



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.:	FL/A-23:212	SUBJECT PROPERTY:	1 PRATO VERDE LANE, FLAMBOROUGH
ZONE:	“S1 and 712” (Settlement Residential)	ZONING BY-LAW:	Zoning By-law former City of Hamilton 6593, as Amended 19-062

APPLICANTS: **Owner:** CHARLESTON HOMES LTD. C/O YOSEF DOMNITZ
Agent: ARCADIS IBI GROUP C/O JARED MARCUS

The following variances are requested:

1. A maximum of four (4) bedrooms shall be permitted instead of the maximum 3 bedrooms permitted for a Single Detached Dwelling.
2. A minimum lot width of 26.0m shall be permitted instead of the minimum 30.0m lot width required.
3. A maximum building height of 12.5m shall be permitted instead of the maximum 10.5m building height permitted.

PURPOSE & EFFECT: To facilitate the construction of a single detached dwelling.

Notes:

The lot width dimension was not visually illustrated on the submitted plan. Therefore, the applicant shall ensure that the variance requested for the lot width reduction is correct.

The applicant shall ensure that the finished floor level of the garage shall be a minimum of 0.3m above grade.

Where a driveway is provided in the front yard, all portions of the front yard shall be maintained as landscaped areas. Details were not shown on the submitted plan from which to confirm compliance.

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, September 7, 2023
TIME:	10:05 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

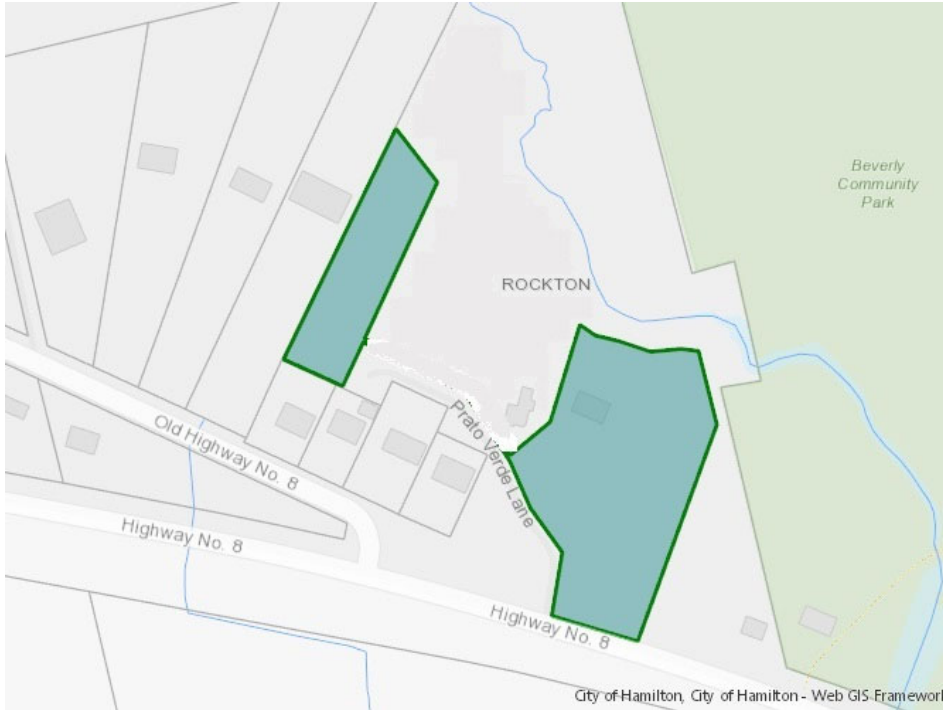
Written: If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, including deadlines for submitting to be seen by the Committee.

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 FL/A-23:212, 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: August 22, 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.



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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.

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF WENTWORTH (No. 62) AT 9:34 O'CLOCK ON THE 12 DAY OF June, 2023

C. Adair
REPRESENTATIVE FOR LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 12TH DAY OF DECEMBER, 2022

May 23, 2023
DATE

S. DAN McLAREN - Ontario Land Surveyor

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 47895

DECLARATION REGISTERED AS No. WE 1680239

APPROVAL CERTIFICATE

PART 1 IS APPROVED UNDER SECTION 9 OF THE CONDOMINIUM ACT, 1998, S.O. 1998, CHAPTER 19 AND SECTION 51 OF THE PLANNING ACT, R.S.O., CHAPTER P.13, BY THE GENERAL MANAGER OF PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT OF THE CITY OF HAMILTON UNDER THE AUTHORITY OF BY-LAW 07-323.

THIS 6th DAY OF June, 2023
FOR GENERAL MANAGER, PLANNING AND ECONOMIC DEVELOPMENT

SCHEDULE OF APPURTENANT AND SERMENT INTERESTS (UNDER CLAUSES 8(1)(g) AND (h) OF THE CONDOMINIUM ACT 1998.)

SUBJECT TO (SERVIENT INTERESTS)	PART	PLAN	DESCRIBED IN	NOTES
BLOCKS 7 AND 8	62M-1289	62M-1289	WE1588374	DECLARATION
			DECLARATION	
TOGETHER WITH (APPURTENANT INTERESTS)	LOTS 1 TO 5, INCLUSIVE	62M-1289	DECLARATION	

THIS PLAN COMPRISES ALL OF P.I.N. 17555-0310(LT) AND ALL OF P.I.N. 17555-0311(LT)

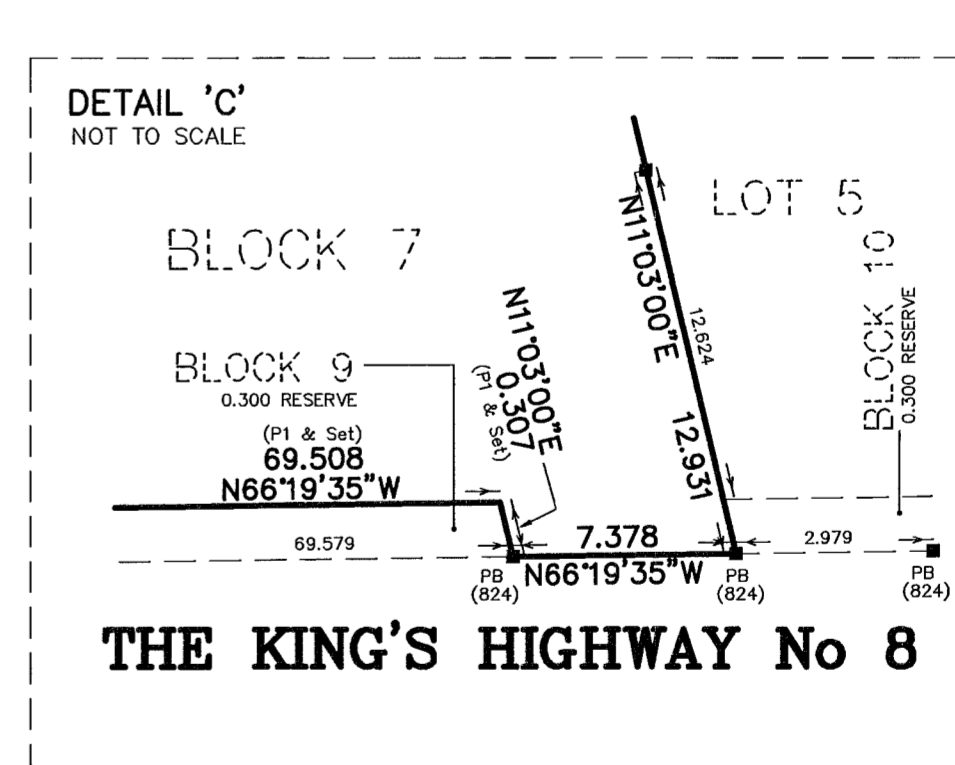
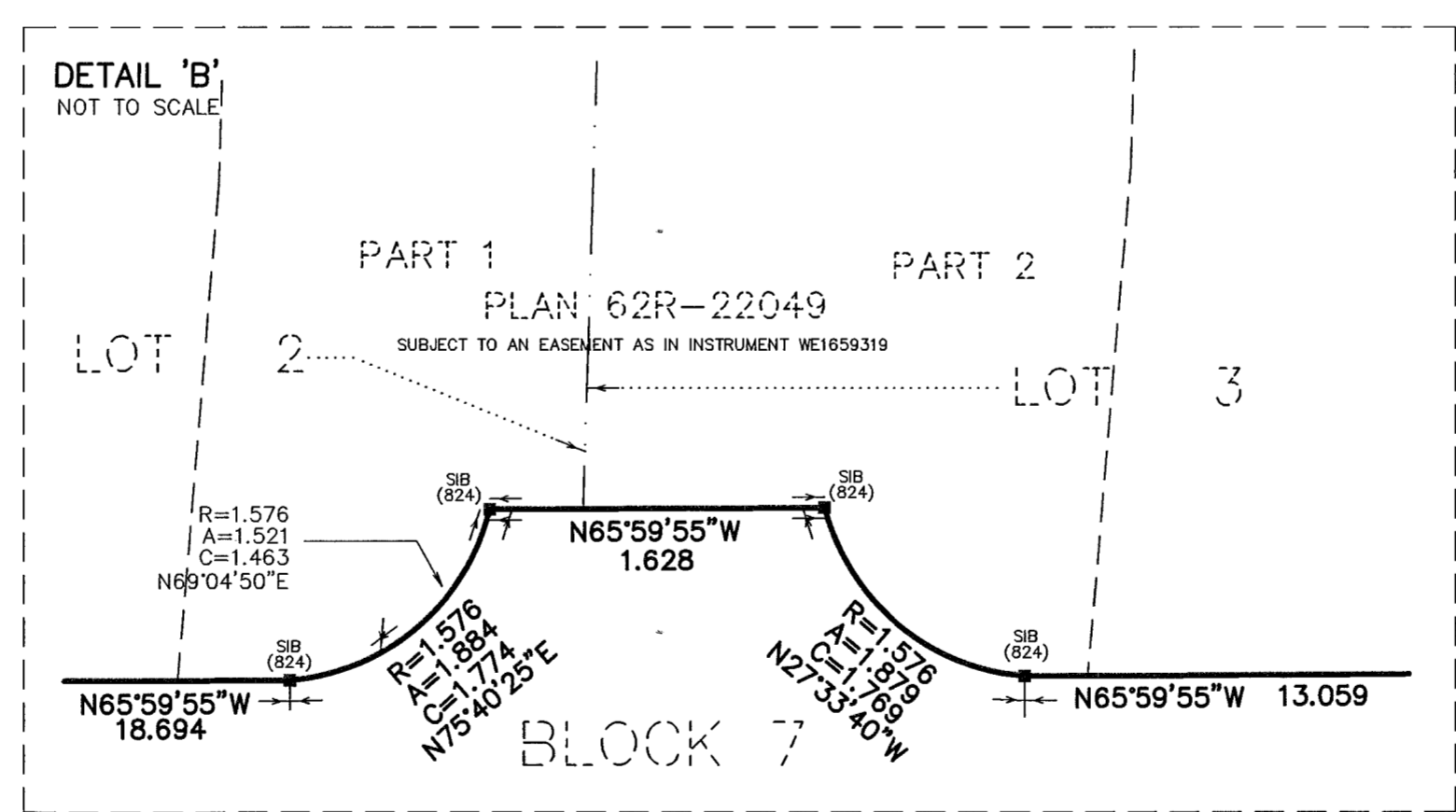
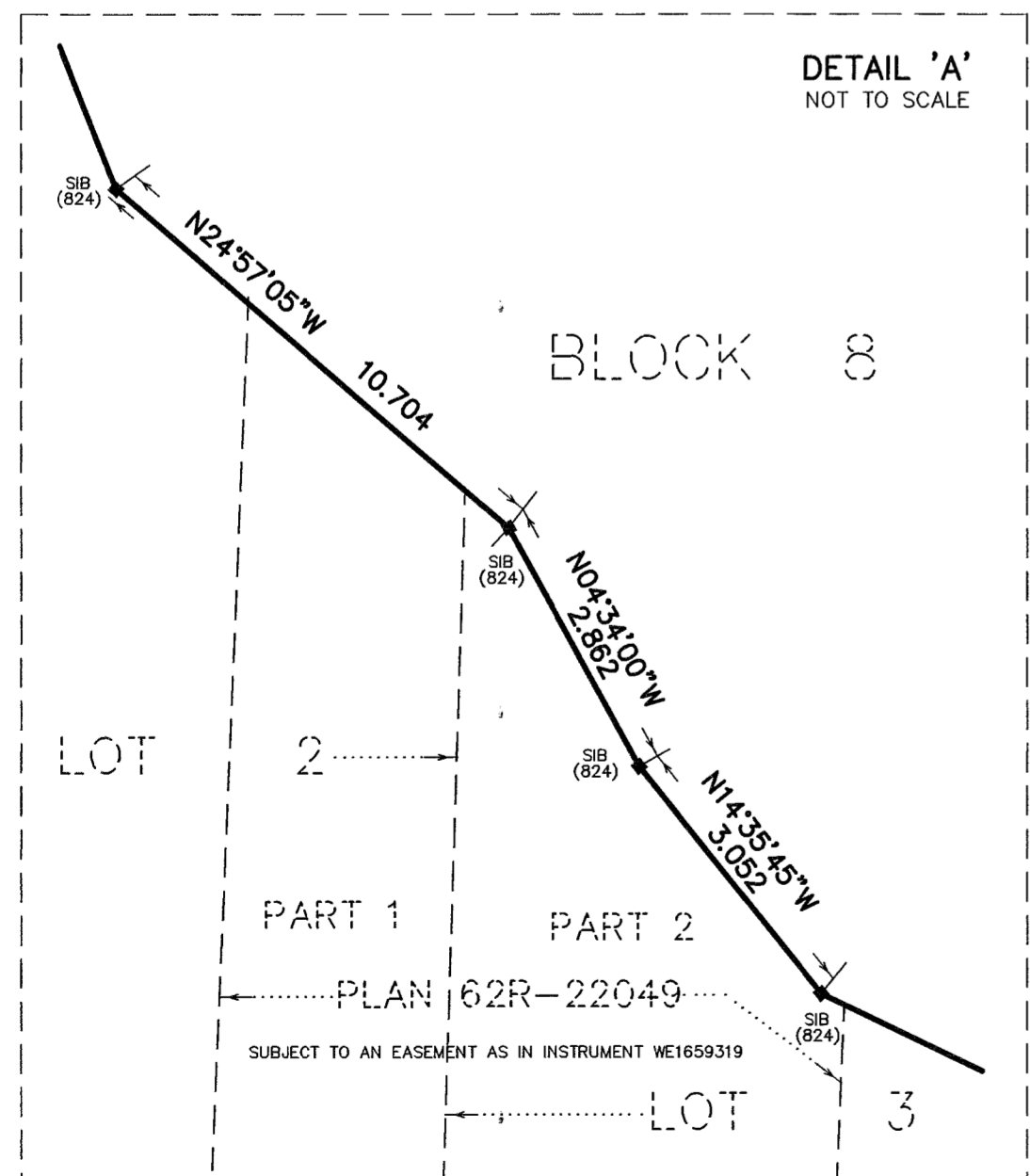
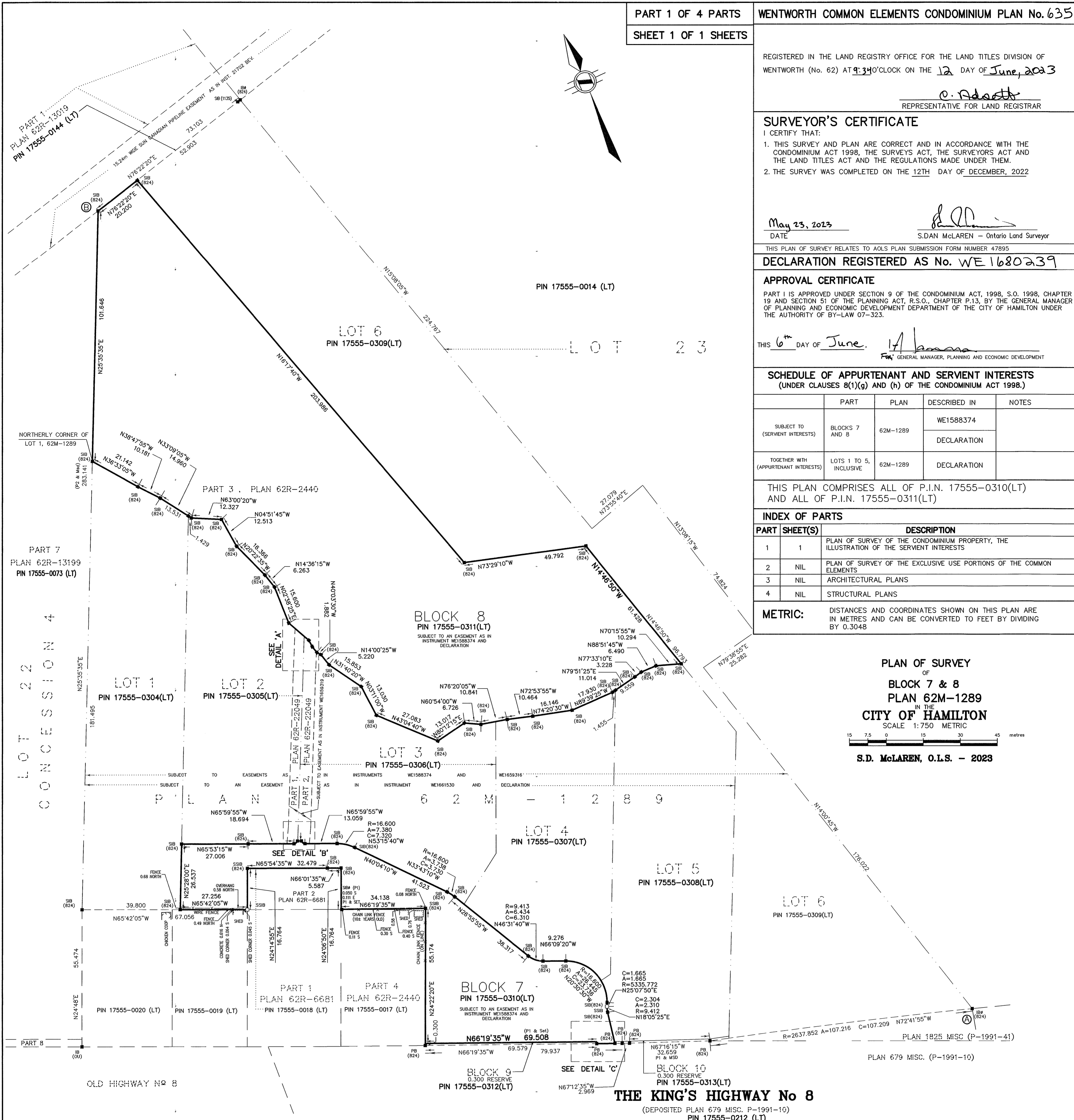
INDEX OF PARTS

