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.:	**SC/A-23:100**	**SUBJECT PROPERTY:**	63 THIRD ROAD E, STONEY CREEK
ZONE:	"A1" (Agriculture)	**ZONING BY-LAW:**	Zoning By-law City of Hamilton 05-200, as Amended

APPLICANTS: Owner: JASON & SABRINA BRUZZESE

The following variances are requested:

1. A maximum gross floor area of 290.0 square metres shall be permitted for all buildings accessory to the single detached dwelling instead of the requirement that all buildings accessory to the single detached dwelling shall not exceed a maximum gross floor area of 200 square metres.

PURPOSE & EFFECT: As to permit the construction a new Single Detached Dwelling with an accessory building.

Notes:

1. As per Section 4.8.1.2 of Hamilton Zoning By-law 05-200 the requested variance for the maximum accessory building height is not required.

2. Please be advised accessory buildings shall not be erected prior to the erection of the principle building or structure on the lot.

3. Please be advised no more than one dwelling shall be erected on a lot.

4. All mechanical equipment shall be in accordance with Section 4.9 of the Hamilton Zoning By-law 05-200.

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, June 1, 2023**
TIME:	**10:35 a.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.

FURTHER NOTIFICATION

If you wish to be notified of future Public Hearings, if applicable, regarding SC/A-23:100, you must submit a written request to cofa@hamilton.ca or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5**.**

If you wish to be provided a Notice of Decision, you must attend the Public Hearing and file a written request with the Secretary-Treasurer 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.

Subject Lands

DATED: May 16, 2023

_____

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.

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

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.

GENERAL NOTES

1. THIS/THESE PLAN(S) IS/ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED BY THE ENGINEER AND INDICATED ISSUED FOR CONSTRUCTION ON THE DRAWING.
2. THIS/THESE PLAN(S) IS/ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF BARICH GRENKIE SURVEYING LIMITED.
3. INFORMATION REGARDING ANY EXISTING SERVICES AND/OR UTILITIES SHOWN ON THE APPROVED SET OF CONSTRUCTION DRAWINGS ARE FURNISHED AS THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL INTERPRET THIS INFORMATION AS HE SEES FIT WITH THE UNDERSTANDING THAT THE OWNER AND HIS AGENTS DISCLAIM ALL RESPONSIBILITY FOR ITS ACCURACY AND /OR SUFFICIENCY. THE CONTRACTOR SHALL ASSUME LIABILITY FOR ANY DAMAGE TO EXISTING WORKS.
4. SITE PLAN INFORMATION TAKEN FROM SURVEY BY BARICH GRENKIE SURVEYING LTD, DATED JANUARY 09,2023.
5. THIS/THESE PLAN(S) TO BE USED FOR SERVICING AND GRADING ONLY; FOR BUILDING LOCATION REFER TO THE SITE PLAN.
6. MUNICIPAL APPROVAL OF THESE DRAWINGS IS FOR MATERIAL AND COMPLIANCE WITH CITY/TOWN STANDARDS AND PROVINCIAL SPECIFICATIONS AND STANDARDS ONLY. APPROVAL AND INSPECTION OF THE WORKS BY THE CITY/TOWN STAFF DOES NOT CERTIFY THE LINE AND GRADE OF THE WORKS NOR RELIEVE THE CONTRACTOR OF CERTIFICATION OF ALL WORKS BY THE OWNER'S ENGINEER.
7. ALTERNATE MATERIALS MAY BE ACCEPTABLE PROVIDED WRITTEN APPROVAL HAS FIRST BEEN OBTAINED FROM THE CITY OF HAMILTON AND THE THE ENGINEER.
8. THE APPROVAL OF THIS PLAN DOES NOT EXEMPT THE OWNER'S BONDED CONTRACTOR FROM THE REQUIREMENTS TO OBTAIN THE VARIOUS PERMITS/APPROVALS NORMALLY REQUIRED TO COMPLETE A CONSTRUCTION PROJECT, SUCH AS, BUT NOT LIMITED TO THE FOLLOWING:
   - ROAD CUT PERMITS
   - SEWER PERMITS
   - APPROACH APPROVAL PERMITS
   - RELOCATION OF SERVICES
   - COMMITTEE OF ADJUSTMENT
   - ENCROACHMENT AGREEMENTS
8. PRIOR TO CONSTRUCTION THE CONTRACTOR MUST:
   i. CHECK AND VERIFY ALL DIMENSIONS AND EXISTING ELEVATIONS WHICH INCLUDE BUT ARE NOT LIMITED TO THE BENCHMARK ELEVATIONS, EXISTING SERVICE CONNECTIONS, EXISTING INVERTS AND REPORT FINDING IN WRITING TO THE ENGINEER.
   ii. OBTAIN ALL UTILITY LOCATES AND REQUIRED PERMITS AND LICENSES.
   iii. VERIFY ALL FINISHED FLOOR ELEVATIONS AND BASEMENT FLOOR ELEVATIONS WHICH MY APPEAR ON THESE PLANS COMPLY WITH THE FINAL ARCHITECTURAL DRAWINGS.
   iv. CONFIRM ALL DRAWINGS USED FOR CONSTRUCTION ARE OF THE MOST RECENT REVISION.
   v. NOTIFY THE ENGINEER OF THE PROPOSED CONSTRUCTION SCHEDULE FOR COORDINATION OF NECESSARY INSPECTIONS.
9. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ENGINEER 48 HOURS PRIOR TO THE COMMENCING SITE WORKS TO ARRANGE FOR INSPECTION. THE ENGINEER SHALL DETERMINE THE EXTENT OF INSPECTION AND TESTING REQUIRED FOR CERTIFICATION OF THE UNDERGROUND SERVICE INSTALLATION AS MANDATED BY THE ONTARIO BUILDING CODE DIVISION C, PART 1, SECTION 1.2.2, GENERAL REVIEW. FAILURE TO MAKE SUITABLE ARRANGEMENTS FOR INSPECTION WILL LEAD TO POST CONSTRUCTION TESTING AND INSPECTION AS DETERMINED BY THE ENGINEER, THE COSTS OF WHICH INCLUDING ANY DELAYS IN CONSTRUCTION SHALL BE BOURNE BY THE CONTRACTOR. FULL PAYMENT FOR UN-INSPECTED WORKS MAY BE WITHHELD UNTIL THE COMPLETION OF THE POST CONSTRUCTION INSPECTION AND TESTING TO THE SATISFACTION OF THE ENGINEER.
10. INSPECTION BY THE OWNER'S ENGINEER IS FOR CERTIFICATION AND GENERAL CONFORMANCE PURPOSES AND DOES NOT CERTIFY LINE AND GRADE OR IMPLY AN ASSURANCE OF QUALITY CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THE INSTALLATION OF THE WORKS TO PROPER LINE, GRADE AND QUALITY TO CURRENT INDUSTRY STANDARDS.
11. ANY UTILITY RELOCATIONS AND RESTORATIONS DUE TO THE DEVELOPMENT TO BE UNDERTAKEN AT THE EXPENSE OF THE OWNER/DEVELOPER AND SHALL BE COORDINATED BY THE CONTRACTOR.
12. ALL RESTORATIONS AND RECONSTRUCTIONS SHALL BE COMPLETED TO MATCH EXISTING CONDITIONS OR BETTER AND ARE TO BE PERFORMED TO THE SATISFACTION OF THE ENGINEER AND THE CITY/TOWN STANDARDS.
13. SERVICING CONTRACTOR TO MAINTAIN A "CONFINED TRENCH CONDITION" IN ALL SEWER AND WATERMAIN INSTALLATION TRENCHES.
14. THE SITE SERVICING CONTRACTOR SHALL TERMINATE ALL SERVICES 1.0m FROM THE BUILDING FACE.
15. NO BLASTING WILL BE PERMITTED.

SILTATION AND EROSION CONTROL

A. SILTATION CONTROL BARRIERS SHALL BE PLACED AS DETAILED.
B. ALL SILTATION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AFTER EACH RAINFALL AS DIRECTED AND TO THE SATISFACTION OF THE OF CITY/TOWN AND/OR THE CONSERVATION AUTHORITY.
C. ADDITIONAL SILT CONTROL LOCATIONS MAY BE REQUIRED AS DETERMINED BY THE ENGINEER, THE CITY/TOWN AND/OR THE CONSERVATION AUTHORITY.

GRADING NOTES

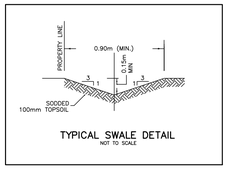
1. GENERAL GRADING
   A. ALONG ADJOINING PROPERTIES GRADE TO MEET EXISTING OR PROPOSED ELEVATIONS WITH SODDED SLOPES (MIN. 3H TO 1V) AND/OR RETAINING WALLS AS SPECIFIED.
   B. ALL RETAINING WALLS, WALKWAYS, CURBS, ETC., SHALL BE PLACED A MIN. OF 0.45m OFF THE PROPERTY LINE. ALL WALLS 1.0M OR HIGHER SHALL BE DESIGNED BY A P.ENG.
   C. SHOULD A RETAINING WALL BE REQUIRED, THE TOP OF WALL ELEVATIONS SHALL BE SET 150mm ABOVE THE PROPOSED SIDE YARD SWALES.
   D. RETAINING WALLS 0.6m IN HEIGHT OR GREATER REQUIRE CONSTRUCTION OF A FENCE OR GUARD RAIL AT THE TOP OF THE REAR OF THE WALL. GUARDS FOR RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EXTERIOR GUARDS AS CONTAINED IN THE ONTARIO BUILDING CODE.
   E. TOP OF FOUNDATION WALLS FOR BUILDINGS SHALL BE 150mm (MIN) ABOVE FINISHED GRADE.
   F. DRIVEWAY SLOPES SHALL NOT BE LESS THAN 2% AND NOT MORE THAN 7.0% REVERSED SLOPED DRIVEWAYS IN NEW DEVELOPMENTS ARE NOT PERMITTED.
   G. IF GRADING IS REQUIRED ON LANDS ADJACENT TO THE DEVELOPMENT WHICH ARE NOT OWNED BY THE DEVELOPER, THEN THE DEVELOPER MUST OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER TO ALLOW THE DEVELOPER TO GRADE ON THE ADJACENT LANDS, OTHERWISE RETAINING WALLS MUST BE USED.
   H. THE WRITTEN PERMISSION REQUIRED FROM THE ADJACENT LANDOWNER SHALL BE OBTAINED PRIOR TO ENTERING THE LANDS. SHOULD PERMISSION NOT BE OBTAINED OR IS WITHDRAWN PRIOR TO COMMENCING THE WORK, THEN THE DEVELOPER SHALL LIMIT HIS ACTIVITIES TO THE LIMITS OF THE DEVELOPMENT SITE.
   I. DRIVEWAY AND DRIVEWAY APPROACHES SHALL BE LOCATED SUCH THAT HYDRO VAULTS AND OTHER STREET FURNITURE ARE A MIN. OF 1.2m FROM THE PROJECTIONS OF THE OUTSIDE GARAGE WALLS.
   J. ANY CHANGES IN GRADES AND CATCH BASINS REQUIRE THE APPROVAL OF THE CITY'S MANAGER OF DEVELOPMENT ENGINEERING.
   K. ALL DRIVEWAYS FROM PROPERTY LINES FOR THE FIRST 7.5m SHALL BE WITHIN 5% MAXIMUM GRADE, THEREAFTER, ALL DRIVEWAYS SHALL BE WITHIN 10% MAXIMUM GRADES.
   L. SLOPES OF SWALES FOR BOTH "BACK TO FRONT" AND "SPLIT" DRAINAGE SHALL BE NO LESS THAN 2.0% GRADE AND NO GREATER THAN 33.0% GRADE (3:1 SLOPE).
   M. WHEN MATCHING TO EXISTING PROPERTIES WHERE A 2.0% GRADE CANNOT BE ACHIEVED, A 1.5% GRADE IS PERMITTED, PROVIDED A 150mmØ SUBDRAIN IS INSTALLED BELOW THE BOTTOM OF THE SWALE AND DRAINED TO A SUITABLE OUTLET (WITH A MINIMUM 0.3m COVER OVER THE SUBDRAIN), OR OTHER MITIGATION MEASURES.
   N. MINIMUM GRADE FOR WRAP-AROUND SWALE IN BACKYARDS SHALL BE 1.0%.
   O. UNLESS OTHERWISE NOTED, THE GROUND BETWEEN PROPOSED ELEVATIONS ON SIDE LOTS SHALL BE GRADED IN A STRAIGHT LINE.
   P. GARAGE FLOOR ELEVATIONS TO BE SET 0.3m HIGHER THAN BACK OF WALK, UNLESS OTHERWISE SPECIFIED.
   Q. ALL FILL PLACED ON LOTS SHALL BE COMPACTED TO A MINIMUM 95% S.P.D. (UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL ENGINEER). ALL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 300mm.
2. BACKYARD GRADING
   A. DEFINITION: "REQUIRED BACK YARD" SHALL MEAN THE LESSER OF THE DISTANCE REGULATED BY THE ZONING BY-LAW IR 6.0m.
   B. THE MAXIMUM 5.0% RESTRICTION SHALL NOT APPLY TO THE SIDES OF A SWALE ALONG THE BACK OF THE LOT, PROVIDING THE TOTAL WIDTH OF THE SWALE DOES NOT EXCEED 1.0m ON EACH LOT.
   C. WHERE THE 5.0% RESTRICTION ON BACKYARD GRADES RESULTS IN ELEVATION DIFFERENCES BETWEEN DIFFERENT PROPERTIES, RETAINING WALLS SHALL BE CONSTRUCTED ALONG THE SIDES AND THE BACK OF THE LOT. 3:1 SLOPES CAN REPLACE THE WALLS WHERE THE DIFFERENCE IN ELEVATION IS LESS THAN 0.3m.
   D. GENERALLY, SLOPES SHALL BE PLACED ON THE LOWER LOT, WHERAS RETAINING WALLS SHALL BE PLACED ON THE HIGHER LANDS.
   E. THERE IS NO CONTROL ON THE STEEPNESS OF THE SLOPES IN SIDE YARDS, FRONT YARDS, AND BACK YARDS, OUTSIDE THE AREAS DEFINED IN ITEM "A" ABOVE, PROVIDING THE SLOPES ARE STABLE FOR THE SOILS OF THE AREA (3:1 MAXIMUM).

