITHSTAND ALL LOADS DURING ERECTION AND SUBSEQUENT CONSTRUCTION.
5. ALL STRUCTURAL STEEL BUILDINGS TO CONFORM TO CAN/CSA-S16-09.

FIRE PROTECTION (9.10.22.):

1. A VERTICAL CLEARANCE OF NOT LESS THAN 750mm FROM COOKTOP SHALL BE PROVIDED UNLESS IT IS PROTECTED BY A NON-COMBUSTIBLE HOOD OR FINISH.
2. COMBUSTIBLE FINISHES LOCATED WITHIN 450mm HORIZONTALLY, SHALL BE PROTECTED BY A MINIMUM 9.5mm GYPSUM BOARD OR SPLASH BOARD/BACK PLATE.



PERSPECTIVE VIEWS

Perspective Views Inc.
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These Drawings are not to be scaled

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TINA LISTER

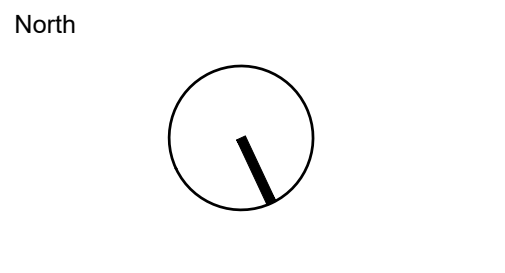
2 RUTHERFORD AVENUE, HAMILTON

Revisions

Issued for MV	22/04/13

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.		
Qualification Information		
Required unless design is exempt under Div. C - 3.2.5 of the Building Code		
Adriano Passariello	115278	
----- Name -----	----- Signature -----	----- BCIN -----

Project No.	PV21-017
Issue Date	15-12-2021
Drawn By	JOSEPH FALZONE
Checked By	MATTHEW RIBAU



Drawing Title

NOTES

Scale 1/4" = 1'-0"

Sheet No.

A00.1

DRAWINGS COMPLY WITH OBC AS OF JAN 01, 2022

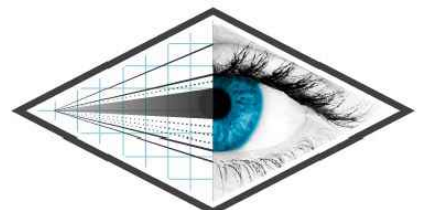
- 1 FOUNDATION WALL / FOOTINGS DRAINAGE
100mm (4") DIA. WEEPING TILE 150mm (6") CRUSHED STONE OVER AND AROUND WEEPING TILES.
- 2 BASEMENT SLAB
MIN. 75mm (3") CONCRETE BASE SLAB ON R5 RIGID INSUL. 100mm (4") COARSE GRANULAR FILL. REINFORCED W/ 6x6-W2.9xW2.9 MESH PLACED NEAR MID-DEPTH OF SLAB. CONC. STRENGTH 32 MPa(4640 PSI) WITH 5-8% AIR ENTRAINMENT ON COMPACTED SUB-GRADE.
- 3 COLD CELLAR PORCH SLAB
FOR MAX. 2500mm (8'-3") PORCH DEPTH, 130mm (5") 32MPa (4640 PSI) CONC. SLAB WITH 5-8% AIR ENTRAINMENT. REINF. WITH 10M BARS @ 200mm (8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 610x610 (24"x24") DOWELS @ 600mm (24") O.C., ANCHORED IN PERIMETER FDTN. WALLS. SLOPE SLAB MIN. 1.0% FROM DOOR & WALLS. SLOPE SLAB MIN. 1.0% FROM DOOR. PROVIDE (L7) LINTELS OVER CELLAR DOOR.
- 4 STEP FOOTINGS
MIN. HORIZ. STEP = 600mm (23 5/8"). MAX. VERT. STEP = 600mm (23 5/8") FOR FIRM SOILS.
- 5 DIRECT VENT FURNACE TERMINAL
MIN. 900mm (36") FROM A GAS REGULATOR. MIN. 300mm (12") ABOVE FIN. GRADE, FROM ALL OPENINGS, EXHAUST & INTAKE VENTS. HRV INTAKE TO BE A MIN. OF 1830mm (6'-0") FROM ALL EXHAUST TERMINALS. REFER TO GAS UTILIZATION CODE.
- 6 SILL PLATE ANCHORING
13mm (1/2") DIA. ANCHOR BOLTS 200mm (8") LONG, EMBEDDED MIN. 100mm (4") INTO CONC. @ 2400mm (7'-10") O.C., CAULKING OR 25 (1") MIN MINERAL WOOL BETWEEN PLATE AND TOP OF WALL.
- 7 SUBFLOOR JOIST STRAPPING AND BRIDGING
16mm (5/8") T & G GLUED & SCREWED SUB FLOOR ON WOOD 6mm (1/4") PANEL TYPE UNDERLAY UNDER RESILIENT & PARQUET FLOORING. ALL JOISTS TO BE BRIDGED WITH 38x38 (2"x2") CROSS BRACING OR SOLID BLOCKING @ 2100mm (6'-11") O.C. MAX. ALL JOISTS TO BE STRAPPED WITH 19x64 (1"x3") @ 2100mm (6'-11") O.C. UNLESS A PANEL TYPE CEILING FINISH IS APPLIED.
- 8 TWO STOREY VOLUME SPACES
FOR A MAXIMUM 5490mm (18'-0") HEIGHT, PROVIDE 2-38X140 (2-2"x6") SPR.#2 CONTIN. STUDS @ 300MM (12") O.C. FOR BRICK AND 400MM (16") O.C. FOR SIDING C/W 9.6 (3/8") THICK EXT. PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220mm (4'-0") O.C. VERTICALLY.

FOR HORIZ. DISTANCES NOT EXCEEDING 2900mm (9'-6"), PROVIDE 38X140 (2"x6") STUDS @ 400 (16") O.C. WITH CONTINUOUS 2-38X140 (2-2"x6") TOP PLATE + 1-38X140 (1-2"x6") BOTTOM PLATE & MINIMUM OF 3-38X184 (3-2"x8") CONT. HEADER AT GRND. CEILING LEVEL TOE-NAILED & GLUED AT TOP, BOTTOM PLATES AND HEADERS.
- 9 STUD WALL REINFORCEMENT (O.B.C. 9.5.2.3.)
PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR GRAB BAR INSTALLATION IN THE BATHROOM, 840-920mm (33"-36") A.F.F. BEHIND TOILET. 850mm (33") A.F.F. ON THE WALL OPPOSITE THE ENTRANCE TO THE BATHTUB OR SHOWER.
- 10 GARAGE GAS PROOFING (O.B.C. 9.10.9.16.)
13mm (1/2") GYPSUM BD. ON WALL AND CEILING BETWEEN HOUSE AND GARAGE, R22 IN WALLS, R35 IN CEILING. TAPE AND SEAL & STRUCTURALLY SUPPORT ALL JOINTS, IN ORDER TO BE GAS TIGHT.
- 11 GARAGE DOOR GAS PROOFING
DOOR AND FRAME GASPROOFED. DOOR EQUIPPED WITH SELF CLOSING DEVICE AND WEATHERSTRIPPING.

- 12 GARAGE STEPS
PRECAST CONCRETE STEP OR WD. STEP WHERE NOT EXPOSED TO WEATHER. MAX. RISE 200mm (7-7/8"); MINIMUM TREAD 250mm (9-1/2").
- 13 EXPOSED FLOOR TO EXTERIOR
PROVIDE R31 INSULATION, APPROVED VAPOR BARRIER AND CONTINUOUS AIR BARRIER, FINISHED SOFFIT.
- 14 RAILINGS AND GUARDS
FINISHED RAILING ON PICKETS SPACED NOT MORE THAN 100mm (4") BETWEEN PICKETS. GUARDS -OBC. 9.8.8. INTERIOR GUARDS: 900mm (2'-11") MIN. EXTERIOR GUARDS: 1070mm (3'-6") MIN.
- 15 STAIR HANDRAILS
REQ'D ON ONE SIDE OF STAIR UP TO 3'-6" WIDE, 2 IF WIDER. HANDRAILS TO COMPLY TO 9.8.7. OBC
- 16 ALL STAIRS / EXTERIOR STAIRS
REQ'D ON ONE SIDE OF STAIR UP TO 3'-6" WIDE, 2 IF WIDER.

MAX RISE	= 200 (7-7/8")	<u>FOR CURVED STAIRS</u>
MIN. RUN	= 210 (8-1/4")	MIN. AVG. RUN = 150 (6")
MIN. TREAD	= 235 (9-1/4")	MIN. RUN = 200 (8")
MAX NOSING	= 25 (1")	
MIN. HEADROOM	= 1950 (6'-5")	
RAIL @ LANDING	= 900 (2'-11")	
RAIL @ STAIR	= 800 (2'-8")	
MIN. STAIR WIDTH	= 860 (2'-10")	
- 17 DIRECT VENT GAS FIREPLACE
VENT TO BE A MINIMUM 300mm (12") FROM ANY OPENING AND ABOVE FIN. GRADE. REFER TO GAS UTILIZATION CODE.
- 18 MECHANICAL EXHAUST FAN
VENTED TO EXTERIOR, TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.
- 19 ATTIC OR CRAWL SPACE ACCESS HATCH (O.B.C. 9.19.2.1.)
500x700 (22"x28") WITH WEATHERSTRIPPING. R50 RIGID MIN AREA 3.4 sqft INSULATION BACKING. (R12 FOR CRAWL SPACE)
- 20 ATTIC VENTILATION (O.B.C. 9.19.1.)
ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.
- 21 CONVENTIONAL ROOF FRAMING
38x140 (2"x6") RAFTERS @ 400mm (16"O.C.), 38x184 (2"x8") RIDGE BOARD. 38x89 (2"x4") COLLAR TIES AT MIDSPANS. CEILING JOISTS TO BE 38x89 (2"x4") @ 400mm (16") O.C. FOR MAX. 2830mm (9'-3") SPAN & 38x140 (2"x6") @ 400 (16") O.C. FOR MAX. 4450mm (14'-7") SPAN. RAFTERS FOR BUILT-UP ROOF TO BE 38x89 (2"x4") @ 600mm (24") O.C. UNLESS OTHERWISE NOTED.
- 22 ROOF CONSTRUCTION (TYP. TRUSS ROOF)
NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. ENG. TRUSS AS PER MANUF. PLANS. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED R50 CEILING AREA WITH 50% AT EAVES.

- 23 ROOF WITHOUT ATTIC CONSTRUCTION
NO.210 (10.25kg/m2) ASPHALT SHINGLES, 10mm (3/8") PLYWOOD SHEATHING WITH "H" CLIPS. 2x10 ROOF JOISTS @ 400mm (16") O.C. WITH R50 BATT INSL. PROVIDE RURLINS TO MAINTAIN 2 1/2" VENT SPACE FROM U/S OF ROOF DECK TO TOP OF INSL. 6 MIL POLY. V/B AND 1/2" G.W.B. CEILING FINISH. APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL, PREFIN. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. ATTIC VENTILATION 1:300 OF INSULATED CEILING AREA WITH 50% AT EAVES.
- 24 EAVES CONSTRUCTION
ALUM. 'OGEE' STYLE EAVESTROUGH C/W ALUM. CORRUGATED RECTANGULAR DOWN SPOUTS SPACED 20'-0" MIN.-50'-0" MAX. EAVESTROUGH ON 2x6 ALUM. FASCIA BOARD W/ VENTED ALUM. SOFFIT AND INSULATION BAFFLE TO PROVIDE CLEAR VENTILATION FLOW OVER INSULATION SOFFIT.
- 25 FLAT ROOF INSULATION (NON-VENTED)
R50 ROOF 2lb CLOSED CELL SPRAY FOAM INSULATION IN ROOF JOIST CAVITY, 13mm (1/2") INT. DRYWALL FINISH OR APPROVED EQUAL.
- 26 BASEMENT CEILING (1HR FIRE RATED FLOOR ASSEMBLY) (O.B.C. 9.10.9.14(3))
5/8" TYPE 'X' DRYWALL SCREWED TO EXISTING FLOOR JOISTS, ROXUL INSULATION BETWEEN JOIST CAVITY. STC RATING OF 50.
- 27 EGRESS WINDOW OR DOORS FOR BEDROOMS (9.9.10.1.)
SHOULD BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDES AN INDIVIDUAL UNOBSTRUCTED OPEN PORTION HAVING A MINIMUM AREA OF 0.35sqm WITH NO DIMENSION LESS THAN 380mm
- 28 WINDOW AS MEANS OF EGRESS (O.B.C. 9.9.2.3.)
CASEMENT WINDOWS NOT LESS THAN 1060mm HIGH, 560mm WIDE, WITH A SILL HEIGHT NOT MORE THAN 900mm ABOVE THE INSIDE FLOOR, ARE PERMITTED TO BE CONSIDERED PART OF A REQUIRED MEANS OF EGRESS TO PROVIDE ACCESS TO FIRE ESCAPES, WHEN FIRE ESCAPES ARE PERMITTED.
- 29 MINIMUM CEILING HEIGHT (O.B.C. TABLE 11.5.1.1.C) (C102B)
MINIMUM ROOM HEIGHT SHALL NOT BE LESS THAN 1950mm OVER THE REQUIRED FLOOR AREA AND IN ANY LOCATION THAT WOULD NORMALLY BE USED AS MEANS OF EGRESS, OR MINIMUM ROOM HEIGHT SHALL NOT BE LESS THAN 2030mm OVER AT LEAST 50% OF THE REQUIRED FLOOR AREA, PROVIDED THAT ANY PART OF THE FLOOR HAVING CLEAR HEIGHT OF LESS THAN 1400mm SHALL NOT BE CONSIDERED IN COMPUTING THE REQUIRED FLOOR AREA.
- 30 STEEL COLUMN (SEE O.B.C. 9.17.3.4.)
90mm (3-1/2") DIA. SINGLE TUBE NON-ADJUSTABLE STEEL COLUMN. CONFORMING TO CAN/CGSB-7.2M, AND W/ 150x150x9.5 (6"x6"x3/8") STEEL PLATE TOP & BOTTOM.
- 31 LAUNDRY (OBC 9.31.4.2.)
PROVIDE HOOK UP FOR A MOBILE LAUNDRY LOCATED CONVENIENTLY ACCESSIBLE TO THE DWELLING UNIT OCCUPANTS.
- 32 DRAIN WATER HEAT RECOVERY (OBC SB-12, 3.1.1.12.)
PROVIDE A DRAIN WATER HEAT RECOVERY UNIT TO RECEIVE DRAIN WATER FROM ALL NEW SHOWERS FROM THE DWELLING UNIT, TO BE INSTALLED AS PER MANUFACTURER'S SPECS, CONTRACTOR TO PROVIDE THE MANUFACTURER'S SPECS TO THE BUILDING INSPECTOR.
- SMOKE ALARM & CARBON MONOXIDE DETECTOR (O.B.C. 9.10.19.1.(2))
PROVIDE 1 PER FLOOR, NEAR THE STAIRS CONNECTING LEVELS, AND IN ALL BEDROOMS. ALARMS TO BE CONNECTED TO AN ELECTRICAL CIRCUIT AND INTERCONNECTED TO ACTIVATE ALL ALARMS IF ONE SOUNDS.



