

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.:	FL/A-22:234	SUBJECT PROPERTY:	843 SAFARI ROAD, FLAMBOROUGH
ZONE:	"A1" (Agriculture)	ZONING BY-LAW:	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner – David Wilson & Tanya Pinnegar

The following variances are requested:

1. A maximum gross floor area of 297.29 m² or 12.1% shall be provided instead of the maximum required aggregate Gross Floor Area of all Accessory Buildings which shall not exceed 200 square metres, or 5% lot coverage (122.95 m²), whichever is the lesser.
2. A maximum Accessory Building Height of 7.137 m shall be provided instead of the maximum required 6.0 m for all Accessory Buildings

PURPOSE & EFFECT: So as to permit a pole barn within the rear yard of an existing single detached dwelling notwithstanding that:

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, August 11, 2022
TIME:	3:25 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
- Visit Committee of Adjustment staff at 5th floor City Hall, 71 Main St. W., Hamilton
- 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 and instructions for check in to participate in person.



DATED: July 26, 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.

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.**

Comment packages are available two days prior to the Hearing and are available on our website: www.hamilton.ca/committeeofadjustment

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.

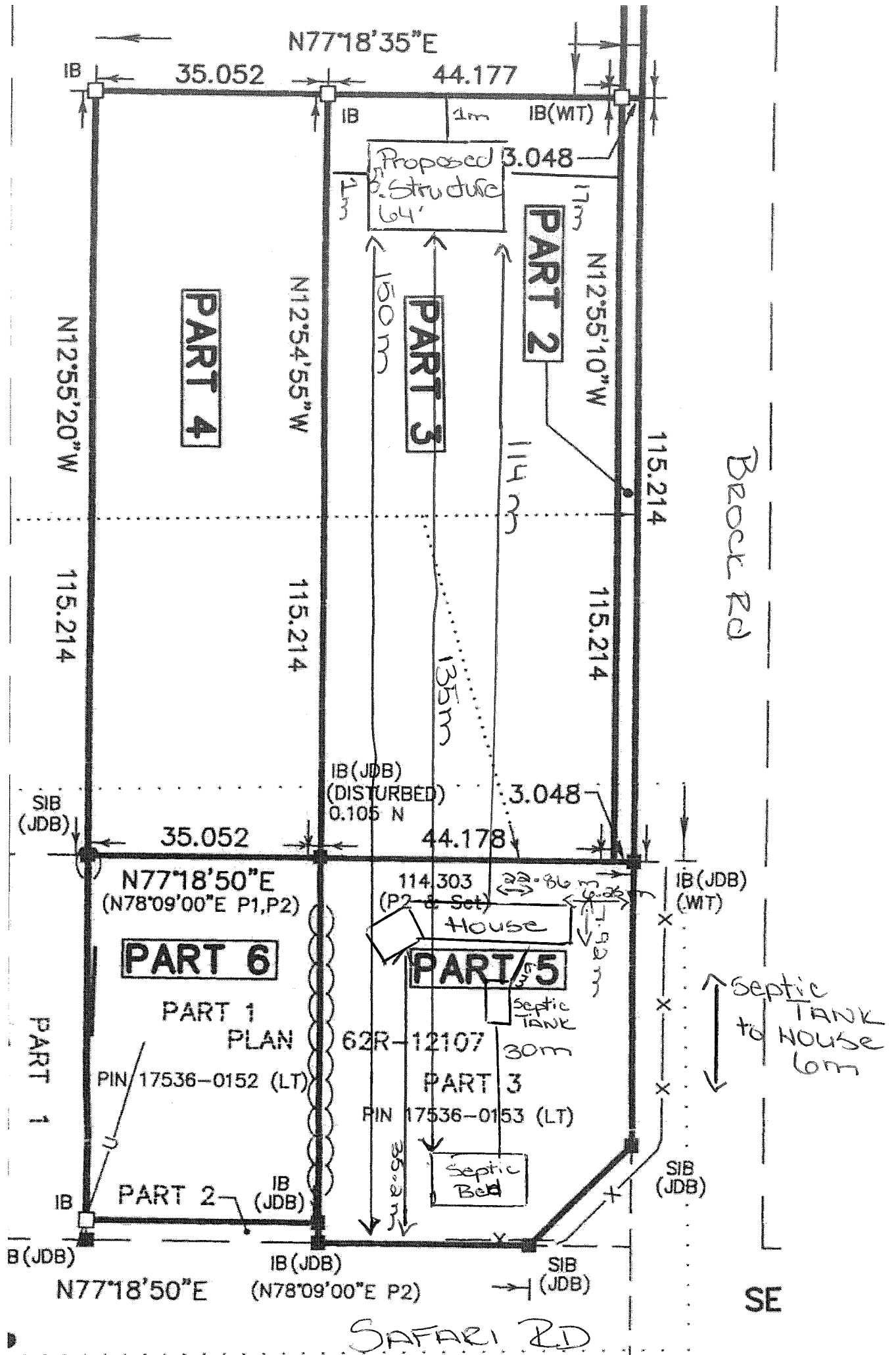
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting the Wednesday afternoon before the hearing. The link must not be shared with others as it is unique to the registrant.

2. In person Oral Submissions

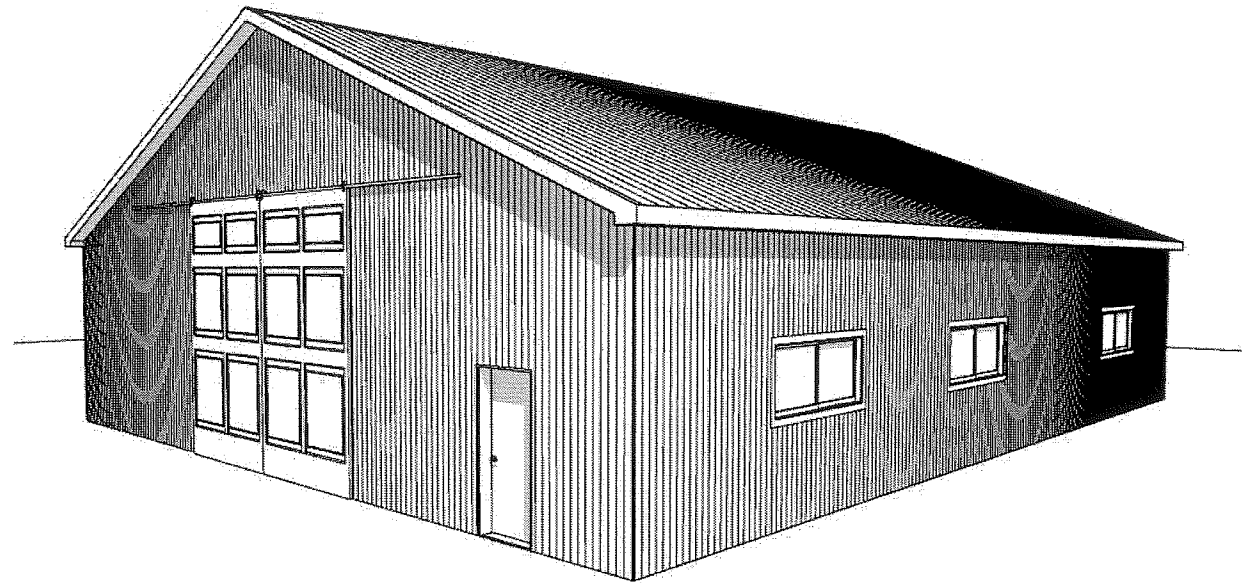
Interested members of the public, agents, and owners who wish to participate in person must sign in at City Hall room 222 (2nd floor) no less than 10 minutes before the time of the Public Hearing as noted on the Notice of Public Hearing.

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.

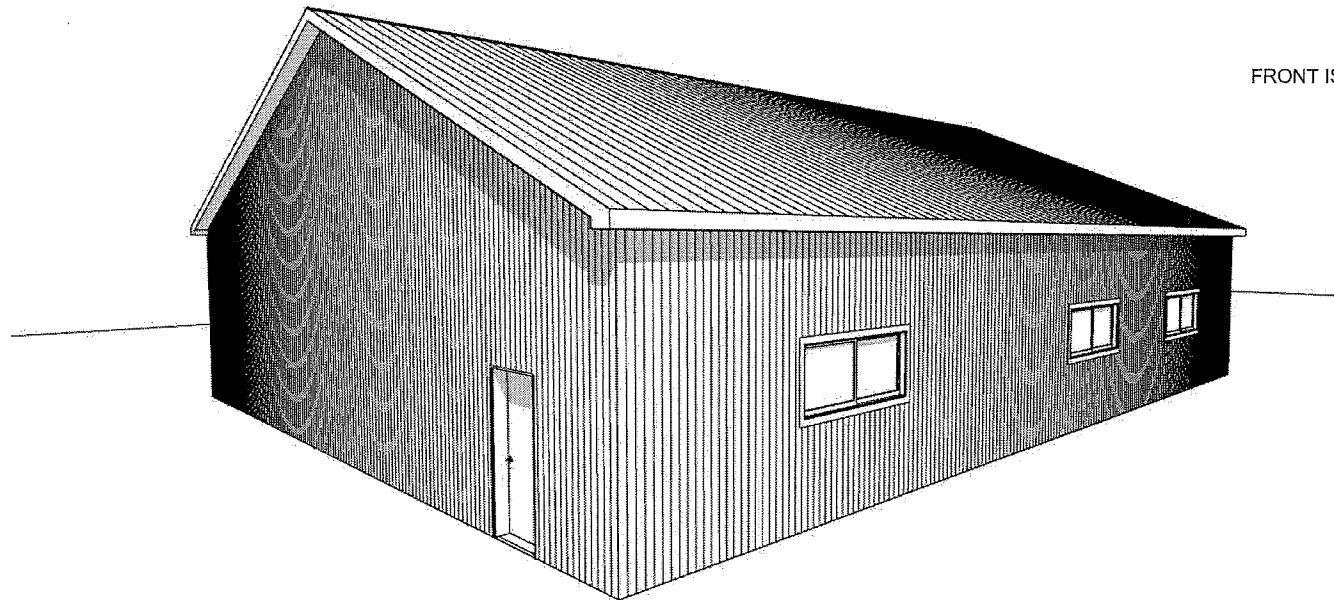
Please note: Webex (video) participation requires either a compatible computer or smartphone and an application (app/program) must be downloaded by the interested party in order to participate. It is the interested party's responsibility to ensure that their device is compatible and operating correctly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



Height 23'.5" 7.137 m
Length 64' 19.507 m
Width 50' 15.24 m
Height of wall 12' 3.658 m



FRONT ISOMETRIC



REAR ISOMETRIC

Layout Page Table	
Label	Title
A-1	TITLE PAGE
A-2	FOUNDATION PLAN
A-3	MAIN FLOOR PLAN
A-4	ROOF PLAN
A-5	FRONT & REAR ELEVATIONS
A-6	LEFT & RIGHT ELEVATIONS
A-7	BUILDING SECTION
A-8	TYPICAL DETAILS
A-9	TYPICAL DETAILS
A-10	CONSTRUCTION NOTES

GENERAL NOTES FROM MMAH SUPPLEMENTARY STANDARD SB-11
(CONSTRUCTION OF FARM BUILDINGS)

LUMBER MATERIAL:

1. SHALL CONFORM TO THE APPROPRIATE REQUIREMENTS IN SUB-SECTION 9.3.2. OF DIVISION B OF THE BUILDING CODE.

2. UN-GRADED LUMBER MAY BE USED FOR WOOD POSTS, JOISTS, RAFTERS, LINTELS, BEAMS AND WALL STUDS IN A FARM BUILDING OF LOW HUMAN OCCUPANCY OF NOT MORE THAN ONE STOREY IN BUILDING HEIGHT.

3. UN-GRADED LUMBER MEANS LUMBER THAT HAS NOT BEEN GRADE-STAMPED TO INDICATE ITS GRADE, AS DETERMINED BY THE NLGA, BUT THAT MEETS THE FOLLOWING VISUAL ATTRIBUTES:

(a) IT IS ROUGH SAWN TO FULL NOMINAL SIZE

(b) IT HAS NO EVIDENCE OF DECAY.

(c) IT HAS NO TIGHT KNOTS THAT EXCEED 25% OF THE CROSS SECTIONAL AND THAT ARE SPACED CLOSER THAN 150mm (6") ON CENTERS.

(d) IT HAS NO LOOSE KNOTS OR HOLES THAT EXCEED 25% OF THE CROSS SECTION AND THAT ARE SPACED CLOSER THAN 600mm (24") ON CENTERS.

(e) IT HAS THE SLOPE OF GRAIN NOT EXCEEDING 1 (VERTICAL) IN 4 (HORIZONTAL).

(f) IT IS FREE OF EXCESSIVE WARP.

STRUCTURAL REQUIREMENTS:

4. EXCEPT AS PROVIDED IN ARTICLES 1.3.2. TO 1.3.4., WOOD POSTS, JOISTS, RAFTERS, LINTELS, BEAMS AND WALL STUDS SHALL BE DESIGNED IN CONFORMANCE WITH 9.4. OF DIVISION B OF THE BUILDING CODE.

1.3.2. POSTS: IN A FARM BUILDING OF LOW HUMAN OCCUPANCY, THE SIZE OF WOOD POSTS SHALL CONFORM TO TABLES 1.3.2.A. TO 1.3.2.J.