COMPACTION REQUIREMENTS

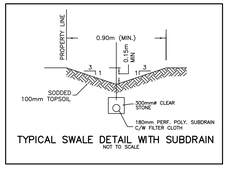
UNLESS OTHERWISE NOTED OR DIRECTED BY THE GEOTECHNICAL CONSULTANT, THE FOLLOWING SHALL APPLY:

A. ALL BEDDING AND BACKFILL MATERIAL, ROAD SUB-GRADES AND GENERALLY ALL MATERIAL USED FOR LOT GRADING AND FILL SECTIONS, ETC., SHALL BE COMPACTED TO MIN. 98% SPD. ALL MATERIAL SHALL BE PLACED IN LAYERS NOT EXCEEDING 300mm LIFTS.
B. ALL GRANULAR ROAD BASE MATERIALS SHALL BE COMPACTED TO 98% SPD.
C. FOR ALL SEWERS AND WATERMAINS IN FILL SECTIONS, THE COMPACTION SHALL BE CERTIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO LAYING OF PIPE.

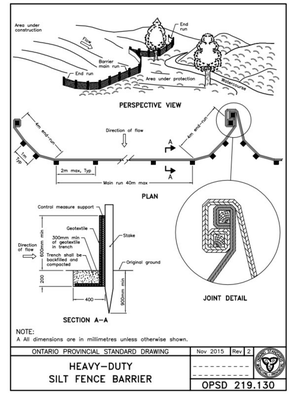
MUNICIPAL ADDRESS		
63 THIRD ROAD EAST,STONEY CREEK,HAMILTON		
LEGAL DESCRIPTION		
LOT 19,CONCESSION 8,GEOGRAPHIC TOWNSHIP OF SALTFLEET IN THE CITY OF HAMILTON		
ZONING		
AGRICULTURAL (A1) ZONE		
MAIN BUILDING		
SITE STATISTICS	BYLAW	PROPOSED
LOT AREA	4050 m^2	7971.83 m^2(EX)
LOT WIDTH	30.0 m	40.54 m(EX)
BUILDING AREA	N/A	461.89 m^2
SETBACKS		
FRONT YARD (EAST)	7.5 m	36.45 m
REAR YARD (WEST)	7.5 m	138.19 m
SIDE YARD (NORTH)	1.25 m	3.05 m
SIDE YARD (SOUTH)	1.25 m	12.34 m
HEIGHT(PEAK OF ROOF)	11 m	8.00 m
ACCESSORY BUILDING		
BUILDING AREA	N/A	289.67 m^2
SETBACKS		
FRONT YARD (EAST)	7.5 m	66.19 m
REAR YARD (WEST)	7.5 m	105.06 m
SIDE YARD (NORTH)	1.25 m	25.96 m
SIDE YARD (SOUTH)	1.25 m	1.88 m
HEIGHT(PEAK OF ROOF)	11 m	7.87 m



TYPICAL SWALE DETAIL
NOT TO SCALE



TYPICAL SWALE DETAIL WITH SUBDRAIN
NOT TO SCALE



ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev. 2
HEAVY-DUTY SILT FENCE BARRIER		OPSD 219.130

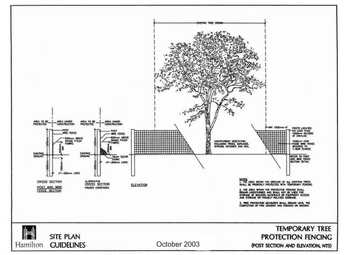
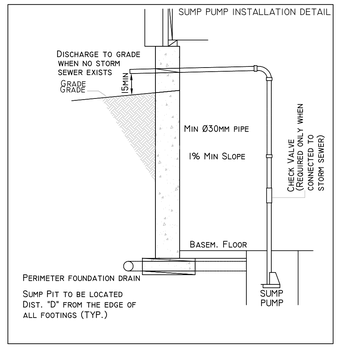
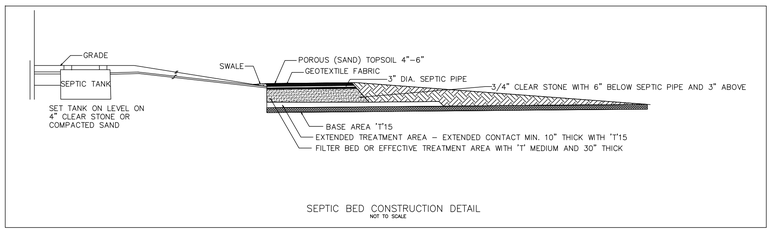


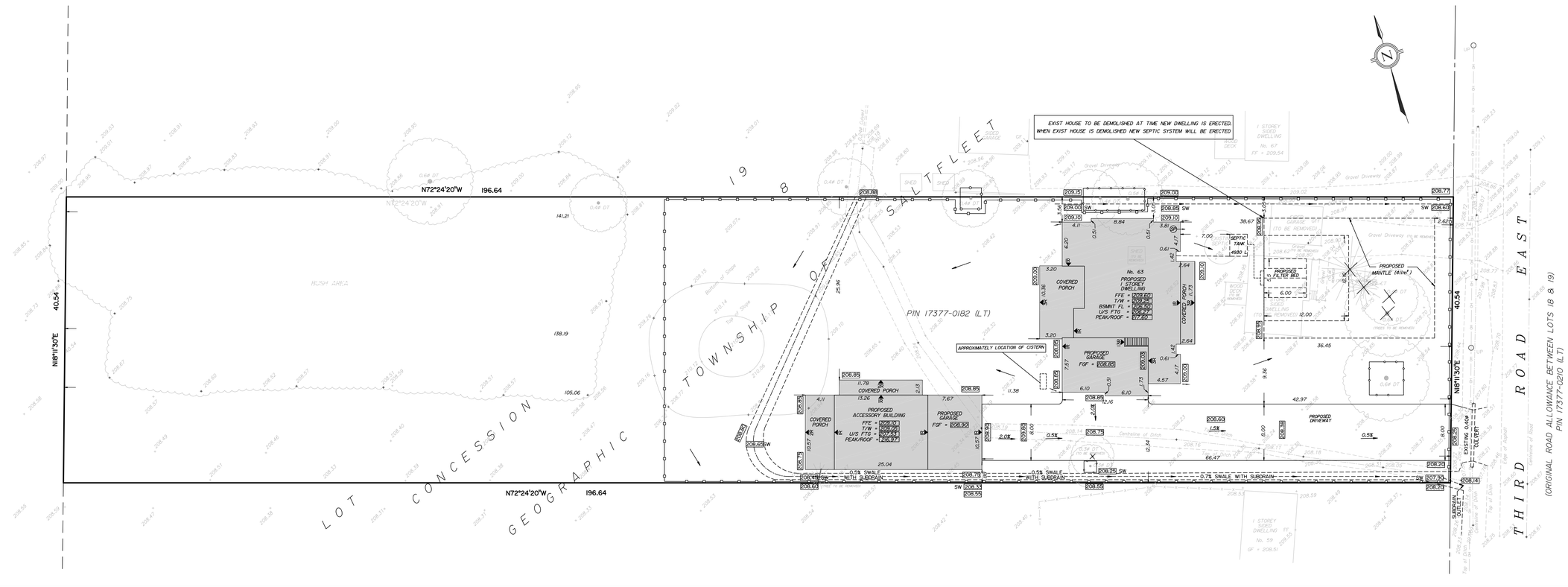
Table 1 – Tree Protection Zones		
Trunk Diameter (DBH)[2]	Tree Protection Zone (TPZ) Minimum Protection Distances Required[3]	Critical Root Zone (CRZ) Distances Required
<10 cm	1.8 m	1.8 m
11–40 cm	2.4 m	4.0 m
41–50 cm	3.0 m	5.0 m
51–60 cm	3.6 m	6.0 m
61–70 cm	4.2 m	7.0 m
71–80 cm	4.8 m	8.0 m
81–90 cm	5.4 m	9.0 m
91–100+ cm	6.0 m	10.0 m

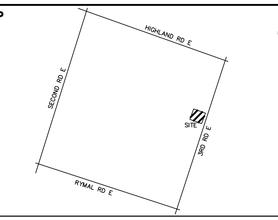
1. Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.2m high and consist of orange plastic web snow fencing on a wood frame of 2" x 4" s, supported on metal "T" bars, 2.0m c/c max. Where orange plastic web snow fencing creates a restriction to sightlines, page wire fencing shall be used.
2. Where some excavate of fill has to be temporarily located near a tree protection barrier plywood must beused to ensure no material enters the Tree Protection Zone.
3. All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
4. No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.





SEPTIC BED CONSTRUCTION DETAIL
NOT TO SCALE





ADDRESS: *63 THIRD ROAD EAST,STONEY CREEK*

SITE AND GRADING PLAN OF

PART OF LOT 19 CONCESSION 8,

(GEOGRAPHIC TOWNSHIP OF SALTFLEET) IN THE

CITY OF HAMILTON

BARICH GRENKIE SURVEYING LTD.
A DIVISION OF GEOMAPLE

METRIC

DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

LEGEND

DT	DENOTES DECIDUOUS TREE
CT	DENOTES CONIFEROUS TREE
	DENOTES SERVICE VALVE
	DENOTES SUBJECT LANDS BOUNDARY
	DENOTES DEED LINE
	DENOTES LOT LINE
	DENOTES FENCE LINE
	DENOTES TREE TO BE REMOVED
N-E-S-W	DENOTES NORTH-EAST-SOUTH-WEST
100.00	DENOTES EXISTING ELEVATION
[100.00]	DENOTES PROPOSED ELEVATION
	DENOTES PROPOSED TREE PROTECTION
	DENOTES PROPOSED SILT FENCE
	DENOTES DOWN SPOUT WITH SPLASH PAD
SP	DENOTES SUMP PUMP LOCATION

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO THE CANADIAN GEODETIC VERTICAL DATUM (CGVD-1928:1978) AND ARE DERIVED FROM CITY OF HAMILTON BENCHMARK No. 0011975U230 HAVING AN ELEVATION OF 207.800 m.