PERSPECTIVE VIEWS

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TINA LISTER

2 RUTHERFORD AVENUE, HAMILTON

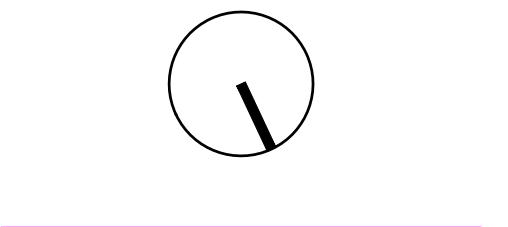
Revisions	
Issued for MV	22/04/13

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Qualification Information
Required unless design is exempt under Div. C-3.2.5 of the Building Code

Adriano Passariello	115278
Name	Signature
	BCIN

Project No.	PV21-017
Issue Date	15-12-2021
Drawn By	JOSEPH FALZONE
Checked By	MATTHEW RIBAU



Drawing Title

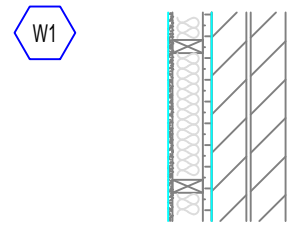
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Scale 1/4" = 1'-0"

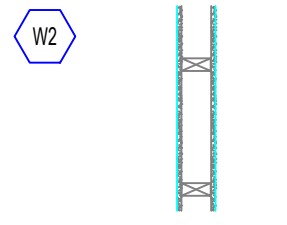
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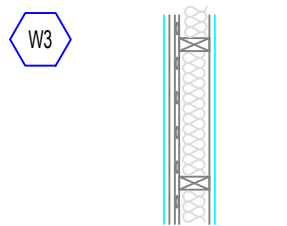
WALL SCHEDULE



W1
ADDITIONAL LAYER
 13mm (1/2") INTERIOR DRYWALL, 38x86 (2"x4") STUDS @ 400mm (16") O.C. SINGLE BOTTOM PLATE, DOUBLE TOP PLATE, R24 BATT INSULATION BETWEEN VOIDS, 26mm (1") RIDGED INSULATION, AND APPROVED VAPOR BARRIER. EXISTING WALL DOUBLE MASONRY BEYOND.

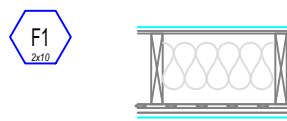


W2
INTERIOR STUD PARTITIONS
 BEARING PARTITIONS 38x89 (2"x4") @ 400mm (16") O.C. FOR 2 STOREYS AND 300mm (12") O.C. FOR 3 STOREYS. NON-BEARING PARTITIONS 38x89 (2"x4") @ 600mm (24") O.C., PROVIDE 38x89 (2"x4") BOTTOM PLATE AND 2/38x89 (2-2"x4") TOP PLATE. 13mm (1/2") INTERIOR DRYWALL BOTH SIDES OF STUD, PROVIDE 38x140 (2"x6") @ 406mm (16") O.C. STUDS/PLATES WHERE NOTED.

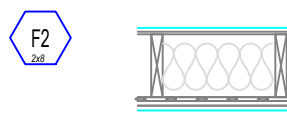


W3
SB-3 (WALL No. W4a) 1 HR FIRE RATED / STC: 51
 2"x4" WOOD STUDS @16" O/C.
 4" ABSORPTIVE MATERIAL.
 RESILIENT METAL CHANNELS ON ONE SIDE @16" OR 24" O/C.
 2 LAYERS OF 5/8" TYPE-X GYPSUM BOARD ON RESILIENT CHANNEL SIDE.
 1 LAYER OF 5/8" TYPE-X GYPSUM BOARD ON OTHER SIDE.

FLOOR SCHEDULE



F1
SB-3 (FLOOR No. F9g) 1 HR FIRE RATED / STC: 50
 5/8" NOMINAL PLYWOOD SUBFLOOR
 2"x10" WOOD JOIST @16" O/C.
 MIN 3" ABSORPTIVE MATERIAL IN CAVITY
 1 LAYER OF RESILIENT CHANNEL 406mm O/C.
 2 LAYER OF 5/8" TYPE 'X' GYPSUM BOARD ON UNDERSIDE.



F2
SB-3 (FLOOR No. F9g) 1 HR FIRE RATED / STC: 50
 5/8" NOMINAL PLYWOOD SUBFLOOR
 2"x8" WOOD JOIST @16" O/C.
 MIN 3" ABSORPTIVE MATERIAL IN CAVITY
 1 LAYER OF RESILIENT CHANNEL 406mm O/C.
 2 LAYER OF 5/8" TYPE 'X' GYPSUM BOARD ON UNDERSIDE.

DOOR SCHEDULE

NO.	SIZE	HINGE	REMARK
BASEMENT FLOOR DOORS			
D01	80" x 28"	L	EXT. INTERIOR
D02	80" x 26"	L	EXT. INTERIOR
D03	80" x 30"	R	EXT. INTERIOR
D04	80" x 32"	L	EXT. INTERIOR
D31	80" x 32"	R	EXT. EXTERIOR
D32	80" x 30"	L	EXT. EXTERIOR
MAIN FLOOR DOORS			
D05	96" x 38"	L	EXT. EXTERIOR
MAIN FLOOR UNIT 101 DOORS			
D06	80" x 32"	L	NEW FRONT ENTERANCE, FIRE RATED
D07	80" x 48"	SLIDING	NEW CLOSET DOOR
D08	80" x 24"	L	NEW BATHROOM DOOR
D09	80" x 32"	R	NEW BED ROOM DOOR
D10	80" x 32"	L	EXT. EXTERIOR
MAIN FLOOR UNIT 102 DOORS			
D11	80" x 32"	R	NEW FRONT ENTERANCE, FIRE RATED
D12	80" x 53"	SLIDING	NEW CLOSET DOOR
D13	80" x 24"	L	NEW BATHROOM DOOR
D14	80" x 32"	R	NEW BED ROOM DOOR
SECOND FLOOR UNIT 201 DOORS			
D15	80" x 32"	L	NEW FRONT ENTERANCE, FIRE RATED
D16	80" x 48"	SLIDING	NEFW CLOSET DOOR
D17	80" x 24"	L	NEW BATHROOM DOOR
D18	80" x 32"	R	NEW BED ROOM DOOR
D19	80" x 48"	SLIDING	NEW CLOSET DOOR
SECOND FLOOR UNIT 202 DOORS			
D20	80" x 32"	R	NEW FRONT ENTERANCE, FIRE RATED
D21	80" x 24"	L	NEW BATHROOM DOOR
D22	80" x 32"	R	NEW BED ROOM DOOR
D23	80" x 30"	R	NEW DOOR TO CLOSET
ATTIC FLOOR UNIT 301 DOORS			
D25	80" x 30"	R	NEW FRONT ENTERANCE, FIRE RATED
D26	80" x 30"	L	NEW DOOR TO CLOSET
D27	80" x 30"	R	NEW DOOR TO LAUNDRY
D28	80" x 30"	R	NEW BED ROOM DOOR
D29	80" x 30"	R	NEW BATHROOM DOOR

ALL EXISTING WINDOWS TO REMAIN. PLAN PROVIDED FOR REFERENCE ONLY

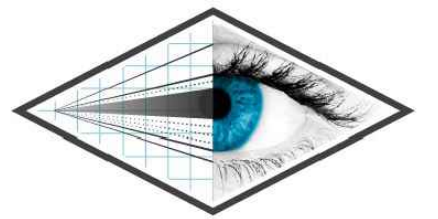
NOTE: CONTRACTOR TO CONFIRM WITH OWNER ANY EXISTING DOORS TO BE REPLACED WITH NEW, CONTRACTOR TO PROVIDE SAMPLE DOOR STYLES AND HARDWARE TO BE APPROVED BY OWNER PRIOR TO PLACING ANY ORDERS.

WINDOW SCHEDULE

NO.	SIZE	SILL HEIGHT	FIXED/OPERABLE	REMARKS
BASEMENT WINDOWS				
W01	1'-9.5" x 3'-0"	4'-6"	SLIDER	EXISTING
W02	1'-9.5" x 3'-0"	4'-6"	SLIDER	EXISTING
W03	1'-9.5" x 6'-1"	4'-6"	SLIDER	EXISTING
W04	1'-9.5" x 2'-8"	4'-6"	SLIDER	EXISTING
W05	1'-9.5" x 2'-8"	4'-6"	SLIDER	EXISTING
MAIN FLOOR COMMON AREA WINDOWS				
W06	2'-5" x 1'-5"	4'-9"	FIXED	EXISTING
W07	2'-5" x 1'-5"	4'-9"	FIXED	EXISTING
MAIN FLOOR UNIT 101 WINDOWS				
W08	5'-6" x 1'-5"	2'-3"	OPERABLE	EXISTING
W09	1'-8" x 1'-5"	6'-3"	OPERABLE	EXISTING
W10	1'-8" x 1'-5"	6'-3"	OPERABLE	EXISTING
W11	4'-5" x 1'-5"	4'-5"	OPERABLE	EXISTING
W12	5'-4" x 1'-5"	2'-3"	OPERABLE	EXISTING
W13	3'-1" x 1'-5"	3'-11"	OPERABLE	EXISTING
MAIN FLOOR UNIT 102 WINDOWS				
W14	5'-6" x 1'-5"	2'-3"	OPERABLE	EXISTING
W15	4'-11" x 3'-2"	2'-3"	OPERABLE	EXISTING
W16	4'-11" x 3'-2"	2'-3"	OPERABLE	EXISTING
W17	4'-9" x 1'-5"	2'-3"	OPERABLE	EXISTING EGRESS
SECOND FLOOR COMMON AREA WINDOWS				
W18	4'-9" x 7'-9"	2'-3"	OPERABLE	EXISTING
SECOND FLOOR UNIT 201 WINDOWS				
W19	4'-11" x 4'-2"	2'-3"	OPERABLE	EXISTING
W20	4'-10" x 2'-3"	2'-3"	OPERABLE	EXISTING
W21	4'-10" x 4'-10"	2'-3"	OPERABLE	EXISTING
W22	4'-10" x 2'-3"	2'-3"	OPERABLE	EXISTING EGRESS
W23	1'-10" x 2'-0"	4'-1"	OPERABLE	EXISTING
W24	4'-9" x 2'-2"	2'-3"	OPERABLE	EXISTING
SECOND FLOOR UNIT 202 WINDOWS				
W25	4'-11" x 4'-2"	2'-3"	OPERABLE	EXISTING
W26	2'-9" x 8'-3"	3'-5"	OPERABLE	EXISTING
W27	4'-9" x 2'-2"	2'-3"	OPERABLE	EXISTING
W34	4'-10" x 2'-3"	2'-3"	OPERABLE	EXISTING EGRESS
ATTIC FLOOR COMMON AREA WINDOWS				
W28	2'-2" x 1'-5"	2'-10"	FIXED	EXISTING
ATTIC FLOOR UNIT 301 WINDOWS				
W29	1'-9" x 1'-5"	2'-9"	OPERABLE	EXISTING
W30	1'-9" x 1'-5"	2'-9"	OPERABLE	EXISTING
W31	3'-6" x 1'-5"	1'-10"	OPERABLE	EXISTING
W32	3'-1" x 1'-5"	4'-5"	OPERABLE	EXISTING
W33	2'-6" x 3'-4"	-	FIXED	NEW SKYLIGHT
W35	4'-10" x 2'-3"	2'-3"	OPERABLE	EXISTING EGRESS

ALL EXISTING WINDOWS TO REMAIN. PLAN PROVIDED FOR REFERENCE ONLY

NOTE: CONTRACTOR TO CONFIRM WITH OWNER ANY EXISTING WINDOWS TO BE REPALCED WITH NEW, CONTRACTOR TO PROVIDE SAMPLE WINDOW STYLES AND COLOR TO BE APPROVED BY OWNER PRIOR TO PLACING ANY ORDERS.



PERSPECTIVE VIEWS

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TINA LISTER

2 RUTHERFORD AVENUE, HAMILTON

Revisions

Issued for MV 22/04/13

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
 Qualification Information
 Required unless design is exempt under Div. C-3.2.5 of the Building Code
 Adriano Passariello 115278
 Name Signature BCIN

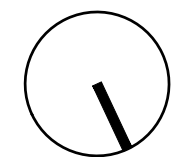
Project No. PV21-017

Issue Date 15-12-2021

Drawn By JOSEPH FALZONE

Checked By MATTHEW RIBAU

North



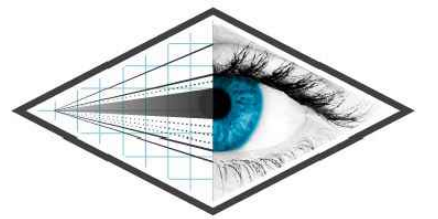
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SCHEDULES

Scale 1/4" = 1'-0"

Sheet No.