1.3.3. SPANS: IN A FARM BUILDING OF LOW HUMAN OCCUPANCY THE SPANS OF WOOD JOISTS, RAFTERS, LINTELS, AND BEAMS SHALL CONFORM TO THE SPAN TABLES 1.3.3.K. TO 1.3.3.T. FOR THE LOADS SHOWN IN THE TABLES.

1.3.4. STUD DESIGN: IN A FARM BUILDING OF LOW HUMAN OCCUPANCY, THE SIZE AND SPACING OF WOOD STUDS SHALL CONFORM TO TABLES 1.3.4.U. TO 1.3.4.W. FOR THE STUDS SHOWN IN THE TABLES.

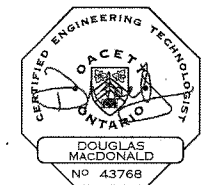
CLIMATIC DATA & DESIGN LOADS - Farm Building			
CLIMATIC LOCALITY: Hamilton Below Esc - W of Hwy 403			
ROOF LOADING:		Kpa	PSF
GROUND SNOW LOAD (S _g)		1.10	22.97
RAIN LOAD (S _r)		0.40	8.35
SNOW LOAD FACTOR (C _s)		0.80	-
IMPORTANCE FACTOR (I _s)		0.80	-
WIND EXPOSURE FACTOR (C _w)		0.75	-
ROOF SLOPE		5 in 12	-
ROOF SURFACE		Unobstructed Slippery	-
SLOPE FACTOR (C _s)		0.83	-
SHAPE FACTOR (C _d)		1.00	-
ROOF DESIGN SNOW LOAD		1.00	20.89
ROOF & CEILING DESIGN DEAD LOAD		0.57	11.90
FLOOR LOADING:			
GROUND FLOOR LIVE LOAD		2.40	50.00
OTHER FLOORS LIVE LOAD		2.40	50.00
FLOOR DEAD LOAD		0.72	15
WIND LOADING:			
150 WIND PRESSURE		0.46	9.61
170 WIND PRESSURE		0.36	7.52
IMPORTANCE FACTOR		0.8	-
EXPOSURE FACTOR		0.9	-
GUST FACTOR		2	-
EXTERNAL PRESSURE COEFFICIENT (C _p)		2	-
SPECIFIED DESIGN WIND LOAD (p)		1.32	27.67
TEMPERATURE:			
DEGREE DAYS BELOW 10°C		3480	-
SOIL:			
ASSUMED ALLOWABLE BEARING		75	1566
ROCK		500	10,443
THE DESIGN DEAD LOADS SPECIFIED ABOVE ARE BASED ON THE DRAWINGS AND MATERIALS EITHER SPECIFIED OR ASSUMED. WHERE DIFFERENT OR HEAVIER MATERIALS ARE PROPOSED THE CONTRACTOR MUST NOTIFY THE DESIGNER PRIOR TO CONSTRUCTION OF ANY LOAD-BEARING ELEMENTS THAT MAY BE ADVERSELY AFFECTED			

GENERAL NOTES:
These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.

AREA CALCULATIONS	
Main Floor Fin. Area	3200 sqft
Lot Coverage	3200 sqft

Issue Record:

No.	Description	Date
1	ISSUED FOR REVIEW	APR. 16, 2020
2	ISSUED FOR PERMIT	APR. 17, 2020
3		



THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.

QUALIFYING INFORMATION

DOUG MACDONALD *[Signature]* 2020

NAME SIGNATURE BCIN

REGISTRATION INFORMATION

MACDONALD DESIGN & MANAGEMENT 31087

REV. NAME BCIN

MacDonald
design & management
Tel: (519) 766-1636
36 Melrose Place, Guelph, Ontario

WILSON
POLE BARN

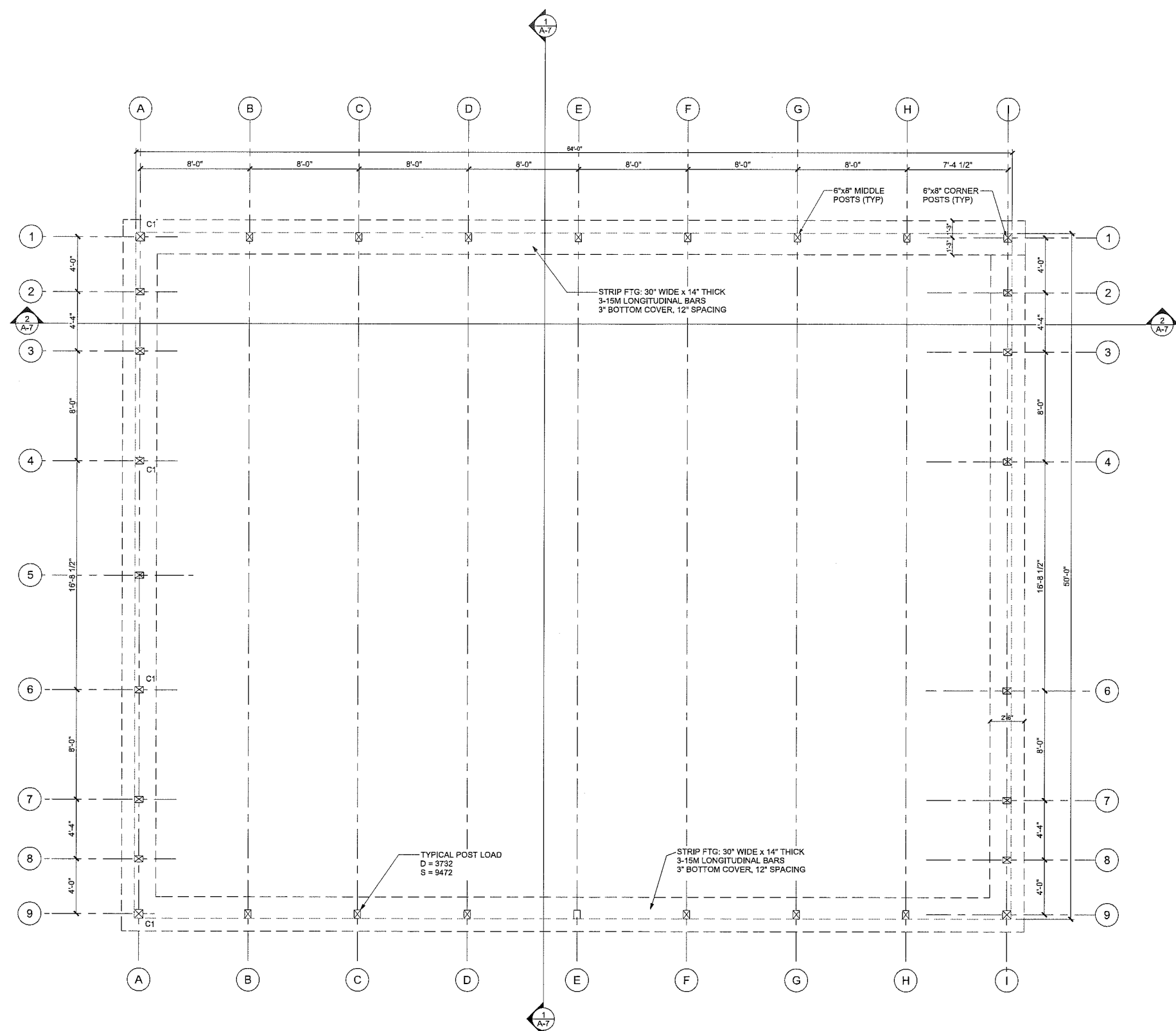
843 Safari Road
Millgrove

Scale: NA

TITLE PAGE

Plot Size:
18"x24"

Drawing No:
A-1

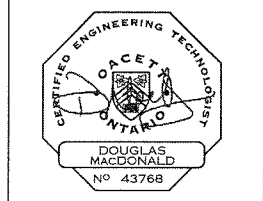


1 FOUNDATION PLAN
SCALE: 3/16"=1'-0"

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QUALIFICATIONS INFORMATION

DOUG MACDONALD *[Signature]* 2020

NAME SIGNATURE BCIN

REGISTRATION INFORMATION

MACDONALD DESIGN & MANAGEMENT 31087

FIRM NAME BCIN



WILSON
POLE BARN

843 Safari Road
Millgrove

Scale: AS NOTED

FOUNDATION PLAN

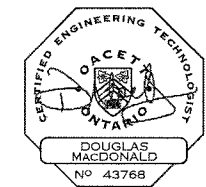
Plot Size: 18"x24"	Drawing No: A-2
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QUALIFICATIONS INFORMATION