NO.	DATE	BY	REVISIONS
4	03/29/2023	GF	AS PER CLIENT REQUEST
3	03/28/2023	GF	AS PER CITY COMMENTS
2	03/09/2023	GF	AS PER CLIENT REQUEST
1	02/28/2023	GF	AS PER CLIENT REQUEST
0	02/03/2023	GF	ISSUED FOR REVIEW

DESIGN	GF	CHK'D	DJ	DATE
DRAWN	GF	CHK'D	DJ	MARCH 29, 2023

Scale 1:300
5 0 5 10 15 20 METRES

APPROVALS

STAMP

LICENSED PROFESSIONAL ENGINEER M.FATHI 100086843 MARCH 29, 2023 PROVINCE OF ONTARIO

Barich Grenkie Surveying Ltd.
301 HWY No. 8 (2ND FLOOR) - STONEY CREEK, ON
(905) 662-6767
A DIVISION OF GEOMAPLE

DWN BY: GF
CHK BY: MF
JOB No. 22-3076

CLIENT

JASON BRUZZESE

PROJECT NAME

PROPOSED DWELLING
63 THIRD ROAD EAST,STONEY CREEK

TITLE

SITE AND GRADING PLAN

PROJECT No. 22-3076

DRAWING No. 22-3076 SGP

Z:\PROJECTS\Jobs 2022\22-3076 - 63 Third Rd, Stoney Creek, ON\Engineering\22-3076 SGP R4.dwg

Door and Sill as per 9.10.13.15. Self-closing door shall be tight fitting & weather-stripped to provide an effective barrier against the passage of gas & exhaust fumes.(where grade permits)

Provide double joists and L 3 1/2"x3 1/2"x1/4" above all basement exterior windows unless noted otherwise

Provide lighting of all entrances as per 9.34.2.1 of O.B.C.

For walk-out and partial walk-out lots, step concrete foundation as required for proposed grades ensuring a maximum of 4'-0" of laterally unsupported wall

Built-Up posts to be min. 5 1/2"x 5 1/2" and at least as wide as the supported member O.B.C. 9.17.4.1

All Footings to be minimum 4'-0" below finished grade at all times.

Where patio/terrace door threshold is greater than 2'-0" above finished grade, provide 38-7 guard or provide blocking to prevent door from opening more than 4".

Window sizes shown are approximate. Exact rough openings to be determined by window manufacturer's specifications

Doors and Windows must be resistant to forced entry.

Provide guards (SB-7 type guards for housing and small buildings) at porch where distance from grade to top of porch is 2'-0" or greater.

Roof Space to be vented to exterior by vent area of not less than 1/300 of insulated ceiling area

No openings through guards greater than 4" O.B.C. 9.8.8.5

Provide Built-up wood stud post equal to stud depth and width of beam, at both ends of steel/wood beams unless noted otherwise

All interior stud walls to be 2"X4" unless noted otherwise.
All concrete foundations to be 8" unless noted otherwise

Window wells as per 9.7.1.4 and 9.14.6.3 (O.B.C.) typical where required.

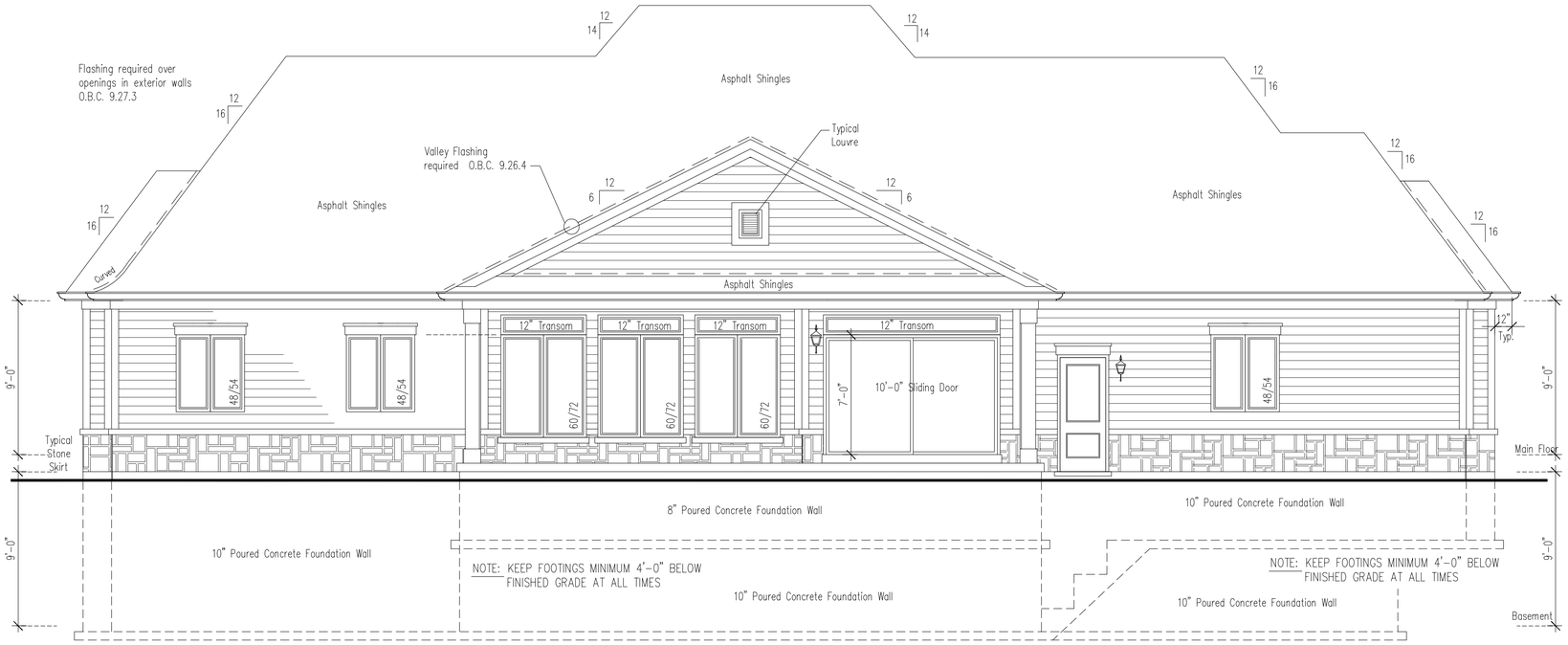
Provide minimum 2 rows of bridging where ceramic tile above. O.B.C. 9.30.6.4

All T.J.I floor joists, parallam beams and trusses are to be supplied and designed by wood supplier and/or truss manufacturer

Provide double joist framing under all parallel walls above and around stairs

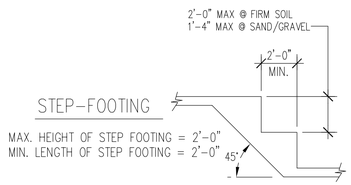
All stairs as per 9.8.3, handrails as per 9.8.7. and guards as per 9.8.8 (O.B.C.)

Construction between garage & dwelling units to be gasproof O.B.C. 9.10.9.16



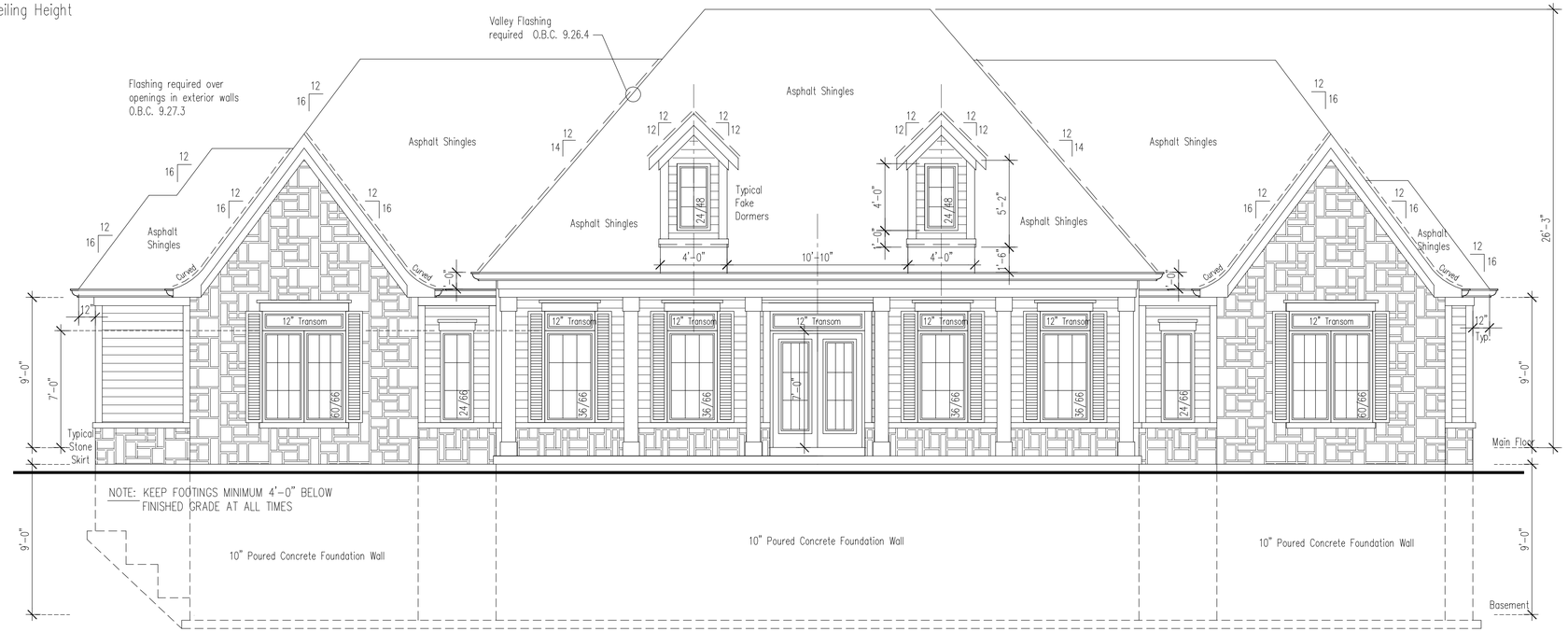
Rear Elevation

9'-0" Main Floor Ceiling Height
9'-0" Basement Ceiling Height



STEP-FOOTING

MAX. HEIGHT OF STEP FOOTING = 2'-0"
MIN. LENGTH OF STEP FOOTING = 2'-0"



Front Elevation

9'-0" Main Floor Ceiling Height
9'-0" Basement Ceiling Height

PRESTIGE DESIGNS
Tel:(905) 304-8340
Fax:(905) 304-8360

Dwn by:	ROB MARINIC
Scale:	1/4" = 1'-0"
Date:	November 2022
Proj. No.:	Bruz2X
Area:	3080 sq.ft.

Title: *Custom Bungalow*

Description: *Front Elevation Rear Elevation*

REGISTRATION INFORMATION
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.
Name: ROB MARINIC BCIN: 24456
Firm: PRESTIGE DESIGNS BCIN: 29621
Signature:

Project: *63 Third Road East Hamilton, Ontario*

A1 of 6

Door and Sill as per 9.10.13.15. Self-closing door shall be tight fitting & weather-stripped to provide an effective barrier against the passage of gas & exhaust fumes.(where grade permits)

Provide double joists and L 3 1/2"x3 1/2"x1/4" above all basement exterior windows unless noted otherwise

Provide lighting of all entrances as per 9.34.2.1 of O.B.C.

For walk-out and partial walk-out lots, step concrete foundation as required for proposed grades ensuring a maximum of 4'-0" of laterally unsupported wall

Built-Up posts to be min. 5 1/2"x 5 1/2" and at least as wide as the supported member O.B.C. 9.17.4.1

All Footings to be minimum 4'-0" below finished grade at all times.

Where patio/terrace door threshold is greater than 2'-0" above finished grade, provide 38-7 guard or provide blocking to prevent door from opening more than 4".

Window sizes shown are approximate. Exact rough openings to be determined by window manufacturer's specifications

Doors and Windows must be resistant to forced entry.

Provide guards (38-7 type guards for housing and small buildings) at porch where distance from grade to top of porch is 2'-0" or greater.

Roof Space to be vented to exterior by vent area of not less than 1/300 of insulated ceiling area

No openings through guards greater than 4" O.B.C. 9.8.8.5

Provide Built-up wood stud post equal to stud depth and width of beam, at both ends of steel/wood beams unless noted otherwise

All interior stud walls to be 2"x4" unless noted otherwise.
All concrete foundations to be 8" unless noted otherwise

Window wells as per 9.7.1.4. and 9.14.6.3 (O.B.C.) typical where required.