PART	SHEET(S)	DESCRIPTION
1	1	PLAN OF SURVEY OF THE CONDOMINIUM PROPERTY, THE ILLUSTRATION OF THE SERMENT INTERESTS
2	NIL	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS
3	NIL	ARCHITECTURAL PLANS
4	NIL	STRUCTURAL PLANS

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN OF SURVEY
OF
BLOCK 7 & 8
PLAN 62M-1289
IN THE
CITY OF HAMILTON
SCALE 1:750 METRIC

S.D. McLAREN, O.L.S. - 2023



LEGEND:

- DENOTES MONUMENT SET
- MONUMENT FOUND
- IRON BAR
- ROUND IRON BAR
- PLASTIC BAR
- STANDARD IRON BAR
- ROUND STANDARD IRON BAR
- SHORT STANDARD IRON BAR
- L.G. WOODS, O.L.S.
- A.T. McLAREN, O.L.S.
- UJ ORIGIN UNKNOWN
- MEASURED
- P1 PLAN BY A.T. McLAREN, O.L.S. FEBRUARY 27, 1995 FILE 28973
- P2 PLAN 62R-2440
- P3 PLAN 62R-13199
- PWB POST & WIRE FENCE

BEARING NOTE:

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0)

NOTE:

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999630711

INTEGRATION DATA

PLAN BY A.T. McLAREN, O.L.S. FEBRUARY 27, 1995 FILE 28973
PLAN 62R-2440
PLAN 62R-13199
POST & WIRE FENCE

POINT ID	NORTHING	EASTING
ORP @	4794175.243	971821.324
ORP @	4794115.548	971830.916

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT THE PROPERTY INCLUDED IN THIS PLAN HAS BEEN LAID OUT INTO COMMON ELEMENTS IN ACCORDANCE WITH MY INSTRUCTIONS.

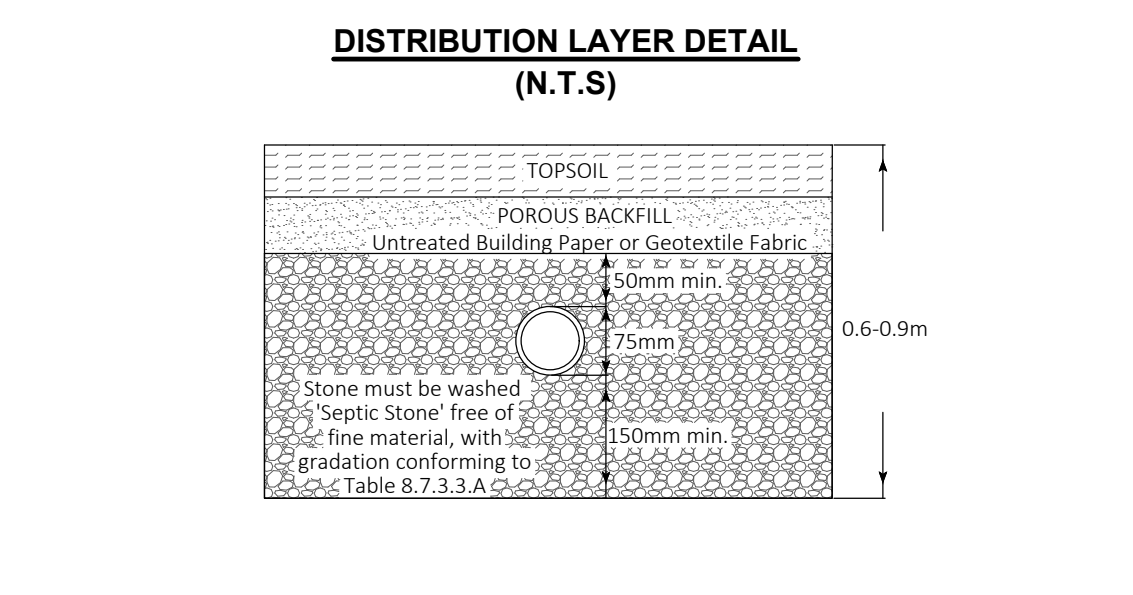
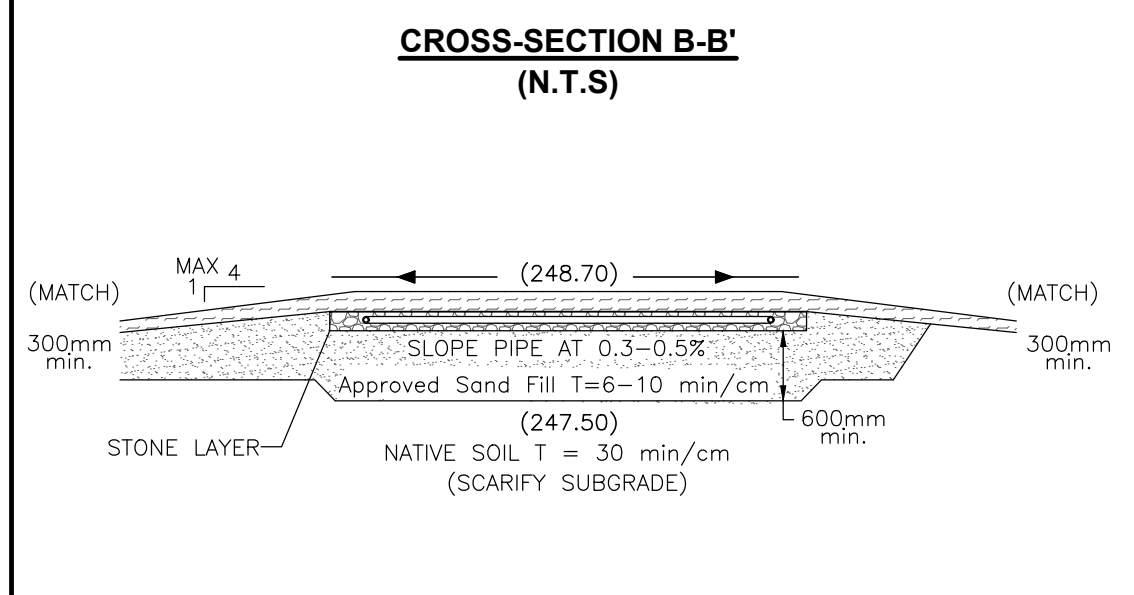
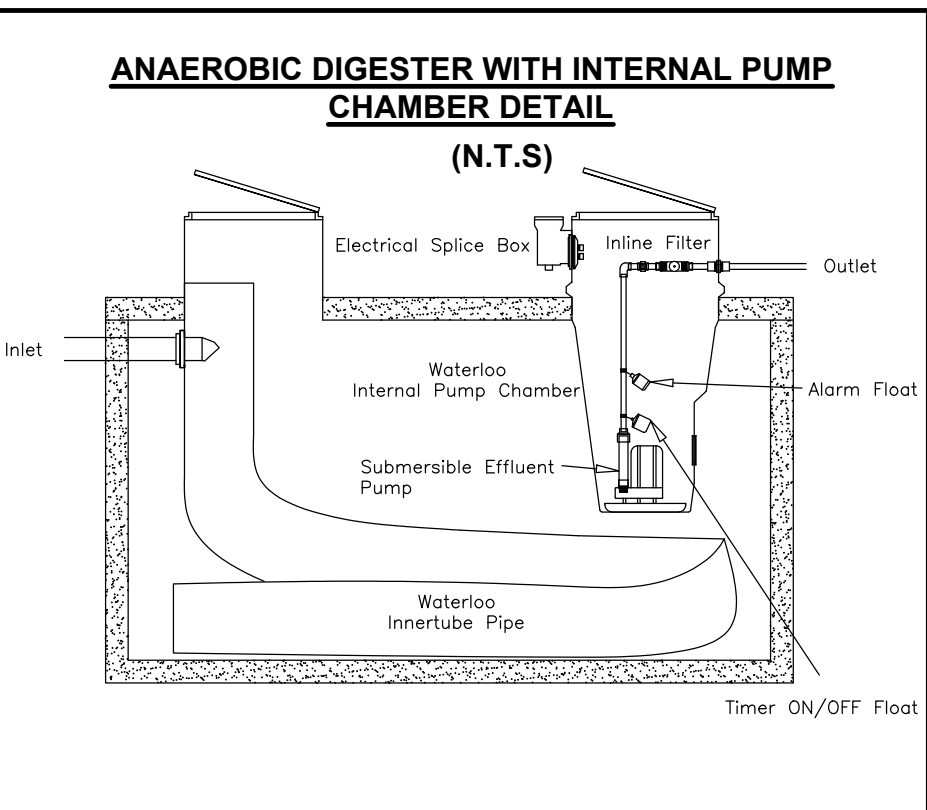
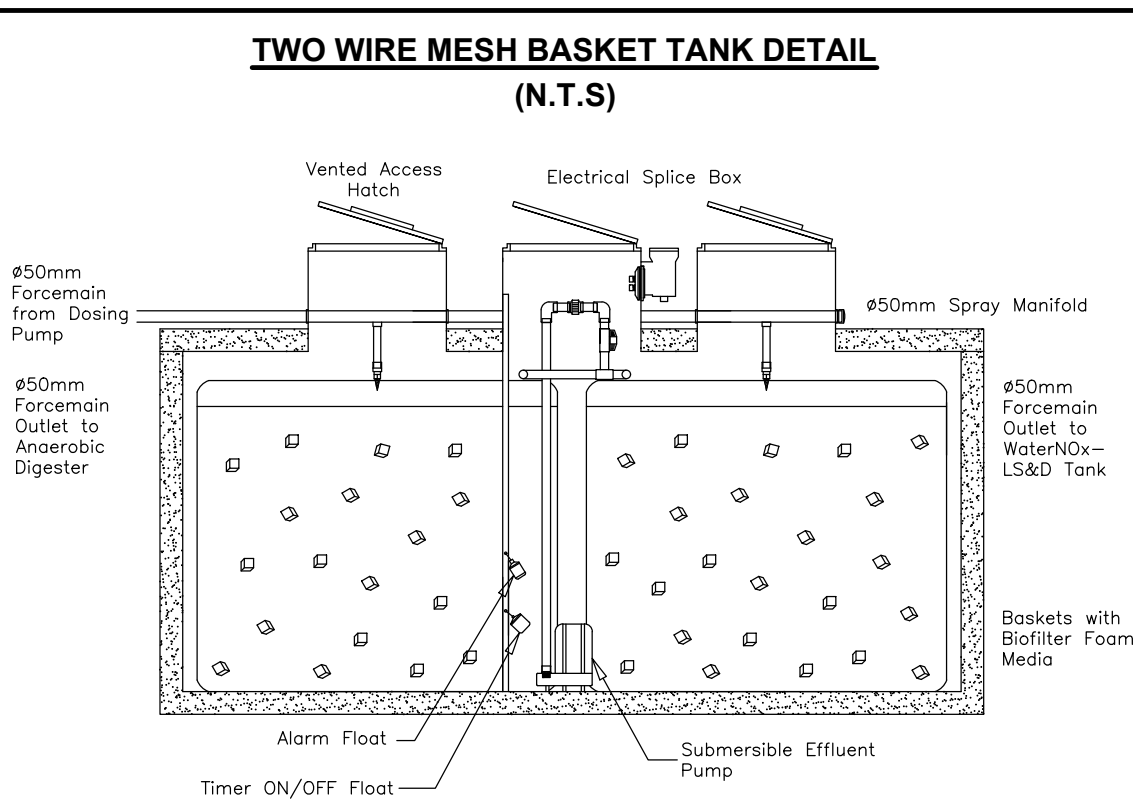
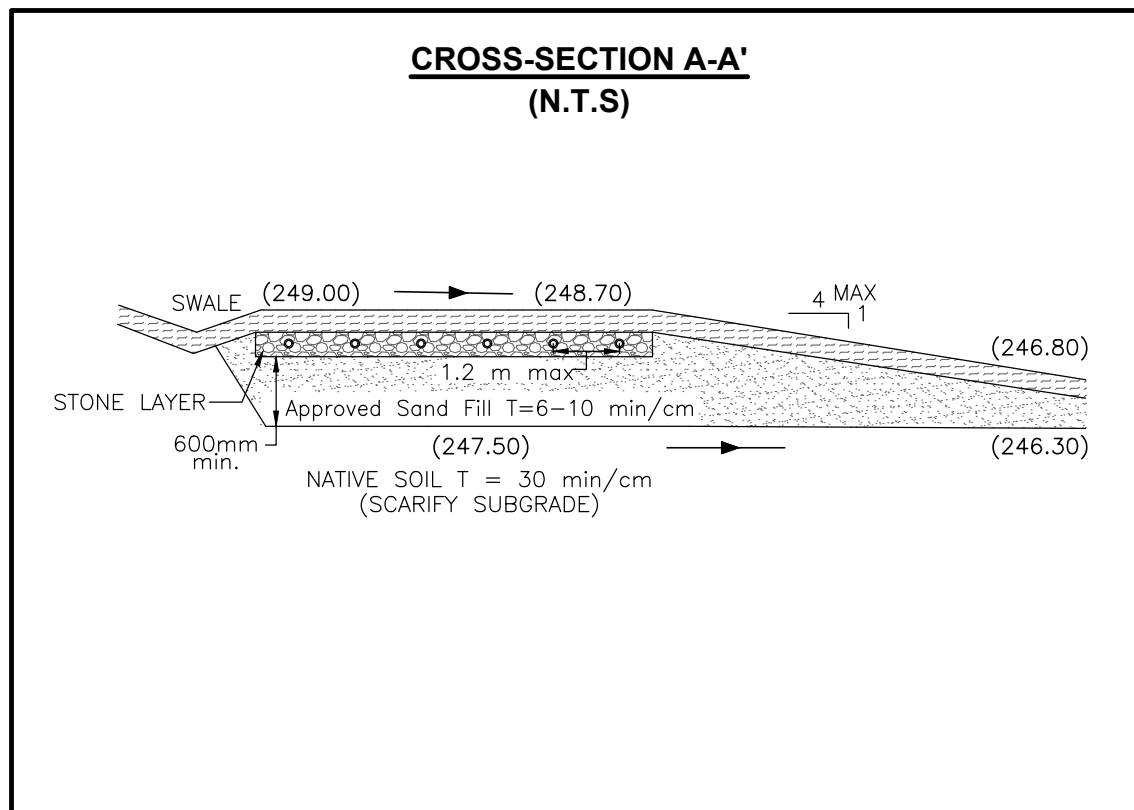
DECLARANT: CHARLESTON HOMES LTD.