A00.3



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TINA LISTER

2 RUTHERFORD AVENUE, HAMILTON

Revisions

Issued for MV	22/04/13
---------------	----------

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Qualification Information
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Adriano Passariello	115278
Name	Signature
	BCIN

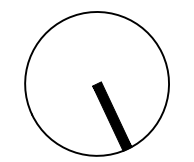
Project No.	PV21-017
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Issue Date	15-12-2021
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Drawn By	JOSEPH FALZONE
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Checked By	MATTHEW RIBAU
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North



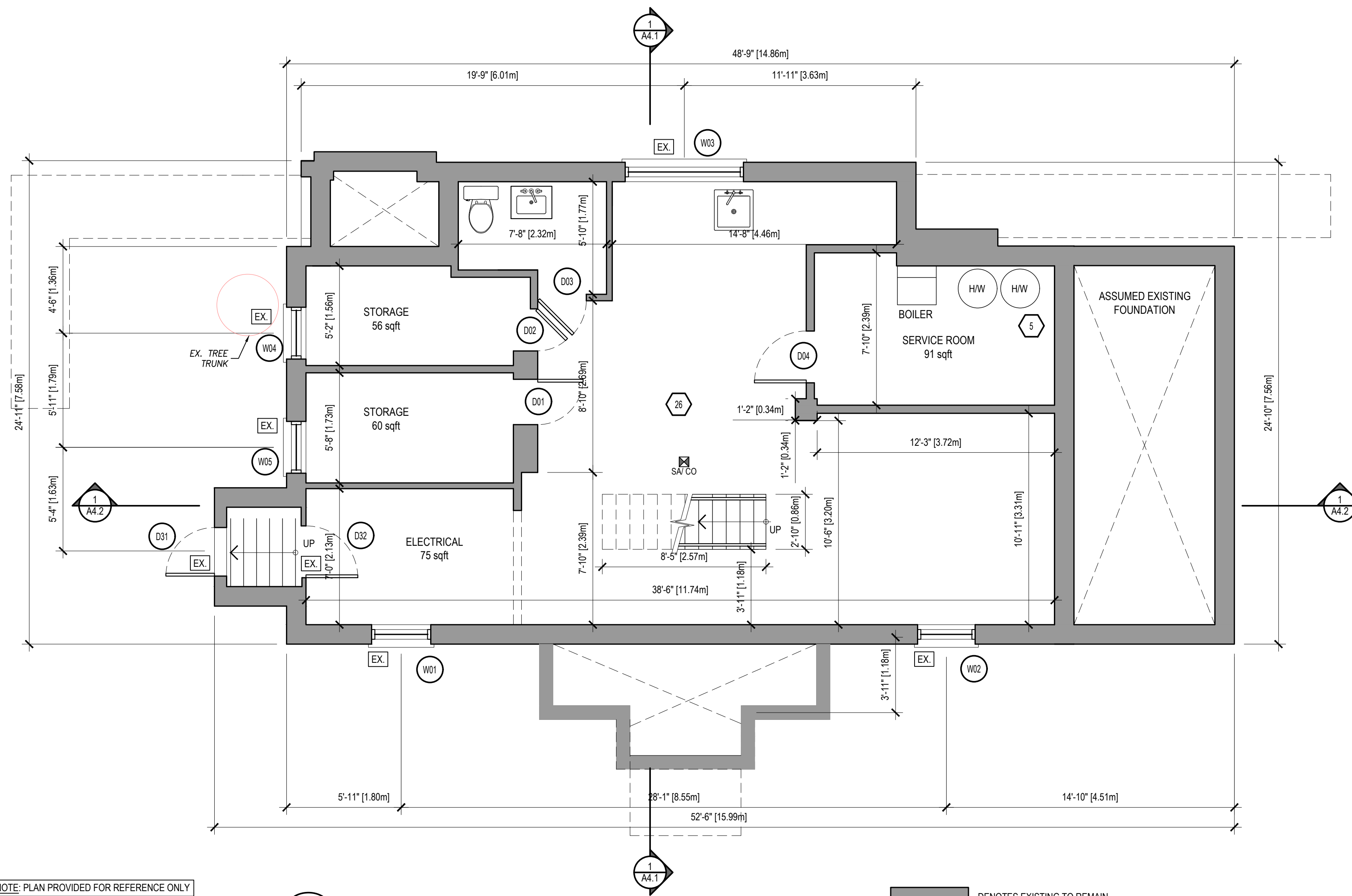
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EXISTING BASEMENT

Scale 1/4" = 1'-0"

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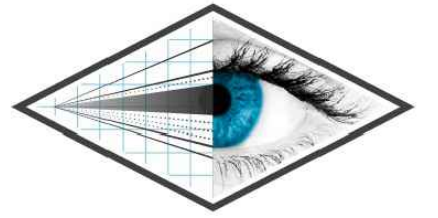
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NOTE: PLAN PROVIDED FOR REFERENCE ONLY

PROPOSED BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

- DENOTES EXISTING TO REMAIN
- 1 HR FIRE SEPARATION
- DENOTES DEMOLITION



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TINA LISTER

2 RUTHERFORD AVENUE, HAMILTON

Revisions

Issued for MV 22/04/13

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Qualification Information
Required unless design is exempt under Div. C-3.2.5 of the Building Code
Adriano Passariello 115278
Name Signature BCIN

Project No. PV21-017

Issue Date 15-12-2021

Drawn By JOSEPH FALZONE

Checked By MATTHEW RIBAU

North

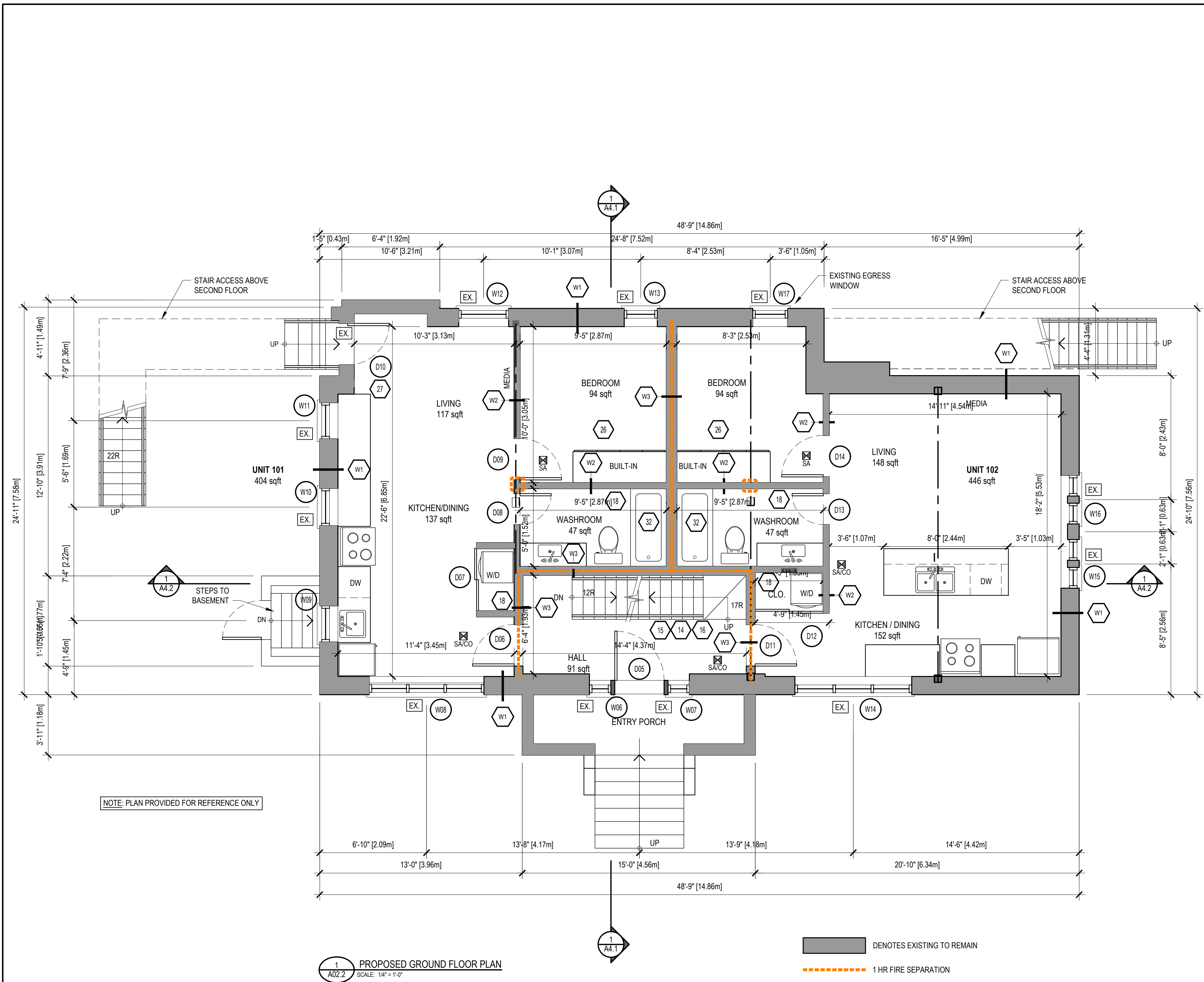
Drawing Title

**EXISTING
GROUND
FLOOR**

Scale 1/4" = 1'-0"

Sheet No.

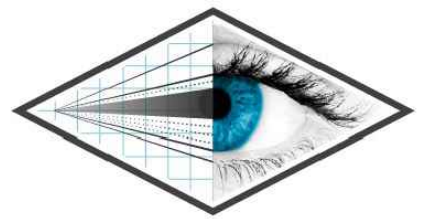
A01.2



NOTE: PLAN PROVIDED FOR REFERENCE ONLY

1 A02.2 PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

■ DENOTES EXISTING TO REMAIN
- - - 1 HR FIRE SEPARATION



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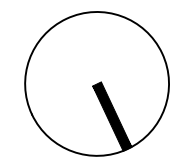
Project No. PV21-017

Issue Date 15-12-2021

Drawn By JOSEPH FALZONE

Checked By MATTHEW RIBAU

North



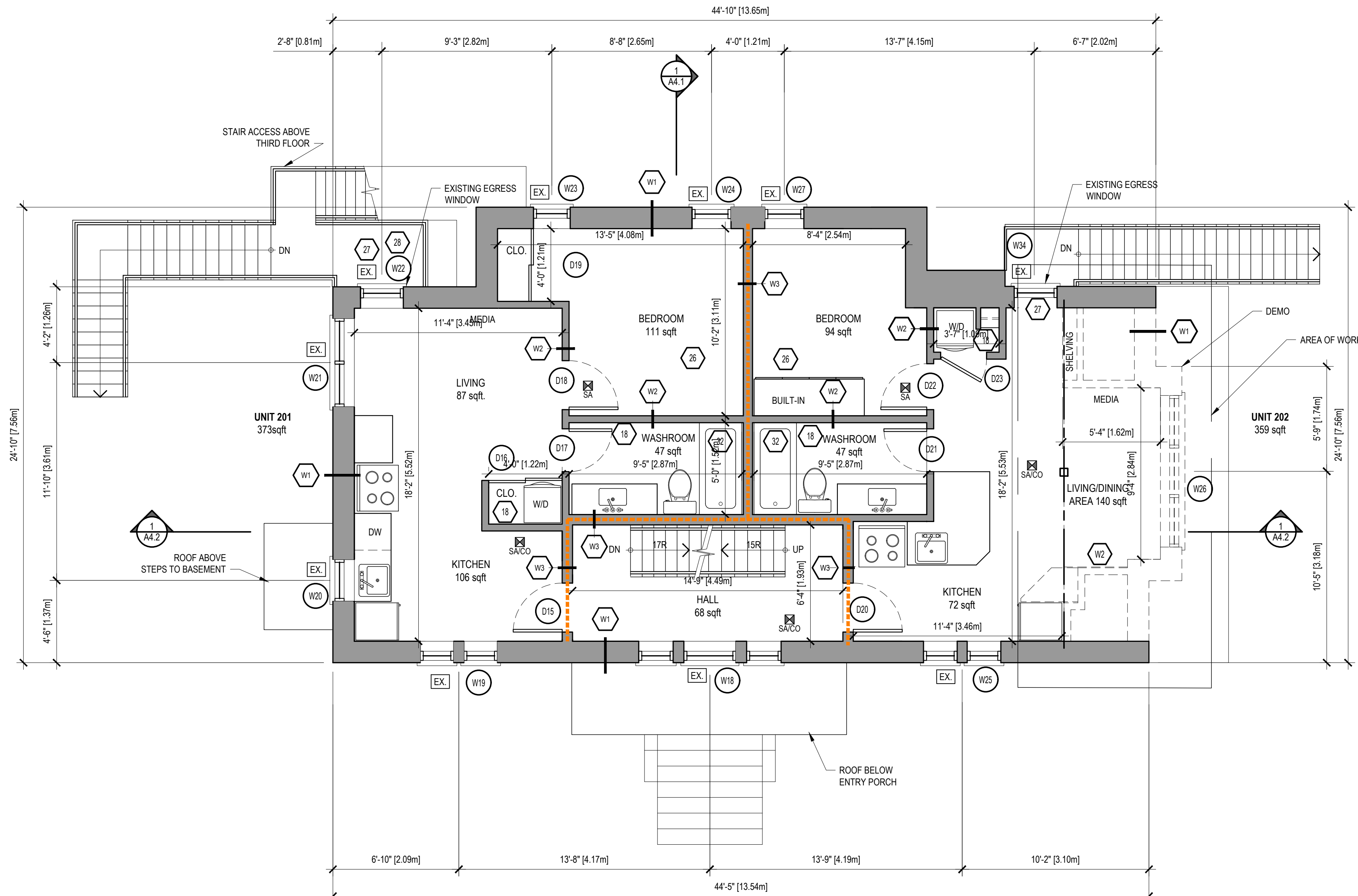
Drawing Title

**EXISTING
& DEMO
SECOND
FLOOR**

Scale 1/4" = 1'-0"

Sheet No.