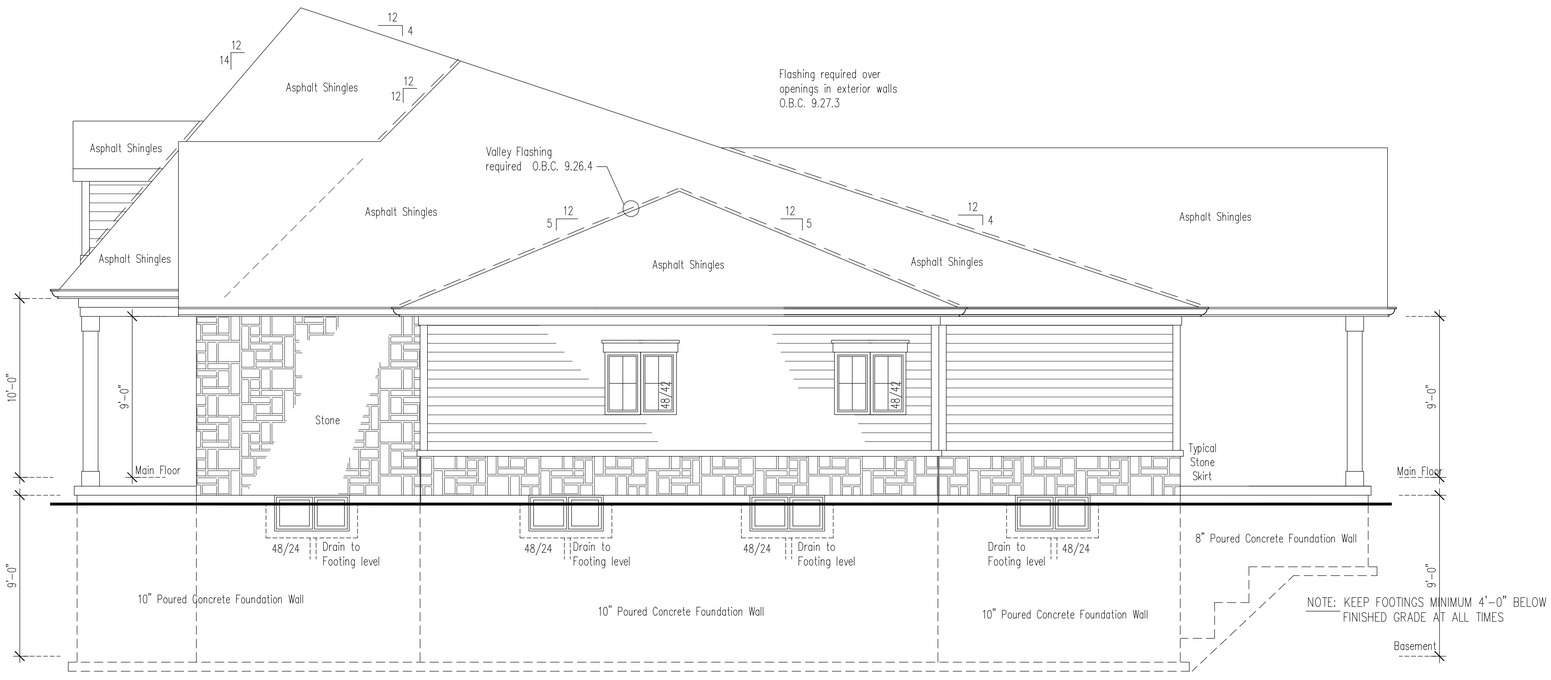
Provide minimum 2 rows of bridging where ceramic tile above. O.B.C. 9.30.6.4

All TJI floor joists, parallam beams and trusses are to be supplied and designed by wood supplier and/or truss manufacturer

Provide double joist framing under all parallel walls above and around stairs

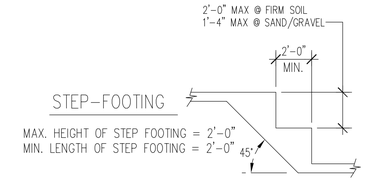
All stairs as per 9.8.3, handrails as per 9.8.7. and guards as per 9.8.8 (O.B.C.)

Construction between garage & dwelling units to be gasproof O.B.C. 9.10.9.16



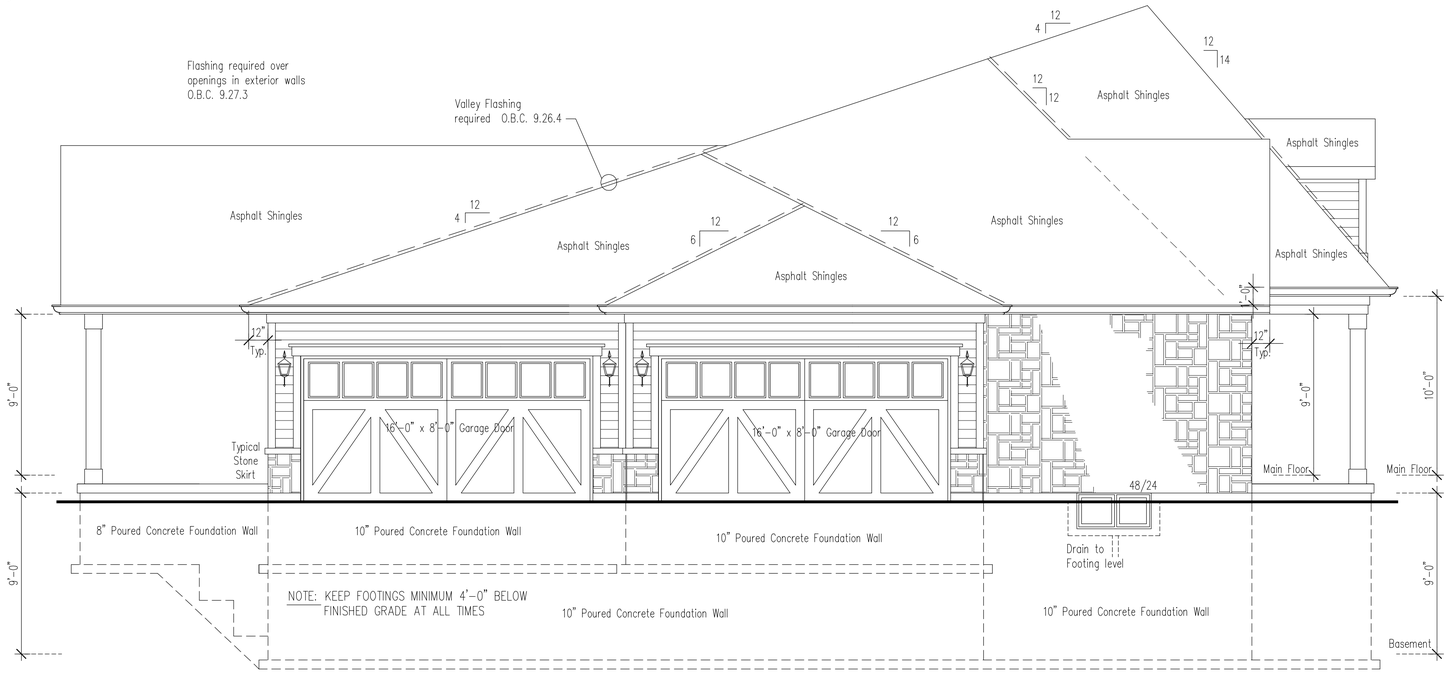
Right Side Elevation

9'-0" Main Floor Ceiling Height
9'-0" Basement Ceiling Height



STEP-FOOTING

MAX. HEIGHT OF STEP FOOTING = 2'-0"
MIN. LENGTH OF STEP FOOTING = 2'-0"



Left Side Elevation

9'-0" Main Floor Ceiling Height
9'-0" Basement Ceiling Height

PRESTIGE DESIGNS
Tel:(905) 304-8340
Fax:(905) 304-8360

Dwn by:	ROB MARINIC
Scale:	1/4" = 1'-0"
Date:	November 2022
Proj. No.:	Bruz2X
Area:	3080 sq.ft.

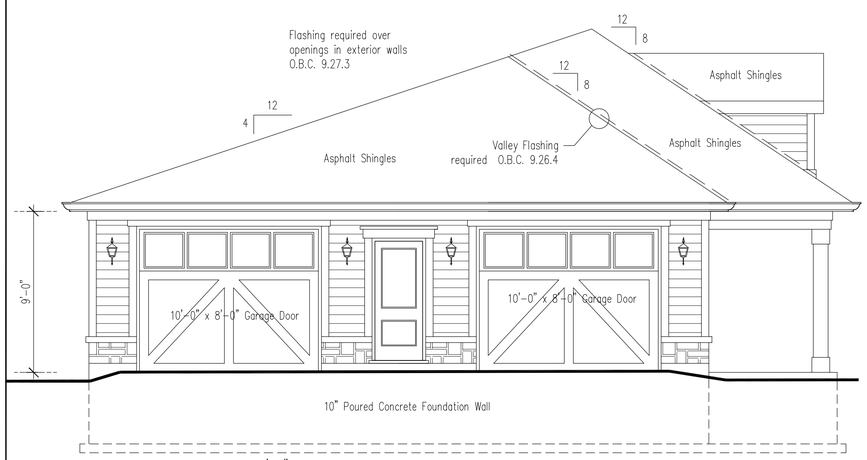
Title: *Custom Bungalow*

Description: *Left Side Elevation Right Side Elevation*

REGISTRATION INFORMATION
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.
Name: ROB MARINIC BCIN: 24456
Firm: PRESTIGE DESIGNS BCIN: 29621
Signature:

Project: *63 Third Road East Hamilton, Ontario*

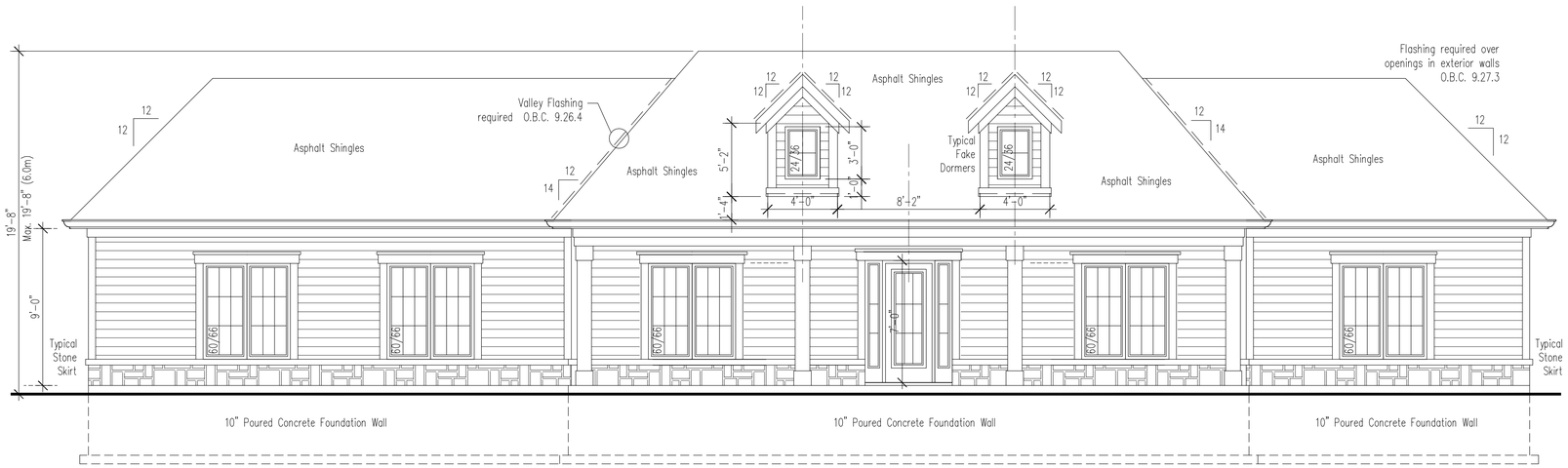
A2 OF 6



NOTE: KEEP FOOTINGS MINIMUM 4'-0" BELOW FINISHED GRADE AT ALL TIMES

Left Side Elevation

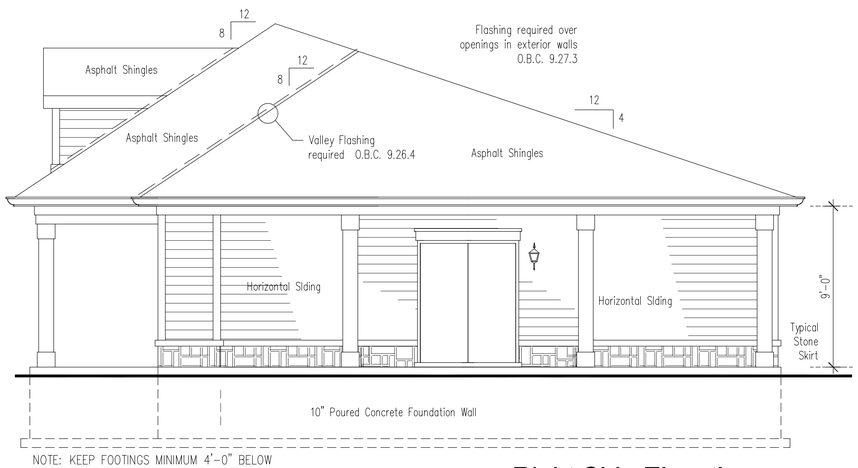
9'-0" Main Floor Ceiling Height



NOTE: KEEP FOOTINGS MINIMUM 4'-0" BELOW FINISHED GRADE AT ALL TIMES

Front Elevation

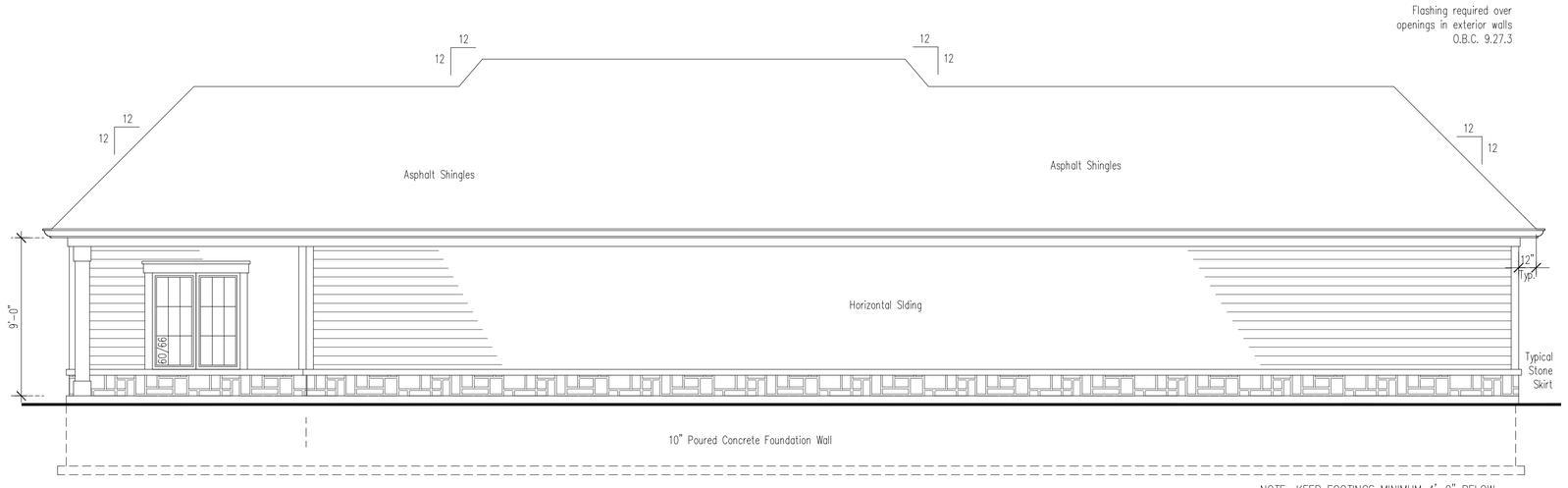
9'-0" Main Floor Ceiling Height



NOTE: KEEP FOOTINGS MINIMUM 4'-0" BELOW FINISHED GRADE AT ALL TIMES

Right Side Elevation

9'-0" Main Floor Ceiling Height



NOTE: KEEP FOOTINGS MINIMUM 4'-0" BELOW FINISHED GRADE AT ALL TIMES

Rear Elevation

9'-0" Main Floor Ceiling Height

PRESTIGE DESIGNS
Tel:(905) 304-8340
Fax:(905) 304-8360

Dwn by:	ROB MARINIC
Scale:	1/4" = 1'-0"
Date:	December 2022
Proj. No.:	Bruz3X
Area:	1500 sq.ft.

Title: *Storage Shed*

Description: *Elevations*

REGISTRATION INFORMATION

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.

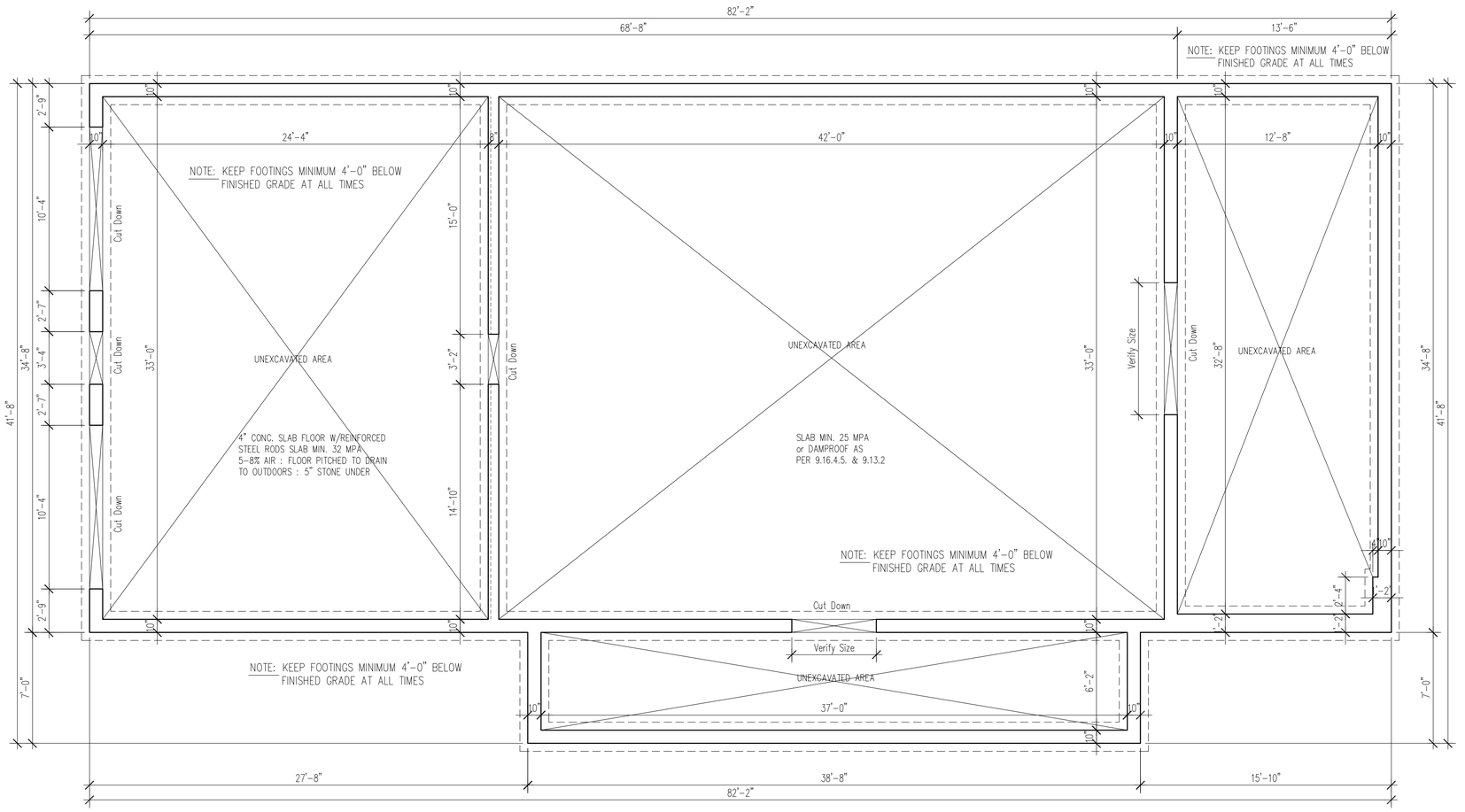
Name: ROB MARINIC BCIN: 24456

Firm: PRESTIGE DESIGNS BCIN: 29621

Signature:

Project: *63 Third Road East Hamilton, Ontario*

A1 OF 4



Foundation Plan

All Tall floor joists, parallam beams and trusses are to be supplied and designed by wood supplier and/or truss manufacturer

Provide double joist framing under all parallel walls above and around stairs

All stairs as per 9.8.3, handrails as per 9.8.7. and guards as per 9.8.8 (O.B.C.)

Construction between garage & dwelling units to be gasproof O.B.C. 9.10.9.16

Provide Built-up wood stud post equal to stud depth and width of beam, at both ends of steel/wood beams unless noted otherwise

All interior stud walls to be 2"x4" unless noted otherwise. All concrete foundations to be 8" unless noted otherwise

Window wells as per 9.7.1.4. and 9.14.6.3 (O.B.C.) typical where required.

Provide minimum 2 rows of bridging where ceramic tile above. O.B.C. 9.30.6.4

Provide guards (SB-7 type guards for housing and small buildings) at porch where distance from grade to top of porch is 2'-0" or greater.

Roof Space to be vented to exterior by vent area of not less than 1/300 of insulated ceiling area

No openings through guards greater than 4" O.B.C. 9.8.8.5

Where patio/terrace door threshold is greater than 2'-0" above finished grade, provide SB-7 guard or provide blocking to prevent door from opening more than 4".

Window sizes shown are approximate. Exact rough openings to be determined by window manufacturer's specifications

Doors and Windows must be resistant to forced entry.

For walk-out and partial walk-out lots, step concrete foundation as required for proposed grades ensuring a maximum of 4'-0" of laterally unsupported wall

Built-Up posts to be min. 5 1/2"x 5 1/2" and at least as wide as the supported member O.B.C. 9.17.4.1

All Footings to be minimum 4'-0" below finished grade at all times.

Door and Sill as per 9.10.13.15. Self-closing door shall be tight fitting & weather-stripped to provide an effective barrier against the passage of gas & exhaust fumes.(where grade permits)

Provide double joists and L 3 1/2"x3 1/2"x1/4" above all basement exterior windows unless noted otherwise

Provide lighting of all entrances as per 9.34.2.1 of O.B.C.

Max. Span WOOD LINTEL SCHEDULE AS PER O.B.C.

LINTEL SIZE	ROOF and CEILING ONLY (0.6m)		ROOF and CEILING ONLY(4.9m)		ROOF, CEILING & 2 STOREYS	
	EXT. WALLS (@1.5 kPa Snow Load)	INTERIOR BRG. WALLS	EXT. WALLS (@1.5 kPa Snow Load)	INTERIOR BRG. WALLS	EXT. WALLS (@1.5 kPa Snow Load)	INTERIOR BRG. WALLS
2 - 2" x 4"	7' - 3"	6' - 1"	3' - 7"	3' - 0"	3' - 1"	2' - 5"
2 - 2" x 6"	11' - 5"	9' - 8"	5' - 5"	4' - 5"	4' - 6"	3' - 4"
2 - 2" x 8"	15' - 1"	12' - 8"	6' - 7"	5' - 4"	5' - 5"	3' - 11"
2 - 2" x 10"	18' - 10"	16' - 3"	8' - 1"	6' - 7"	6' - 8"	4' - 7"
2 - 2" x 12"	21' - 10"	19' - 3"	9' - 4"	7' - 7"	7' - 9"	5' - 5"

Max. Span STEEL LINTEL SCHEDULE: Masonry Veneer AS PER O.B.C.

Vert. Leg	Horiz. Leg	Thickness	3 1/2" Brick	4" Stone
3 1/2"	3 1/2"	1/4"	8'-1"	7'-9"
4"	3 1/2"	1/4"	8'-9"	8'-2"
4 7/8"	3 1/2"	5/16"	10'-10"	10'-1"
4 7/8"	3 1/2"	3/8"	11'-5"	10'-8"
4 7/8"	3 1/2"	1/2"	11'-9"	10'-11"
5 7/8"	3 1/2"	3/8"	12'-7"	11'-8"
5 7/8"	3 1/2"	1/2"	13'-5"	12'-5"
7 1/8"	4"	3/8"	14'-1"	13'-1"
7 1/8"	4"	1/2"	15'-1"	14'-0"

PRESTIGE DESIGNS
Tel:(905) 304-8340
Fax:(905) 304-8360

Dwn by:	ROB MARINIC
Scale:	1/4" = 1'-0"
Date:	December 2022
Proj. No.:	Bruz3X
Area:	1500 sq.ft.