DOB: MACDONALD		25428
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION

MACDONALD DESIGN & MANAGEMENT	31087
FIRM NAME	BCIN



WILSON
POLE BARN

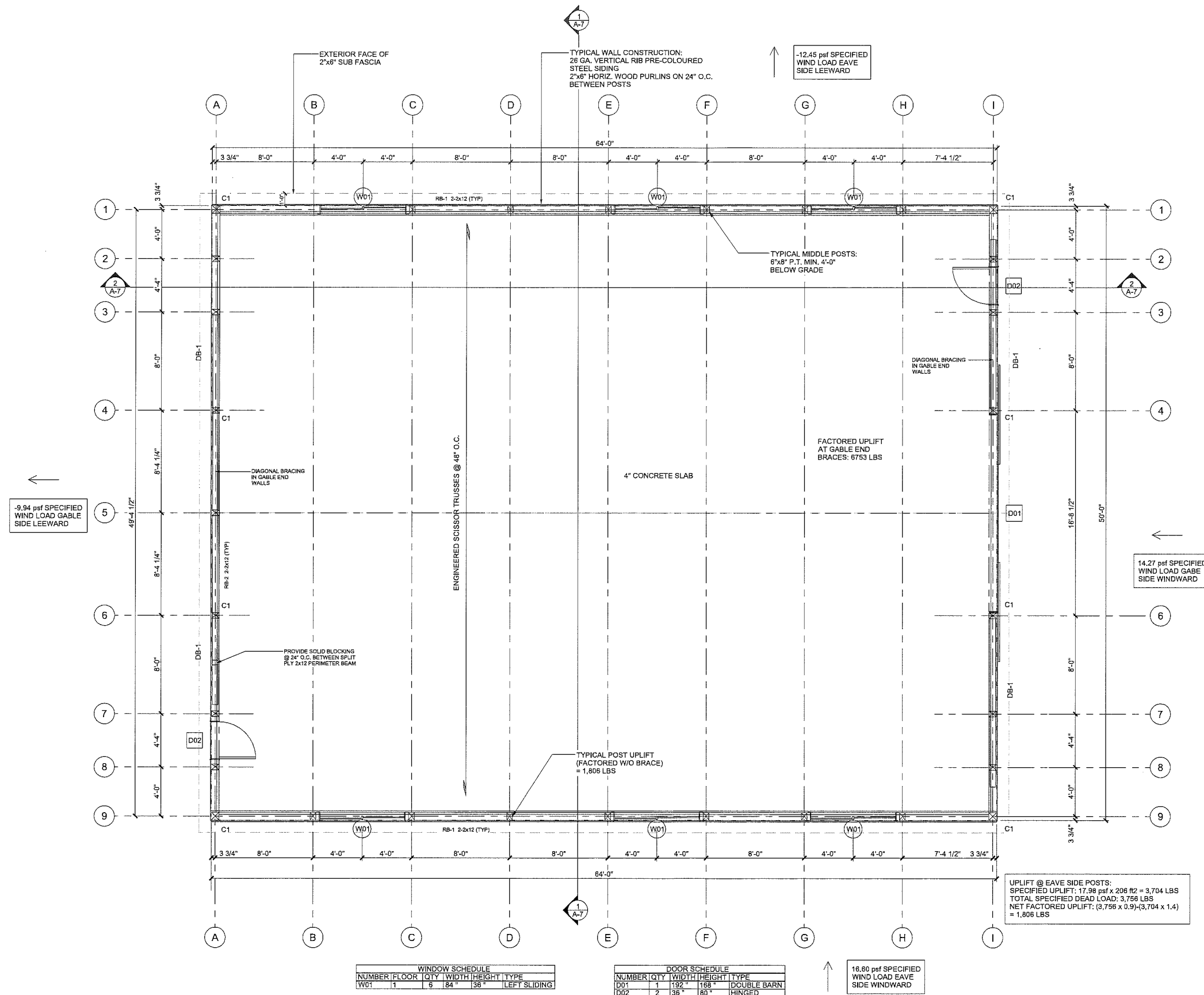
843 Safari Road
Millgrove

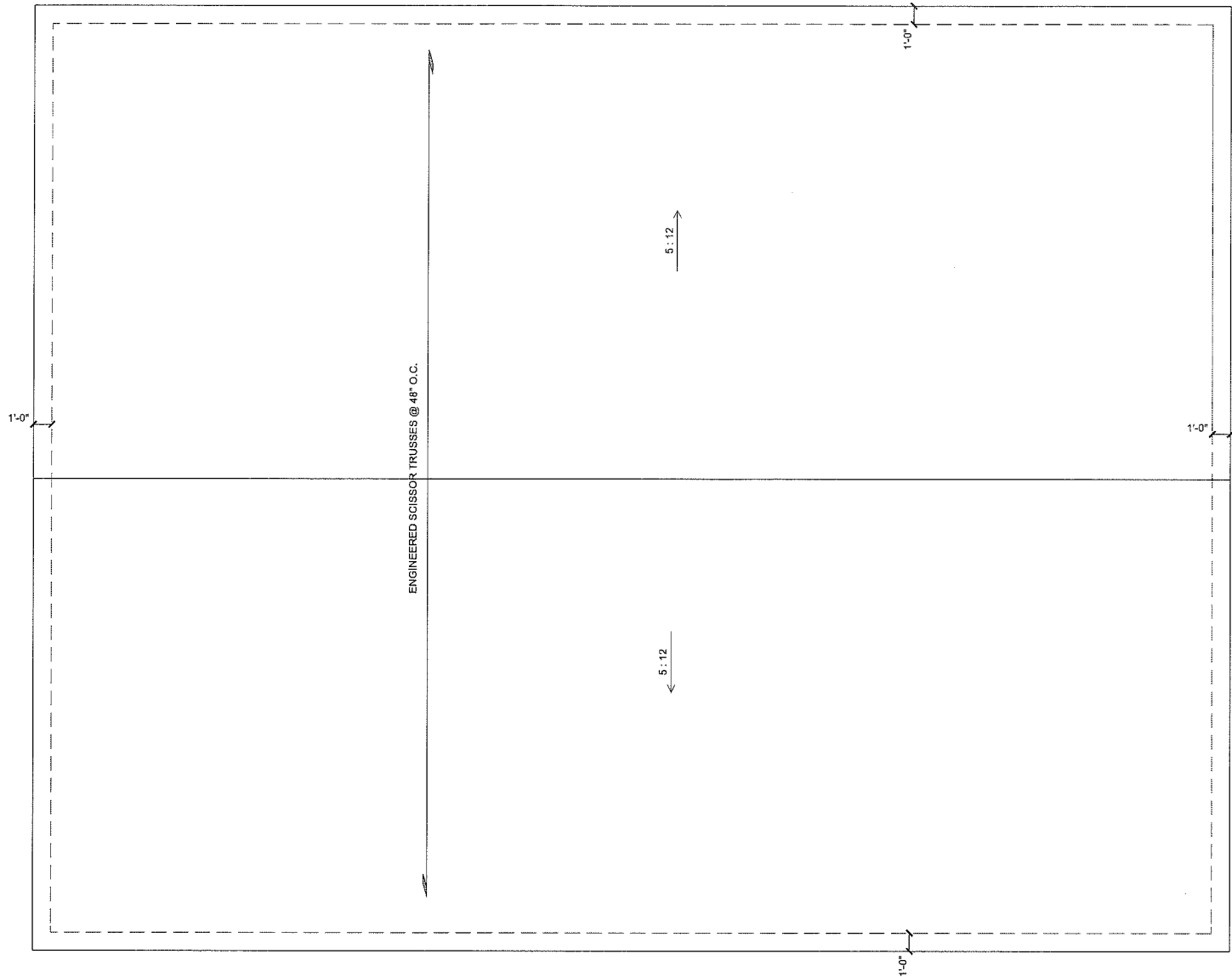
Scale: $3/16" = 1'-0"$

MAIN FLOOR PLAN

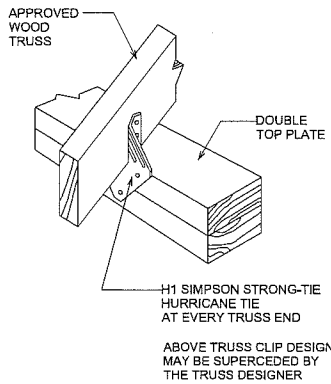
Plot Size:
18"x24"

Drawing No:
A-3





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



2 TRUSS CLIP DETAIL
SCALE: NTS

TRUSS NOTE:

TRUSS MANUFACTURER TO PROVIDE TRUSS LAYOUT AND COMPONENT DETAILS TO THE DESIGNER PRIOR TO FABRICATION. CONTRACTOR MUST VERIFY WITH THE DESIGNER THAT THE STRUCTURE AND TRUSS LAYOUT HAS BEEN COORDINATED AND REVIEWED BY THE DESIGNER PRIOR TO COMMENCEMENT OF THE WOOD FRAMING WORK.

THE DESIGNER HAS ENGINEERED THE DESIGN OF THE SUPERSTRUCTURE SUPPORTING ALL ENGINEERED TRUSSES. GRAVITY LOADING TRANSFERRED BY THE ROOF TRUSS SYSTEM HAS BEEN CONSIDERED BY THE DESIGNER AS REQUIRED IN OBC PART 4. IT IS THE RESPONSIBILITY OF THE ROOF TRUSS DESIGNER/ SUPPLIER TO PROVIDE THE ENGINEERING FOR ALL PROPRIETARY TRUSS COMPONENTS - I.E. CHORDS, LATERAL WEB & CHORD BRACING FOR BUCKLING AND ANY RELATED LATERAL RESTRAINTS NEEDED THAT COULD BE TRANSFERRED BY THE RESULTANT FORCES WITHIN THE TRUSS MEMBERS.

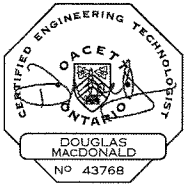
ENGINEERING AND SPECIFICATIONS FOR TRUSSES TO BE ON SITE AT TIME OF FRAMING INSPECTION.

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Lot Coverage	3200 sqft

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QUALIFICATIONS INFORMATION	
DOUG MACDONALD	25628
NAME	SIGNATURE BCIN
REGISTRATION INFORMATION	
MACDONALD DESIGN & MANAGEMENT	31087
FIRM NAME	BCIN



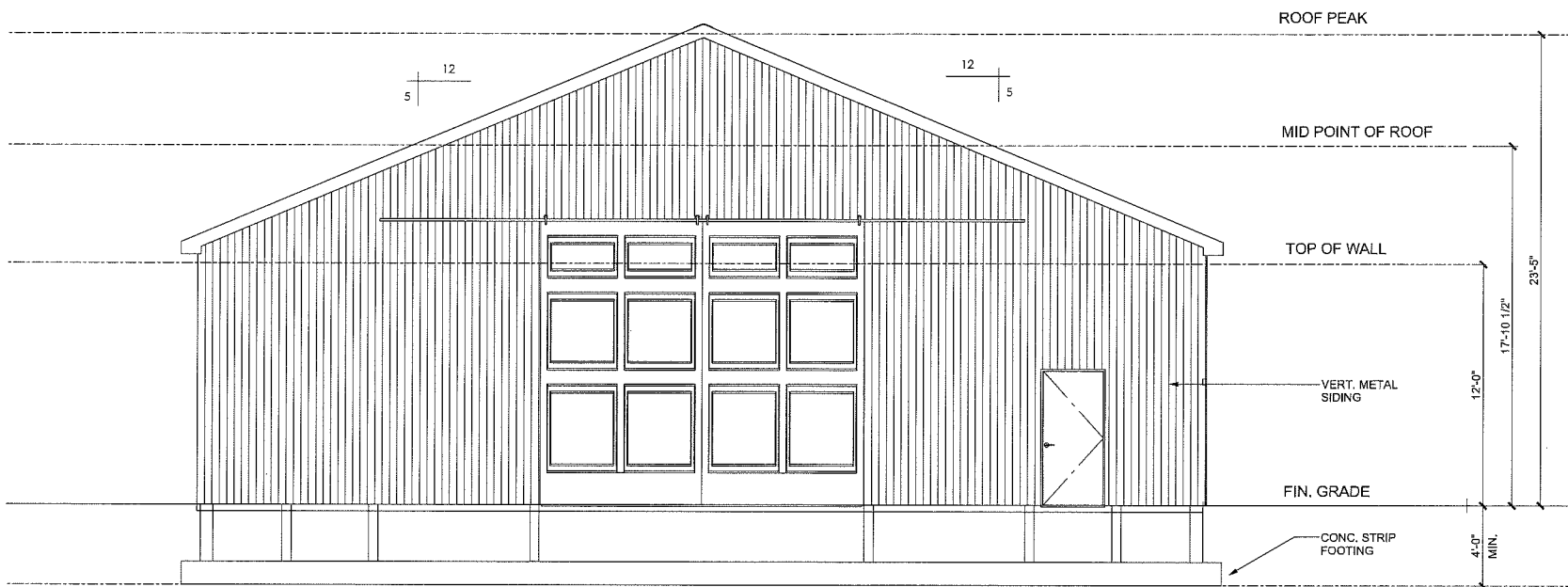
WILSON
POLE BARN

843 Safari Road
Millgrove

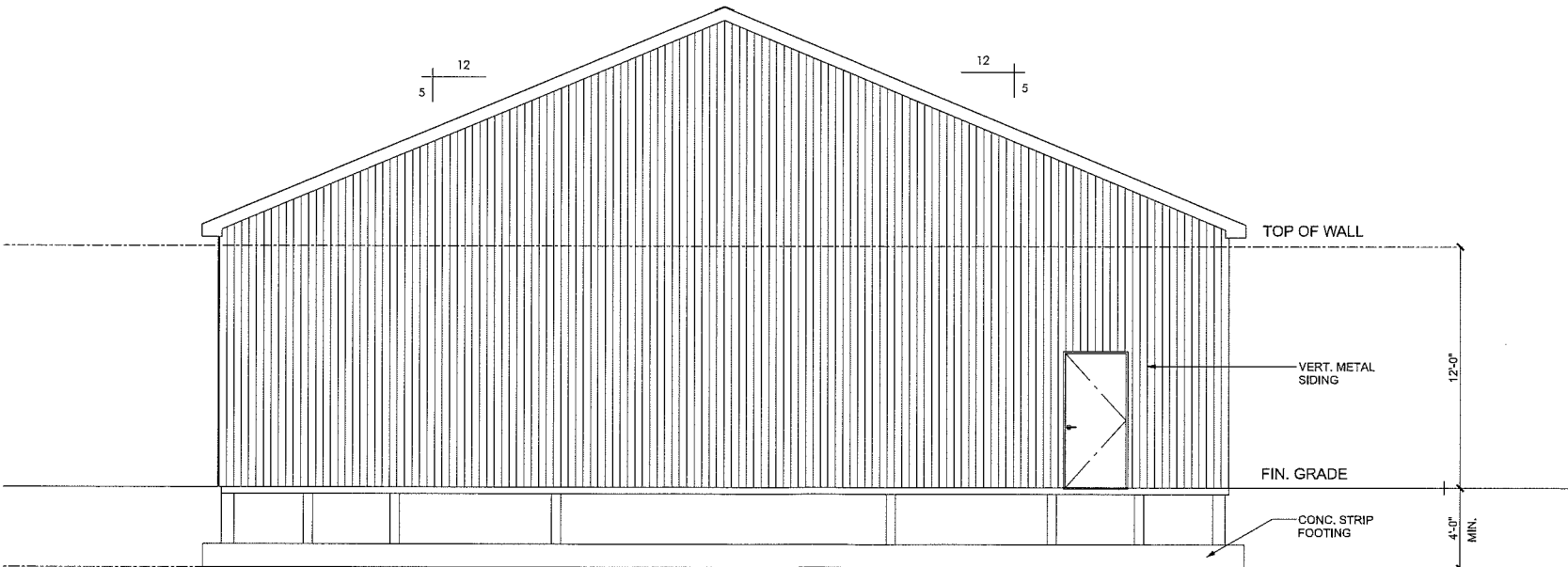
Scale: 3/16" = 1'-0"

ROOF PLAN

Plot Size: 18"x24"	Drawing No: A-4
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1 FRONT ELEVATION
SCALE: 3/16"=1'-0"

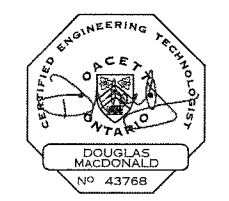


2 REAR ELEVATION
SCALE: 3/16"=1'-0"

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QUALIFICATIONS INFORMATION	
DOUG MACDONALD	25828
NAME	SIGNATURE
REGISTRATION INFORMATION	
MACDONALD DESIGN & MANAGEMENT	31087
FIRM NAME	BCIN