DATED AT ROCKWOOD

THIS 16 DAY OF May, 2023

JONAS WHITE - PRESIDENT
I HAVE THE AUTHORITY TO BIND THE CORPORATION

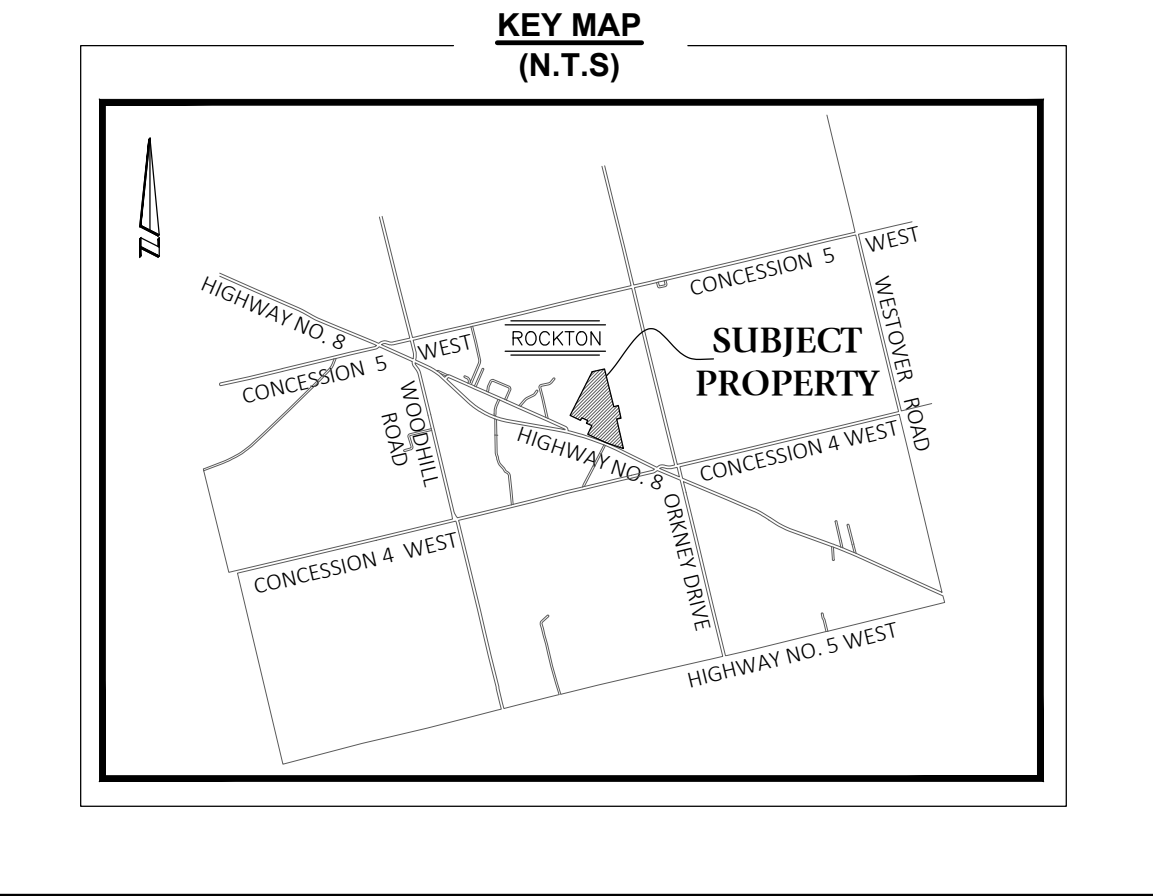
A.T. McLaren Limited
LEGAL AND ENGINEERING SURVEYS
69 JOHN STREET SOUTH, SUITE 230
HAMILTON, ONTARIO, L8N 2B9
PHONE: (905) 527-8599 FAX: (905) 527-0032



SEWAGE SYSTEM DESIGN NOTES:

(Refer to Van Harten Surveying Inc. design report for material, construction, inspection and other details)

Q = 4,300 L/Day
 T = 30 min/cm
 Waterloo BioFilter Model AD-BA45
 Anaerobic Digester Size = 8,496 L MIN.
 Internal Pump Chamber Working Capacity = 2,250 L MIN.
 Foam Volume = 6.3 m³ MIN.
 Stone Area = (10.4 m by 9.6 m) 100 m²
 Sand Area = (25.5 m by 16.4 m) = 418 m²
 Distribution Pipe Length = (8 runs of 9.2 m) = 73.6 m



LEGEND:

(248.91)	- PROPOSED ELEVATION (VAN HARTEN SURVEYING)	[Pattern]	- SAND AREA
248.64	- EXISTING ELEVATION L.G. WOODS SURVEYING	[Pattern]	- STONE AREA
{247.75}	- PROPOSED ELEVATION IBI GROUP	[Pattern]	- GRAVEL
[Symbol]	- SLOPE	[Symbol]	- TEST PIT
[Symbol]	- DIRECTION OF FLOW	[Symbol]	- WELL
[Symbol]	- PERFORATED PIPE	[Symbol]	- TREE
[Symbol]	- SILT FENCE		

ZONING: SETTLEMENT RESIDENTIAL (S1)

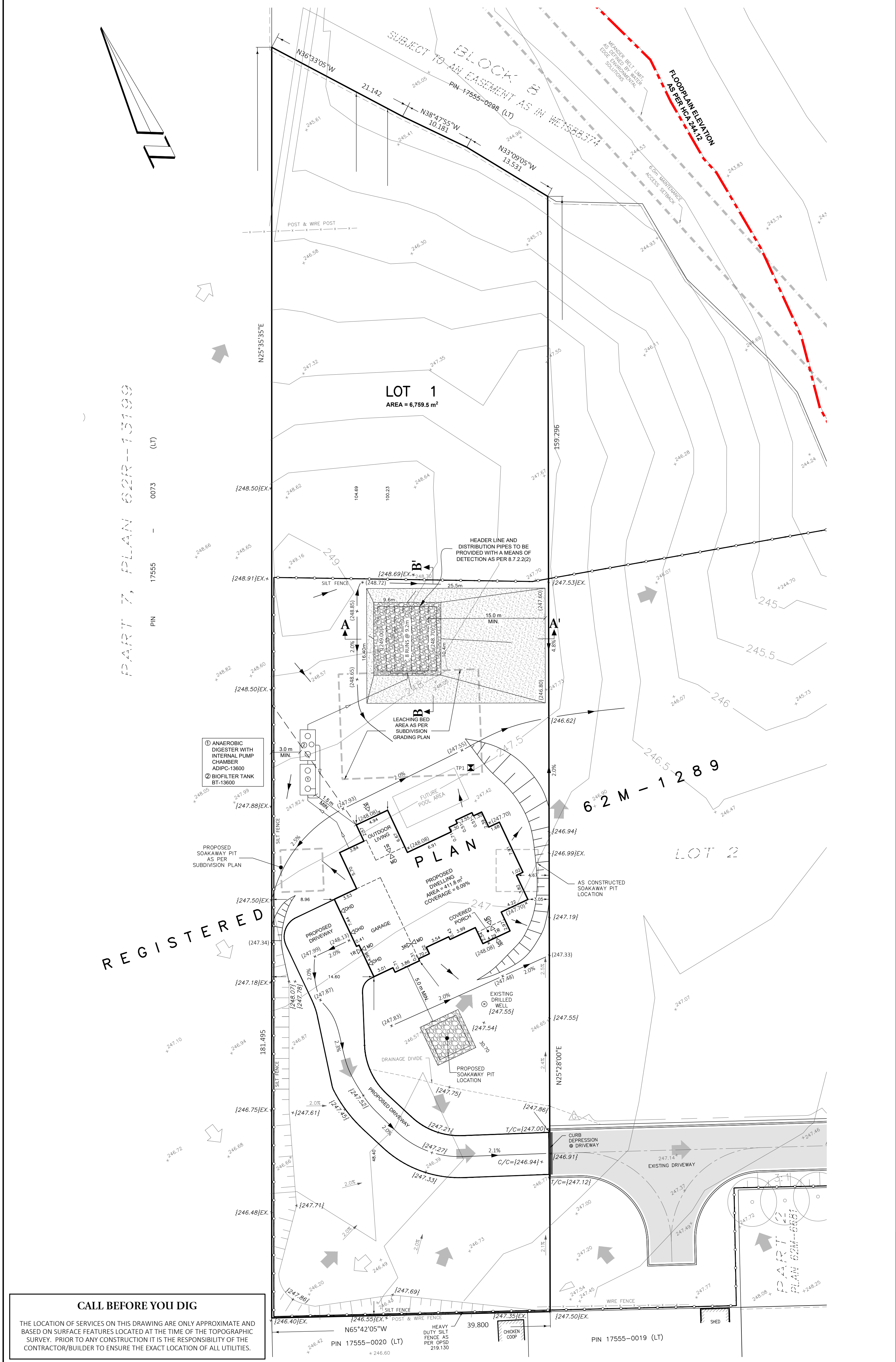
MINIMUM FRONT YARD = 7.5 m
 MINIMUM REAR YARD = 7.5 m
 MINIMUM SIDE YARD = 3.0 m

PROPOSED DWELLING:

TOP OF FOUNDATION = (248.47)
 UNDERSIDE OF FOOTING = (245.63)
 BASEMENT FLOOR = (245.86)
 FINISHED FLOOR = (248.83)
 GARAGE SLAB = (248.13)
 GARAGE CUT = (0.34)

NOTES:

1. ELEVATIONS BASED ON AN 8'-10" FOUNDATION WALL HEIGHT.



CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.