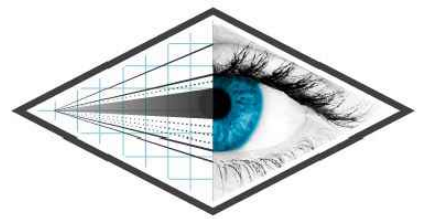
A01.3



1 A02.3 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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- - - 1 HR FIRE SEPARATION





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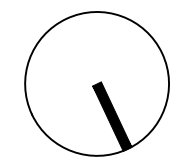
Project No. PV21-017

Issue Date 15-12-2021

Drawn By JOSEPH FALZONE

Checked By MATTHEW RIBAU

North



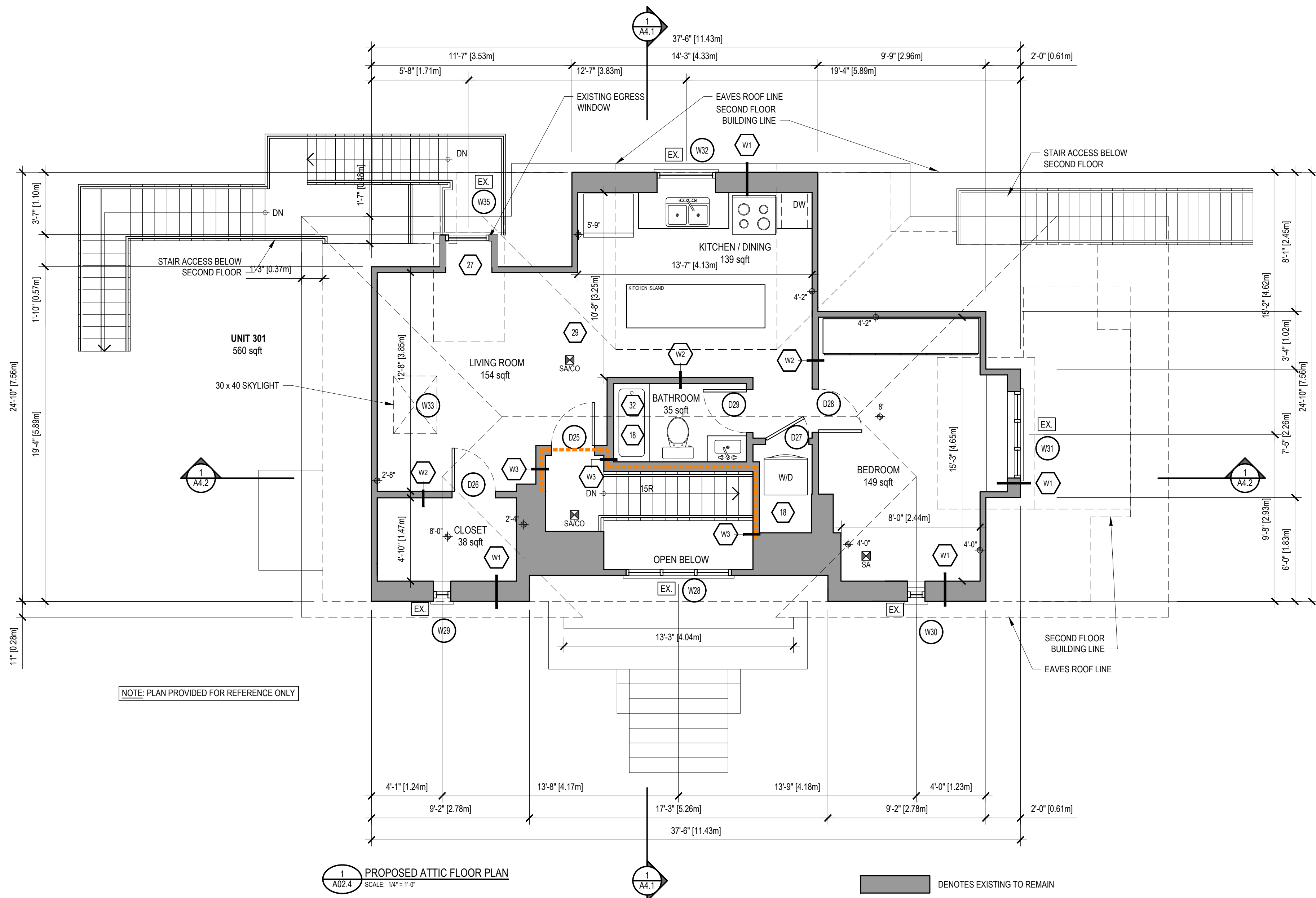
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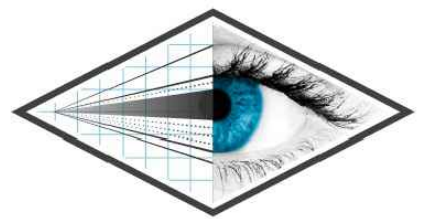
EXISTING ATTIC

Scale 1/4" = 1'-0"

Sheet No.

A01.4





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Name	Signature
	BCIN

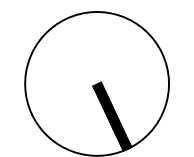
Project No.	PV21-017
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Issue Date	15-12-2021
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Drawn By	JOSEPH FALZONE
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Checked By	MATTHEW RIBAU
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North



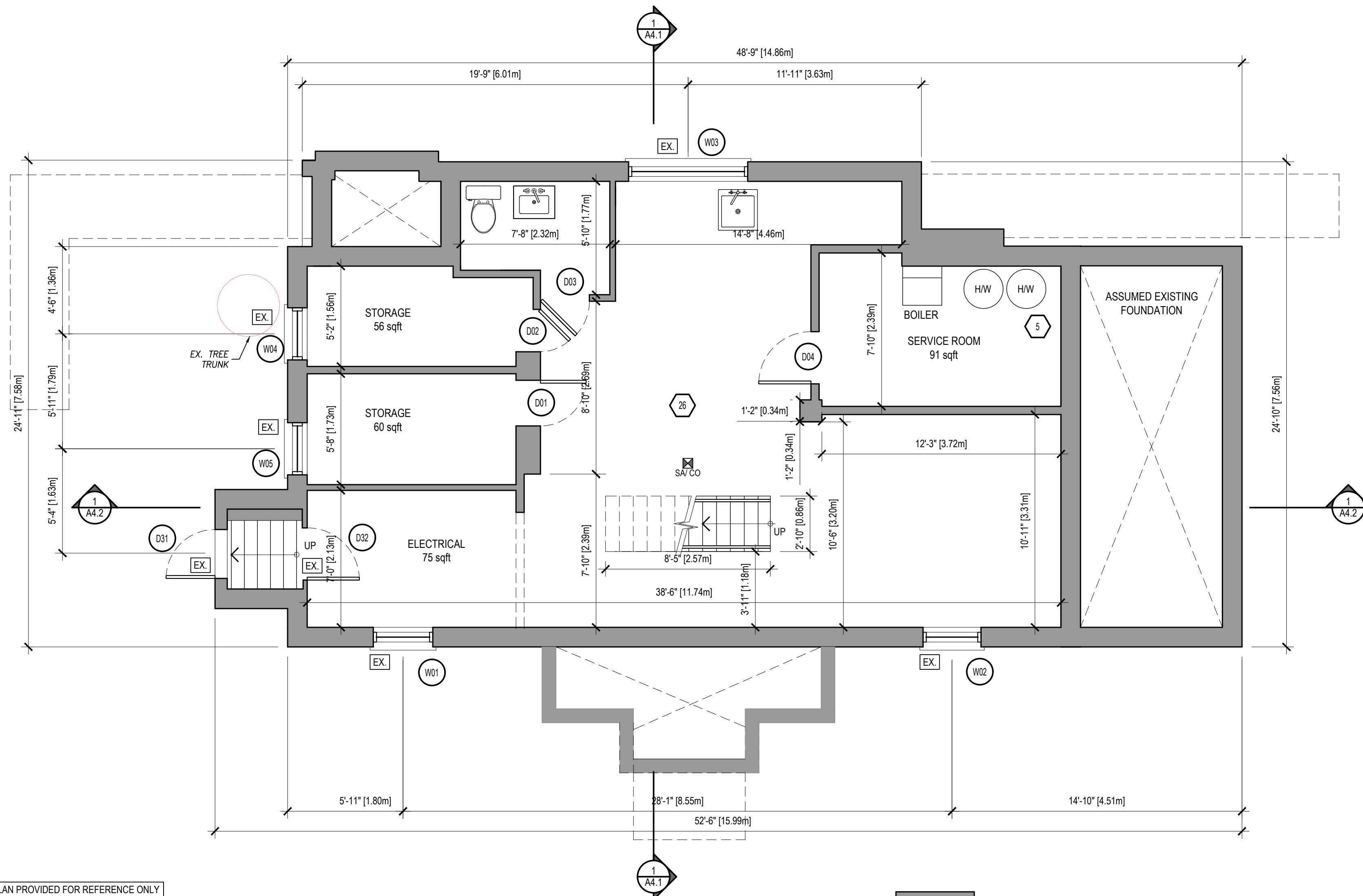
Drawing Title

PROPOSED BASEMENT

Scale 1/4" = 1'-0"

Sheet No.

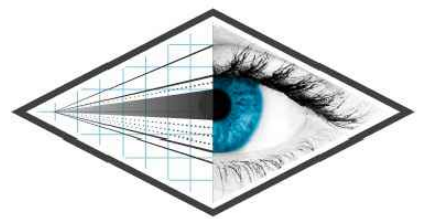
A02.1



NOTE: PLAN PROVIDED FOR REFERENCE ONLY

PROPOSED BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

DENOTES EXISTING TO REMAIN
1 HR FIRE SEPARATION



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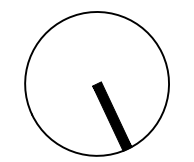
Project No. PV21-017

Issue Date 15-12-2021

Drawn By JOSEPH FALZONE

Checked By MATTHEW RIBAU

North



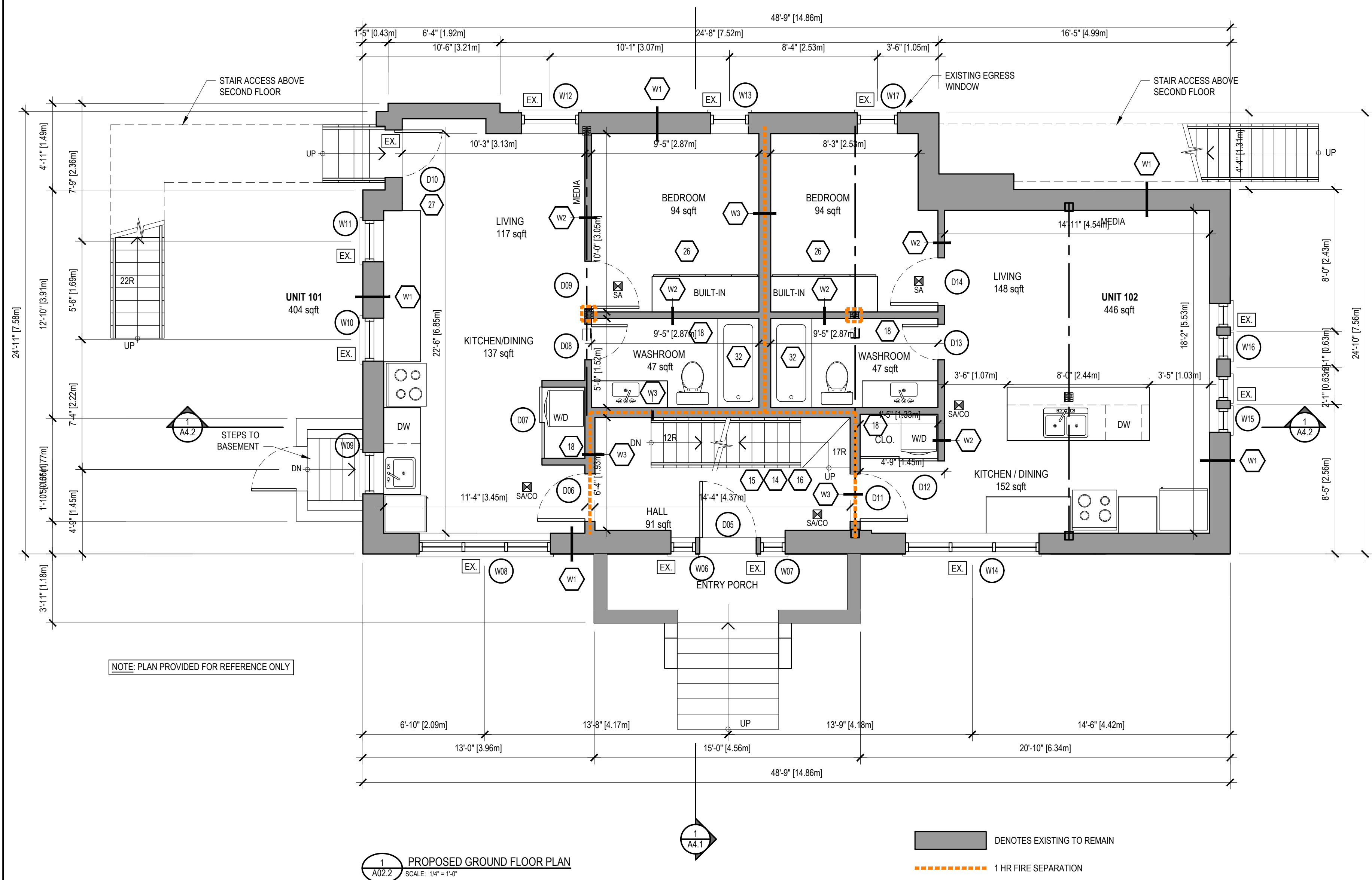
Drawing Title

PROPOSED GROUND FLOOR

Scale 1/4" = 1'-0"

Sheet No.

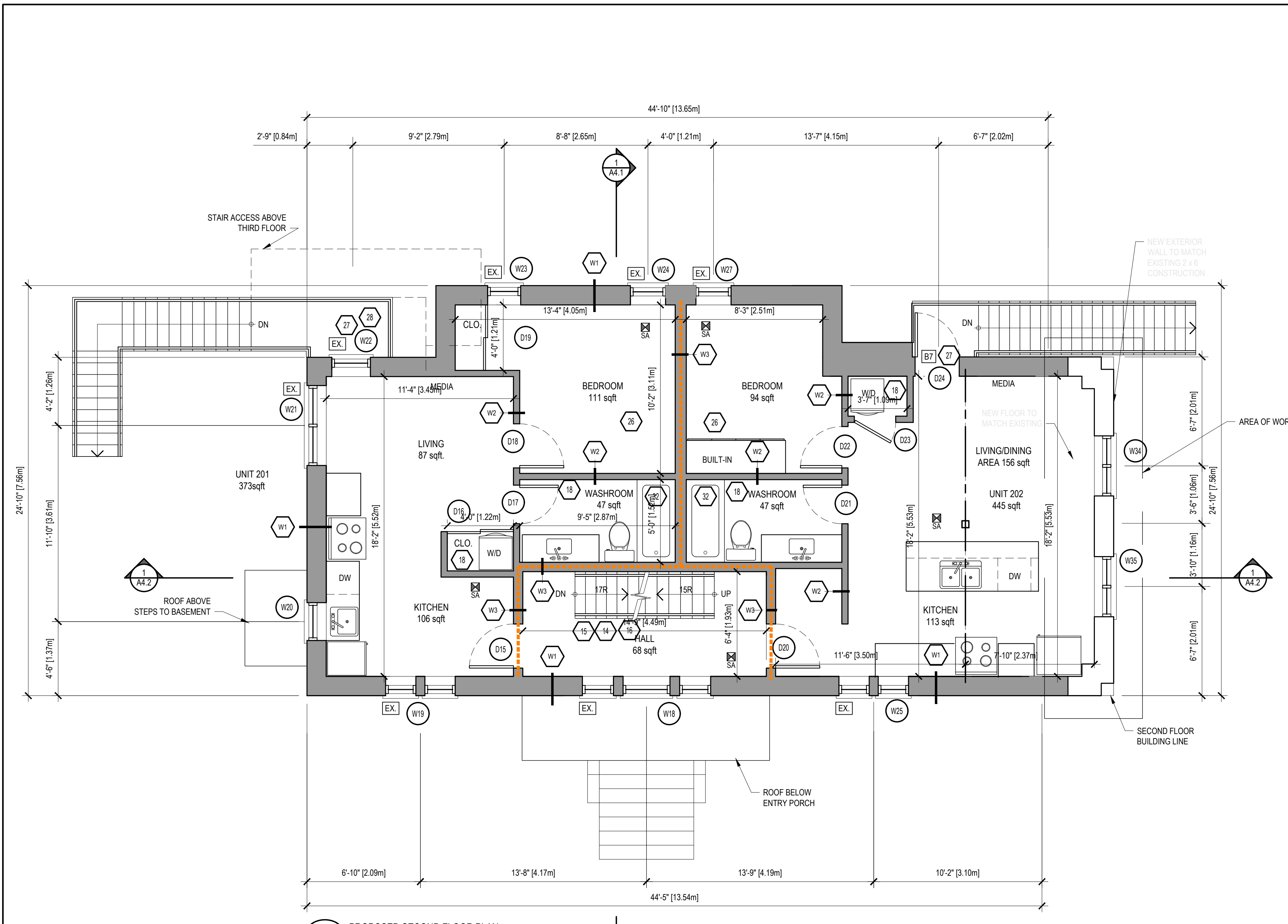
A02.2



NOTE: PLAN PROVIDED FOR REFERENCE ONLY

1 A02.2 PROPOSED GROUND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

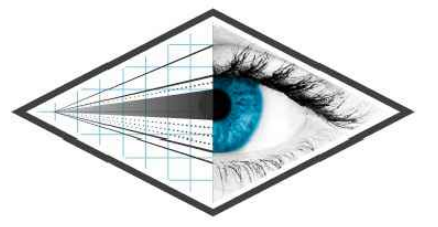
■ DENOTES EXISTING TO REMAIN
 - - - - - 1 HR FIRE SEPARATION