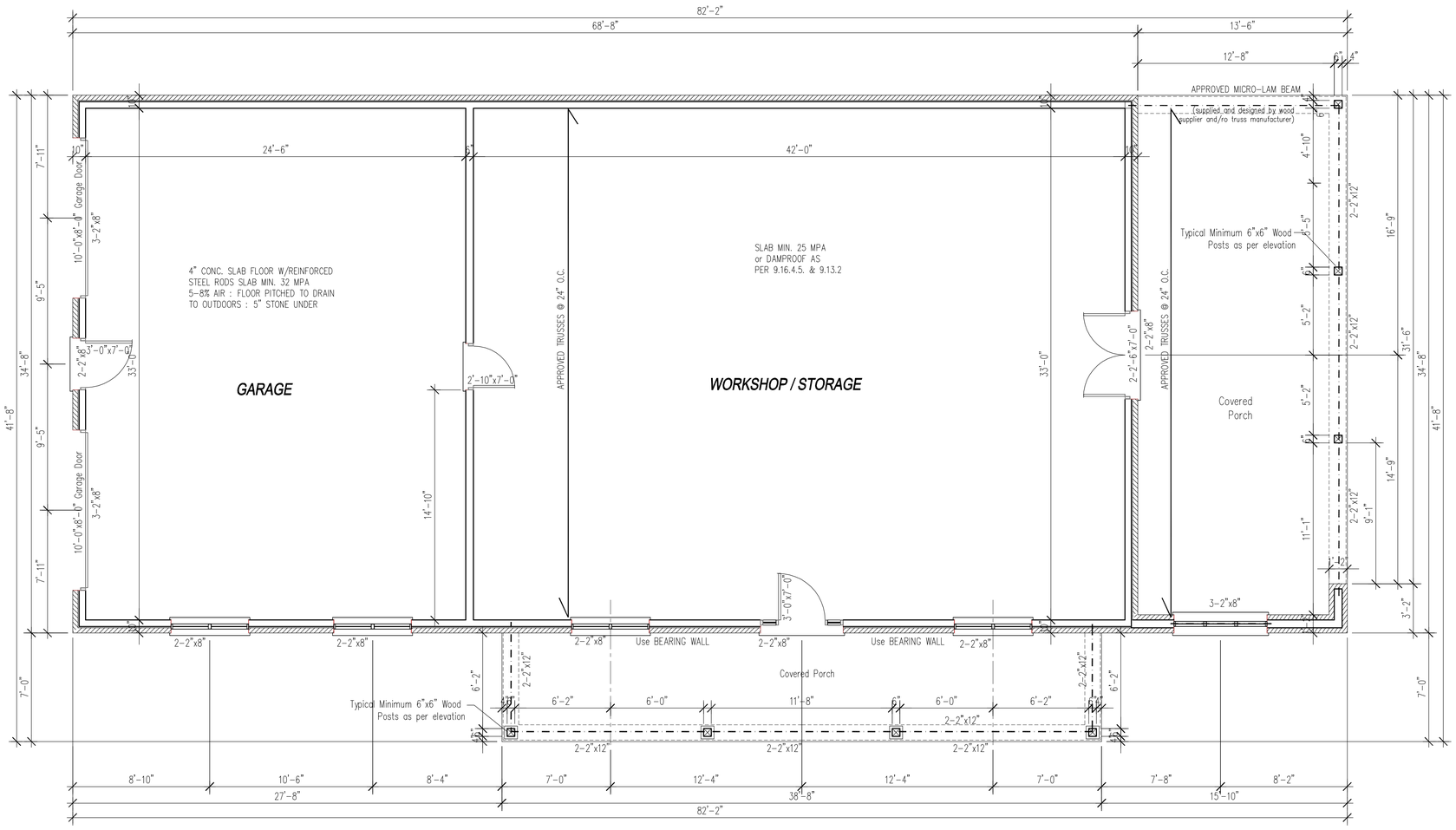
Title: **Storage Shed**

Description: **Foundation Plan**

REGISTRATION INFORMATION
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.
Name: ROB MARINIC BCIN: 24456
Firm: PRESTIGE DESIGNS BCIN: 29621
Signature:

Project: **63 Third Road East Hamilton, Ontario**

A2 OF 4



Main Floor Plan

9'-0" Main Floor Ceiling Height

Where patio/terrace door threshold is greater than 2'-0" above finished grade, provide 36"-7 guard or provide blocking to prevent door from opening more than 4".

Window sizes shown are approximate. Exact rough openings to be determined by window manufacturer's specifications

Doors and Windows must be resistant to forced entry.

For walk-out and partial walk-out lots, step concrete foundation as required for proposed grades ensuring a maximum of 4'-0" of laterally unsupported wall

Built-Up posts to be min. 5 1/2"x 5 1/2" and at least as wide as the supported member O.B.C. 9.17.4.1

All Footings to be minimum 4'-0" below finished grade at all times.

Door and Sill as per 9.10.13.15. Self-closing door shall be tight fitting & weather-stripped to provide an effective barrier against the passage of gas & exhaust fumes.(where grade permits)

Provide double joists and L 3 1/2"x3 1/2"x1/4" above all basement exterior windows unless noted otherwise

Provide lighting of all entrances as per 9.34.2.1 of O.B.C.

Provide guards (36"-7 type guards for housing and small buildings) at porch where distance from grade to top of porch is 2'-0" or greater.

Roof Space to be vented to exterior by vent area of not less than 1/300 of insulated ceiling area

No openings through guards greater than 4" O.B.C. 9.8.8.5

All Tail floor joists, parallam beams and trusses are to be supplied and designed by wood supplier and/or truss manufacturer

Provide double joist framing under all parallel walls above and around stairs

All stairs as per 9.8.3, handrails as per 9.8.7, and guards as per 9.8.8 (O.B.C.)

Construction between garage & dwelling units to be gasproof O.B.C. 9.10.9.16

Provide Built-up wood stud post equal to stud depth and width of beam, at both ends of steel/wood beams unless noted otherwise

All interior stud walls to be 2"x4" unless noted otherwise. All concrete foundations to be 8" unless noted otherwise

Window wells as per 9.7.1.4. and 9.14.6.3 (O.B.C.) typical where required.

Provide minimum 2 rows of bridging where ceramic tile above. O.B.C. 9.30.6.4

Max. Span STEEL LINTEL SCHEDULE: Masonry Veneer AS PER O.B.C.

Vert. Leg	Horiz. Leg	Thickness	3 1/2" Brick	4" Stone
3 1/2"	3 1/2"	1/4"	8'-1"	7'-9"
4"	3 1/2"	1/4"	8'-9"	8'-2"
4 7/8"	3 1/2"	5/16"	10'-10"	10'-1"
4 7/8"	3 1/2"	3/8"	11'-5"	10'-8"
4 7/8"	3 1/2"	1/2"	11'-9"	10'-11"
5 7/8"	3 1/2"	3/8"	12'-7"	11'-8"
5 7/8"	3 1/2"	1/2"	13'-5"	12'-5"
7 1/8"	4"	3/8"	13'-6"	12'-7"
7 1/8"	4"	3/8"	14'-1"	13'-1"
7 1/8"	4"	1/2"	15'-1"	14'-0"

Max. Span WOOD LINTEL SCHEDULE AS PER O.B.C.

LINTEL SIZE	ROOF and CEILING ONLY (0.6m) EXT. WALLS (@1.5 kPa Snow Load)	ROOF and CEILING ONLY (0.6m) INTERIOR BRG. WALLS	ROOF and CEILING ONLY (4.9m) EXT. WALLS (@1.5 kPa Snow Load)	ROOF and CEILING ONLY (4.9m) INTERIOR BRG. WALLS	ROOF, CEILING & 1 STOREY EXT. WALLS (@1.5 kPa Snow Load)	ROOF, CEILING & 1 STOREY INTERIOR BRG. WALLS	ROOF, CEILING & 2 STOREYS EXT. WALLS (@1.5 kPa Snow Load)	ROOF, CEILING & 2 STOREYS INTERIOR BRG. WALLS
2 – 2" x 4"	7' – 3"	6' – 1"	3' – 7"	3' – 0"	3' – 1"	2' – 5"	2' – 10"	2' – 1"
2 – 2" x 6"	11' – 5"	9' – 8"	5' – 5"	4' – 5"	4' – 6"	3' – 4"	4' – 1"	2' – 10"
2 – 2" x 8"	15' – 1"	12' – 8"	6' – 7"	5' – 4"	5' – 5"	3' – 11"	5' – 0"	3' – 5"
2 – 2" x 10"	18' – 10"	16' – 3"	8' – 1"	6' – 7"	6' – 8"	4' – 7"	6' – 1"	4' – 2"
2 – 2" x 12"	21' – 10"	19' – 3"	9' – 4"	7' – 7"	7' – 9"	5' – 5"	6' – 11"	4' – 9"

PRESTIGE DESIGNS
Tel:(905) 304-8340
Fax:(905) 304-8360

Dwn by:	ROB MARINIC
Scale:	1/4" = 1'-0"
Date:	December 2022
Proj. No.:	Bruz3X
Area:	1500 sq.ft.

Title: *Storage Shed*

Description: *Main Floor Plan*

REGISTRATION INFORMATION
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.
Name: ROB MARINIC BCIN: 24456
Firm: PRESTIGE DESIGNS BCIN: 29621
Signature:

Project: *63 Third Road East Hamilton, Ontario*

A3 OF 4

General Notes

General Notes to follow unless noted differently on floor plans. Floor Plan Notes/Numbers/Comments or Details to take precedent.

Notes:

1.1 It is the Contractor's responsibility to:
- use figured dimensions in preference to scaling
- verify and check all dimensions prior to and during construction
- verify and check the dimensions of dwelling at the job site prior to ordering trusses
- determine locations of services

General Notes:

2.1 All construction shall conform to O.B.C. and local authority having jurisdiction
2.2 Do not scale drawings. Contractor shall verify all dimensions prior to commencing construction
2.3 All wood members to be construction spruce No. 2 unless noted otherwise
2.4 Install double joists under all parallel partitions
2.5 Bridge at 4'-6" o.c.
2.6 Air and vapour barrier to conform to section 9.25.3 and 9.25.4 of O.B.C.
2.7 Smoke alarms to be interconnected as per 9.10.19 of O.B.C.
2.8 Carbon monoxide detectors as per 9.33.4 of O.B.C.
2.9 Mechanical Ventilation to conform to section 9.32.3 of O.B.C.
2.10 Resistance to forced entry to conform to section 9.6.8 of the O.B.C.
2.11 Direct vent induced draft fireplace as per 9.22 of O.B.C.
2.12 Any deviation from approved plan must be approved by local building department
2.13 Sizes of all beams and lintels must be confirmed upon final truss layout
2.14 All brick veneer angel iron lintels to be anchored at 24" o.c. to prevent twisting
2.15 Step underside of foundation in accordance with approved lot grading plan
2.16 Keep underside of footing minimum 4'-0" below grade at all times.
2.17 All floors with ceramic tile to be reinforced as per 9.30.6 of O.B.C.
2.18 All lighting and electrical to comply with 9.34 of O.B.C.
2.19 Range hoods to be vented the exterior c/w non-combustible piping.
2.20 Attic Ventilation to comply w/ 9.32 of O.B.C.
2.21 Headroom under ducts and beams min. 6'-5"
2.22 Provide minimum R-22 on interior garage wall as per O.B.C.
2.23 Provide minimum R-31 insulation in floor space over garage and ensure walls and ceiling on garage side adjacent to living space are the be drywalled and sealed (gas-proofed)
2.24 Every floor containing bedrooms must have at least one window with an unobstructed opening with an openable portion not less than 0.35 sq.m. (3.8 sq.ft.) with no dimension less the 380 mm (15") and a sill height no more than 1 m (3'-3") above finished floor.
2.25 For masonry veneer installation, provide continuous flashing and weepholes every 31" o.c. maximum.
2.27 Reserved
2.28 Reserved

Basement Plan:

3.1 Minimum 26"x8" Continuous strip footing
3.2 Cold room / Cellar to include vent to exterior
3.3 Slab minimum 25 MPa or dampproof as per 9.13.2.7. in O.B.C.
3.4 Dimensioned cutouts at garage door to be 8" below top of garage floor slab
3.5 Allow for rain water leader and weeping tile hook-up
3.6 Bearing stud wall are 2"x4"(or 2"x6") @ 16" O.C. 2"x4" (2"x6") sill plate on dampproofing material on 14"x6" (16"x6") concrete footing (where required)
3.7 Cold Room door to be insulated
3.8 All footings to rest on undisturbed soil, rock, or compacted granular fill (9.15.3 O.B.C.) and sono/pier type (9.15.2.3 O.B.C.). Builder to provide designer with soil bearing pressure.
3.9 Reserved