LOT DEVELOPMENT PLAN AND SEWAGE SYSTEM DESIGN FOR: PROPOSED RESIDENCE LOT 1, REGISTERED PLAN 62M-1289 CITY OF HAMILTON

NO.	CLIENT COMMENTS	KC	DATE
1			JULY 26-23

DRAWING REVISION SCHEDULE
PREPARED FOR: CHARLESTON HOMES
PROJECT No. 31938-22
DRAWING SCALE 1 : 300

CAUTION:

- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE PROPOSED FOOTING ELEVATION AND PLUMBING ALLOWS GRAVITY CONNECTION TO THE SEWAGE SYSTEM.
- SOIL BEARING CAPACITY SHOULD BE VERIFIED AT THE TIME OF CONSTRUCTION.
- THE BUILDER MUST ENSURE A MINIMUM OF 1.22m OF EARTH COVER OVER THE FOOTINGS FOR FROST PROTECTION.
- THIS SKETCH IS PROTECTED BY COPYRIGHT.
- PROPERTY REGULATED BY THE HAMILTON REGION CONSERVATION AUTHORITY.

LICENSSED PROFESSIONAL ENGINEER
 J. M. DUFFY
 PROVINCE OF ONTARIO

Van Harten
 LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371
 Guelph Ph: 519-821-2763
 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: CE DESIGNED BY: JMD CHECKED BY: JMD

Jul 18, 2023-10:57:04 AM
 G:\000BASEPLANS\62M-1289\ACAD\LDP & SSD LOT 1 (31938-22 CHARLESTON HOMES)-REV 1.dwg

REVISION			
#	DRWG STAGE	REV. BY:	DATE
1	PRELIM DESIGN	B.C.G.	25/09/2012
2	PERMIT	J.A.C	07/13/2023
3			
4			
5			
6			
7			

NOTES:

PAGE	DESCRIPTION	NOTES
1	TITLE PAGE	
2	FRONT ELEVATION	
3	BASEMENT PLAN	
4	MAIN FLOOR PLAN	
5	SECOND FLOOR PLAN	
6	ROOF PLAN	
7	BUILDING SECTIONS	
8	LEFT SIDE ELEVATION	
9	RIGHT SIDE ELEVATION	
10	REAR ELEVATION	
11	GENERAL NOTES	

CHARLESTON HOMES	
HOME FOR: SINGH AND GULATI	
DESIGNED BY: BRAD C. GRANT	SCALE: N.T.S
MODIFIED BY: MICHAEL G. FIORI	
MODEL:	
BH001	
TITLEPAGE	1

BCIN QUALIFICATION
 I, JENNIFER CAMARA, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.
 FIRM BCIN: 7239
 INDIVIDUAL BCIN: 24208
 SIGNED: *J. Camara*

REVISION			
#	DRWG STAGE	REV. BY:	DATE
1	PRELIM DESIGN	B.C.G.	25/09/2012
2	PERMIT	J.A.C.	07/13/2023
3			
4			
5			
6			
7			



NOTES:
 NOTE: WINDOW SIZES SHOWN ARE APPROXIMATE. EXACT ROUGH OPENINGS TO BE DETERMINED BY WINDOW MANUFACTURERS SPECIFICATIONS.
 NOTE: PROVIDE GUARDS (CONFORMING TO DIVISION B, PART 9.8.8 OF THE 2012 ONTARIO BUILDING CODE AND SB-7 TYPE GUARDS FOR HOUSING AND SMALL BUILDINGS) AT PORCH WHERE DISTANCE FROM PORCH TO GRADE IS 2'-0" OR GREATER.

CHARLESTON HOMES

HOME FOR: SINGH AND GULATI

DESIGNED BY: BRAD C. GRANT

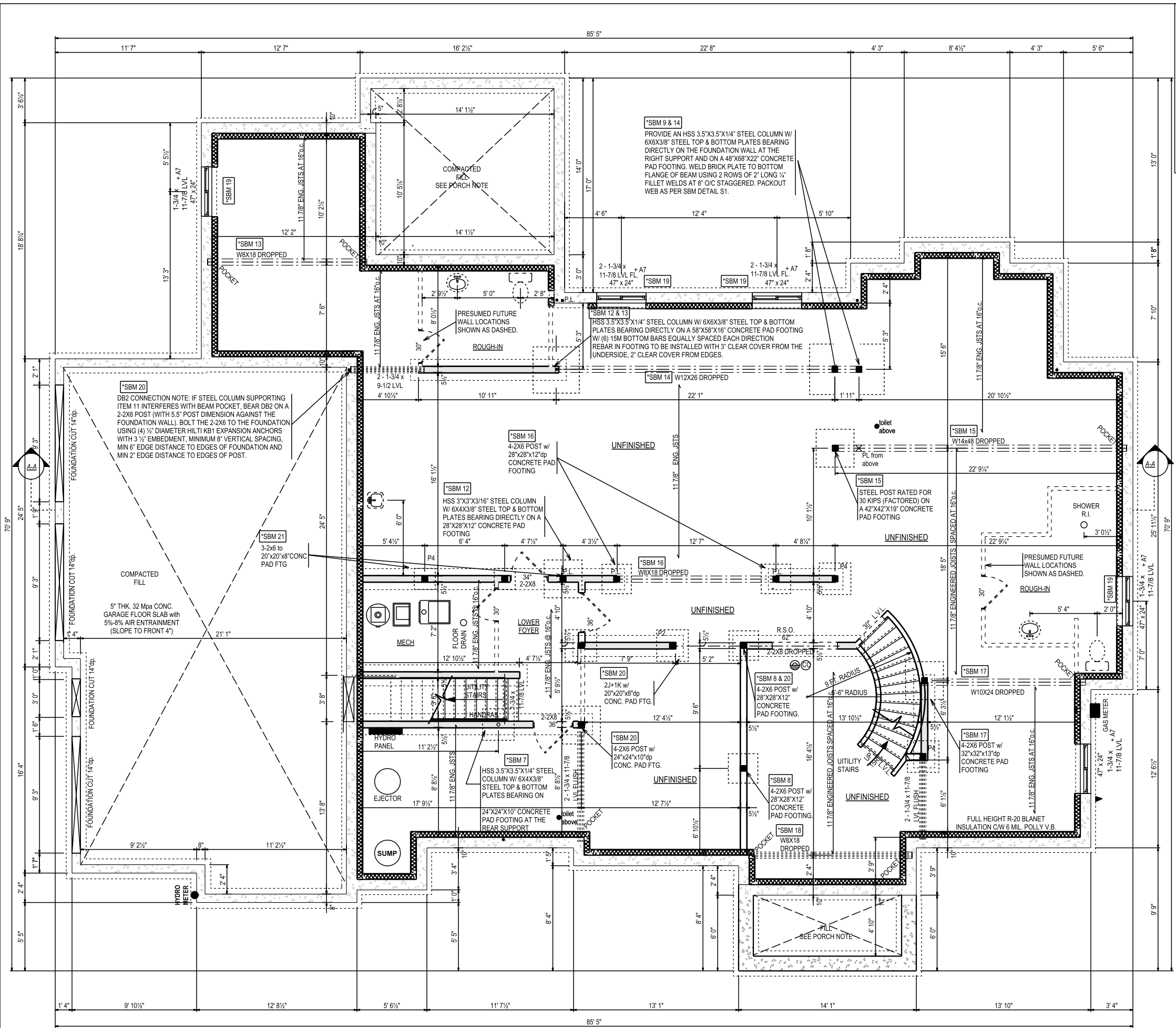
MODIFIED BY: MICHAEL G. FIORI

MODEL: **BH001**

FRONT ELEVATION

SCALE: 1/8" = 1'0"

2



BCIN QUALIFICATION
 I, JENNIFER CAMARA, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.
 FIRM BCIN: 99
 INDIVIDUAL BCIN: 24208
 SIGNED: *J. Camara*

REVISION			
#	DRWG STAGE	REV. BY:	DATE
1	PRELIM DESIGN	B.C.G.	25/09/2012
2	PERMIT	J.A.C.	07/13/2023
3			
4			
5			
6			
7			

- MECHANICAL SCHEDULE**
- ☉ SMOKE DETECTOR
 - ☉ C.O. DETECTOR
 - ☉ CEILING MOUNTED EXHAUST FAN (ALL BATHROOMS AND WATER CLOSET ROOMS TO BE MECHANICALLY VENTED) NOTE: VENTILATION TO BE DETERMINED IN CONFORMITY TO O.B.C. (932) BY MECHANICAL CONTRACTOR

- BUILT-UP WALL POSTS**
- IN-2"x4" WALLS**
- SP-14 = 1-2"x4" STUD
 - SP-24 = 2-2"x4" STUDS
 - SP-34 = 3-2"x4" STUDS
 - SP-44 = 4-2"x4" STUDS
 - SP-54 = 5-2"x4" STUDS
 - SP-64 = 6-2"x4" STUDS
- IN-2"x6" WALLS**
- SP-16 = 1-2"x6" STUD
 - SP-26 = 2-2"x6" STUDS
 - SP-36 = 3-2"x6" STUDS
 - SP-46 = 4-2"x6" STUDS
 - SP-56 = 5-2"x6" STUDS
 - SP-66 = 6-2"x6" STUDS

- POST & PAD SCHEDULE**
- P-1 = 4-2"x6" POST ON A 26"x26"x11" CONC. FTG.
 - P-2 = 4-2"x6" POST ON A 30"x30"x13" CONC. FTG.
 - P-3 = 4-2"x6" POST ON A 34"x34"x15" CONC. FTG.
 - P-4 = 4-2"x6" POST ON A 36"x36"x16" CONC. FTG.
 - P-5 = 4-2"x6" POST ON A 40"x40"x17" CONC. FTG.
 - P-6 = 4-2"x6" POST ON A 44"x44"x19" CONC. FTG.
 - P-7 = 4-2"x6" POST ON A 48"x48"x22" CONC. FTG.

- LINTEL SCHEDULE**
- LR 2-38 x 140 (2-2 x 6) SPR.
 - L1 2-38 x 184 (2-2 x 8) SPR.
 - SL1 2-38x184 (2-2"x8") SPR. C/W STRUCTURAL SHGT
 - L2 3-38 x 184 (3-2 x 8) SPR.
 - L3 2-38 x 235 (2-2 x 10) SPR.
 - SL3 2-38x235 (2-2"x10") SPR. C/W STRUCTURAL SHGT
 - L4 3-38 x 235 (3-2 x 10) SPR.
 - SL4 3-38x235 (3-2"x10") SPR. C/W STRUCTURAL SHGT
 - L5 2-38 x 286 (2-2 x 12) SPR.
 - SL5 2-38x286 (2-2"x12") SPR. C/W STRUCTURAL SHGT
 - L6 3-38 x 286 (3-2 x 12) SPR.
 - L7 3 1/2"x9 1/2" TIMBERSTRAND
 - L8 3 1/2"x11 7/8" TIMBERSTRAND
 - L9 1 3/4"x 9 1/4" TIMBERSTRAND
 - L10 1 3/4"x 11 7/8" TIMBERSTRAND
 - L11 1 3/4"x 14" TIMBERSTRAND

- MASONRY SUPPORT**
- A7 90 x 90 x 6.0 (3 1/2 x 3 1/2 x 1/4L)
 - A8 90 x 90 x 8.0 (3 1/2 x 3 1/2 x 5/16L)
 - A9 100 x 90 x 6.0 (4 x 3 1/2 x 1/4L)
 - A10 125 x 90 x 8.0 (5 x 3 1/2 x 5/16L)
 - A11 125 x 90 x 10.0 (5 x 3 1/2 x 3/8L)
 - A12 150 x 100 x 10.0 (6 x 4 x 3/8L)
 - A13 177.8 x 100 x 13.0 (7 x 4 x 1/2L)

NOTES:
 FRAMER IS RESPONSIBLE FOR MAKING ADEQUATE CLEARANCES FOR TOILET TRAPS, STOVE CENTRES, SHOWER VALVES & DRAINS AND TO SET THE LAST FLOOR JOIST AT 16" O.C. FROM EXT. RING JOIST.

INSTALL BUILT-UP POST FULL WIDTH OF SUPPORTED MEMBER @ ALL BEAM & GIRDER LOCATIONS OR AS NOTED ON PLANS

P.L. = STRUCTURAL POINT LOAD FROM ABOVE

INTERIOR DIMENSION STRINGS ARE TO ROUGH STUDS

2x4 / 2x6 LOADBEARING WALL w/ 20"x6"dp. CONCRETE STRIP FOOTING WHERE REQUIRED

RECESS CONCRETE AS REQUIRED BY GRADE

ALL INTERIOR STUD WALLS TO BE 2x4, U.N.O.

PROVIDE DOUBLE JOIST FRAMING UNDER ALL PARALLEL WALLS ABOVE ALL LINTELS AND BEAMS TO BE DROPPED UNLESS NOTED OTHERWISE EXTERIOR STRIP FOOTINGS ARE 20"x6"dp UNLESS OTHERWISE NOTED.