1 A01.3 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

■ DENOTES EXISTING TO REMAIN
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NATURAL LIGHT REQUIREMENTS MET



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Revisions

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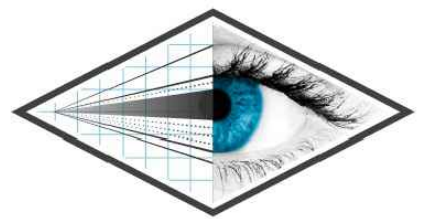
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Adriano Passariello 115278
Name Signature BCIN

Project No. PV21-017
Issue Date 15-12-2021
Drawn By JOSEPH FALZONE
Checked By MATTHEW RIBAU
North

Drawing Title
PROPOSED SECOND FLOOR

Scale 1/4" = 1'-0"
Sheet No.

A02.3



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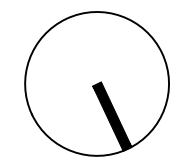
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Issue Date 15-12-2021

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North



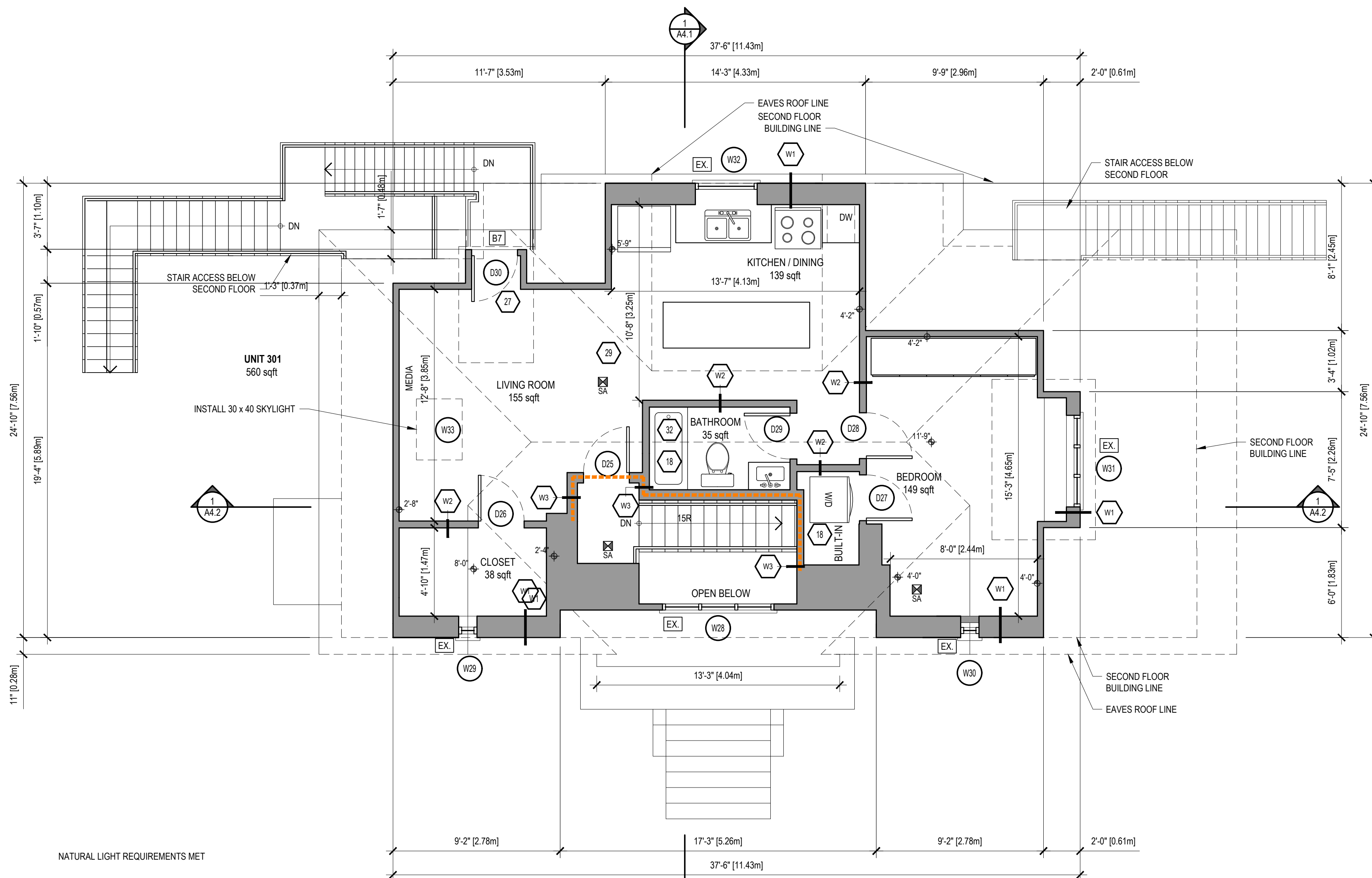
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PROPOSED ATTIC

Scale 1/4" = 1'-0"

Sheet No.

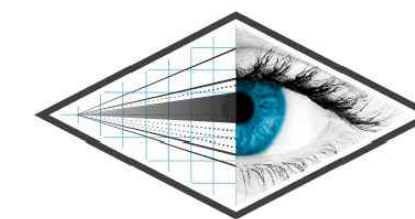
A02.4



1 A01.4 PROPOSED ATTIC FLOOR PLAN
 SCALE: 1/4" = 1'-0"

DENOTES EXISTING TO REMAIN
 1 HR FIRE SEPARATION

32' - 1" (9.77 m)
 MAX HEIGHT
 27' - 1" (8.25 m)
 U/S CIELING
 19' - 0" (5.79 m)
 T/O THIRD FLOOR
 18' - 3" (5.59 m)
 U/S THIRD FLOOR
 10' - 1" (3.05 m)
 T/O SECOND FLOOR
 9' - 2" (2.80 m)
 U/S THIRD FLOOR
 0' - 0"
 T/O MAIN FLOOR
 -0' - 10" (0.25 m)
 U/S MAIN FLOOR
 -7' - 1" (2.16 m)
 BASEMENT FLOOR
 -8' - 1" (2.46 m)
 U/S MAIN FLOOR



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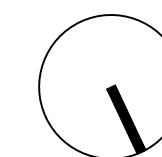
Project No. PV21-017

Issue Date 15-12-2021

Drawn By JOSEPH FALZONE

Checked By MATTHEW RIBAU

North



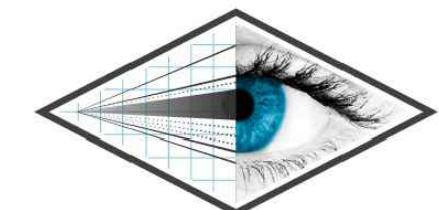
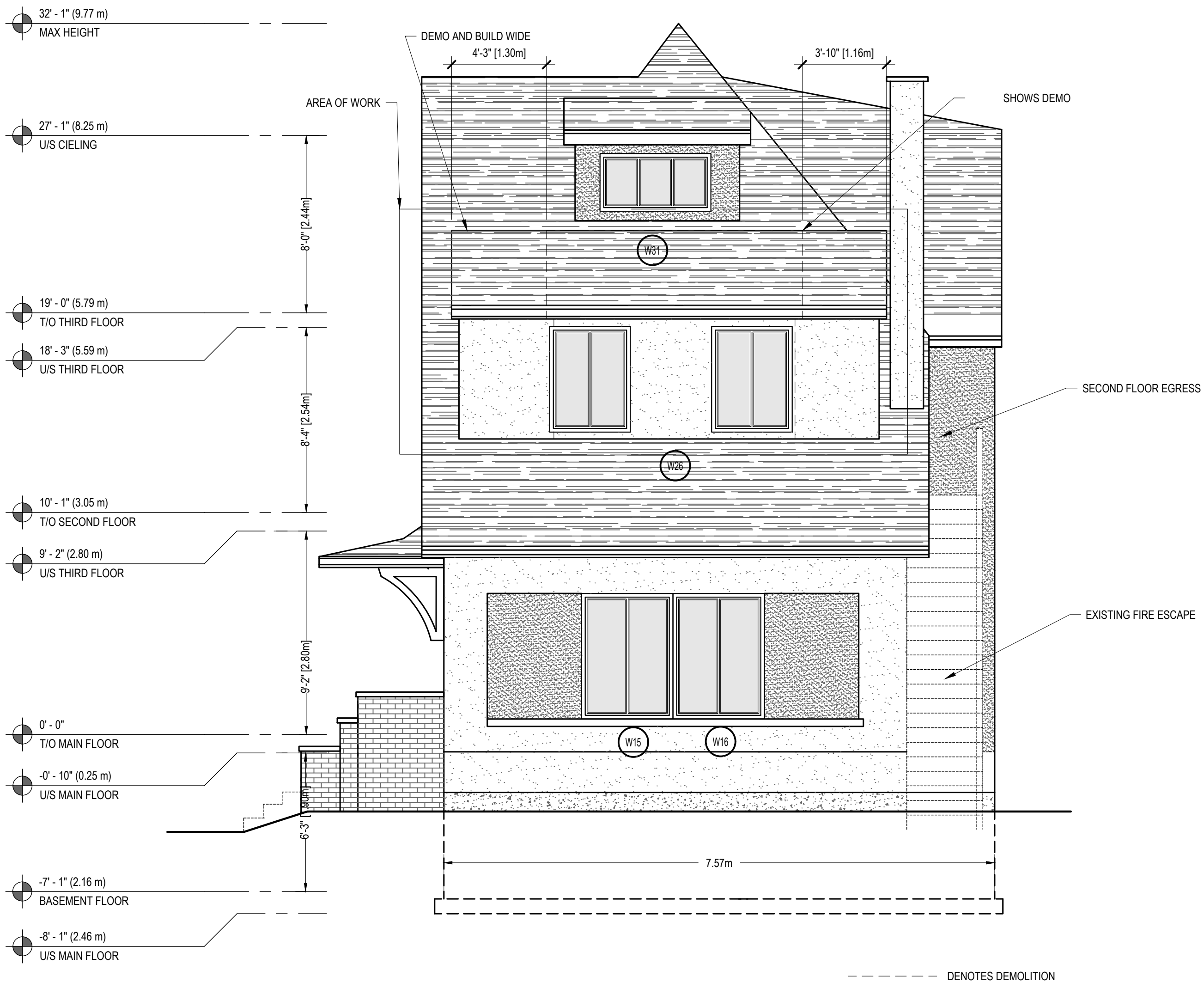
Drawing Title

FRONT SOUTH ELEVATION

Scale 1/4" = 1'-0"

Sheet No.

A03.1



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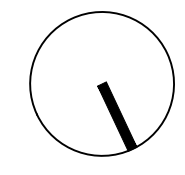
Project No. PV21-017

Issue Date 15-12-2021

Drawn By JOSEPH FALZONE

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North



Drawing Title

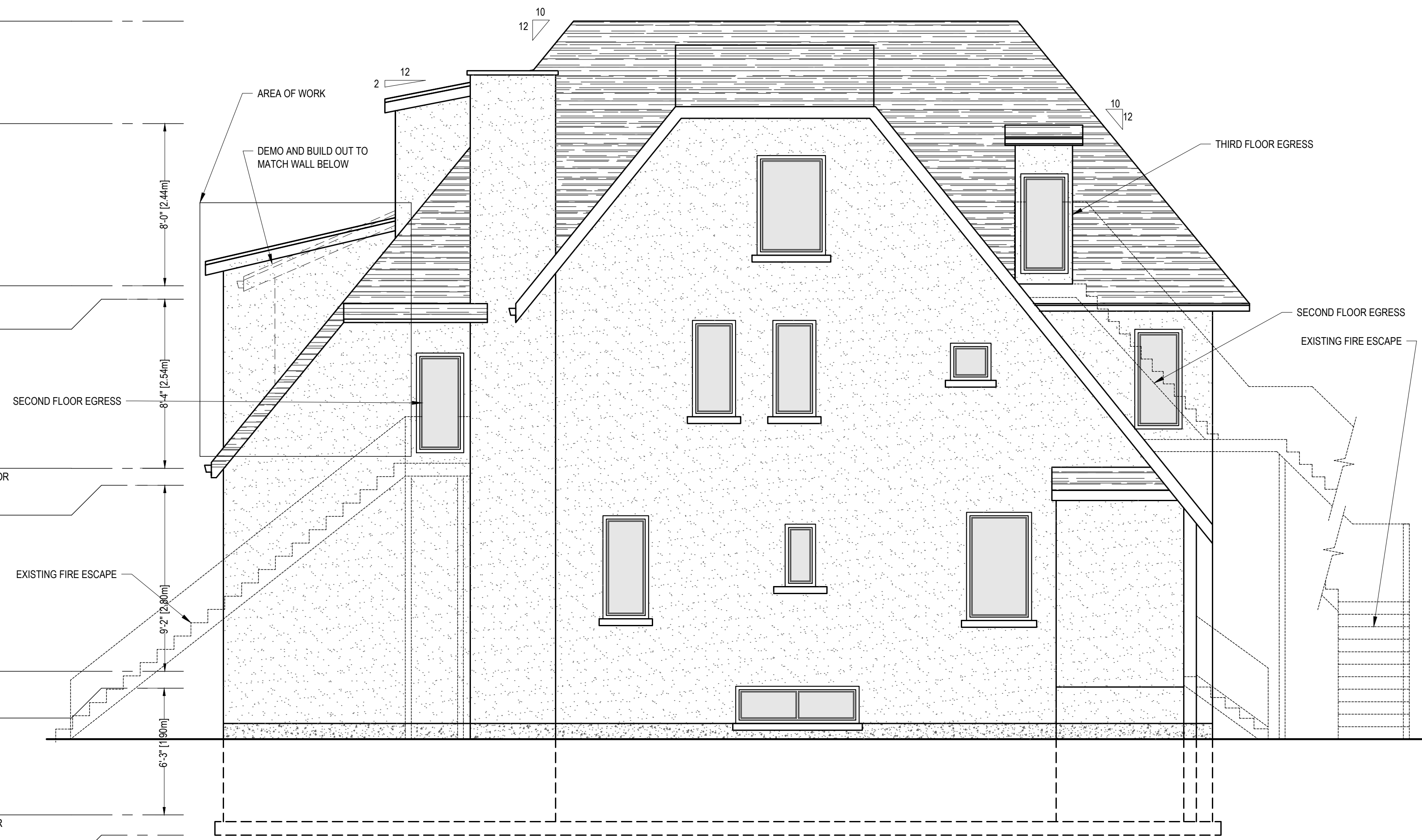
RIGHT WEST ELEVATION

Scale 1/4" = 1'-0"

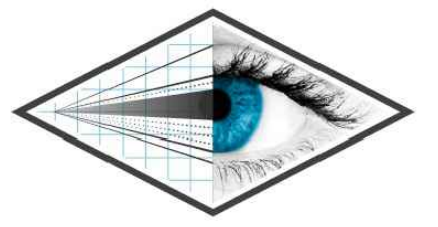
Sheet No.