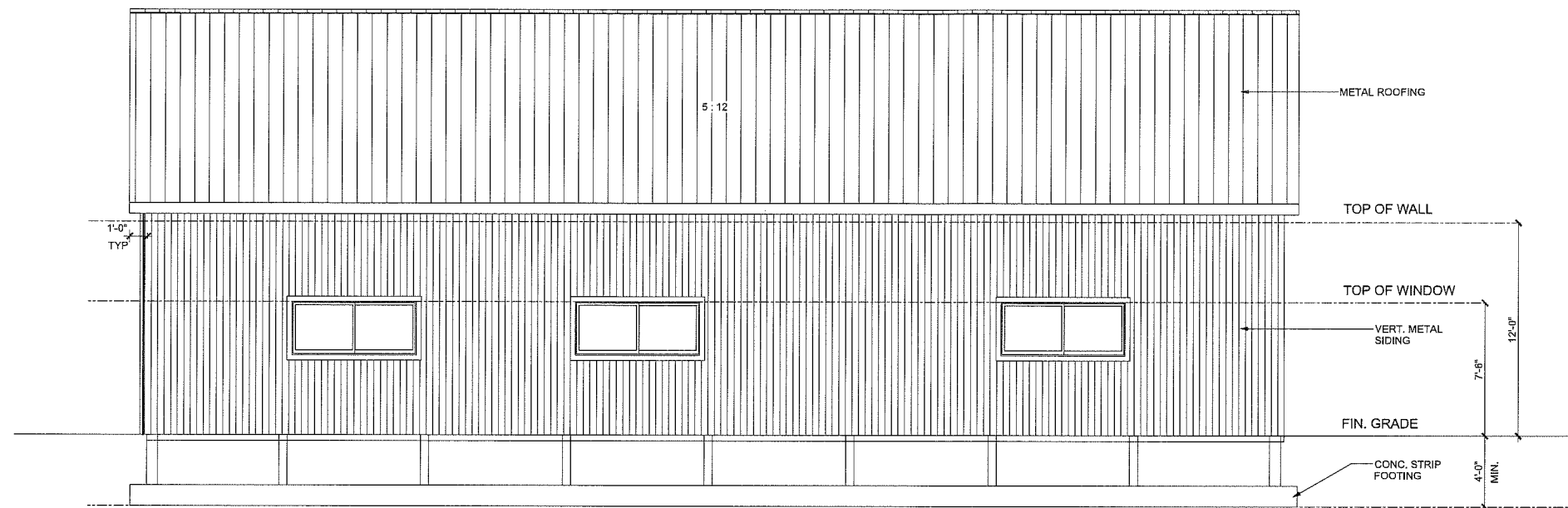
WILSON
POLE BARN

843 Safari Road
Millgrove

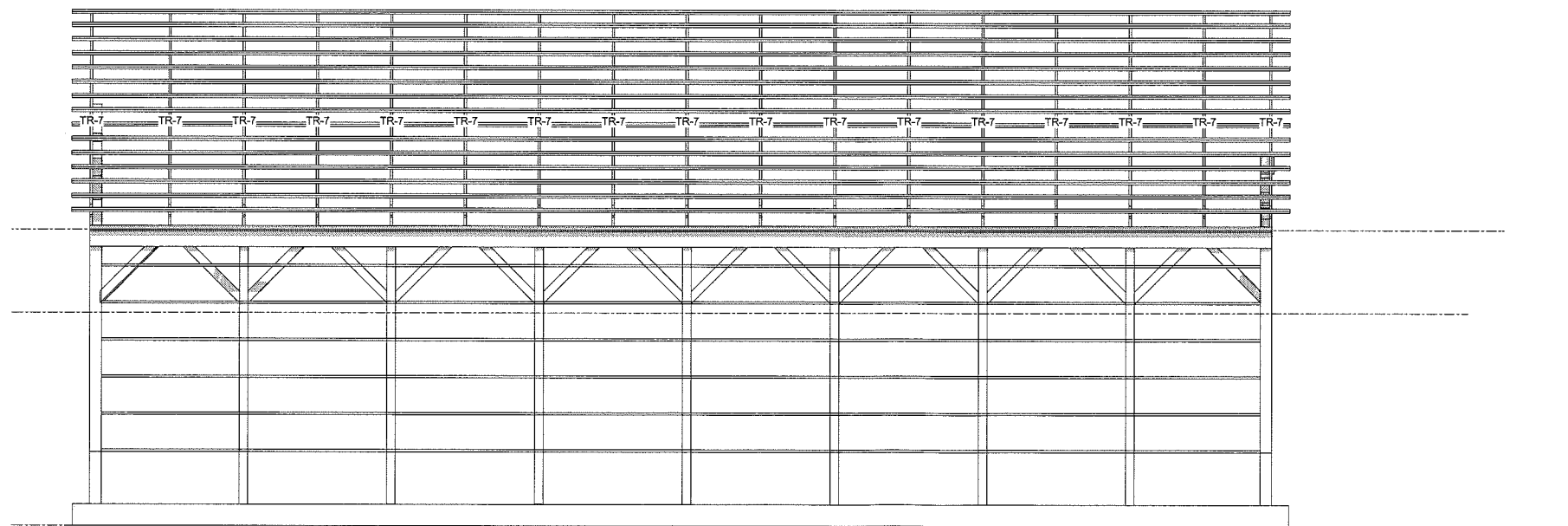
Scale: 3/16" = 1'-0"

FRONT & REAR
ELEVATIONS

Plot Size: 18"x24"	Drawing No: A-5
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1 RIGHT ELEVATION
SCALE: 3/16"=1'-0"



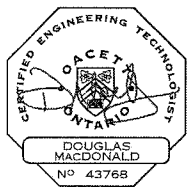
2 LEFT ELEVATION
SCALE: 3/16"=1'-0"

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QUALIFICATIONS INFORMATION	
DOUG MACDONALD	5528
NAME	SIGNATURE BCR:
REGISTRATION INFORMATION:	
MACDONALD DESIGN & MANAGEMENT	31087
FIRM NAME	BCR:

 **MacDonald**
design & management
Tel: (519) 766-1634
36 Melrose Place, Guelph, Ontario

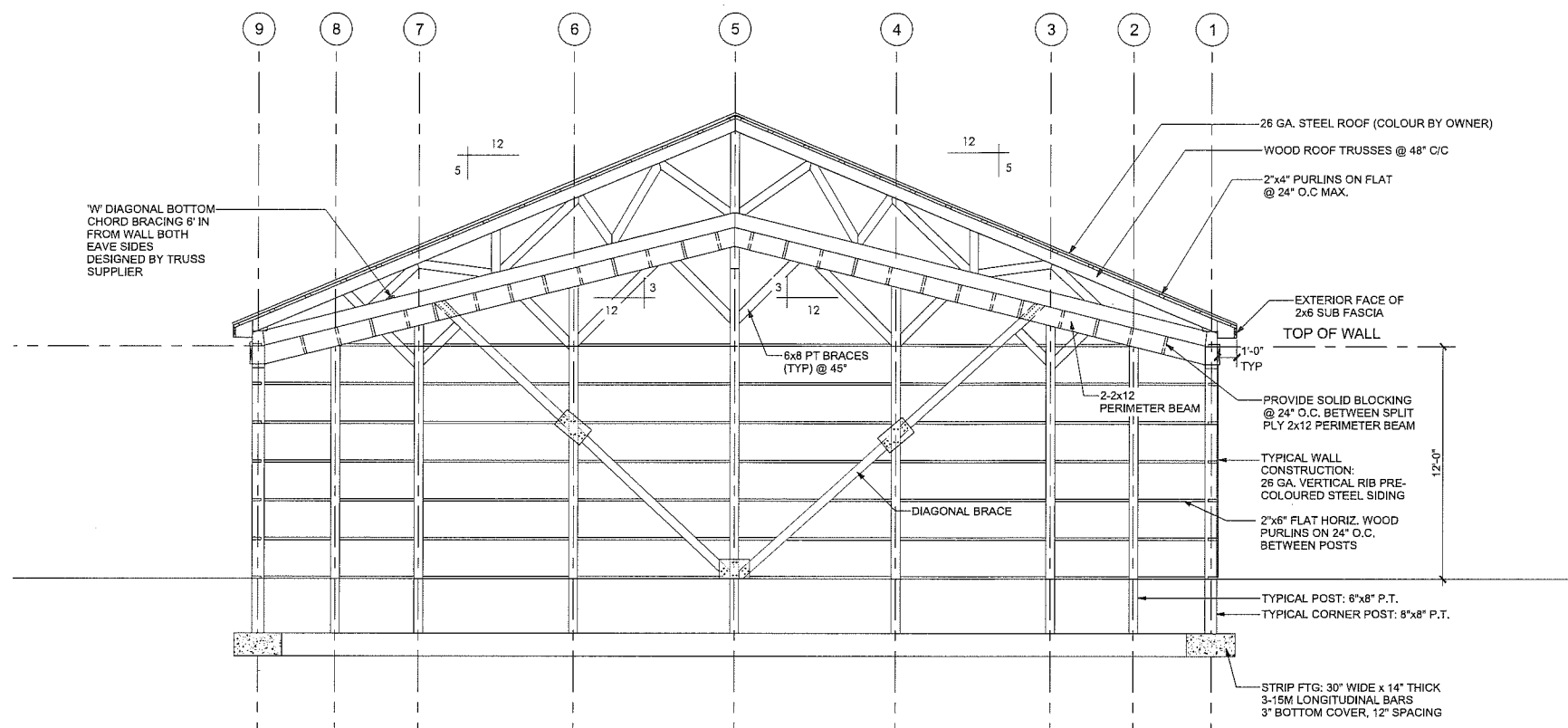
WILSON
POLE BARN

843 Safari Road
Millgrove

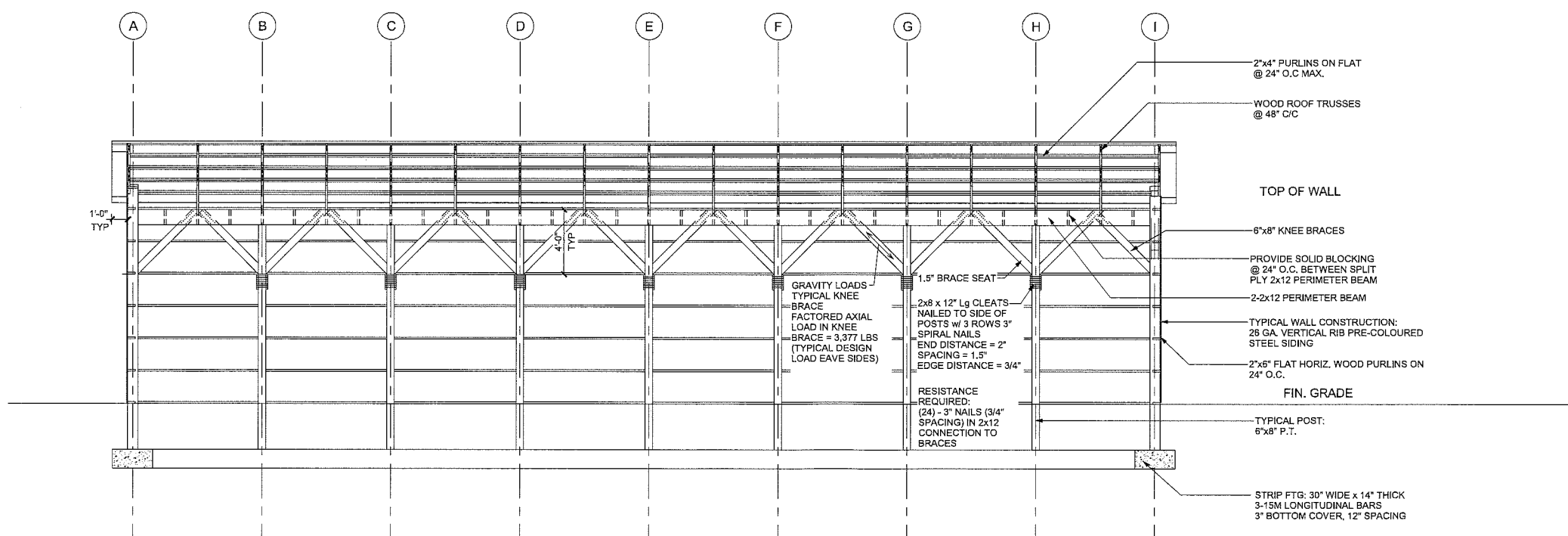
Scale: 3/16" = 1'-0"

LEFT & RIGHT
ELEVATIONS

Plot Size: 18"x24"	Drawing No: A-6
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1 BUILDING SECTION
SCALE: 3/16"=1'-0"

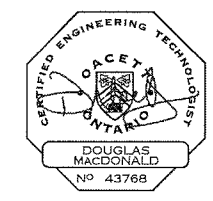


2 BUILDING SECTION
SCALE: 3/16"=1'-0"

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DOUG MACDONALD	SIGNATURE	5528
NAME	SIGNATURE	BCR:
REGISTRATION INFORMATION		
MACDONALD DESIGN & MANAGEMENT		31087
FIRM NAME		BCN



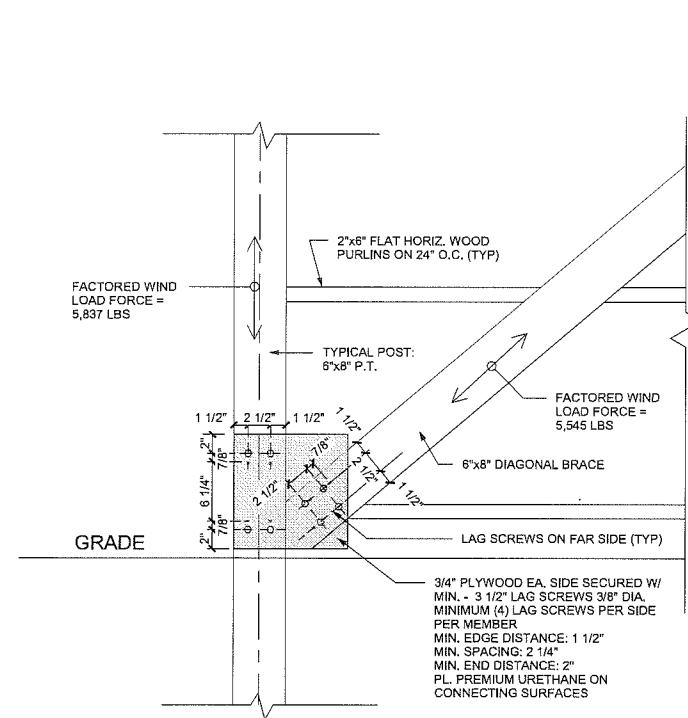
WILSON POLE BARN

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Millgrove

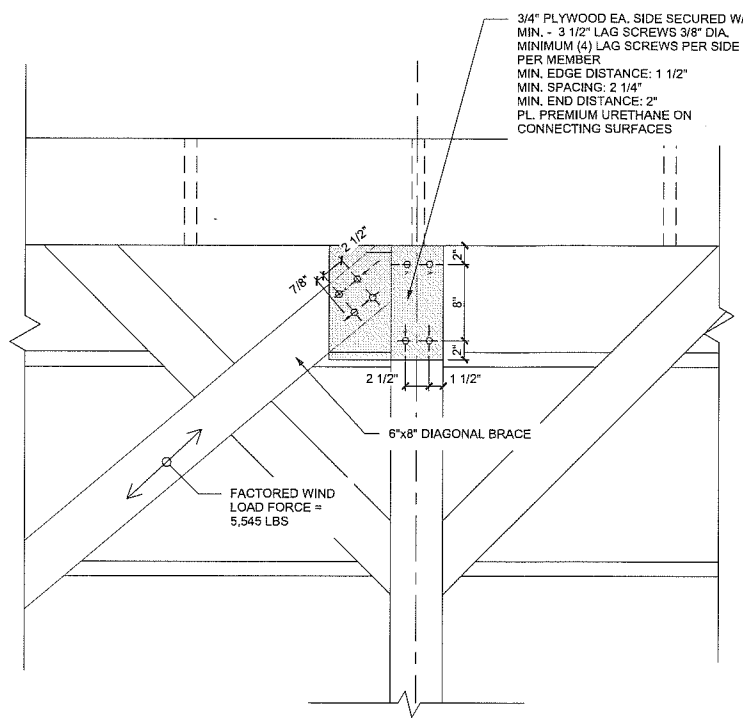
Scale: 3/16" = 1'-0"