STEEL BEAMS TO BE GRADE 350W LATERALLY SUPPORTED STEEL BEAMS BY PRE-DRILLING TOP FLANGE FOR 1/2"dia/ BOLTED ATTACHMENT OF WOOD NAILER PLATE w/ HOLES @24"o.c. STAGGERED

HANDRAIL NOTE:
 PROVIDE CONTINUOUS HANDRAIL THROUGHOUT THE LENGTH OF STAIR AS PER 9.8.7.2 OF THE O.B.C 2012

STAIR NOTES:
 STAIR RUN = 10"
 PROVIDE SOLID WOOD BLOCKING, AS REQ'D, AROUND STAIRWELL WALLS FOR FUTURE RAILING ATTACHMENT

WINDOW NOTE:
 FOR WINDOWS 48" WIDE PROVIDE 2-15M BARS 6" BELOW WINDOW 8'-0" IN LENGTH

PORCH NOTE:
 7" THICK 35MPa POURED CONCRETE SLAB WITH 5-8% AIR ENTRAINMENT REINFORCED w/15M BARS @ 16"o.c. E.W. BOTTOM BAR TO HAVE MIN. 11/4" OVER SLAB TO HAVE 3" BEARING ON FOUNDATION WALL AND TO BE FASTENED TO FOUNDATION WALL w/ MIN 24"x24" BENT 10M DOVELS @32"o.c MAX (SHORTEST CLEAR SPAN OF SLAB NOT TO EXCEED 8'-2")

ENGINEERING NOTE:
 STRUCTURAL MEMBERS NOTED WITH AN "SBM" HAVE BEEN ENGINEERED BY STRIK, BALDINELLI & ASSOCIATES LTD. REFER TO ITEM NUMBERS AS MARKED AS PER ENGINEERING LETTER

CHARLESTON HOMES

HOME FOR: SINGH AND GULATI

DESIGNED BY: BRAD C. GRANT

MODIFIED BY: MICHAEL G. FIORI

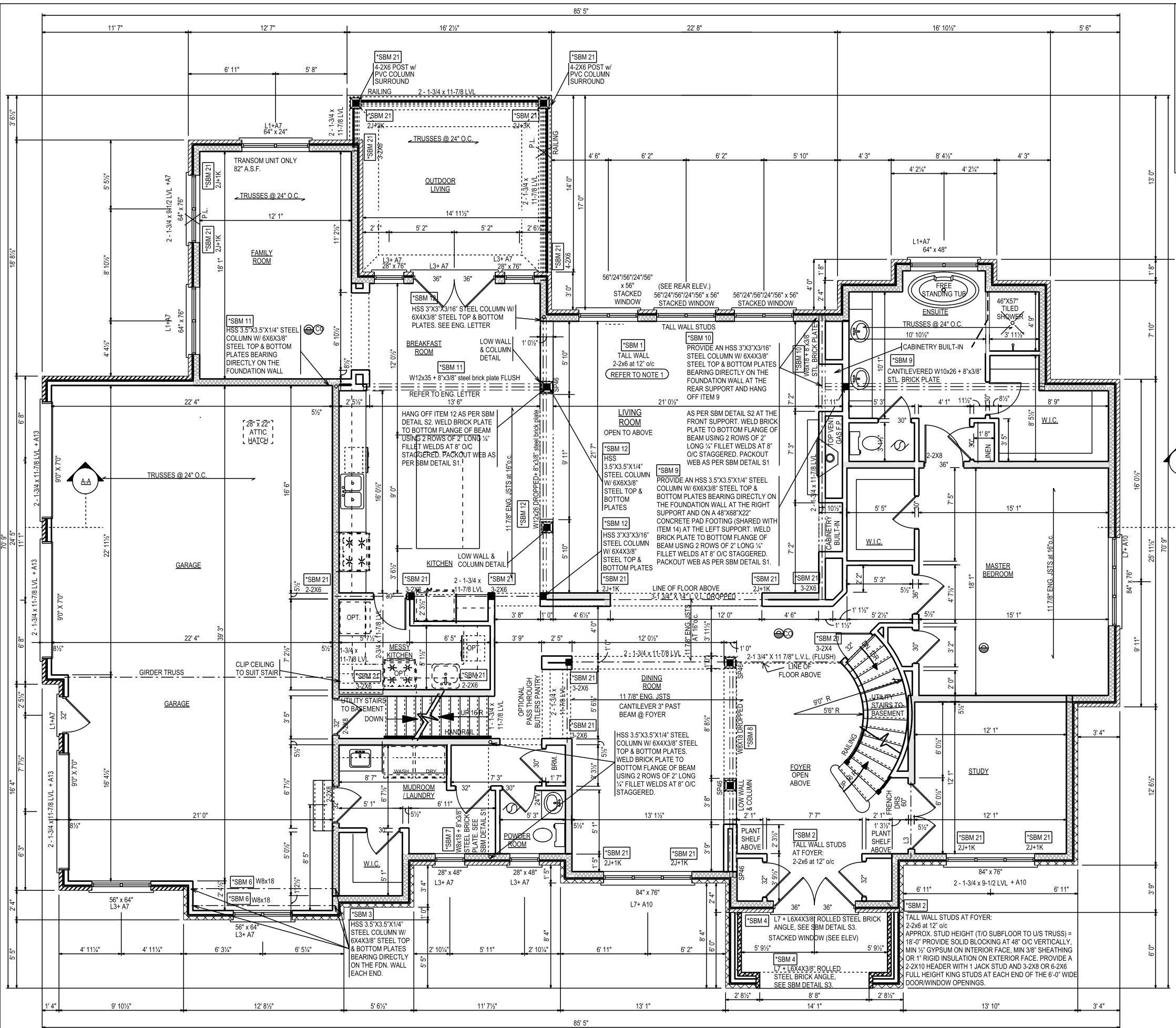
MODEL:

BH001

BASEMENT PLAN

SCALE: 1/8" = 1'0"

3



BCIN QUALIFICATION
 I, JENNIFER CAMARA, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 5.2.4 OF DIVISION C. OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.
 FIRM BCIN: 17339
 INDIVIDUAL BCIN: 4208
 SIGNED: *J. Camara*

- MECHANICAL SCHEDULE**
- ☉ SMOKE DETECTOR
 - ☉ C.O. DETECTOR
 - ☉ CEILING MOUNTED EXHAUST FAN (ALL BATHROOMS AND WATER CLOSET ROOMS TO BE MECHANICALLY VENTED) NOTE: VENTILATION TO BE DETERMINED IN CONFORMITY TO O.B.C. (932) BY MECHANICAL CONTRACTOR

- BUILT-UP WALL POSTS**
- IN-2"x4" WALLS**
- SP-14 = 1-2"x4" STUD
 - SP-24 = 2-2"x4" STUDS
 - SP-34 = 3-2"x4" STUDS
 - SP-44 = 4-2"x4" STUDS
 - SP-54 = 5-2"x4" STUDS
 - SP-64 = 6-2"x4" STUDS
- IN-2"x6" WALLS**
- SP-16 = 1-2"x6" STUD
 - SP-26 = 2-2"x6" STUDS
 - SP-36 = 3-2"x6" STUDS
 - SP-46 = 4-2"x6" STUDS
 - SP-56 = 5-2"x6" STUDS
 - SP-66 = 6-2"x6" STUDS

NOTE 1
 *SBM 1
 2-2x6 at 12" o/c or 2x8 at 12" o/c
 PROVIDE SOLID BLOCKING AT 48" O/C VERTICALLY, MIN 1/2" GYPSUM ON INTERIOR FACE, MIN 3/8" SHEATHING OR 1" RIGID INSULATION ON EXTERIOR FACE. PROVIDE A 2-2X10 HEADER WITH 1 JACK STUD AND 2-2X8 OR 5-2X6 FULL HEIGHT KING STUDS AT EACH END OF THE 4'-8" WIDE WINDOW OPENINGS. 10-2X8 OR 4-2X8 FULL HEIGHT KING STUDS REQUIRED BETWEEN THE WINDOW OPENINGS, IF TOTAL NUMBER OF KING STUDS CANNOT BE INSTALLED, TIE JACK STUDS TO THE UPPER STUDS/WALL TOP PLATES USING SIMPSON STRONG TIE LST424 OR MSTA24 TENSION STRAPS INSTALLED ON THE INSIDE FACE OF THE WALL CENTERED AT THE HEADER AS PER MANUFACTURER'S SPECIFICATIONS.

- LINTEL SCHEDULE**
- LR 2-38 x 140 (2-2 x 6) SPR.
 - L1 2-38 x 184 (2-2 x 8) SPR.
 - SL1 2-38x184 (2-2"x8") SPR. C/W STRUCTURAL SHGT
 - L2 3-38 x 184 (3-2 x 8) SPR.
 - L3 2-38 x 235 (2-2 x 10) SPR.
 - SL3 2-38x235 (2-2"x10") SPR. C/W STRUCTURAL SHGT
 - L4 3-38 x 235 (3-2 x 10) SPR.
 - SL4 3-38x235 (3-2"x10") SPR. C/W STRUCTURAL SHGT
 - L5 2-38 x 286 (2-2 x 12) SPR.
 - SL5 2-38x286 (2-2"x12") SPR. C/W STRUCTURAL SHGT
 - L6 3-38 x 286 (3-2 x 12) SPR.
 - L7 3 1/2"x9 1/2" TIMBERSTRAND
 - L8 3 1/2"x11 7/8" TIMBERSTRAND
 - L9 1 3/4"x 9 1/4" TIMBERSTRAND
 - L10 1 3/4"x 11 7/8" TIMBERSTRAND
 - L11 1 3/4"x 14" TIMBERSTRAND

- MASONRY SUPPORT**
- A7 90 x 90 x 6.0 (3 1/2 x 3 1/2 x 1/4L)
 - A8 90 x 90 x 8.0 (3 1/2 x 3 1/2 x 5/16L)
 - A7 90 x 90 x 6.0 (3 1/2 x 3 1/2 x 1/4L)
 - A8 90 x 90 x 8.0 (3 1/2 x 3 1/2 x 5/16L)
 - A11 125 x 90 x 10.0 (5 x 3 1/2 x 3/8L)
 - A10 125 x 90 x 8.0 (5 x 3 1/2 x 5/16L)
 - A11 125 x 90 x 10.0 (5 x 3 1/2 x 3/8L)

REVISION		
#	DRWG STAGE	REV. BY: DATE
1	PRELIM DESIGN	B.C.G. 25/09/2012
2	PERMIT	J.A.C. 07/13/2023
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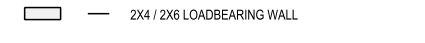
MAIN FLOOR AREA = 2994 SQ.FT.

FRAMER IS RESPONSIBLE FOR MAKING ADEQUATE CLEARANCES FOR TOILET TRAPS, STOVE CENTRES, SHOWER VALVES & DRAINS AND TO SET THE LAST FLOOR JOIST AT 16" O.C. FROM EXT. RING JOIST.

INSTALL BUILT-UP POST FULL WIDTH OF SUPPORTED MEMBER @ ALL BEAM & GIRDER LOCATIONS OR AS NOTED ON PLANS

P.L. = STRUCTURAL POINT LOAD FROM ABOVE

INTERIOR DIMENSION STRINGS ARE TO ROUGH STUDS



ALL INTERIOR STUD WALLS TO BE 2x4, U.N.O.

PROVIDE DOUBLE JOIST FRAMING UNDER ALL PARALLEL WALLS ABOVE ALL LINTELS AND BEAMS TO BE DROPPED UNLESS NOTED OTHERWISE EXTERIOR STRIP FOOTINGS ARE 20"x6" UP UNLESS OTHERWISE NOTED.

STEEL BEAMS TO BE GRADE 350W LATERALLY SUPPORT STEEL BEAMS BY PRE-DRILLING TOP FLANGE FOR 1/2" DIA BOLTED ATTACHMENT OF WOOD NAILER PLATE W/ HOLES @ 24" O.C. STAGGERED

HANDRAIL NOTE:
 PROVIDE CONTINUOUS HANDRAIL THROUGHOUT THE LENGTH OF STAIR AS PER 9.8.7.2 OF THE O.B.C 2012

STAIR NOTES:
 STAIR RUN = 10"
 PROVIDE SOLID WOOD BLOCKING, AS REQ'D, AROUND STAIRWELL WALLS FOR FUTURE RAILING ATTACHMENT

WINDOW NOTE:
 FOR WINDOWS 48" WIDE PROVIDE 2-15M BARS 6" BELOW WINDOW 8'-0" IN LENGTH

PORCH NOTE:
 7" THICK 35MPa POURED CONCRETE SLAB WITH 5-8% AIR ENTRAINMENT REINFORCED W/ 15M BARS @ 16" O.C. E.W. BOTTOM BAR TO HAVE MIN. 11/4" OVER SLAB TO HAVE 3" BEARING ON FOUNDATION WALL AND TO BE FASTENED TO FOUNDATION WALL W/ MIN 24"x24" BENT 10M DOWELS @ 32" O.C. MAX (SHORTEST CLEAR SPAN OF SLAB NOT TO EXCEED 8'-2")

ENGINEERING NOTE:
 STRUCTURAL MEMBERS NOTED WITH AN *SBM HAVE BEEN ENGINEERED BY STRIK, BALDINELLI & ASSOCIATES LTD. REFER TO ITEM NUMBERS AS MARKED AS PER ENGINEERING LETTER