A03.2

- 32' - 1" (9.77 m)
MAX HEIGHT
- 27' - 1" (8.25 m)
U/S CIELING
- 19' - 0" (5.79 m)
T/O THIRD FLOOR
- 18' - 3" (5.59 m)
U/S THIRD FLOOR
- 10' - 1" (3.05 m)
T/O SECOND FLOOR
- 9' - 2" (2.80 m)
U/S THIRD FLOOR
- 0' - 0"
T/O MAIN FLOOR
- 0' - 10" (0.25 m)
U/S MAIN FLOOR
- 7' - 1" (2.16 m)
BASEMENT FLOOR
- 8' - 1" (2.46 m)
U/S MAIN FLOOR



----- DENOTES DEMOLITION



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Revisions

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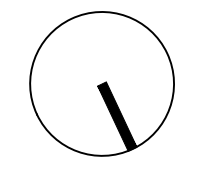
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North



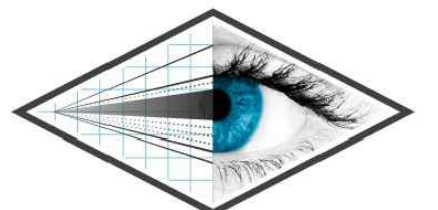
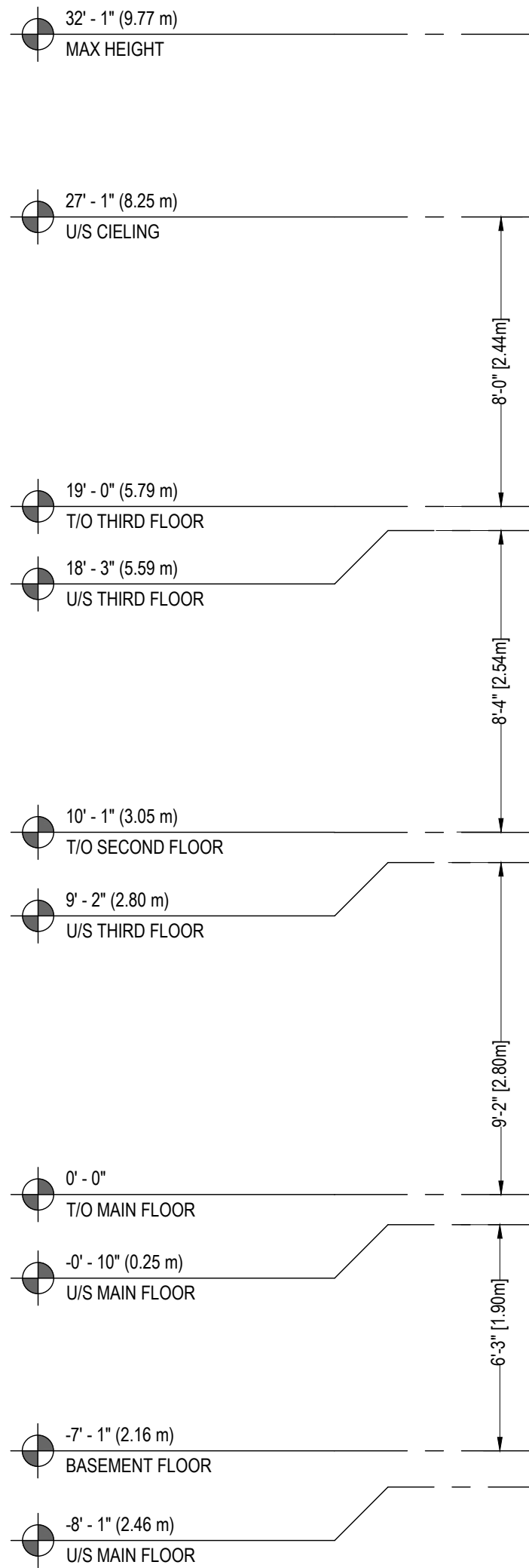
Drawing Title

**REAR
 NORTH
 ELEVATION**

Scale 1/4" = 1'-0"

Sheet No.

A03.3



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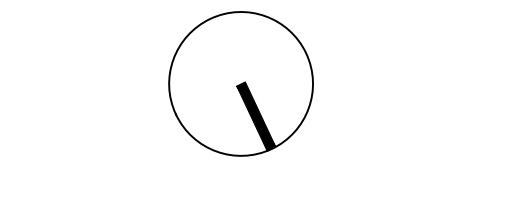
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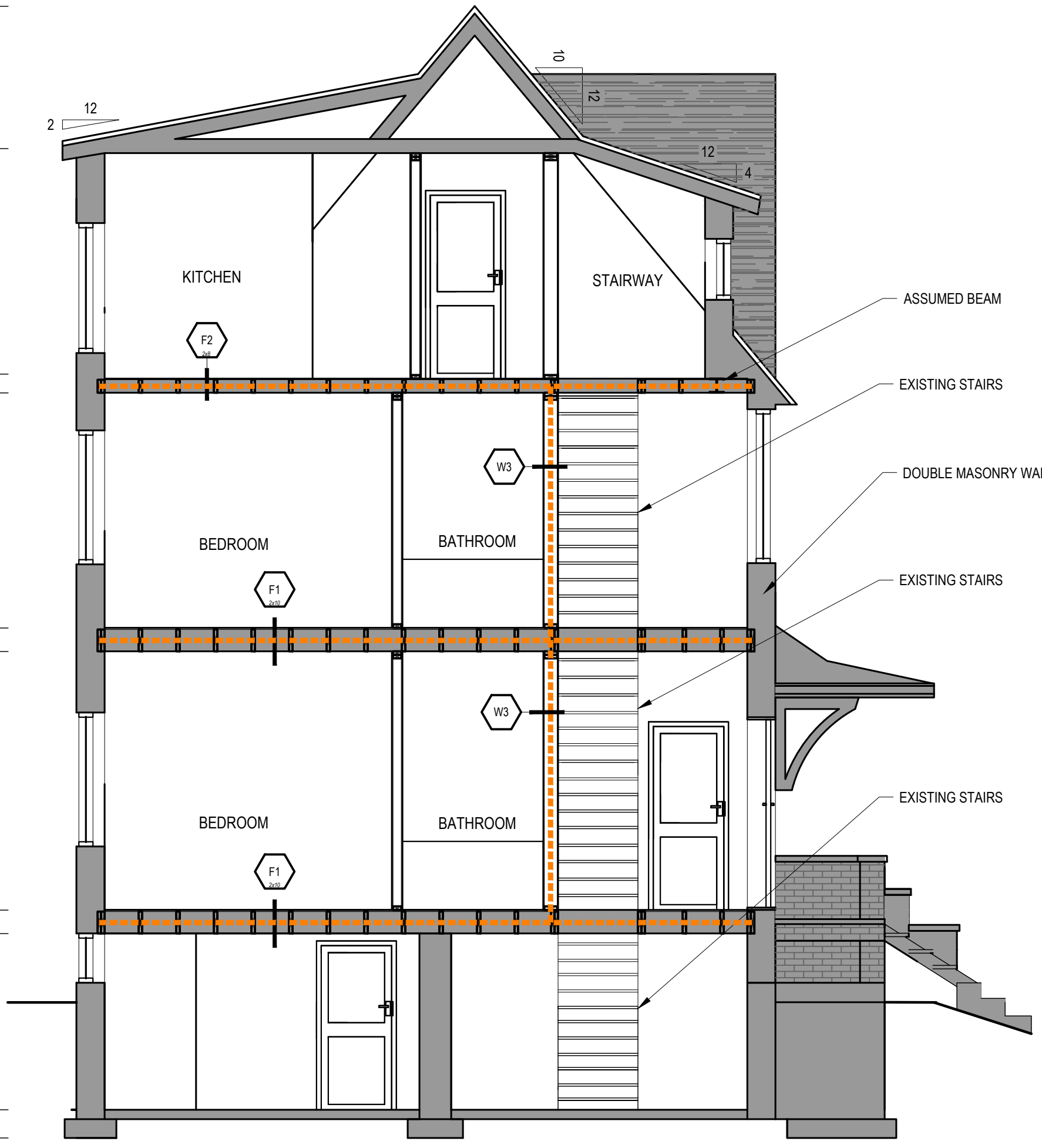
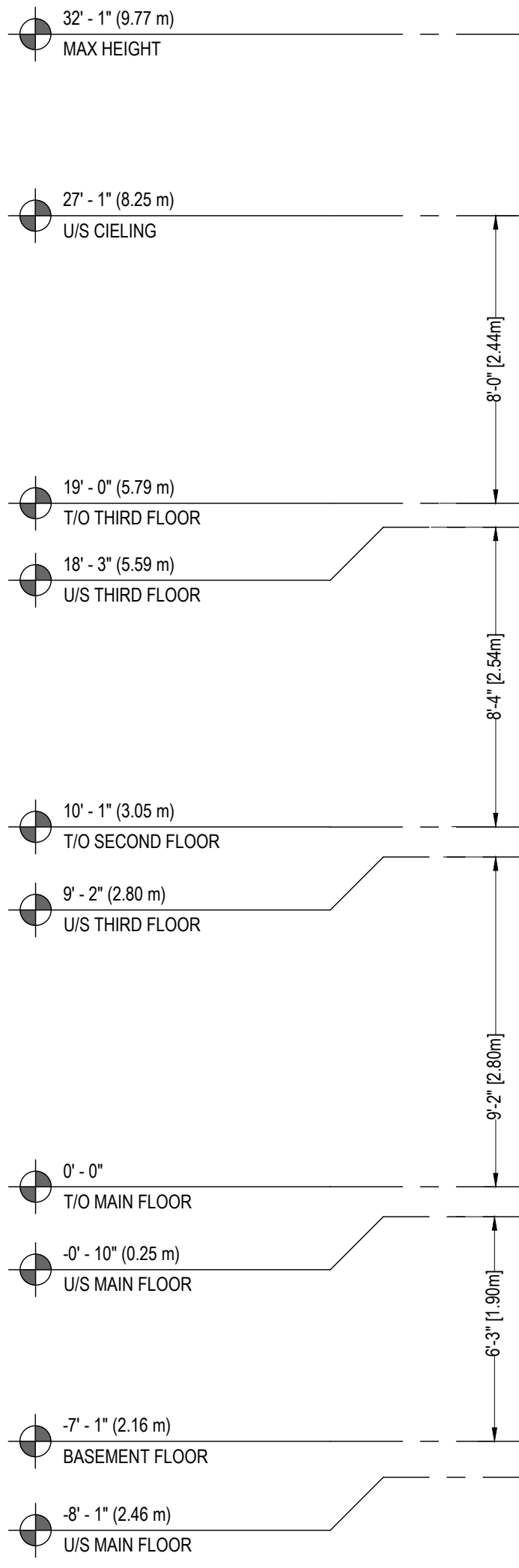
Drawing Title

**LEFT
EAST
ELEVATION**

Scale 1/4" = 1'-0"

Sheet No.