BUILDING SECTION

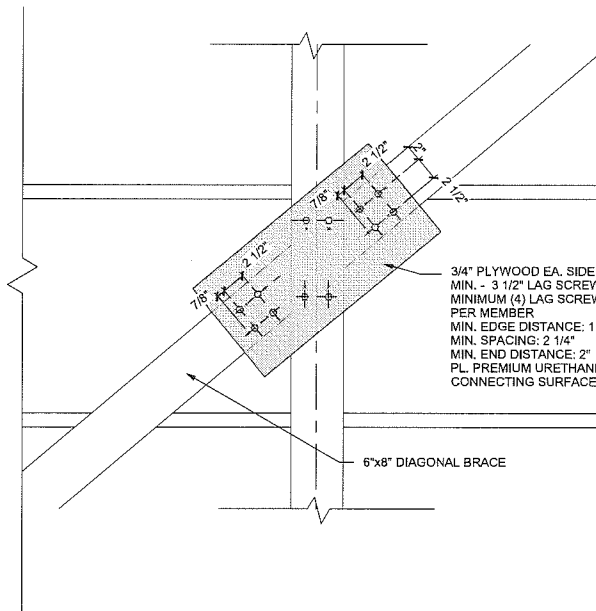
Plot Size: 18"x24"	Drawing No: A-7
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1 DIAGONAL BRACE BOTTOM CONNECTION
SCALE: 1"=1'-0"

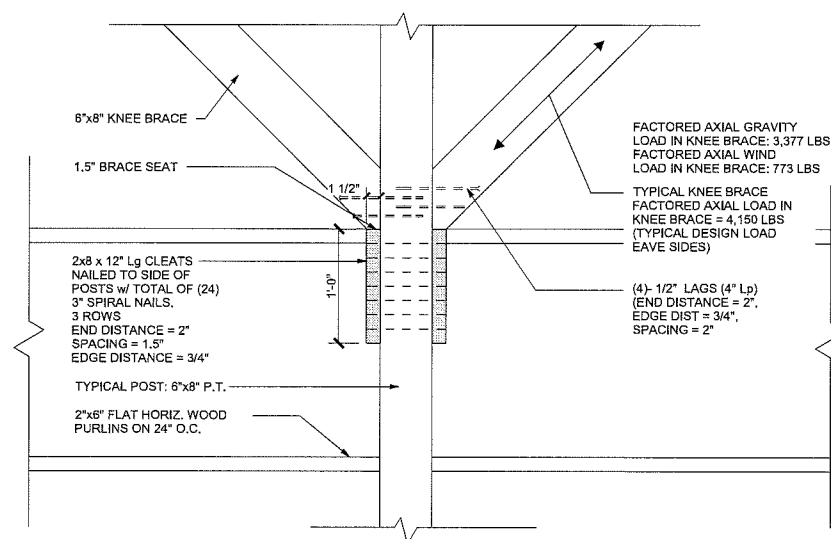


2 DIAGONAL BRACE TOP CONNECTION
SCALE: 1"=1'-0"

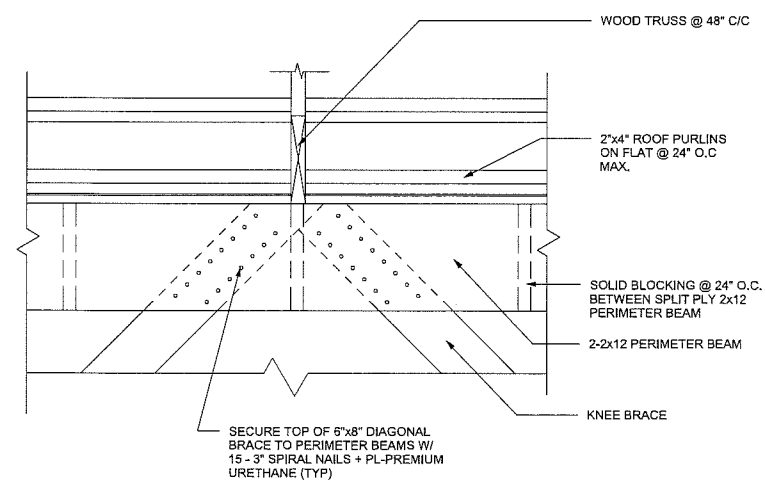


3 DIAGONAL BRACE CENTER CONNECTION
SCALE: 1"=1'-0"

WIND BRACE LOADING FOR KNEE BRACES:
FACTORED WIND PRESSURE NORMAL TO GABLE: 24.21 PSF x 1.4 = 34 PSF
LOAD EACH EAVE SIDE AT TOP OF POSTS: 225 SQ. FT. x 34 = 7,650 LBS
LOAD AT EACH KNEE BRACE (450) 7,650 LBS/14 BRACES = 546 LBS
AXIAL LOAD IN BRACES: 546 LBS/7071 = 773 LBS (in 45 DEGREES)



4 KNEE BRACE CONNECTION AT POST
SCALE: 1"=1'-0"



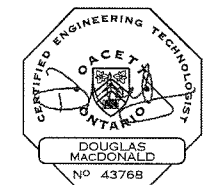
5 KNEE BRACE CONNECTION AT PERIMETER BEAM
SCALE: 1"=1'-0"

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QUALIFICATIONS INFORMATION	
DOUG MACDONALD	25928
NAME	SIGNATURE
REGISTRATION INFORMATION	
MACDONALD DESIGN & MANAGEMENT	31087
FIRM NAME	ECN

MacDonald
design & management
Tel: (519) 744-1634
35 Melrose Place, Guelph, Ontario

WILSON
POLE BARN

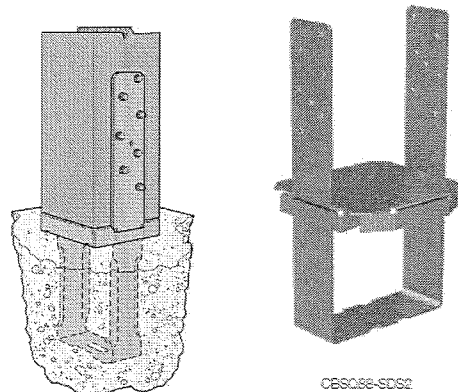
843 Safari Road
Millgrove

Scale: AS NOTED

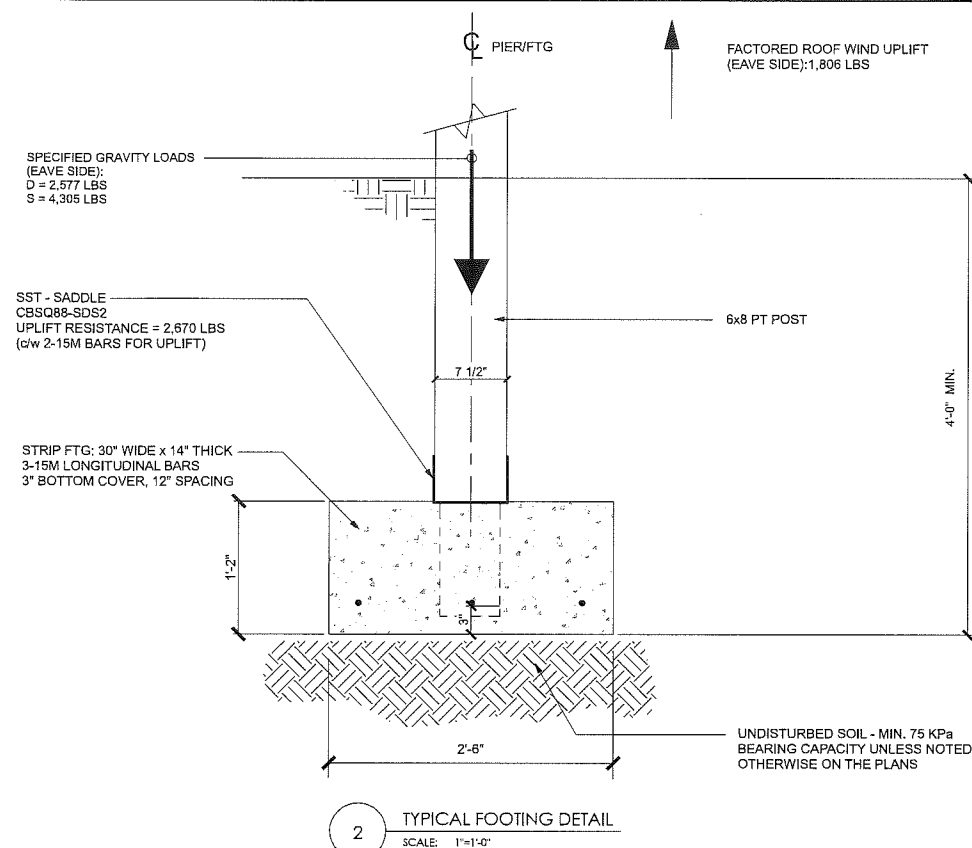
TYPICAL DETAILS

Plot Size:
18"x24"

Drawing No:
A-8



Model No.	Nominal Column Size	Material		Dimensions (in.)				Fasteners	Allowable Loads DF/SP			
		Base (ga.)	Strap (ga. x Width)	W ₁	W ₂	D	H		Uncracked	Cracked	Download	
									Uplift	Uplift		
Wind and Seismic Design Category A&B												
SS	CBSQ44-SDS2	4x4	12	10 ga. x 2¼"	3⅜"	3½"	7⅛"	8⅜"	(14) ¼" x 2" SDS	5,390	4,650	10,975
SS	CBSQ46-SDS2	4x6	12	10 ga. x 3"	3⅜"	5⅛"	7⅛"	8⅜"	(14) ¼" x 2" SDS	5,390	4,650	14,420
SS	CBSQ66-SDS2	6x6	12	10 ga. x 3"	5½"	5½"	6⅞"	8¾"	(14) ¼" x 2" SDS	4,375	3,060	14,420
SS	CBSQ86-SDS2	6x8	12	7 ga. x 3"	7½"	5⅞"	6⅝"	8⅝"	(12) ¼" x 2" SDS	3,815	2,670	20,915
SS	CBSQ88-SDS2	8x8	12	7 ga. x 3"	7½"	7⅞"	6⅝"	8⅝"	(12) ¼" x 2" SDS	3,815	2,670	22,225
Seismic Design Category C-F												
SS	CBSQ44-SDS2	4x4	12	10 ga. x 2¼"	3⅜"	3½"	7⅛"	8⅜"	(14) ¼" x 2" SDS	5,390	4,070	10,975
SS	CBSQ46-SDS2	4x6	12	10 ga. x 3"	3⅜"	5⅛"	7⅛"	8⅜"	(14) ¼" x 2" SDS	5,390	4,070	14,420
SS	CBSQ66-SDS2	6x6	12	10 ga. x 3"	5½"	5½"	6⅞"	8¾"	(14) ¼" x 2" SDS	3,830	2,680	14,420
SS	CBSQ86-SDS2	6x8	12	7 ga. x 3"	7½"	5⅞"	6⅝"	8⅝"	(12) ¼" x 2" SDS	3,340	2,335	20,915
SS	CBSQ88-SDS2	8x8	12	7 ga. x 3"	7½"	7⅞"	6⅝"	8⅝"	(12) ¼" x 2" SDS	3,340	2,335	22,225