CHARLESTON HOMES

HOME FOR: SINGH AND GULATI

DESIGNED BY: BRAD C. GRANT

MODIFIED BY: MICHAEL G. FIORI

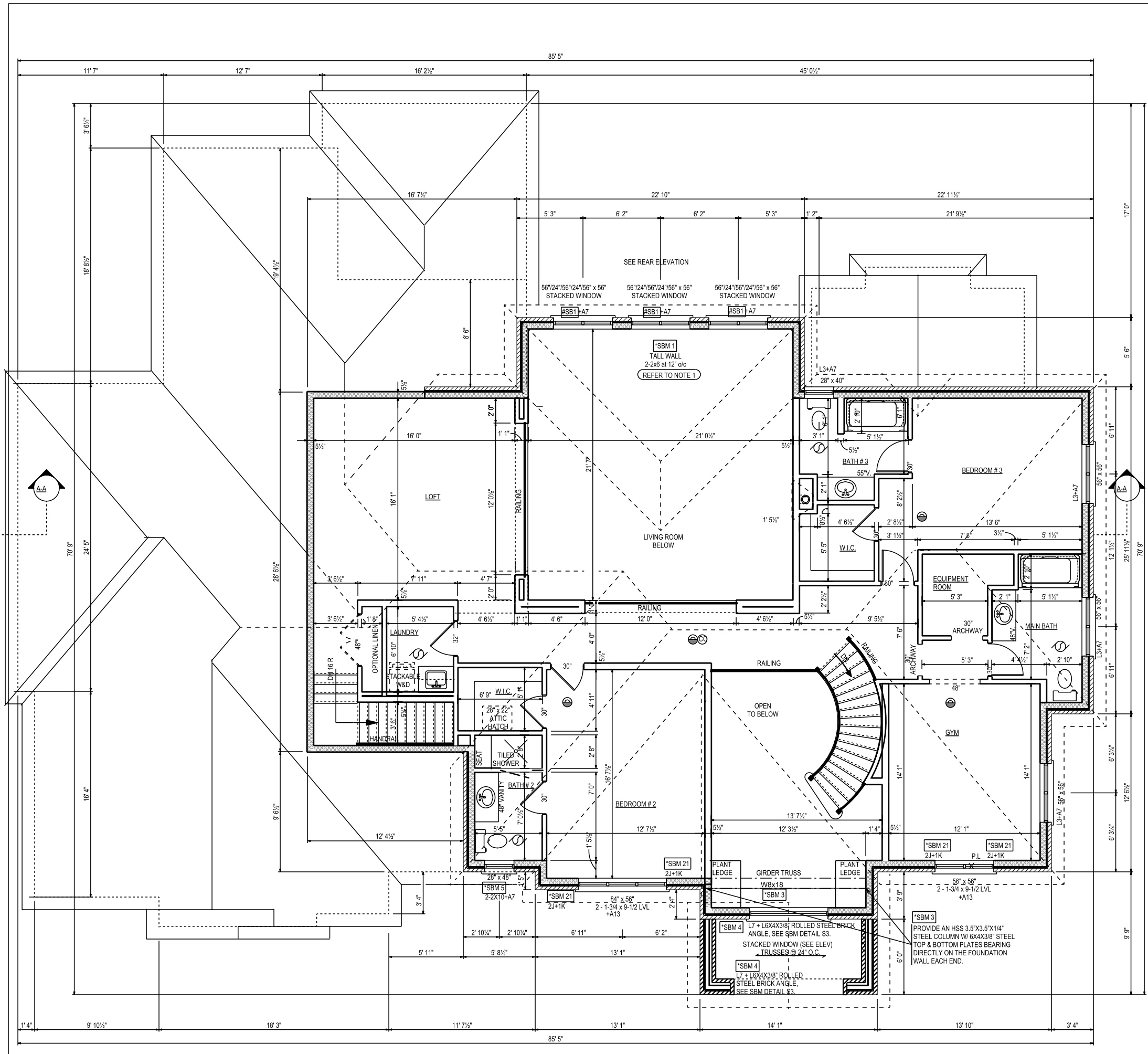
MODEL:

BH001

MAIN FLOOR PLAN

SCALE: 1/8" = 1'0"

4



BCIN QUALIFICATION
 I, JENNIFER CAMARA, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.
 FIRM BCIN: 11789
 INDIVIDUAL BCIN: 11008
 SIGNED: *J. Camara*

REVISION		
#	DRWG STAGE	REV. BY: DATE
1	PRELIM DESIGN	B.C.G. 25/09/2012
2	PERMIT	J.A.C. 07/13/2023
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MECHANICAL SCHEDULE
 SMOKE DETECTOR
 C.O. DETECTOR
 CEILING MOUNTED EXHAUST FAN (ALL BATHROOMS AND WATER CLOSET ROOMS TO BE MECHANICALLY VENTED)
 NOTE: VENTILATION TO BE DETERMINED IN CONFORMITY TO O.B.C. (932) BY MECHANICAL CONTRACTOR

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 L2 3- 38 x 184 (3-2 x 8) SPR.
 L3 2-38x235 (2-2"x10) SPR. C/W STRUCTURAL SHTG
 L4 3- 38 x 235 (3-2 x 10) SPR.
 SL4 3-38x235 (3-2"x10) SPR. C/W STRUCTURAL SHTG
 L5 2- 38 x 286 (2-2 x 12) SPR.
 SL5 2-38x286 (2-2"x12) SPR. C/W STRUCTURAL SHTG
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 A7 90 x 90 x 6.0 (3 1/2 x 3 1/2 x 1/4L)
 A8 90 x 90 x 8.0 (3 1/2 x 3 1/2 x 5/16L)
 A9 100 x 90 x 6.0 (4 x 3 1/2 x 1/4L)
 A10 125 x 90 x 8.0 (5 x 3 1/2 x 5/16L)
 A11 125 x 90 x 10.0 (5 x 3 1/2 x 3/8L)
 A12 150 x 100 x 10.0 (6 x 4 x 3/8L)
 A13 177.8 x 100 x 13.0 (7 x 4 x 1/2L)

NOTES:
SECOND FLOOR AREA = 1681 SQ.FT.
 FRAMER IS RESPONSIBLE FOR MAKING ADEQUATE CLEARANCES FOR TOILET TRAPS, STOVE CENTRES, SHOWER VALVES & DRAINS AND TO SET THE LAST FLOOR JOIST AT 16" O.C. FROM EXT. RING JOIST.
 INSTALL BUILT-UP POST FULL WIDTH OF SUPPORTED MEMBER @ ALL BEAM & GIRDER LOCATIONS OR AS NOTED ON PLANS
 P.L. = STRUCTURAL POINT LOAD FROM ABOVE
 INTERIOR DIMENSION STRINGS ARE TO ROUGH STUDS
 2X4 / 2X6 LOADBEARING WALL
 ALL INTERIOR STUD WALLS TO BE 2x4, U.N.O.
 PROVIDE DOUBLE JOIST FRAMING UNDER ALL PARALLEL WALLS ABOVE ALL LINTELS AND BEAMS TO BE DROPPED UNLESS NOTED OTHERWISE EXTERIOR STRIP FOOTINGS ARE 20"x6" DP UNLESS OTHERWISE NOTED.
 STEEL BEAMS TO BE GRADE 350W LATERALLY SUPPORTED STEEL BEAMS BY PRE-DRILLING TOP FLANGE FOR 1/2" dia / BOLTED ATTACHMENT OF WOOD NAILER PLATE w/ HOLES @24" o.c. STAGGERED
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 STAIR RUN = 10"
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 FOR WINDOWS 48" WIDE PROVIDE 2-15M BARS 6" BELOW WINDOW 8'-0" IN LENGTH
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ENGINEERING NOTE:
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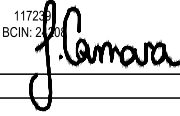
CHARLESTON HOMES
 HOME FOR: SINGH AND GULATI
 DESIGNED BY: BRAD C. GRANT
 MODIFIED BY: MICHAEL G. FIORI
 MODEL:
BH001
SECOND FLOOR PLAN
 SCALE: 1/8" = 1'0"
5

BCIN QUALIFICATION

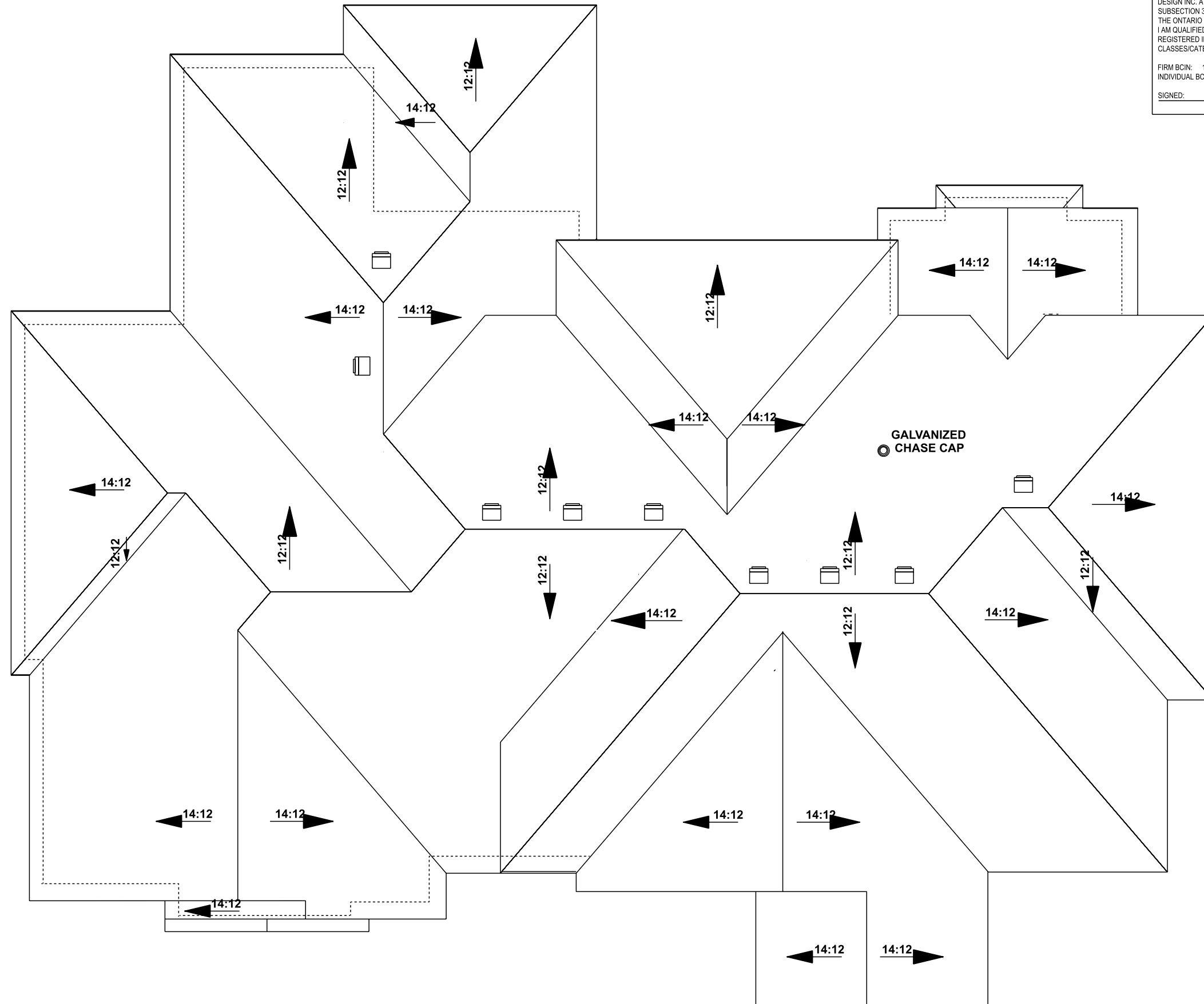
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FIRM BCIN: 117239
INDIVIDUAL BCIN: 21701

SIGNED:



REVISION			
#	DRWG STAGE	REV. BY:	DATE
1	PRELIM DESIGN	B.C.G.	25/09/2012
2	PERMIT	J.A.C.	07/13/2023
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NOTES:

FRAMER IS RESPONSIBLE FOR MAKING ADEQUATE CLEARANCES FOR TOILET TRAPS, STOVE CENTRES, SHOWER VALVES & DRAINS AND TO SET THE LAST FLOOR JOIST AT 16" O.C. FROM EXT. RING JOIST.

SEE ROOF STRUCTURE PLAN FOR TRUSSES & RAFTERS

FRAMING NOTES:

PROVIDE BUILT-UP WOOD STUD POST EQUAL TO WIDTH OF BEAM / GIRDER UNDER ALL BEAMS AND GIRDER TRUSSES.

ROOF AND CEILING FRAMING TO BE AS PER 2012 OBC PART 9.23.13. ALL ROOF RAFTERS TO BE 2x6 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE 2x4 (MIN.) COLLAR TIES, WHERE REQUIRED, TO ENSURE RAFTER SPAN DOES NOT EXCEED 12'-9" HORIZONTALLY. COLLAR TIES MORE THAN 7'-0" LONG TO BE LATEROALLY SUPPORTED NEAR THEIR CENTRES BY 1x4 (MIN.) CONTINUOUS MEMBERS PERPENDICULAR TO THE COLLAR TIES. FOR AN UNSUPPORTED RIDGE, RAFTERS ARE TO BE TIED TO CEILING JOISTS AT BASE AND NAILED IN ACCORDANCE WITH TABLE 9.23.13.8 TO PREVENT OUTWARD MOVEMENT. WHEN CEILING JOISTS ARE PERPENDICULAR TO RAFTERS, PROVIDE 2x6 RAFTER TIES (OR OUTRIGGERS) EVERY 3'-11" (MAX.) NAILED TO RAFTERS AS PER TABLE 9.23.13.8.

OVERFRAMED RAFTERS TO BE SUPPORTED ON LOWER RAFTERS BY 2x4 PROPS @ 24" E.W. OR DOUBLE LOWER RAFTERS WHERE THEY SUPPORT OVERFRAMED RAFTERS.

CEILING BEAMS DESIGNED ASSUMING NO LOADING FROM UPPER ROOF (U.N.O). IF OTHERWISE, CONTACT ENGINEER TO REVIEW.

PROVIDE ROOF TIES AS REQUIRED.

DARKENED WALLS REPRESENT LOAD BEARING WALLS.