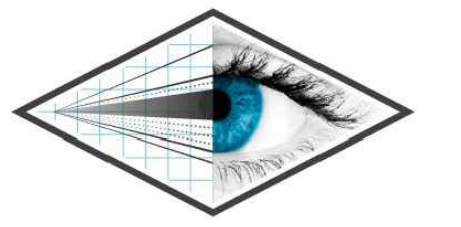
A03.4



1 SECTION 1
A04.1 SCALE: 1/4" = 1'-0"

■ DENOTES EXISTING TO REMAIN

--- 1 HR FIRE SEPARATION



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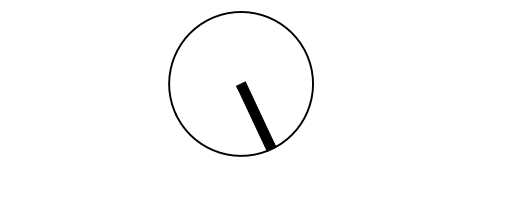
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Checked By	MATTHEW RIBAU



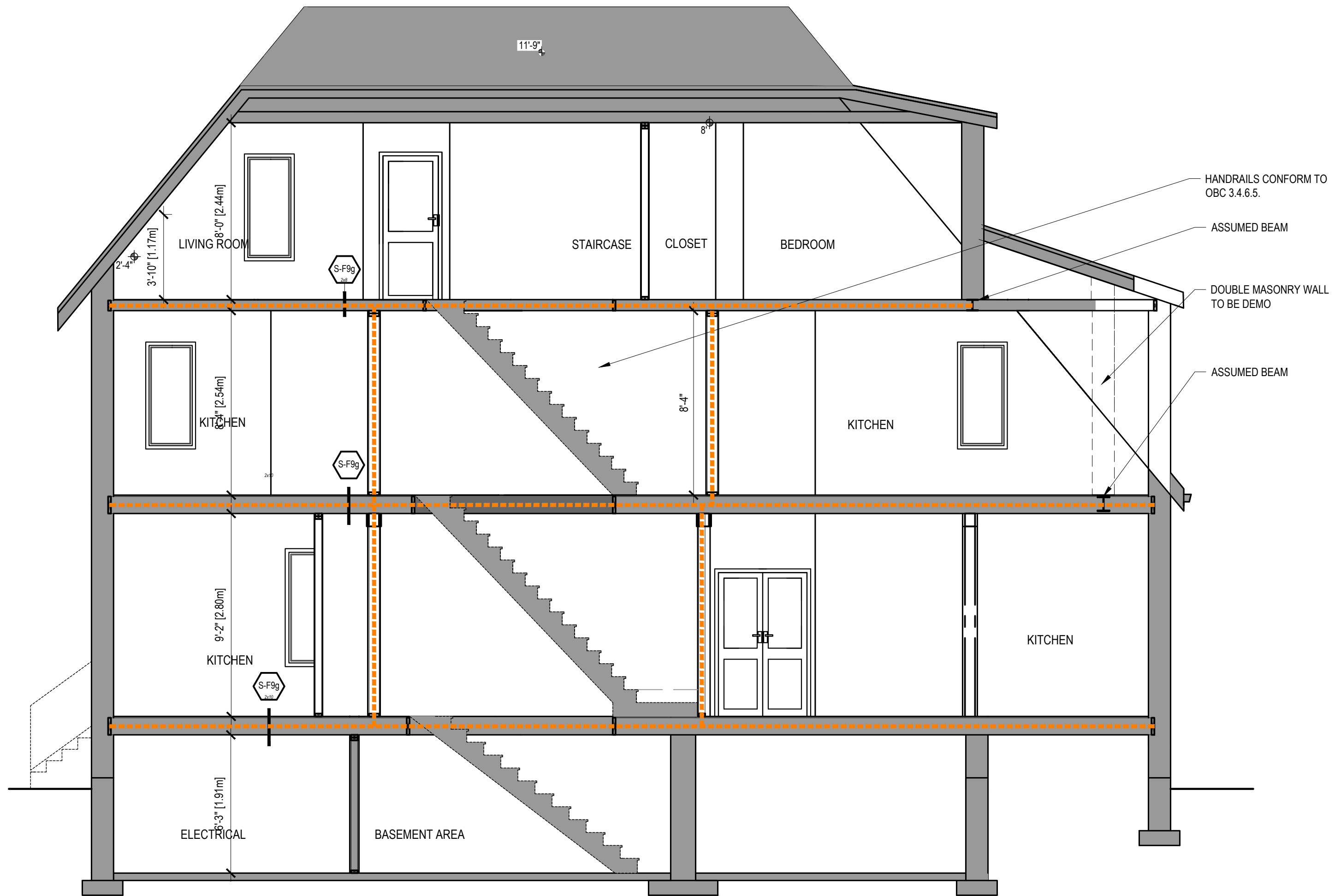
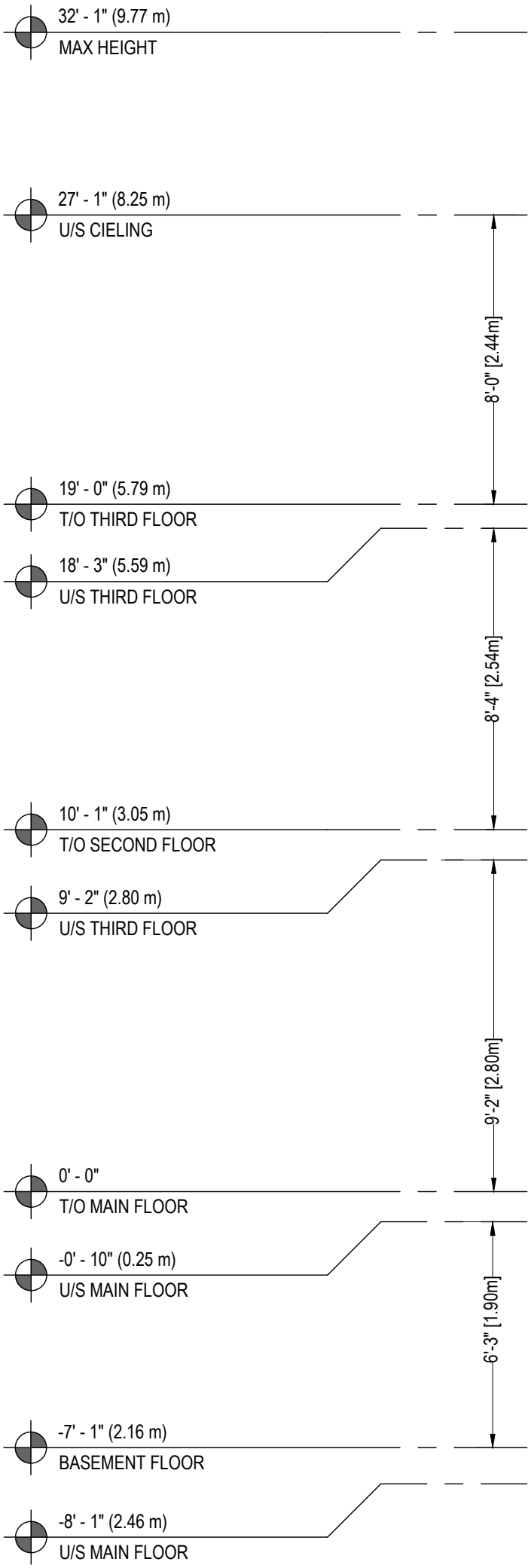
Drawing Title

SECTION 1

Scale 1/4" = 1'-0"

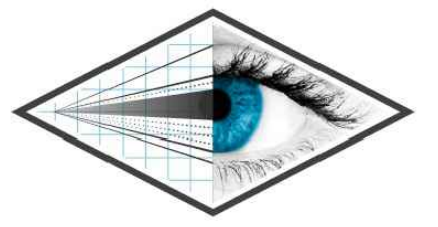
Sheet No.

A04.1



1 PROPOSED BASEMENT FLOOR PLAN FOR MINOR VARIANCE
A03.2 SCALE: 1/4" = 1'-0"

- DENOTES EXISTING TO REMAIN
- 1 HR FIRE SEPARATION
- DENOTES DEMOLITION



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TINA LISTER

2 RUTHERFORD AVENUE, HAMILTON

Revisions

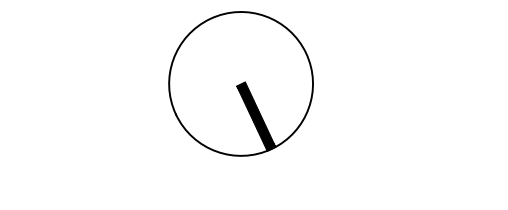
Issued for MV	22/04/13

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

Qualification Information
 Required unless design is exempt under Div. C - 3.2.5 of the Building Code

Adriano Passariello	115278
Name	Signature BCIN

Project No.	PV21-017
Issue Date	15-12-2021
Drawn By	JOSEPH FALZONE
Checked By	MATTHEW RIBAU

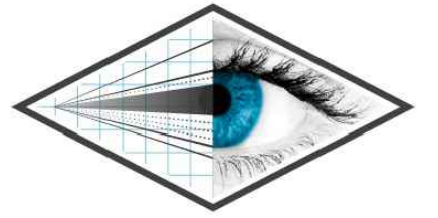


Drawing Title

SECTION 2

Scale 1/4" = 1'-0"
 Sheet No.

A04.2



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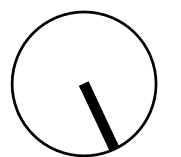
Project No. PV21-017

Issue Date 15-12-2021

Drawn By JOSEPH FALZONE

Checked By MATTHEW RIBAU

North



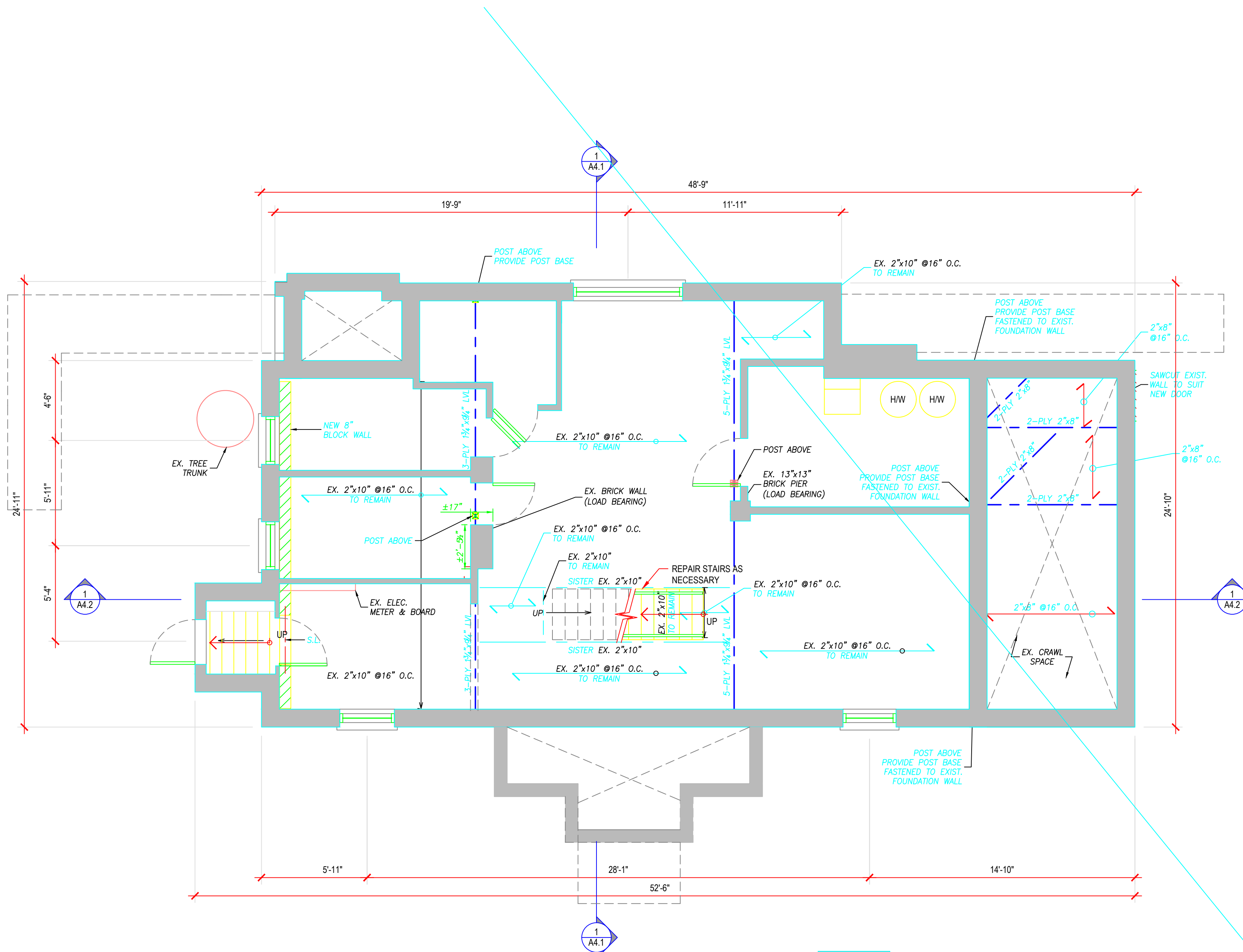
Drawing Title

GROUND FLOOR STRUCTURAL PLAN

Scale 1/4" = 1'-0"

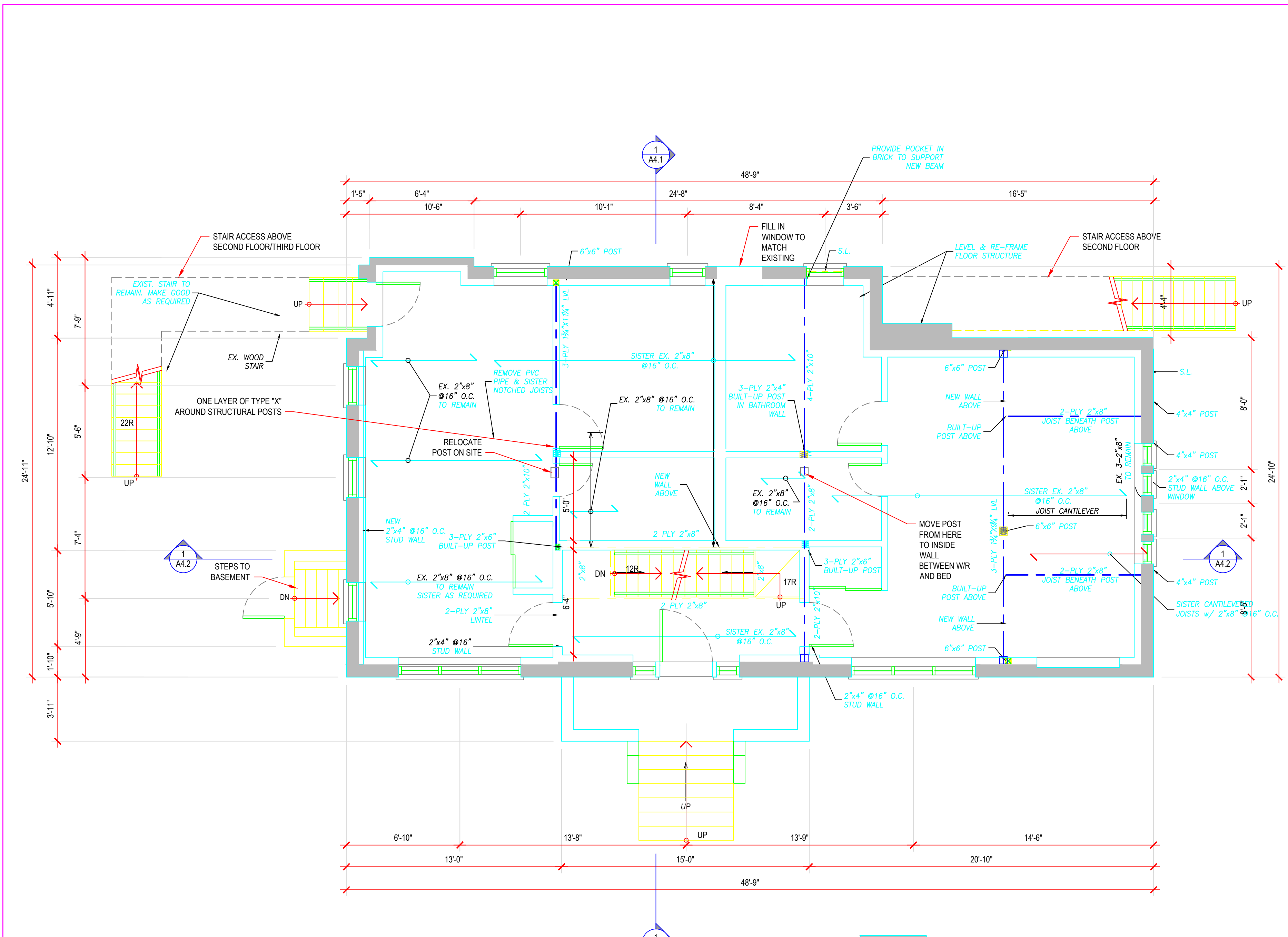
Sheet No.