- 1.0 GENERAL
- 1.1 THE FOLLOWING NOTES INDICATE ONLY THE MINIMUM REQUIREMENTS APPLICABLE TO STRUCTURAL WOOD CONSTRUCTION. SEE ALSO THE ARCHITECTURAL DRAWINGS AND THE SPECIFICATION (IF APPLICABLE) FOR REQUIREMENTS FOR NON-STRUCTURAL WOOD FRAMING.
- 1.2 WOOD CONSTRUCTION SHALL CONFORM TO BOTH CSA 086 AND TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
- 1.3 REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS OF AIR SPACES, INSULATION, ROOFING, FLOOR AND WALL FINISHES.
- 2.0 MATERIALS
- 2.1 LUMBER - UNLESS OTHERWISE NOTED TO BE SPRUCE-PINE-FIR (SPF), GRK AND CONFORMING TO CSA STANDARD WITH #14 WITH A MAXIMUM MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION LUMBER SHALL BEAR THE GRADING STAMP OF AN AGENCY APPROVED BY THE CANADIAN LUMBER STANDARDS ADMINISTRATION BOARD.
- 2.2 COMPLY WITH THE REQUIREMENTS OF ONTARIO BUILDING CODE FOR: SLOPING IN TABLE 9.23.3.4 - A ROOF SHEATHING IN TABLE 9.23.3.5 - WALL SHEATHING IN TABLE 9.23.3.6.
- 2.3 NAILS, SPIKES, AND STAPLES - TO CSA STANDARD B111; GALVANIZED FOR EXTERIOR WORK, OR HIGHLY HUMID AREAS AND FOR TREATED LUMBER; PLAIN ELSEWHERE, NAILING OF FRAMING UNLESS OTHERWISE NOTED. SHALL CONFORM TO 2.3.3.4 IN THE ONTARIO BUILDING CODE.
- 2.4 ROUGH HARDWARE - BOLTS, NUTS, WASHERS, LAGS, PINS, SCREWS, ALL TO BE HOT DIP GALVANIZED.
- 2.5 WOOD PRESERVATIVES [PRESSURE TREATED] - WHERE REQUIRED TO CONFORM TO CSA STANDARD 089-M.
- 2.6 LUGGING ANCHORS, ANCHOR BOLTS, ANCHORS, JOIST Hangers, BEAM Hangers, POST CAPS, POST ANCHORS, BACK-UP CLIPS AND ANGLES, UNLESS OTHERWISE SHOWN ON THE STRUCTURAL DRAWINGS, ARE ALL TO BE AS MANUFACTURED BY SIMPSON STRONG-TIE OR AN APPROVED EQUAL, SIZED TO THE JOB AT HAND, ALL ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS UTILIZING SPECIAL NAILS WHERE REQUIRED.

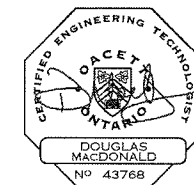
- 1.1 STUD WALLS :-
 - 1.1.1 PROVIDE FULL WIDTH SILL PLATES, MIN. 38x89 (2x4) ANCHORED TO FOUNDATION WITH 12 mm (1/2") DIAMETER BOLTS x 250 mm (10") LONG @ 1200 mm (4'-0") CENTRES. BOLTS TO BE GROUTED OR CONCRETED IN SOLID.
 - 1.2 STUDS TO BE OF SIZE AND SPACING AS NOTED ON THE STRUCTURAL DRAWINGS.
 - 1.3 PROVIDE, UNLESS OTHERWISE NOTED, A MINIMUM OF TWO (2) STUDS AT CORNERS, INTERSECTIONS, AND EACH SIDE OF THE OPENINGS.
 - 1.4 ALL STUDS TO BE CONTINUOUS FOR FULL STOREY HEIGHT WITH NO SPLICE.
 - 1.5 PROVIDE MID-HEIGHT BLOCKING FOR ALL STUD WALLS, UNLESS AT LEAST ONE SIDE IS SHEATHED.
 - 1.6 PROVIDE MINIMUM TWO (2) TOP PLATES FOR LOAD BEARING WALLS. PLATES TO BE LAPPED OR TIED AT CORNERS AND INTERSECTIONS.
 - 1.7 NON-LOAD BEARING STUD WALLS TO CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE.
- 3.1 FLOOR AND ROOF JOISTS :-
 - 3.1.1 PROVIDE JOIST OF SIZE, SPACING AND SPAN AS NOTED ON THE STRUCTURAL DRAWINGS. UNLESS OTHERWISE NOTED, JOISTS SHALL BE CONTINUOUS IN ANY 1 SPAN WITH NO SPLICE.
 - 3.2 WHERE JOISTS FRAME INTO THE SIDE OF A STEEL BEAM, JOISTS SHALL BE SUPPORTED ON THE BOTTOM FLANGE OF THE BEAM OR ON NOT LESS THAN 38x85 (2x3) LUMBER BOLTED TO THE WEB WITH MINIMUM 1/2" Ø BOLTS SPACED AT MAXIMUM 12" O.C.
- 3.3 BRIDGING OR BLOCKING :-
 - 3.3.1 PROVIDE CROSS-BRIDGING OR SOLID BLOCKING OR APPROVED PROPRIETARY METAL STRAPS IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
 - 3.2 PROVIDE CONTINUOUS WOOD STRAPPING ACROSS BOTTOM OF JOISTS AS/WHEN REQUIRED BY THE ONTARIO BUILDING CODE.
 - 3.3 SPACING OF BRIDGING TO BE AT 2100 mm MAXIMUM CENTRES.

- GENERAL NOTES:**
These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.

AREA CALCULATIONS	
Main Floor Fin. Area	3200 sqft
Lot Coverage	3200 sqft

Issue Record:

No.	Description	Date
1	ISSUED FOR REVIEW	APR. 16, 2020
2	ISSUED FOR PERMIT	APR. 17, 2020
3		



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.

QUALIFICATIONS INFORMATION

DOUG MACDONALD		25428
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION

MACDONALD DESIGN & MANAGEMENT	31087
FIRM NAME	BCIN



WILSON
POLE BARN

843 Safari Road
Millgrove

Scale: AS NOTED

TYPICAL DETAILS

Plot Size:
18"x24"

Drawing No:
A-9

CAST-IN-PLACE CONCRETE NOTES

- 1.0 GENERAL
- 1.1 PROVIDE ALL LABOUR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED TO CARRY OUT THE WORK.
- 1.2 REFER ALSO TO GENERAL NOTES, NOTES UNDER PLANS AND SCHEDULES, TYPICAL DETAILS AND SPECIFICATION.
- 2.0 PRODUCTS
- 2.1 PORTLAND CEMENT, WATER AND AGGREGATES SHALL CONFORM TO CSA A23.1
- 2.2 PROVIDE AN APPROVED WATER REDUCING ADDITIVE IN ALL CONCRETE. PROVIDE AN APPROVED AIR ENTRAINING ADDITIVE IN ALL CONCRETE WHICH WILL BE EXPOSED TO A FREEZETHAW CYCLE AND/OR THE ACTION OF DE-ICING SALT. ADMIXTURES SHALL CONFORM TO CSA A-266 SERIES.
- 2.3 FORMWORK SHALL CONFORM TO CSA A23.1 AND FALSEWORK SHALL CONFORM TO CSA S269.1.
- 2.4 IF SO INSTRUCTED, THE DESIGNS FOR THE FORMWORK SHALL BE SUBMITTED FOR REVIEW BEFORE CONSTRUCTION. FORMWORK DRAWINGS AND DESIGN SHALL BEAR THE STAMP OF A LICENSED PROFESSIONAL ENGINEER WITH EXPERIENCE IN CONCRETE FORMWORK DESIGN.
- 2.5 PROVIDE STANDARD ADJUSTABLE MASONRY ANCHOR SLOTS FOR ALL MASONRY FACING OR ABUTTING CONCRETE FACES.
- 2.6 PROVIDE AND/OR INSTALL STANDARD ADJUSTABLE INSERTS & ALL OTHER CAST-IN INSERTS AS REQUIRED BY THE ARCHITECTURAL, STRUCTURAL, MECHANICAL & ELECTRICAL DRAWINGS & SPECIFICATION.
- 2.7 REINFORCING STEEL UNLESS SPECIFICALLY NOTED, SHALL BE DEFORMED BARS CONFORMING TO CSA G30.18 GRADE 400 (58000 PSI).
- 2.8 WELDED WIRE FABRIC TO CONFORM TO CSA G30.5.
- 2.9 REINFORCING SHALL BE DETAILED, BENT, PLACED AND SUPPORTED TO CONFORM TO ACI STANDARD 318 AND THE MANUAL OF STANDARD PRACTICE PUBLISHED BY THE REINFORCING STEEL INSTITUTE OF ONTARIO.
- 2.10 DRY-PACK GROUT TO BE 1 PART PORTLAND CEMENT TO 1 1/2 PARTS SAND TO 2 PARTS OF 8mm PEA GRAVEL WITH ONLY SUFFICIENT WATER TO DAMPEN MIXTURE. COMPRESSIVE STRENGTH 50 MPa AT 28 DAYS.
- 2.11 NON-SHRINK GROUT TO BE AN APPROVED PRE-MIXED PROPRIETARY PRODUCT.
- 2.12 PROVIDE APPROVED EXTRUDED PVC WATERSTOPS OF SIZE & STYLES INDICATED WITH PRE-WELDED CORNERS & INTERSECTIONS. SEE ALSO TYPICAL DETAILS.
- 2.13 CURING AND SEALING COMPOUNDS WHERE APPROVED FOR USE TO CONFORM TO ASTM STANDARD C309. GENERALLY, ALL CONCRETE SURFACES ARE TO BE SEALED UNLESS NOTED OTHERWISE. COMPOUNDS ARE TO BE COMPATIBLE WITH APPLIED FINISHES.

- 3.0 EXECUTION
- 3.1 MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE @ 28 DAYS SHALL BE AS NOTED ON THE DRAWINGS (20 MPa MINIMUM).
- 3.2 SLUMP AT THE POINT OF DISCHARGE SHALL BE CONSISTENT AT 90mm + 20mm (3 1/2" + 3/4") UNLESS NOTED OTHERWISE. GREATER SLUMPS ARE NOT ACCEPTABLE.
- 3.3 CONCRETE MIXING, TRANSPORTATION, HANDLING AND PLACING SHALL CONFORM TO CSA A23.1.
- 3.4 CONSTRUCTION JOINTS FOR WALLS ARE BASED UPON VERTICAL JOINTS AT A MAXIMUM SPACING OF 10000mm (32'-10").
- 3.5 CONSTRUCTION JOINTS FOR WALLS, SLABS, AND BEAMS NOT SHOWN ON THE DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL CONSULTANT/DESIGNER BEFORE CONSTRUCTION. GENERALLY JOINTS IN SLABS SHALL BE AT RIGHT ANGLES TO THE SPANS, AT MID-SPAN IF POSSIBLE AND BE CLEAR OF SUPPORTS AND POINT LOADS.
- 3.6 CONSTRUCTION JOINTS FOR WALLS, SLABS, AND BEAMS NOT SHOWN ON THE DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL CONSULTANT BEFORE CONSTRUCTION. GENERALLY JOINTS IN SLABS SHALL BE AT RIGHT ANGLES TO THE SPANS, AT MID-SPAN IF POSSIBLE AND BE CLEAR OF SUPPORTS AND POINT LOADS.
- 3.7 CONSTRUCTION JOINTS FOR WALLS, SLABS, AND BEAMS NOT SHOWN ON THE DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL CONSULTANT BEFORE CONSTRUCTION. GENERALLY JOINTS IN SLABS SHALL BE AT RIGHT ANGLES TO THE SPANS, AT MID-SPAN IF POSSIBLE AND BE CLEAR OF SUPPORTS AND POINT LOADS.
- 3.8 OPENINGS AND DRIVEN FASTENERS REQUIRED IN THE CONCRETE AFTER THE CONCRETE IS PLACED SHALL BE APPROVED BY THE STRUCTURAL CONSULTANT BEFORE PROCEEDING.
- 3.9 FINISHING, REFER TO ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR REQUIRED FINISH TO EXPOSED CONCRETE. ALL HONEYCOMBING SHALL BE CUT OUT AND FILLED. FLOOR FINISHES SHALL BE AS REQUIRED BY THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS AND SHALL CONFORM TO CSA STANDARD A23.1 (CLASS A FINISH UNLESS NOTED).
- 3.10 TOLERANCES FOR PLACING STRUCTURAL CONCRETE, REINFORCING STEEL, CAST-IN HARDWARE AND FOR FLOOR & ROOF FINISHES SHALL BE AS SPECIFIED IN CSA STANDARD A23.1.
- 3.11 MINIMUM REINFORCING FOR ANY CONCRETE WALL TO BE AS SHOWN ON TYPICAL DETAIL FOR CONCRETE WALLS.
- 3.12 MINIMUM REINFORCING FOR ANY SUSPENDED SLAB SHALL BE TEMPERATURE BARS BOTTOM EACH WAY PLUS 10M @ 600 (24") DOWELS 600x600 (2'-0" x 2'-0") TOP AROUND PERIMETER. REFER TO TYPICAL DETAIL OF ONE WAY SLABS.
- 4.0 QUALITY CONTROL
- 4.1 FOR INSPECTION AND TESTING, SEE GENERAL NOTES.