Main Floor Plan

4.1 Porch to have 5" Concrete slab with reinforced steel rods
4.2 Minimum clear garage height is 6'-7"
4.3 Garage to have 4" Conc. slab floor with reinforced steel rods. Slab minimum 25 MPa 5-8% Air. Floor pitched to drain to outdoors. Min 4" slope and 5" granular base.
4.4 Door and sill as per 9.10.13.15 (O.B.C.) self-closing door shall be fitting and weather-stripped to provide effective barrier against passage of gas and exhaust fumes.
4.5 Minimum parking space is 9'-11 x 19'-8"
4.6 Steps at porch and garage vary according to grading plan
4.7 Reserved

Second Floor Plan:

5.1 Minimum 3.4 sq.ft. attic access insulated and weather-stripped as per 9.19.2.1 (O.B.C.) (no dimension less than 21 1/2")
5.2 All Railings are minimum 3'-0" height
5.3 Roof space to be vented to exterior by vent area of not less then 1/300 insulated ceiling area

Elevations:

6.1 Type 'B' gas vents must be installed with required clearance from combustible material
6.2. Roof leader shall be connected directly to storm sewer if required by local by-law
6.3 Where a hose bib is installed in a potable water system to supply a 1/2" or 3/4" garden hose, the hose bib shall contain integrated back siphonage preventor
6.4 See cross-sections for construction materials of dwelling
6.5 All siding to be as per 9.27 (O.B.C.)
6.6 Exterior Insulation and finish system – synthetic stucco as per manufacturers specifications. EIFS as per 9.28 of O.B.C.
6.7 Provide lighting at all entrances as per 9.34.2.1 of O.B.C.
6.8 Reserved

Concrete/Foundation Notes:

7.1 Contractor shall check all dimensions on working drawings and report any discrepancies to Presige Designs before proceeding with the work. Any changes, alterations or revisions must be reported to Prestige Designs before proceeding with the work.
7.2 All work is to be performed in accordance with the construction safety act 1980 & subsequent amendments
7.3 Remove all topsoil, organic and loose fill material from building area before commencing construction
7.4 Proof roll existing fill material. Remove any loose or softened areas beneath slab on grade before placing granular fill.
7.5 All footings shall bear on undisturbed soil or compacted fill with a minimum soil bearing capacity and 3000 psf.
7.6 Approved granular fill under footings and floor slabs shall be compacted in 8" layers to 98% standard proctor maximum dry density.
7.7 All exterior footings shall be a minimum 4'-0" below finished exterior grade to protect footings from frost action
7.8 All Concrete work to conform to CSA standard A23
7.9 Reinforcing steel shall be deformed hi-bond hard grade with a minimum yield strength of 58,000 p.s.i.
7.10 Basement windows over 1200mm (3'-11") wide, reinforce with 10M (No. 3) reinforcing rods extending 300mm (12") each side.
7.11 Bituminous dampproofing and continuous drainage layer on poured concrete walls
7.12 Concrete walls are 250mm (10") thick unless noted otherwise.
7.13 Top of all Foundation walls to be min 150mm (6") at exterior masonry or min 200mm (8") at exterior siding above final grade
7.14 Concrete for slabs on grade shall have a minimum 28 day compressive strength of 4,000 psi.
7.15 All concrete forms to be wet thoroughly before pouring concrete.
7.16 Do not add water to concrete. If higher slump concrete is desired, concrete supplier shall design and supply accordingly.
7.17 Water curing of concrete is recommended
7.18 Use a minimum of 8" compacted layer of 3/4" clear stone under all ground slabs.
7.19 Any necessary precautions shall be taken to ensure that existing footings are not disturbed or undermined in any way during excavation
7.20 The following minimum concrete covers for reinforcing steel shall be provided: Footings 3" ; piers and walls 1 1/2" unless noted otherwise
7.21 Spacing of control joints in concrete slabs shall not exceed 20 feet o.c.
7.22 Reserved

Roof Construction:

8.1 Minimum 3.4 sq.ft. attic access insulated and weather-stripped as per 9.19.2.1 (O.B.C.) (no dimension less than 21 1/2")
8.2 Provide eave protection from the edge of roof overhang to not less than 900mm (2'-11") up to the roof slope to a min. 300mm (11 3/4") inside innerface of exterior wall and composed of No.15 Asphalt saturated felt laid in 2 plies lapped 480mm (18 7/8") and cemented together with lap cement (for pitches less than 8/12)
8.3 Starter strip No. 85; 4.2 kg/m (85 lb) roll roofing or roof shingles of same weight and quality as used on roof, laid with tabs facing up.
8.4 Hip and valley rafters to be 50mm (2") deeper than common rafters
8.5 Roof sheathing shall confirm to 9.23.15 (OBC)
8.6 Roof edge supports to be 38mmx38mm (2"x2") blocking minimum.
8.7 Wood trusses shall conform to 9.23.13.11 (OBC)
8.8 Provide 38mmx89mm (2"x4") wall ties across joints or bottom truss chord min. 1220mm (4'-0") o.c. for roof slopes 4/12 or greater.
8.9 Flat Entry Roof/Terrace: Provide sloped roof to side scupper drain. Install glue down single ply non-slip membrane on 5/8"-T&G plywood on sloped roof joists. Wrap membrane up and over parapet wall under prefin. alum cap. Install membrane under siding 12" min.,fasten to sheathing & seal

Trusses:

9.1 Truss Engineer is responsible for adequate design of truss to bearing plate connection which allows for horizontal movement at designated locations. Anchors to accept all horizontal loads, bottom chord of trusses to include a live load of 10 lbs/sq.ft.

Stairs and Balconies:

10.1 Interior stair dimensions:
- Maximum Rise – 200 mm (7 7/8")
- Minimum Run – 250 mm (10")
- Minimum Tread – 250 mm (10")

Minimum stair headroom – 1950mm (6'-8")
Minimum stair width – 860mm (2'-10")

10.2 Exterior stair dimensions:
- Maximum Rise – 200 mm (7 7/8")
- Minimum Run – 250 mm (10")
- Minimum Tread – 250 mm (10")

Minimum exterior stair headroom – 2050mm (6'-9")
Minimum stair width – 915mm (3'-0")
Exterior wood stairs to be supported on concrete base or apron min. 25mm (1") above finished grade.
Foundations required if exterior steps have more the 2 treads and 2 risers.
10.3 See Wood deck detail sheet
10.4 Handrail:
- 800mm (31") above stair
- min. 800mm (31") @ intermediate landings
- 900mm (36") at main landings
- landing to be the same width as stairs

10.5 Balcony Guards:
Required on balcony and porch if over 600mm (23 5/8") above finished grade.
Minimum guard height 1070mm (3'-6")
Guards to comply to OBC 9.8.8 ()
Max. 100mm (4") space between vertical pickets with no horizontal members between 100mm(4") and 915mm(36") above balcony floor

Flashing:

11.1 Flashing is required under all jointed sills and overheads of windows and doors in exterior walls if distance below eave is more than 1/4 roof overhang.
11.2 Flashing required at intersections of roofs and wall, valley and over parapet walls
11.3 Flashing between roof shingles and wall siding, 0.8mm (20GA) Galv. Metal 75mm (3") up behind sheathing and extend 75mm (3") horizontally

Masonry Veneer Walls (9.20. O.B.C.)

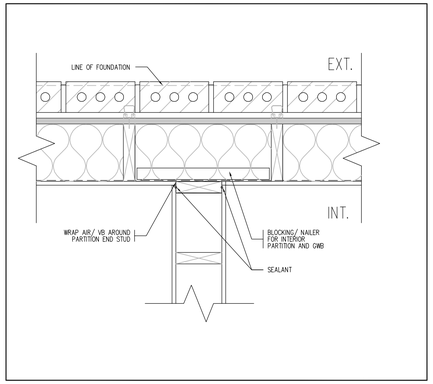
12.1 Min. 70mm (2 3/4") Thickness up to 11m (36'-1") Max height
12.2 Ties to be corrosion resistant, corrugated 7.6mm (22Ga), 22mm (7/8") wide spaced 400mm (16") o/c horizontal and 600mm (24") vertical nailed to studs through the sheathing
12.3 Provide 25mm (1") air space between veneer and wall sheathing
12.4 Drain bottom of space with weep holes at 800mm (2'-7") o/c in starter course min. 150mm (6") above finished grade, 10mm (3/8") dia. holes.
12.5 Provide 6 mil. polyethylene flashing under starter course under weep holes and 150mm (6") up the wall, under sheathing paper
12.6 Max. corbel over foundation wall 13mm (1/2")

Wood Framing Notes:

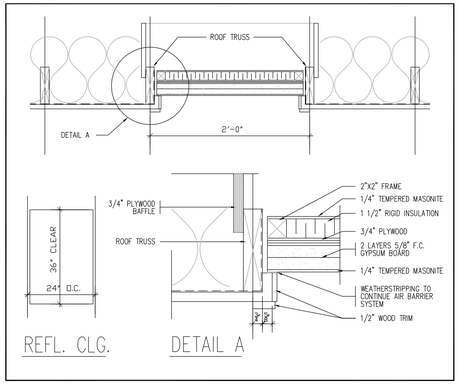
13.1 Steel beam and lintels shall have 3 1/2" minimum end bearing on masonry and 2 1/2" minimum bearing on steel unless indicated otherwise.
13.2 All beams cantilevered over a column or other support shall have a minimum of 2-3/8" thick stiffener plates each side of web unless indicated otherwise.
13.3 Column base plates and beam bearing plates shall be grouted with 1 1/2" non-shrink grout.
13.4 Shop drawings of structural steel shall be submitted to the designer for review before fabrication.
13.5 Welding of structural steel shall conform to the requirements of CSA standard W59 and shall be undertaken by a fabricator fully approved by the Canadian Welding Bureau to the requirements of CSA standard W47.
13.6 Bolted connections shall use A325 bolts, using bearing type connections.
13.7 Prefabricated wood trusses shall be designed in accordance with the details and design loads on the architectural drawings and/or O.B.C. requirements. Shop drawings of the roof trusses including layout of the trusses, bridging, bracing and bearing details (including hold-down clips) shall bear the stamp of registered professional engineer of the province of Ontario and shall be submitted to the builder and designer for review before fabrication.
13.8 All timber for wood trusses shall be kiln dried and well seasoned in order to prevent possible distortion or deformation of the trusses.
13.9 Nailing requirements (as per O.B.C.) shall be as follows:
(i) vertical studs to bottom plates: 4–3" ardox nails
(ii) vertical studs to top plates: 4–3 1/2" ardox nails
(iii) roof trusses to plates: to be designed by truss engineer
(iv) wind bracing (per truss): to be designed by truss engineer
(v) bridging (per truss): to be designed by truss engineer
(vi) lintels: 3 1/2" ardox nails at 12" o.c. horizontal and 4" o.c. vertical staggered
(vii) wall sheathing 1 1/2" ardox nails at 8" o.c. to studs and plates
13.11 The general contractor shall take precautions to not overload the structure during construction.
13.12 All framing lumber to O.B.C. standards. Sizes of joints lintels, etc indicated on drawings specified as per No. 2 (unless otherwise noted)
13.13 Lateral support –(wall supporting joists)–anchor sill plates at 2400mm (7'-10") o.c. w/ 13mm (1/2") diameter anchor bolts embedded 100mm (4") into masonry or anchored every 4th joist not resting on a plate with 4.8mmx38mm (3/16" x 1 1/2") steel joist anchors. Not required if foundation wall supports solid masonry as per 9.20.10 O.B.C.
13.14 Lateral support –(walls parallel to joists) –bend 4.8mmx38mm (3/16"x1-1/2") steel strap 75mm (3") into masonry and fix to 3 parallel joists or fix sill plate (anchored) to 3 rigidly connected floor joists at 2400mm (7'-10") o.c. maximum
13.15 All joists to have bridging over interior bearing walls and beams
13.16 Minimum sill plate 38mmx89mm (2"x4")
13.17 Sill plate anchors to be minimum 13mm (1/2") diameter bolts embedded min. 100mm (4") into foundation walls, maximum spacing 2400mm(7'-10") o.c. as per 9.23.7 O.B.C.
13.18 Header joists to be doubled if over 1200mm (3'-11") and not over 3200mm (10'-6")
13.19 Trimmer joists to be double if over 800 mm (2'-7") and not over 2000mm (6'-7")
13.20 Space floor joists at 300mm (12") o.c. for cantilevers
13.21 Space floor joists at 300mm (12") o.c. under kitchen appliances
13.22 Double joists under all parallel partitions
13.23 Beams or walls of sufficient strength under all parallel bearing partitions.
13.24 Min. 38mm (1 1/2") end bearing required for support for joists ceiling, roof joists and rafters.
13.25 Provide Eng. metal-joists hangers for support of wood beams and joists framing into sides of wood beams, trimmers and headers when required.
13.26 Wood stud (interior) partitions to be made up of 38mmx89mm (2"x4") spr. 400mm (16") o.c. (otherwise shown differently) single bottom and double top plates.