CHARLESTON HOMES

HOME FOR: SINGH AND GULATI

DESIGNED BY: BRAD C. GRANT

MODIFIED BY: MICHAEL G. FIORI

MODEL:

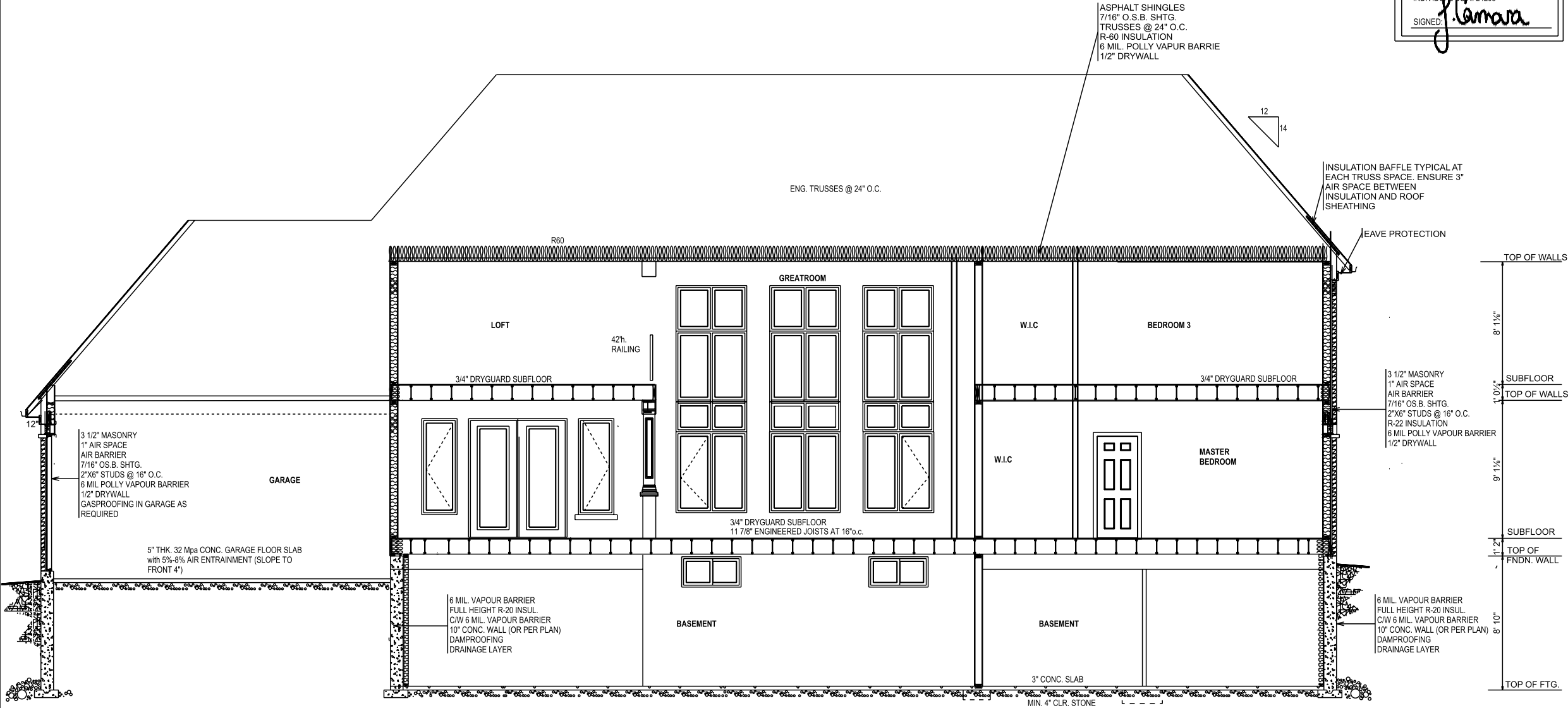
**BH001
ROOF PLAN**

SCALE:
1/8" = 1'0"

6

BCIN QUALIFICATION
 I, JENNIFER CAMARA, DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C. OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.
 FIRM BCIN: 117239
 INDIVIDUAL BCIN: 24208
 SIGNED: *J. Camara*

REVISION		
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1	PRELIM DESIGN	B.C.G. 25/09/2012
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NOTES:

CHARLESTON HOMES

HOME FOR: SINGH AND GULATI

DESIGNED BY: BRAD C. GRANT SCALE: 1/8" = 1'0"

MODIFIED BY: MICHAEL G. FIORI

MODEL:

BH001
BUILDING SECTIONS

7

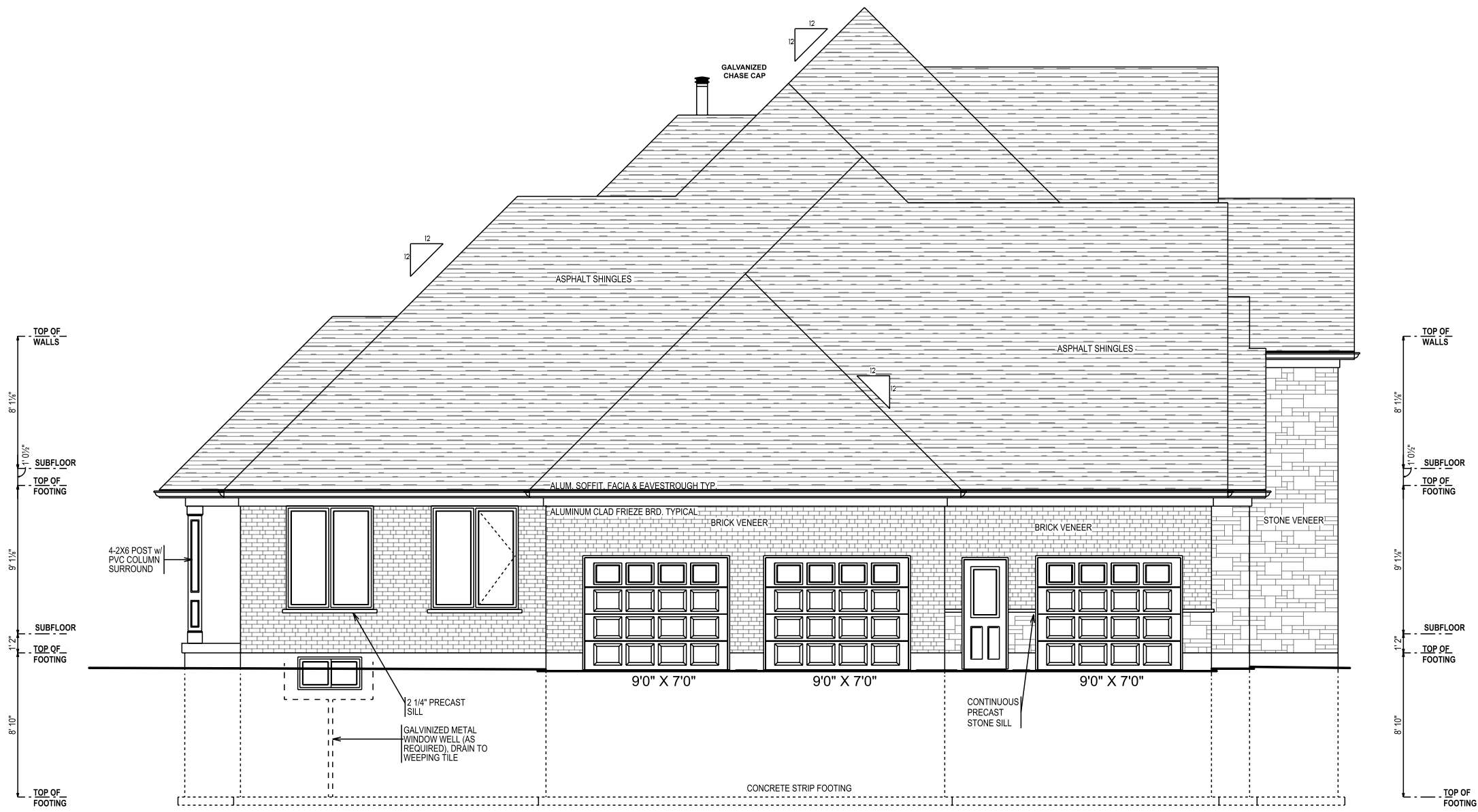
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FIRM BCIN: 1172
 INDIVIDUAL BCIN: 2495

SIGNED: *J. Camara*

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NOTES:

NOTE: WINDOW SIZES SHOWN ARE APPROXIMATE. EXACT ROUGH OPENINGS TO BE DETERMINED BY WINDOW MANUFACTURERS SPECIFICATIONS.

NOTE: PROVIDE GUARDS (CONFORMING TO DIVISION B, PART 9.8.8 OF THE 2012 ONTARIO BUILDING CODE AND SB-7 TYPE GUARDS FOR HOUSING AND SMALL BUILDINGS) AT PORCH WHERE DISTANCE FROM PORCH TO GRADE IS 2'-0" OR GREATER.

CHARLESTON HOMES

HOME FOR: SINGH AND GULATI

DESIGNED BY: BRAD C. GRANT SCALE: 1/8" = 1'0"

MODIFIED BY: MICHAEL G. FIORI

MODEL:

BH001

LEFT SIDE ELEVATION

8

BCIN QUALIFICATION
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 FIRM BCIN: 17272
 INDIVIDUAL BCIN: 14408
 SIGNED: *J. Camara*

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CHARLESTON HOMES

HOME FOR: SINGH AND GULATI

DESIGNED BY: BRAD C. GRANT SCALE: 1/8" = 1'0"

MODIFIED BY: MICHAEL G. FIORI

MODEL: **BH001**

RIGHT SIDE ELEVATION

9

BCIN QUALIFICATION
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 FIRM BCIN: 11723
 INDIVIDUAL BCIN: 2403
 SIGNED: *J. Camara*

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CHARLESTON HOMES

HOME FOR: SINGH AND GULATI
 DESIGNED BY: BRAD C. GRANT
 MODIFIED BY: MICHAEL G. FIORI
 MODEL:

**BH001
 REAR ELEVATION**

SCALE:
 1/8" = 1'0"

10

DESIGN NOTES

1. PRIOR TO PROCEEDING WITH CONSTRUCTION, THE BUILDER/CONTRACTOR MUST VERIFY ALL INFORMATION, DIMENSIONS, AND SPECIFICATIONS OF THE PLAN AND REPORT ANY DISCREPANCIES TO FIORI DESIGN.

2. FIORI DESIGN DOES NOT ASSUME LIABILITY FOR ANY ERRORS AND OMISSIONS ON THESE PLANS, UNLESS ADVISED IN WRITING OF SUCH ERRORS AND OMISSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. PLEASE ADVISE FIORI DESIGN IF ANY DISCREPANCIES ARE OBSERVED.

3. ANY VARIANCES FROM THE STRUCTURAL INFORMATION AND SPECIFICATIONS, OR FROM CONDITIONS ENCOUNTERED ON THE JOB SITE, SHALL BE RESOLVED BY THE OWNER/BUILDER AND SUCH SOLUTIONS SHALL BE THEIR SOLE RESPONSIBILITY

4. ALL WORK ON THIS PROJECT SHALL CONFORM TO THE 2012 ONTARIO BUILDING CODE (OBC 2012), ANY LOCAL REGULATIONS AND BYLAWS, AND THE 2012 OCCUPATIONAL HEALTH AND SAFETY ACT (OHSA) FOR CONSTRUCTION PROJECTS.

5. IF ANY STRUCTURAL DISCREPANCIES ON THE DRAWINGS EXIST, THE MOST STRINGENT SHALL APPLY.

FOUNDATION NOTES

1. ALL CONCRETE SHALL CONFORM TO OBC 9.3.1 AND ALL FOOTINGS AND FOUNDATIONS SHALL CONFORM TO OBC 9.15 UNLESS OTHERWISE NOTED ON THE DRAWINGS

2. SOFT AREAS UNCOVERED DURING EXCAVATION SHALL BE SUB-EXCAVATED TO SOUND MATERIAL AND FILLED WITH CLEAN, FREE DRAINED GRANULAR SOIL COMPACTED TO 100% STANDARD PROCTOR DRY DENSITY (SPDD)

3. LOCATE ALL FOOTINGS AND PIERS CENTRALLY UNDER COLUMNS AND WALLS UNLESS NOTED OTHERWISE

4. PLACE FOOTINGS WHICH ARE EXPOSED TO FREEZING WEATHER A MINIMUM OF 1200mm (48") BELOW FINISHED GRADE UNLESS SPECIFIED OTHERWISE

5. PROTECT SOIL FROM FREEZING ADJACENT TO AND BELOW ALL FOOTINGS

6. FOUNDATION WALLS CONNECTED TO STRIP FOOTINGS WITH SHEER KEY OR 15M DOWELS x 167" LONG @4'-0" O.C. WITH 4" EMBEDMENT INTO FOOTING

7. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE SHALL BE:
15MPA FOR FOOTINGS
20 MPA FOR INTERIOR FLOOR SLABS ON GRADE
32 MPA FOR GARAGE FLOOR SLABS ON GRADE
20 MPA FOR FOUNDATIONS WALLS UNLESS OTHERWISE NOTED ON THE DRAWINGS.