CONCRETE COVER

EXPOSURE CONDITION	EXPOSURE CLASS		
	N	F-1, F-2, S-1, S-2	C-XL, C-1, C-3 A-1, A-2, A-3
CAST AGAINST PERMANENTLY EXPOSED EARTH	-	75mm	75mm
BEAMS, GIRDERS, COLUMNS, and PILES	30mm	40mm	60mm
SLABS, WALLS, JOISTS, SHELLS, and FOLDED PLATES	20mm	40mm	60mm
RATIO OF COVER TO NOMINAL BAR DIAMETER	1.0	1.5	2.0
RATIO OF COVER TO NOMINAL MAXIMUM AGREGATE SIZE	1.0	1.5	2.0

TABLE 1 (CSA-A23.3-04)
DEFINITIONS OF C, F, N, A and S CLASSES OF EXPOSURE

- C-XL STRUCTURALLY REINFORCED CONCRETE EXPOSED TO CHLORIDES OR OTHER SEVERE ENVIRONMENTS WITH OR WITHOUT FREEZING AND THAWING CONDITIONS, WITH HIGHER DURABILITY PERFORMANCE EXPECTATIONS THAN THE C-1, A-1 OR S-1 CLASSES.
- C-1 STRUCTURALLY REINFORCED CONCRETE EXPOSED TO CHLORIDES WITH OR WITHOUT FREEZING AND THAWING CONDITIONS.
- C-2 NON-STRUCTURALLY REINFORCED (PLAIN) CONCRETE EXPOSED TO CHLORIDES AND FREEZING AND THAWING. EXAMPLES: GARAGE FLOORS, PORCHES STEPS PAVEMENTS.
- C-3 CONTINUOUSLY SUBMERGED CONCRETE EXPOSED TO CHLORIDES BUT NOT TO FREEZING AND THAWING. EXAMPLE: UNDER WATER PORTIONS OF MARINE STRUCTURES.
- C-4 NON-STRUCTURALLY REINFORCED CONCRETE EXPOSED TO CHLORIDES BUT NOT TO FREEZING AND THAWING. EXAMPLES: UNDERGROUND PARKING SLABS ON GRADE.
- F-1 CONCRETE EXPOSED TO FREEZING & THAWING IN A SATURATED CONDITION BUT NOT TO CHLORIDES. EXAMPLES: POOL DECKS, PATIOS, TENNIS COURTS, FRESHWATER POOLS, FRESH WATER CONTROL STRUCTURES.
- F-2 CONCRETE IN AN UNSATURATED CONDITION EXPOSED TO FREEZING AND THAWING BUT NOT TO CHLORIDES. EXAMPLES: EXTERIOR WALLS AND COLUMNS.
- N CONCRETE NOT EXPOSED TO CHLORIDES NOR FREEZING AND THAWING. EXAMPLES: FOOTINGS AND INTERIOR SLABS.
- A-1 STRUCTURALLY REINFORCED CONCRETE EXPOSED TO SEVERE MANURE AND/OR SILAGE GASES WITH OR WITHOUT FREEZE-THAW EXPOSURE. CONCRETE EXPOSED TO THE VAPOUR ABOVE MUNICIPLE SEWAGE OR INDUSTRIAL EFFLUENT, WHERE HYDROGEN SULPHIDE GAS MAY BE GENERATED. EXAMPLES: REINFORCED BEAMS, SLABS AND COLUMNS OVER MANURE PITS AND SILOS, CANALS, AND PIG SLATS; AND ACCESS HOLES, ENCLOSED CHAMBERS, AND PIPES THAT ARE PARTIALLY FILLED WITH EFFLUENTS.
- A-2 STRUCTURALLY REINFORCED CONCRETE EXPOSED TO MODERATE TO SEVERE MANURE AND/OR SILAGE GASES AND LIQUIDS, WITH OR WITHOUT FREEZE-THAW EXPOSURE. EXAMPLES: REINFORCED WALLS IN EXTERIOR MANURE TANKS, SILOS, AND FEED BUNKERS, AND EXTERIOR SLABS.
- A-3 STRUCTURALLY REINFORCED CONCRETE EXPOSED TO MODERATE TO SEVERE MANURE AND/OR SILAGE GASES AND LIQUIDS, WITH OR WITHOUT FREEZE-THAW EXPOSURE IN A CONTINUOUSLY SUBMERGED CONDITION. CONCRETE CONTINUOUSLY SUBMERGED IN MUNICIPAL OR INDUSTRIAL EFFLUENTS. EXAMPLES: INTERIOR GUTTER WALLS, BEAMS, SLABS, AND COLUMNS; SEWAGE PIPES THAT ARE CONTINUOUSLY FULL E.G. FORCEMAINS; AND SUBMERGED PORTIONS OF SEWAGE TREATMENT STRUCTURES.
- A-4 NON-STRUCTURALLY REINFORCED CONCRETE EXPOSED TO MODERATE MANURE AND/OR SILAGE GASES AND LIQUIDS, WITH OR WITHOUT FREEZE-THAW EXPOSURE. EXAMPLES: INTERIOR SLABS ON GRADE.
- S-1 CONCRETE SUBJECTED TO VERY SEVERE SULPHATE EXPOSURES.
- S-2 CONCRETE SUBJECTED TO SEVERE SULPHATE EXPOSRE.
- S-3 CONCRETE SUBJECTED TO MODEREATE SULPHATE EXPOSRE.

FARM BUILDINGS:

1. CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS IN THE NATIONAL FARM BUILDING CODE OF CANADA 1996
2. ARTICLES 1.1.1.2. AND 3.1.8.1. AND SUBSECTIONS 3.1.4. AND 4.1.4. IN THE NATIONAL FARM BUILDING CODE OF CANADA DO NOT APPLY TO FARM BUILDINGS.
3. IN THE NATIONAL FARM BUILDING CODE OF CANADA, REFERENCES IN ARTICLES 1.1.1.3., 1.2.1.2., 2.2.2.1., 2.2.2.2., 2.3.1.1., 2.3.2.1., 3.1.1.1., 3.1.1.2., 3.1.2.1., AND 3.1.6.1. TO THE NATIONAL BUILDING CODE OF CANADA ARE DEEMED TO REFER TO THE OBC.
4. STRUCTURAL DESIGN CONFORMS TO 9.4 OF THE ONTARIO BUILDING CODE, DESIGNED ACCORDING TO GOOD ENGINEERING PRACTICE SUCH AS PROVIDED IN THE CWC, "ENGINEERING GUIDE FOR WOOD FRAME CONSTRUCTION", OR HAS BEEN DESIGNED ACCORDING TO PART 4 USING THE LOADS AND DEFLECTION AND VIBRATION LIMITS SPECIFIED IN PART 9.
5. THE SIZE OF WOOD POSTS SHALL CONFORM TO TABLES IN SB-11 OR AS DESIGNED UNDER SECTION 9.4 OF THE LATEST ONTARIO BUILDING CODE.
6. THE SPANS OF WOOD JOISTS, RAFTERS, LINTELS, AND BEAMS, CONFORM TO THE SPANS SHOWN IN SB-11 OR HAVE BEEN DESIGNED UNDER THE PROVISIONS IN SECTION 9.4 AND NOTE #4 ABOVE.
7. STUD SIZE AND SPACING SHALL CONFORM TO TABLES 1.3.4.U. TO 1.3.4.W. IN SB-11FOR THE LOADS SHOWN IN THE TABLES UNLESS OTHERWISE SHOWN ON THE PLANS.

GENERAL NOTES:

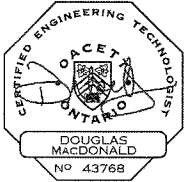
These drawings are not to be scaled. All dimensions must be verified by contractor prior to commencement of any work. Any discrepancies must be reported directly to the designer.

AREA CALCULATIONS

Main Floor Fin. Area	3200 sqft
Lot Coverage	3200 sqft

Issue Record:

No.	Description	Date
1	ISSUED FOR REVIEW	APR. 16, 2020
2	ISSUED FOR PERMIT	APR. 17, 2020
3		



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.

QUALIFICATIONS INFORMATION

DOUGLAS MACDONALD *[Signature]* 55128

NAME SIGNATURE BCPI

REGISTRATION INFORMATION

MACDONALD DESIGN & MANAGEMENT 31087

FIRM NAME BCPI



MacDonald
design & management
Tel: (519) 766-1636
36 Melrose Place, Guelph, Ontario

WILSON
POLE BARN

843 Safari Road
Millgrove

Scale: AS NOTED

CONSTRUCTION NOTES

Plot Size:
18"x24"

Drawing No:
A-10



MacDonald
design & management

MDM-20.029 - 843 Safari Road -
Millgrove - Wilson Pole Barn -
Perimeter Roof Beam - RB-1 .wwb
Apr. 14, 2020 13:08

Design Check Calculation Sheet

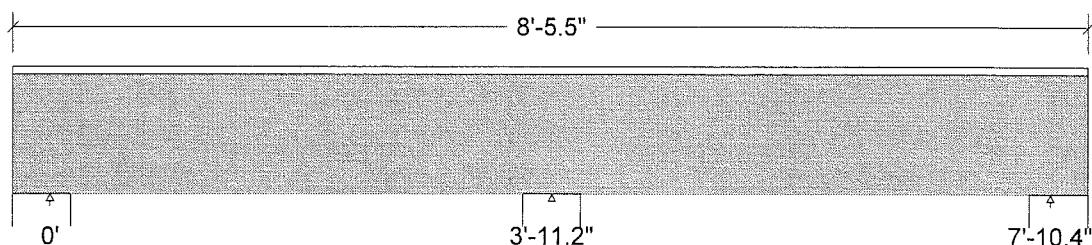
WoodWorks Sizer 9.3.2

Loads:

Load	Type	Distribution	Pat- tern	Location [ft] Start End	Magnitude Start End	Unit
Truss1 D	Dead	Point	No	4.23	1236	lbs
Truss1 S	Snow	Point	No	4.23	2153	lbs
Truss2 D	Dead	Point	No	0.23	1236	lbs
Truss2 S	Snow	Point	No	0.23	2153	lbs
Truss3 D	Dead	Point	No	8.23	1236	lbs
Truss3 S	Snow	Point	No	8.23	2153	lbs
Self-weight	Dead	Full UDL	No		6.1	plf

Load magnitude does not include Normal Importance factor from O86 Table 5.2.3.2, which is applied during analysis.

Maximum Reactions (lbs), Bearing Resistances (lbs) and Bearing Lengths (in) :



Unfactored:					
Dead	1245		1266		1245
Snow	2153		2153		2153
Factored:					
Total	4786		4812		4786
Pt. load	4775		4775		4775
Bearing:					
Resistance					
Beam	6747		7207		6747
Support	10311		10311		10311
Anal/Des					
Beam	0.71^		0.66^		0.71^
Support	0.46		0.47		0.46
Load comb	#2		#2		#2
Length	5.50^		5.50^		5.50^
Min req'd	3.89^		3.52^		3.89^
KB	1.00		1.07		1.00
KB min	1.00		1.11		1.00
Kd	1.00		1.00		1.00
KB support	1.00		1.00		1.00
fc sup	783		783		783
Kzcp sup	1.00		1.00		1.00

^ = O86 6.5.7.3 implemented for point loads near support governs.

Built-up, S-P-F, No.1/No.2, 2x12, 2-ply (3"x11-1/4")

Supports: All - Timber Column, S-P-F No.2

Total length: 8'-5.5"; volume = 2.0 cu.ft.;

Load sharing: Yes;

Force vs. Resistance and Deflection using CSA O86-14:

Criterion	Analysis Value	Design Value	Unit	Analysis/Design (%)
Shear	Vf @d = 11	Vr = 3144	lbs	Vf/Vr = 0.4
Moment(+)	Mf = 9	Mr = 5803	lbs-ft	Mf/Mr = 0.2
Moment(-)	Mf = 17	Mr = 5803	lbs-ft	Mf/Mr = 0.3

Additional Data:

FACTORS:	f/E(psi)	KD	KH	KZ	KL	KT	KS	KN	LC#
Fv	218	0.65	1.10	1.000	-	1.00	1.00	-	#1
Fb+	1711	0.65	1.10	1.000	1.000	1.00	1.00	-	#1
Fb-	1711	0.65	1.10	1.000	1.000	1.00	1.00	-	#1
Fcp	769	-	-	1.000	-	1.00	1.00	-	#-

CRITICAL LOAD COMBINATIONS:

Shear : LC #1 = 1.4D

Moment(+) : LC #1 = 1.4D

Moment(-) : LC #1 = 1.4D

Bearing : Support 1 - LC #2 = 1.25D + (1.0)1.5S

Support 2 - LC #2 = 1.25D + (1.0)1.5S

Support 3 - LC #2 = 1.25D + (1.0)1.5S

Load Types: D=dead W=wind S=snow H=earth,groundwater E=earthquake

L=live(use,occupancy) Ls=live(storage,equipment) f=fire

All Load Combinations (LCs) are listed in the Analysis output

CALCULATIONS:

"Live" deflection = Deflection from all non-dead loads (live, wind, snow...)

Design Notes:

1. WoodWorks analysis and design are in accordance with the 2010 National Building Code of Canada (NBC Part 4) and the CSA O86-14 Engineering Design in Wood standard (May 2014 edition).
2. Please verify that the default deflection limits are appropriate for your application.
3. O86 6.5.3 requires that beam and stringer grades shall not be designed for continuity in determining requirements for bending resistance, unless regraded along the full length of the member.
4. BEAMS require restraint against lateral displacement and rotation at points of bearing (O86 6.5.4.2.1).
5. This beam requires both top and bottom edges to be held in line (6.5.4.2.1(e)).
6. BUILT-UP BEAMS: it is assumed that each ply is a single continuous member (that is, no butt joints are present) and that each ply is equally top-loaded. Where beams are side-loaded, special fastening details may be required.
7. each ply is equally top-loaded. Where beams are side-loaded, special fastening details may be required.