Typical Schedules

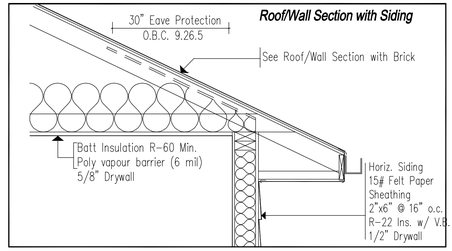
Details where applicable

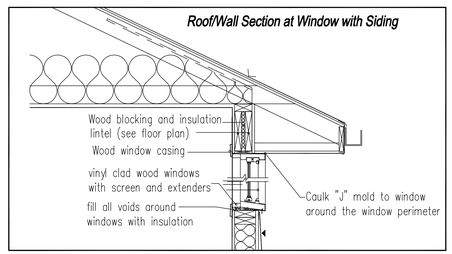


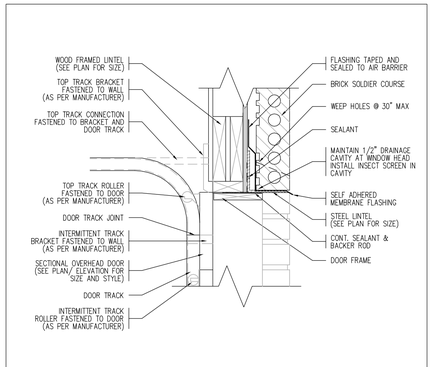
INTERIOR WALL @ BRICK WALL
PLAN DETAIL



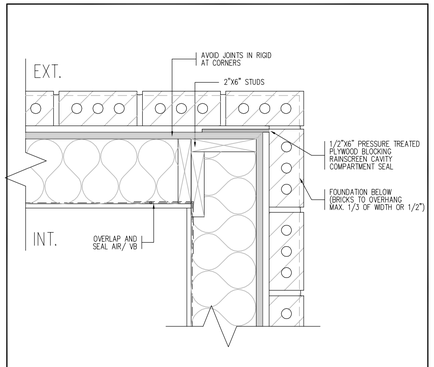
ATTIC HATCH
SECTION DETAIL



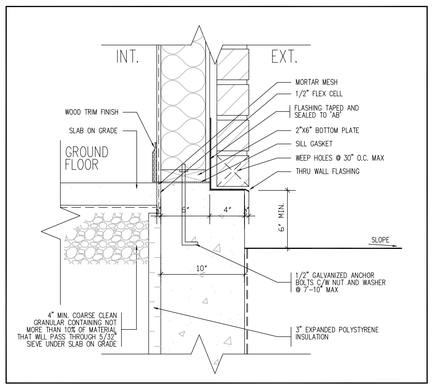




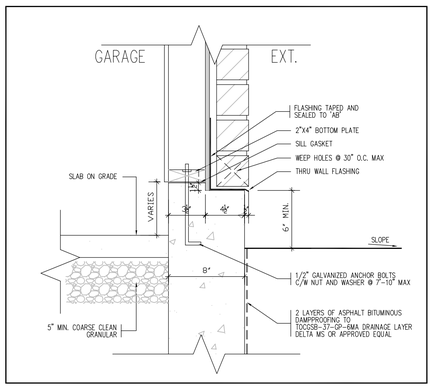
TYP. SECTIONAL OVERHEAD DOOR
SECTION DETAIL



BRICK WALL CORNER
PLAN DETAIL



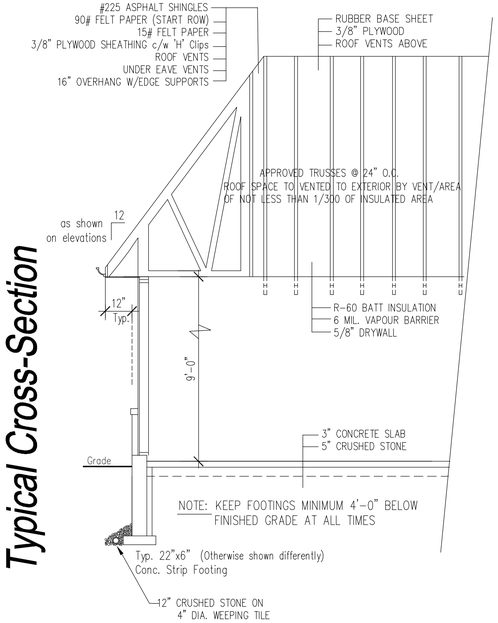
BRICK WALL
SECTION DETAIL



BRICK WALL @ GARAGE FLOOR
SECTION DETAIL

Max. Span WOOD LINTEL SCHEDULE AS PER O.B.C.

LINTEL SIZE	ROOF and CEILING ONLY (0.6m)		ROOF and CEILING ONLY (4.9m)		ROOF, CEILING & 1 STOREY		ROOF, CEILING & 2 STOREYS	
	EXT. WALLS (@1.5 kPa Snow Load)	INTERIOR BRG. WALLS	EXT. WALLS (@1.5 kPa Snow Load)	INTERIOR BRG. WALLS	EXT. WALLS (@1.5 kPa Snow Load)	INTERIOR BRG. WALLS	EXT. WALLS (@1.5 kPa Snow Load)	INTERIOR BRG. WALLS
2 – 2" x 4"	7' – 3"	6' – 1"	3' – 7"	3' – 0"	3' – 1"	2' – 5"	2' – 10"	2' – 1"
2 – 2" x 6"	11' – 5"	9' – 8"	5' – 5"	4' – 5"	4' – 6"	3' – 4"	4' – 1"	2' – 10"
2 – 2" x 8"	15' – 1"	12' – 8"	6' – 7"	5' – 4"	5' – 5"	3' – 11"	5' – 0"	3' – 5"
2 – 2" x 10"	18' – 10"	16' – 3"	8' – 1"	6' – 7"	6' – 8"	4' – 7"	6' – 1"	4' – 2"
2 – 2" x 12"	21' – 10"	19' – 3"	9' – 4"	7' – 7"	7' – 9"	5' – 5"	6' – 11"	4' – 9"



Typical Cross-Section

ROOF CONSTRUCTION:
225# ASPHALT SHINGLES – S.S.
90# FELT PAPER (START ROW)
15# FELT PAPER
3/8" PLY SHEATHING
ROOF VENTS
UNDER EAVE VENTS
16" OVERHANG W/ EDGES
SUPPORT

FIRST FLOOR
Brick / Stone
Air Space
#15 FELT PAPER
SHEATHING
2"x6" STUDS @ 16" O.C.
R-22 INSULATION W/ V.B.
1/2" DRYWALL

JOIST AND RAFTERS:
MIN. 38mm SOLID BEARING

BEAMS:
MIN. 89mm SOLID BEARING

	As per Table 2.1.1.2.A Category
Ceiling with Attic space R-Value	A1
Ceiling without Attic space R-Value	R60
Exposed Floor Min. R-Value	R31
Walls above Grade Min. R-Value	R31
Basement Walls Min. R-Value	R22
	R20ci

All other components to follow Energy Efficiency Design Summary Form.

Space Heating Equip Min. AFUE	96%
HRV Min. Efficiency	75%
Domestic Hot Water Heater	0.80

PRESTIGE DESIGNS
Tel:(905) 304-8340
Fax:(905) 304-8360

Dwn by: ROB MARINIC
Scale: 1/4" = 1'-0"
Date: December 2022
Proj. No.: Bruz3X
Area: 1500 sq.ft.

Title: Storage Shed
Description: Typical Notes/Details

REGISTRATION INFORMATION
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.
Name: ROB MARINIC BCIN: 24456
Firm: PRESTIGE DESIGNS BCIN: 29621
Signature:

Project: 63 Third Road East Hamilton, Ontario

A4 of 4

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

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

Hamilton

APPLICATION FOR A MINOR VARIANCE/PERMISSION
UNDER SECTION 45 OF THE *PLANNING ACT*

1. APPLICANT INFORMATION

	NAME	MAILING ADDRESS	
Registered Owners(s)	[redacted]		
Applicant(s)			**Phone:**
			E-mail:
Agent or Solicitor			**Phone:**
			E-mail:

1.2 All correspondence should be sent to ☐ Purchaser ☐ Applicant ☒ Owner ☐ Agent/Solicitor

1.3 Sign should be sent to ☐ Purchaser ☐ Applicant ☒ Owner ☐ AgentSolicitor

1.4 Request for digital copy of sign ☒ Yes* ☐ No

If YES, provide email address where sign is to be sent [redacted]

1.5 All correspondence may be sent by email ☒ Yes* ☐ No

If Yes, a valid email must be included for the registered owner(s) AND the Applicant/Agent (if applicable). Only one email address submitted will result in the voiding of this service. This request does not guarantee all correspondence will sent by email.

2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	63 THIRD ROAD EAST. STONEY CREEK.		
Assessment Roll Number	0038105 9600		
Former Municipality	Stoney Creek.		
Lot 19		Concession	8
Registered Plan Number		Lot(s)	
Reference Plan Number (s)		Part(s)	

2.2 Are there any easements or restrictive covenants affecting the subject land?

☐ Yes ☒ No

If YES, describe the easement or covenant and its effect:

3. PURPOSE OF THE APPLICATION

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

All dimensions in the application form are to be provided in metric units (millimetres, metres, hectares, etc.)

3.1 Nature and extent of relief applied for:

New construction of 289.77 m² accessory building. 6 m. high.

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

Extra space required for personal workshop & storage.

3.3 Is this an application 45(2) of the Planning Act.

☐ Yes ☒ No

If yes, please provide an explanation:

4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
40.54 m	196.64 m	7971.78 m²	7 m

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

Existing:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
SFD	19.94m	167.7m	20.85m/8.59m	
Garage	18.67m	170.56m	1m / 34.04m	2013

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Accessory BLD.	66.47m	105.13	25.96/ 1.88m	

4.3. Particulars of all buildings and structures on or proposed for the subject lands (attach additional sheets if necessary):

Existing:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
SFD	94m²		1	5.2m
Garage	40.7m²		1	3.5m.

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Accessory BLD.	289.77m²		1	6m.

4.4 Type of water supply: (check appropriate box)

- ☐ publicly owned and operated piped water system
- ☐ privately owned and operated individual well
- ☐ lake or other water body
- ☒ other means (specify) cistern

4.5 Type of storm drainage: (check appropriate boxes)

- ☐ publicly owned and operated storm sewers
- ☒ swales
- ☒ ditches
- ☐ other means (specify)

4.6 Type of sewage disposal proposed: (check appropriate box)

☐ publicly owned and operated sanitary sewage
☐ system privately owned and operated individual
☒ septic system other means (specify) Septic system

4.7 Type of access: (check appropriate box)

☐ provincial highway
☐ municipal road, seasonally maintained
☒ municipal road, maintained all year
☐ right of way
☐ other public road

4.8 Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):

Single family dwelling

4.9 Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):

single family dwelling, farm land

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

August 26, 2022

7.2 Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

single family dwelling

7.3 Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc)

single family dwelling

7.4 Length of time the existing uses of the subject property have continued:

60 years

7.5 What is the existing official plan designation of the subject land?

Rural Hamilton Official Plan designation (if applicable): Agricultural

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) _____

Please provide an explanation of how the application conforms with the Official Plan.

7.6 What is the existing zoning of the subject land? A1

7.8 Has the owner previously applied for relief in respect of the subject property? (Zoning By-lawAmendment or Minor Variance)

☐ Yes ☒ No

If yes, please provide the file number: _____

7.9 Is the subject property the subject of a current application for consent under Section 53 of the *Planning Act*?

☐ Yes ☒ No

If yes, please provide the file number: _____

7.10 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 N/A

7.11 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.

8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 1

8.3 Additional Information (please include separate sheet if needed):

11 COMPLETE APPLICATION REQUIREMENTS

11.1 All Applications

- [x] Application Fee
- [x] Site Sketch
- [x] Complete Application form
- [x] Signatures Sheet

11.4 Other Information Deemed Necessary

- [ ] Cover Letter/Planning Justification Report
- [ ] Authorization from Council or Director of Planning and Chief Planner to submit application for Minor Variance
- [ ] Minimum Distance Separation Formulae (data sheet available upon request)
- [ ] Hydrogeological Assessment
- [ ] Septic Assessment
- [ ] Archeological Assessment
- [ ] Noise Study
- [ ] Parking Study

_____

_____