S1.1



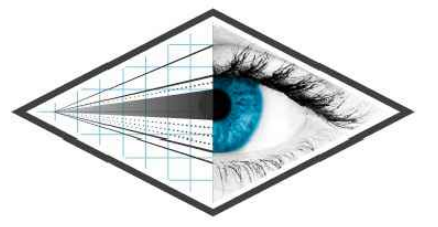
1 S1.1 GROUND FLOOR STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"

DENOTES EXISTING TO REMAIN



1
S1.2 SECOND FLOOR STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"

■ DENOTES EXISTING TO REMAIN



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TINA LISTER

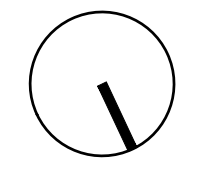
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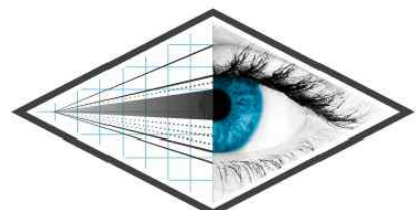
Project No.	PV21-017
Issue Date	15-12-2021
Drawn By	JOSEPH FALZONE
Checked By	MATTHEW RIBAU
North	



Drawing Title
SECOND FLOOR STRUCTURAL PLAN

Scale 1/4" = 1'-0"
 Sheet No.

S1.2



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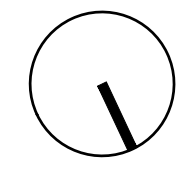
Project No. PV21-017

Issue Date 15-12-2021

Drawn By JOSEPH FALZONE

Checked By MATTHEW RIBAU

North



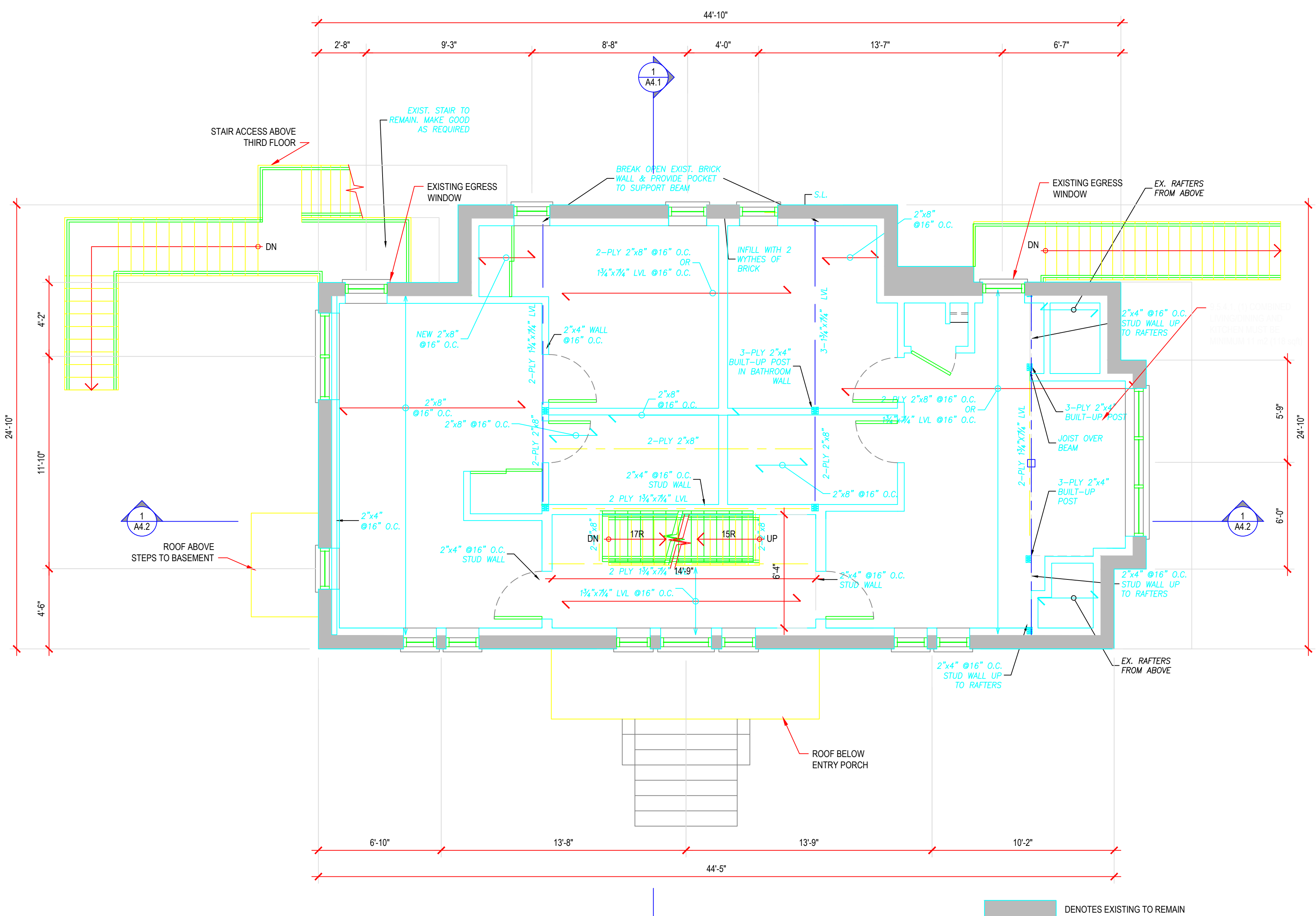
Drawing Title

THIRD FLOOR STRUCTURAL PLAN

Scale 1/4" = 1'-0"

Sheet No.

S1.3

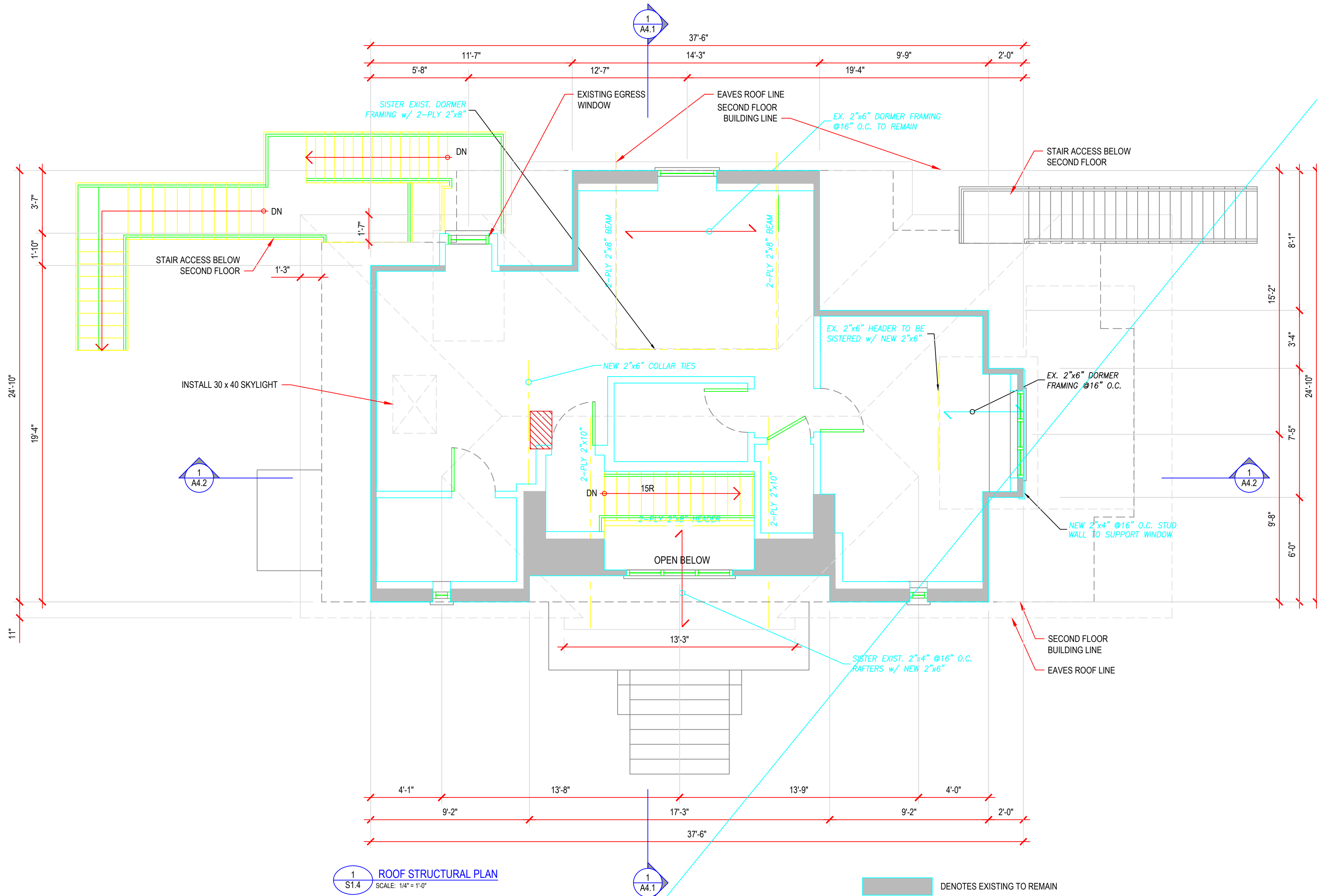


1 THIRD FLOOR STRUCTURAL PLAN
S1.3 SCALE: 1/4" = 1'-0"

1 A4.1

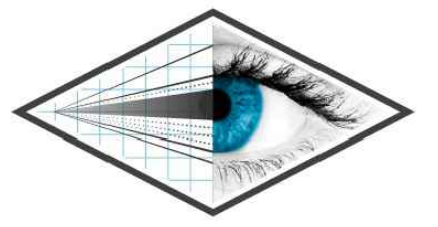
1 A4.2

1 A4.2



1
S1.4 ROOF STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"

■ DENOTES EXISTING TO REMAIN



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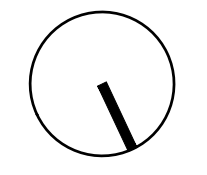
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Adriano Passariello	115278
Name	Signature BCIN

Project No.	PV21-017
Issue Date	15-12-2021
Drawn By	JOSEPH FALZONE
Checked By	MATTHEW RIBAU
North	



Drawing Title
ROOF STRUCTURAL PLAN

Scale 1/4" = 1'-0"
 Sheet No.

S1.4



Hamilton

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)		
Applicant(s)*		
Agent or Solicitor		

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:

CHRIS ZAVARISE

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:

We are extending the dormer in the second floor further out to match the existing wall below, and we are building it wider. This is to create appropriate space for the unit with the dormer. (Unit 202)

Second Dwelling Unit Reconstruction of Existing Dwelling

5. Why it is not possible to comply with the provisions of the By-law?

The renovation is within the building footprint, but the building footprint is outside the setbacks.

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**):

Address: 2 Rutherford Ave, Hamilton, ON L8M 1Y4 Roll Number: 03024200010
Bylaw Number: 76-229 Parent Bylaw Number: 6593 Former Hamilton Ward: 3
Zoning Description: Urban Protected Residential, Etc.

7. PREVIOUS USE OF PROPERTY

Residential Industrial Commercial

Agricultural Vacant

Other _____

8.1 If Industrial or Commercial, specify use _____

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?

The building and neighborhood is residential and has been for a very long time. The surrounded land is residential.

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

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.

April 26 2022
Date

SIGNED Chris Zavarise
Signature Property Owner(s)

Chris Zavarise
Print Name of Owner(s)

10. Dimensions of lands affected:Frontage

Depth 7.82m

Area 10.51m

Width of street 270.35m2

10m

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: _

Main Floor: 105m2 Second Floor: 96m2 Attic: 68m2 Gross: 270m2 Footprint: 105m2 Stories: 2.5 Width: 7.6m Length: 14.6m Height: 9.77m

Proposed

Main Floor: 105m2 Second Floor: 102m2 Attic: 68m2 Gross: 276m2 Footprint: 105m2 Stories: 2.5 Width: 7.6m Length: 14.6m Height: 9.77m

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

Existing:

Front: 2.31m(house) -0.11m(porch)
Rear: 0.48m
Left: 4.93m
Right: 4.78m

Proposed:

Front: 2.31m(house) -0.11m(porch,existing)
Rear: 0.48m
Left: 4.93m
Right: 4.78m

13. Date of acquisition of subject lands:
August 2018
-
14. Date of construction of all buildings and structures on subject lands:
TBD
-
15. Existing uses of the subject property (single family, duplex, retail, factory etc.):
Multi Family Dwelling (5 units)(maintaining 5 units)
-
16. Existing uses of abutting properties (single family, duplex, retail, factory etc.):
Single Family, Multi Family Dwellings
-
17. Length of time the existing uses of the subject property have continued:

-
18. Municipal services available: (check the appropriate space or spaces)
 Water Yes _____ Connected Yes _____
 Sanitary Sewer Yes _____ Connected Yes _____
 Storm Sewers _____
19. Present Official Plan/Secondary Plan provisions applying to the land:

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:
Bylaw Number: 76-229 Parent Bylaw Number: 6593
21. Has the owner previously applied for relief in respect of the subject property? (Zoning By-law Amendment or Minor Variance)
 Yes No
 If yes, please provide the file number:
N/A
- 21.1 If a site-specific zoning by-law amendment has been received for the subject property, has the two-year anniversary of the by-law being passed expired?
 Yes No
- 21.2 If the answer is no, the decision of Council, or Director of Planning and Chief Planner that the application for Minor Variance is allowed must be included. Failure to do so may result in an application not being “received” for processing.
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 (please include separate sheet if needed)
Latest Building Permit Submission: 2021 166351 000 00 R9
The proposed change in this Minor Variance does not extend the building footprint.
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.