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)	DAVID Wilson Tanya Pinnegar	843 Safari Rd Millgrove ON L8B 1S4	Phone: 905 580 9701 905 929-0441 E-mail: thelastlaughisbest@yahoo.ca tpinn4@gmail.com
Applicant(s)*	DAVID Wilson Tanya Pinnegar	843 Safari Rd Millgrove ON L8B 1S4	Phone: 905 580 9701 905 929-0441 E-mail: thelastlaughisbest@yahoo.ca tpinn4@gmail.com
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:
- First National
16 York St Suite 1900
Toronto, ON
M5T 0E6

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:

Relief from area requirements as well as relief from maximum height requirements

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

Due to size of items being stored the building cannot accommodate smaller size.

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):

West Flandorburgh Con 7 Pt Lot 72P 6ARA0374 BHS
3 and 5 Imreg 1.91 AC 138-88FE D
843 Sofani Rd

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?

Personal Knowledge From 14 yrs living on Property as well as information from previous owners when purchased Property

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.

4 July 2022

Date


Signature Property Owner(s)

Tanya Pinnegar / David Wilson
Print Name of Owner(s)

10. Dimensions of lands affected:

Frontage

47.2 m

Depth

52.1 m

Area

2459.12 m²

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 Family Dwelling
See Attached Drawing For Details

Proposed

297.28 m², 297.28 m², 50' x 64' 22.5"

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

Existing:

Single Family Dwelling
See Attached Drawing For Details

Proposed:

Rear Side of property
1m away from Rear
1m away from Side
150m away from front yard

13. Date of acquisition of subject lands:

2012

14. Date of construction of all buildings and structures on subject lands:

Approx 1921

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.):

Farm

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

Has always been a single family dwelling since creation of 1921 year of

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

Water N/A
Sanitary Sewer N/A
Storm Sewers N/A

19. Present Official Plan/Secondary Plan provisions applying to the land:

Agriculture

20. Present Restricted Area By-law (Zoning By-law) provisions applying to the land:

05-200

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:

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)

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.

PART 25 AFFIDAVIT OR SWORN DECLARATION

This declaration to be sworn by a Commissioner of Oaths.

I, David Wilson + Tanya Pinnegar of the City of Hamilton
in the Province of Ontario solemnly declare that:

All of the above statements are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me at the
at the City of Hamilton)
in the Province)
of Ontario)
this 4 day of July A.D. 2022)

[Signature]
Applicant

[Signature]
A Commissioner, etc.

PART 26 OWNERS AUTHORIZATION

As of the date of this application, I (NAME) David Wilson Tanya Pinnegar am the registered Owner(s) of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I hereby authorize:

_____ of _____

to act as my agent in this matter and to provide any of my personal information that will be included in this application or collected during the processing of the application.

DATE July 4 2022 SIGNED [Signature]

PART 27 CONSENT OF THE OWNER

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

Consent of Owner to the Disclosure of Application Information and Supporting Documentation

Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. In accordance with that Act, it is the policy of the City of Hamilton to provide public access to all *Planning Act* applications and supporting documentation submitted to the City.

I, David Wilson Tanya Pinnegar, the Owner(s), hereby agree and acknowledge
(Print name of Owner(s))

that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M.56, I hereby consent to the City of Hamilton making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

July 4 2022
Date

[Signature]
Signature of Owner(s)

PART 28 PERMISSION TO ENTER

Date: July 4 2022

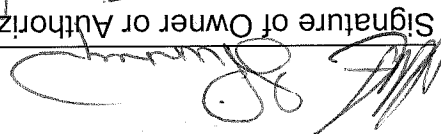
Secretary/Treasurer
Committee of Adjustment
City of Hamilton,
City Hall

Dear Secretary/Treasurer;

Re: Application to Committee of Adjustment

Location of Land: 8435 Sofar Rd Millgrove ON L8B 1S4
(Municipal address)

I hereby authorize the members of the Committee of Adjustment and members of the staff of the City of Hamilton to enter on to the above-noted property for the limited purposes of evaluating the merits of this application.



Signature of Owner or Authorized agent

Please print name

Note: The Committee of Adjustment requires that all properties be identified with the municipal address clearly visible from the street. Where there is no municipal address or the property is vacant then the property shall be identified in accordance with the Committee's policy included on the back of the Application Form. Failure to properly identify the subject property may result in the deferral of the application.

PART 29 COLLECTION OF INFORMATION

The personal information contained on this form is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13, and will be used for the purpose of processing the application. This information will become part of the public record and will be made available to the general public. Questions about the collection of this information should be directed to the Coordinator of Business Facilitation, Planning and Economic Development Department, City of Hamilton, 1st floor, 71 Main Street West, City Hall, Hamilton, Ontario, Telephone: 905-546-2424, ext.1284.



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

CITY OF HAMILTON

COST ACKNOWLEDGEMENT AGREEMENT

This Agreement made this 4 day of July, 20 22.

BETWEEN:

David Wilson Tanya Pinnegar

Applicant's name(s)

hereinafter referred to as the "Developer"

-and-

City of Hamilton

hereinafter referred to as the "City"

WHEREAS the Developer represents that he/she is the registered owner of the lands described in Schedule "A" attached hereto, and which lands are hereinafter referred to as the "lands";

AND WHEREAS the Developer has filed for an application for a (circle applicable) consent/rezoning/official plan amendment/subdivision approval/minor variance.

AND WHEREAS it is a policy of the City that any City costs associated with an appeal to the Ontario Land Tribunal, by a party other than the Developer, of an approval of a consent, rezoning, official plan amendment, plan of subdivision, and/or minor variance, such as, but not limited to, legal counsel costs, professional consultant costs and City staff costs, shall be paid by the Developer.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of two dollars (\$2.00) now paid by the City to the Developer, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. In this Agreement:

- (a) "application" means the application(s) for a (circle applicable) consent/rezoning/official plan amendment/subdivision approval or minor variance dated _____ with respect to the lands described in Schedule "A" hereto.
- (b) "Expenses" means all expenses incurred by the City if the application is: (a) approved by the City; (b) appealed to the Ontario Land Tribunal by a party other than the developer; and (c) the City appears before the Ontario Land Tribunal or any other tribunal or Court in support of the application, including but not limited to: City staff time, City staff travel expenses and meals, City disbursements, legal counsel fees and disbursements and all consultant fees and disbursements including, without limiting the generality of the foregoing planning, engineering or other professional expenses

2. The City agrees to process the application and, where the application is approved by the City but appealed to the Ontario Land Tribunal by a party other than the Developer, the Developer shall file an initial deposit, in the form of certified cheque or cash with the General Manager, Finance & Corporate Services within fifteen days of the date of the appeal of the application by a third party in the amount of 50% of the estimated expenses associated with the appeal as estimated by the City Solicitor in his sole discretion which shall be credited against the Expenses.

3. It is hereby acknowledged that if the deposit required pursuant to section 2 of this Agreement is not paid by the Developer the City shall have the option, at its sole discretion, of taking no further steps in supporting the Developer's application before the Ontario Land Tribunal.

4. It is hereby acknowledged that all expenses shall be paid for by the Developer. The Developer shall reimburse the City for all expenses the City may be put to in respect of the application upon demand.

5. It is hereby acknowledged and agreed that all expenses shall be payable by the Developer whether or not the Developer is successful before the Ontario Land Tribunal or any other tribunal or Court in obtaining approval for their application.

6. The City shall provide the Developer with copies of all invoices of external legal counsel or consultants included in the expenses claimed by the City.

7. The City shall provide the Developer with an accounting of all staff costs and City disbursements included in the expenses claimed by the City.

8. The City may, at any time, draw upon the funds deposited in accordance with sections 2 and 9 of this Agreement to satisfy expenses incurred pursuant to the appeal of the application.

9. In the event that the amount deposited pursuant to section 2 of this Agreement is reduced to less than 10% of the initial deposit, the City may halt all work in respect of the appeal of the application until the Developer deposits with the City a sum sufficient to increase the deposit to an amount which is equal to 100% of the expenses estimated pursuant to paragraph 2 of this Agreement and still to be incurred by the City.

10. Within 60 days of: (a) a decision being rendered in respect of the appeal or any legal proceedings resulting from the decision, whichever is later; or (b) the termination of all legal proceedings in respect of the application, the City shall prepare and submit a final account to the Developer. If there are any deposit funds remaining with the City they shall be applied against the account. Any amount owing in respect of the final account in excess of deposit funds shall be paid by the Developer within 30 days of the date of the final account. If any deposit funds are remaining after the final account has been paid they shall be returned to the developer within 30 days of the date of the final account.

11. This Agreement shall not be construed as acceptance of the application and nothing herein shall require or be deemed to require the City to approve the application.

12. This Agreement shall not stand in lieu of or prejudice the rights of the City to require such further and other agreements in respect of the application that the City may deem necessary.

13. Every term, covenant, obligation and condition in this Agreement ensures to the benefit of and is binding upon the parties hereto and their respective heirs, executors, administrators, successors, trustees and assigns.

14. When the context so requires or permits, the singular number is to be read as if the plural were expressed, and the masculine gender as if the feminine, as the case may be, were expressed; and,

15. This Agreement and the schedules hereto constitute the entire agreement between the parties in respect of the subject matter contained herein and is not subject to, or in addition to, any other agreements, warranties or understandings, whether written, oral or implied. This Agreement may not be modified or amended except by instrument in writing signed by the Developer and the City, and,

16. The waiver or acquiescence by the City of any default by the Developer under any obligation to comply with this Agreement shall not be deemed to be a waiver of that obligation or any subsequent or other default under this Agreement.

17. The Developer covenants and agrees to be bound by the terms and conditions of this Agreement and not to seek a release from the provisions thereof until such time as the Developer's obligations hereunder have been assumed by its successor, assignee or transferee by way of written agreement in the form set out in Schedule "B" to this Agreement.

IN WITNESS WHEREOF the parties hereto have set their corporate seals under the hands of their duly authorized officers.

DATED at Hamilton this 6 day of July, 2022

[Signature]
WITNESS

[Signature]
Per:
I have authority to bind the corporation.

WITNESS

Per:
I have authority to bind the corporation

DATED at Hamilton, Ontario this ____ day of _____, 20____.

City of Hamilton

Per: _____
Mayor

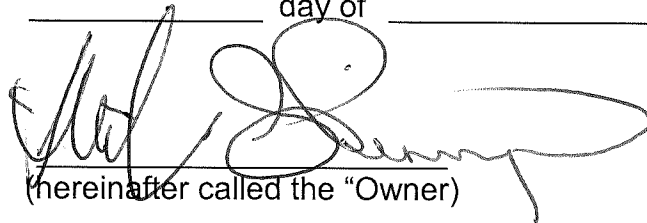
Per: _____
Clerk

Schedule "A"
Description of Lands

SCHEDULE "B"
FORM OF ASSUMPTION AGREEMENT

THIS AGREEMENT dated the _____ day of _____ 20 ____.

BETWEEN


(hereinafter called the "Owner")

OF THE FIRST PART

-and-

(hereinafter called the "Assignee")

-and-

OF THE SECOND PART

CITY OF HAMILTON
(hereinafter called the "Municipality")

OF THE THIRD PART

WHEREAS the owner and the Municipality entered into and executed a Cost Acknowledgement Agreement dated 4 July 2022

AND WHEREAS Assignee has indicated that it will assume all of the Owner's duties, liabilities and responsibilities as set out in the Cost Acknowledgement Agreement.

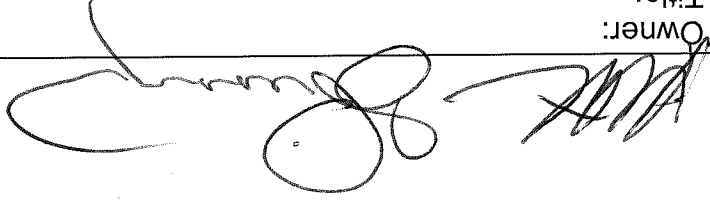
AND WHEREAS Council for the Municipality has consented to releasing the Owner from its duties, liabilities and responsibilities under said Cost Acknowledgement Agreement subject to the Assignee accepting and assuming the Owner's duties, liabilities and responsibilities and subject to the Assignee the Owner and the Municipality entering into and executing an Assumption Agreement.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT in consideration of the mutual covenants hereinafter expressed and other good and valuable consideration, the parties hereto agree as follows.

1. The Assignee covenants and agrees to accept, assume and to carry out the Owner's duties, liabilities and responsibilities under the Cost Acknowledgement Agreement and in all respects to be bound under said Cost Acknowledgement Agreement as if the Assignee had been the original party to the agreement in place of the Owner.
2. The Municipality hereby releases the Owner from all claims and demands of any nature whatsoever against the Owner in respect of the Cost Acknowledgement Agreement. The Municipality hereby accepts the Assignee as a party to the Cost Acknowledge Agreement in substitution of the Owner, and agrees with the Assignee that the Assignee will be bound by all the terms and conditions of the Cost Acknowledgement Agreement as if the Assignee had been the original executing party in place of the Owner.
3. All of the terms, covenants, provisos and stipulations in the said Cost Acknowledgement Agreement are hereby confirmed in full force save and except for such modifications as are necessary to make said clauses applicable to the Assignee.

IN WITNESS WHEREOF the Parties have hereunto affixed their corporate seals duly attested to by their proper signing officers in that behalf.

SIGNED, SEALED AND DELIVERED



Owner:
Title:
I have authority to bind the corporation

c/s

Assignee:
Title:
I have authority to bind the corporation

CITY OF HAMILTON

Mayor

Clerk