8. USE HIGH FREQUENCY VIBRATION TO PLACE ALL CONCRETE

9. TAKE ADEQUATE MEASURES TO PROTECT CONCRETE FROM EXPOSURE TO FREEZING TEMPERATURES AT LEAST SEVEN DAYS AFTER CONCRETE PLACEMENT

11. REBAR TO BE DEFORMED BARS WITH A YIELD STRENGTH OF 400 MPA

12. LAP LENGTH FOR 15M BARS IS 24"

13. FOUNDATION WALLS HAVE BEEN DESIGNED TO SUPPORT DRAINED EARTH, ENSURE GROUND WATER DRAINAGE CAN OCCUR

FOUNDATION NOTES CONTINUED

13. WHERE FOUNDATION WALL THICKNESS IS REDUCED AT TOP OF WALL TO ALLOW FOR STONE LEDGE, THE REDUCTION IN THICKNESS SHALL COMPLY WITH OBC 9.15.4.7

14. ENSURE FOUNDATION WALLS ARE LATERALLY SUPPORTED BEFORE BACKFILLING

15. MAXIMUM FOUNDATION BACKFILL HEIGHTS FOR LOOKOUT WALLS: CONCRETE FOUNDATION WALLS WHICH DO NOT EXTEND TO THE UNDERSIDE OF THE MAIN FLOOR JOISTS MAY BE BACKFILLED UP TO THE FOLLOWING HEIGHTS ABOVE THE BASEMENT FLOOR BASED ON O.B.C DIV B TABLE 9.15.4.2.A:
8" (20MPa) CONCRETE FOUNDATION = 3'-11"
10" (20MPa) CONCRETE FOUNDATION = 4'-7"
CONTACT A PROFESSIONAL ENGINEER FOR BRACING AS REQUIRED IF THE BACKFILL EXCEEDS THESE HEIGHTS.

16. FOR FOUNDATION OPENINGS GREATER THAN 3'-11" WIDE AND WHERE NOTED ON THE PLANS, REINFORCE FOUNDATION WALL AROUND THE OPENING WITH 2 -15M FULL HEIGHT VERTICAL BARS EACH SIDE OF WINDOW AND 2 -15. HORIZONTAL BARS BELOW WINDOW SILL. EXTEND HORIZONTAL BARS 24" BEYOND WINDOW OPENING ON BOTH SIDES. TYPICAL WINDOWS FOR 48"-72" WIDE.

17. USE A MINIMUM OF 8" COMPACTED LAYER OF 3/4" CLEAR STONE UNDER ALL GROUND SLABS

18. SPACING OF CONTROL JOINTS IN CONCRETE SLABS SHALL NOT EXCEED 20'-0" o.c.

19. THE FOLLOWING MINIMUM CONCRETE COVERS FOR REINFORCING STEEL SHALL BE PROVIDED: FOOTINGS: 3", PIERS AND WALLS: 1 1/2", UNLESS OTHERWISE NOTED

FRAMING NOTES

1. ALL WOOD FRAME CONSTRUCTION SHALL CONFORM WITH OBC 9.23 UNLESS OTHERWISE NOTED ON THE DRAWINGS.

2. LUMBER SHALL BE SPF NO. 1/2 OR BETTER UNLESS NOTED OTHERWISE. MOISTURE CONTENT SHALL BE 19% OR LESS

3. WOOD TRUSSES AND MANUFACTURED FRAMING MEMBERS ARE TO BE DESIGNED & CERTIFIED BY A PROFESSIONAL ENGINEER FOR THE LOADS AND CONDITIONS INDICATED ON THE DRAWINGS. REFER TO TRUSS MANUFACTURER'S DRAWINGS FOR UPLIFT CLIPS, PROVIDE ADEQUATE BEARING SURFACE FOR THE TRUSS BEARING LOADS

4. ALL INTERIOR LOAD BEARING WALLS SHALL BE 2X4 OR 2X6 STUDS AT 12" o.c. UNLESS OTHERWISE NOTED. THEY WILL BE IDENTIFIED ON PLANS WITH A HATCH:

5. ALL FLOOR JOISTS TO HAVE CROSS BRIDGING AND STRAPPING UNLESS OTHERWISE NOTED

6. PROVIDE DOUBLE JOIST FRAMING UNDER ALL PARALLEL WALLS ABOVE AND AROUND STAIRS, UNLESS OTHERWISE NOTED

7. PROVIDE BUILT UP WOOD STUD POSTS EQUAL TO STUD DEPTH x WIDTH OF BEAM AT EACH END OF EACH BEAM OR GIRDER TRUSS, UNLESS OTHERWISE NOTED

8. LUMBER SHALL NOT BE NOTCHED OR DRILLED IN THE FIELD WITHOUT PERMISSION A STRUCTURAL ENGINEER

9. THICKNESS AND TYPE OF SUBFLOOR, ROOF SHEATHING, AND WALL SHEATHING SHALL CONFORM TO 9.23.14, 9.23.15, AND 9.23.16 RESPECTFULLY.

10. BOLTED CONNECTIONS SHALL BE MADE USING GRADE A307 BOLTS, UNLESS OTHERWISE NOTED

11. USE PRESSURE TREATED LUMBER (CWPB APPROVED) OR APPLY SUITABLE WOOD PRESERVATIVE TO ALL WOOD IN CONTACT WITH SOIL

12. WOOD IS NOT PERMITTED TO BEAR DIRECTLY ON MASONRY OR CONCRETE WITHOUT PROTECTION. PROVIDE EITHER PRESSURE TREATED LUMBER, SUITABLE WOOD PRESERVATIVE, OR 6MIL (0.152MM) POLYETHYLENE SHEET.

13. SOLID HORIZONTAL BRIDGING SHALL BE PROVIDED AT 1200MM (4'-0") O.C. IN THE FIRST TWO JOIST SPACES ADJACENT TO THE EXTERIOR WALLS. BRIDGING SHALL BE ATTACHED TO THE EXTERIOR WALL TO PROVIDE LATERAL STABILITY

14. PROVIDE 38MM X 38MM (2X2) DIAGONAL CROSS BRIDGING OR SOLID BLOCKING AT MAXIMUM 2.1M (82") O.C. FOR ALL SAWN JOIST LOCATIONS

FRAMING NOTES CONTINUED

15. PROVIDE SOLID WOOD HORIZONTAL BLOCKING AT MAXIMUM 3.0M (10'-0") O.C. FOR ALL FRAMED WALLS. INSTALL MORE FREQUENTLY WHEN SO NOTED ON THE ARCHITECTURAL OR STRUCTURAL WALL DRAWINGS (EG. FOR BLOCKING OF SHEAR WALLS, OR FOR LATERAL STUD SUPPORT)

16. ALL NAILS USED SHALL CONFORM TO STEEL WIRE NAILS AND SPIKES AS DEFINED IN CSA STANDARD B111 "WIRE NAILS, SPIKES AND STAPLES" UNLESS NOTED OTHERWISE

17. LATERALLY SUPPORT ALL STEEL BEAMS BY RE-DRILLING FLANGES FOR 13MM (1/2") BOLTED ATTACHMENTS OF WOOD NAILERS WITH 15MM (9/16") HOLES STAGGERED AT 600MM (24") O.C.

18. STRUCTURAL STEEL SHALL CONFORM TO CSA G40.21-44W AND G40.21-50W CLASS FOR H FOR H.S.S. STEEL BEAMS AND COLUMNS SHALL BE ON ASTM A992/992M, GRADE 50W (FY=345 MPA).

19. ALL WELDING SHALL BE COMPLETE BY CWB CERTIFIED WELDERS

20. USE JOIST HANGERS WHERE FRAMING MEMBERS CONNECT INTO THE SIDES OF SUPPORTING MEMBERS

21. ALL STEEL CONNECTORS (UPLIFT CLIPS, BRACKETS, JOIST HANGERS, ETC.) SHALL BE SIMPSON STRONG TIE CONNECTORS, UNLESS NOTED OTHERWISE

22. ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD ARE TO BE HOT DIP GALVANIZED (TO CSA-G164) OR STAINLESS STEEL

23. FOR SOLID AND BUILT UP MEMBERS (TRUSSES, BEAMS, LINTELS) PROVIDE A BUILD UP POST WITH AN EQUAL OR GREATER THICKNESS UNLESS NOTED OTHERWISE. ALL BUILT UP POSTS TO BE CONTINUOUS (INCLUDING TRANSFER BLOCKING AT FLOORS) DOWN TO THE FOUNDATIONS

24. ALL BUILT UP MEMBERS TO BE FASTENED TOGETHER WITH TWO 75MM (3") SPIRAL NAILS AT 300MM (12") O.C. FOR EVERY PLY UNLESS OTHERWISE NOTED. MULTI-PLY ENGINEERED LUMBER BEAMS TO BE FASTENED AT PER THE MANUFACTURER'S SPECIFICATIONS

25. ALL PRE-ENGINEERED STEEL CONNECTORS (EG. SIMPSON STRONG TIE) ARE TO HAVE THE CORRECT NUMBER AND SIZE OF FASTENERS, AS PER THE MANUFACTURER'S PRODUCT CATALOGUE

26. PROVIDE SOLID BLOCKING OR MECHANICAL CONNECTIONS AT THE TOP AND BOTTOM OF BEAMS AT BEARING POINTS TO PROVIDE MOVEMENT OR ROTATION.

27. ALL STUD WALLS SHALL BE ANCHORED TO THE FOUNDATION OR FLOOR SLAB WITH 5/8" DIA. ANCHOR BOLTS AT 4'-0" MAXIMUM

28. COLUMN BASE PLATES AND BEAM BEARING PLATES SHALL BE GROUTED WITH 1 1/2" NON-SHRINK GROUT

29. J.R. COLUMNS SHALL BE USED FOR ALL INDICATED STEEL TELEPOSTS UP TO A REQUIRED LOAD RATING OF 128 KN (28,700 LBS) ALL STEEL POSTS SHALL HAVE AN ALLOWABLE CAPACITY GREATER THAN THE RATING INDICATED.

30. 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 OTHERWISE NOTED.

FRAMING NOTES CONTINUED

31. STAIRS SHALL CONFORM WITH O.B.C 2012 SECTION 3.4.7.5. AND 9.8. ALL HANDRAILS AND GUARDS SHALL CONFORM WITH O.B.C 2012 SECTION 9.8 AND SB-7

STAIR REQUIREMENTS:

- MAX RISE: 200mm (7 7/8")
- MIN. RUN: 254mm (10")
- MIN. TREAD 279mm (11")
- NOSING 25mm (1")
- UNIFORM RISE AND RUN IN ANY ONE FLIGHT OF STAIRS
- MIN. HEADROOM FOR INTERIOR STAIRS: 1950mm (6'-5")
- HANDRAILS: 914MM (36")

GUARD HEIGHTS:

- AT LANDINGS: 900mm (35")
- AT STAIRS: 914mm (36")
- GUARDS TO BE NON-CLIMBABLE WITH MAX. SPACING OF 100mm (4")
- EXTERIOR GUARDS REQUIRED FOR 2'-0" - 5'-11" ABOVE GRADE: 900mm (35"), 5'-11" AND MORE ABOVE GRADE: 1070mm (42")

LANDING REQUIREMENTS:

- A LANDING IS REQUIRED AT THE MAIN ENTRANCE
- A LANDING IS REQUIRED AT ANY SECONDARY ENTRANCE WHEN MORE THAN 3 RISERS ARE NEEDED. GUARDS TO BE INSTALLED AT 36"

32. ALL GARAGE WALLS AND FLOORS ADJACENT TO LIVING SPACES ARE TO BE DRYWALLED AND SEALED/GAS-PROOFED. PROVIDE MIN R31 INSULATION IN THE FLOOR SPACE OVER GARAGE. DOORS FROM THE GARAGE TO INTERIOR OF THE HOUSE SHALL BE EXTERIOR TYPE WITH WEATHER STRIPPING AND CLOSER.

33. EVERY FLOOR CONTAINING BEDROOMS MUST HAVE AT LEAST ONE WINDOW WITH AN UNOBSTRUCTED OPENING AND OPENABLE PORTION NOT LESS THAN 380mm (15"), AND A SILL HEIGHT OF NO MORE THAN 1m (3'-3") ABOVE THE FINISHED FLOOR.

34. FOR MASONRY VENEER INSTALLATION, PROVIDE CONTINUOUS FLASHING AND WEEPHOLES EVER 31"o.c. MAX.

35. ALL FLOORS WITH CERAMIC TILE ARE TO BE REINFORCED IN ACCORDANCE WITH DIVISION B, 9.30.6 OF THE 2012 O.B.C

36. ATTIC VENTILATION TO COMPLY WITH O.B.C 9.32

37. AIR BARRIER IS TO BE IN ACCORDANCE WITH O.B.C. 9.25.5

GENERAL NOTES

1. INSULATE AND WEATHER STRIP ATTIC ACCESS HATCHES (21.5"x28")
2. ATTIC VENTILATION TO COMPLY WITH OB.C. 2012 DIVISION B, 9.32
3. ALL DOORS AND WINDOWS TO COMPLY WITH O.B.C 9.6.6 FOR RESISTANCE TO FORCED ENTRY
4. ALL LIGHTING AND ELECTRICAL TO COMPLY WITH O.B.C. 9.34
5. SMOKE DETECTORS ARE REQUIRED ON EACH FLOOR LEVEL AND IN EACH SLEEPING ROOM, AND ARE TO BE INTERCONNECTED
6. HEADROOM UNDER DUCTS AND BEAMS MIN. 6'-5".
7. RANGE HOODS TO BE VENTED TO THE EXTERIOR c/w NON-COMBUSTIBLE PIPING
8. EVERY WATER DISTRIBUTION SYSTEM MUST BE SIZED TO PROVIDE PEAK DEMAND FLOW AS PER 7.6.3 DIV. B OF THE 2012 O.B.C
9. LAUNDRY TRAPS ARE REQUIRED TO AVE A 2" TRAP AS PER 7.4.9.3 DIV. B OF THE 2012 O.B.C
10. WATER CLOSETS MUST HAVE A MAXIMUM WATER CONSUMPTION PER FLUSH OF 4.8L.D.P.F AS PER TABLE 7.6.4.2B OFDIV. B OF THE 2012 O.B.C
11. REINFORCE STUDS IN MAIN BATH FOR FUTURE INSTALLATION OF GRAB BARS ADJACENT TO TUB AND WATER CLOSET. AS PER O.B.C. DIV B, PART 9, 9.5.2.3.

BCIN QUALIFICATION

I, JENNIFER CAMARA DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY FIRM, FIORI DESIGN INC. A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF DIVISION C, OF THE ONTARIO BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

FIRM BCIN: 117239
INDIVIDUAL BCIN: 2411

SIGNED: *J. Camara*

REVISION			
#	DRWG STAGE	REV. BY:	DATE
1	PRELIM DESIGN	B.C.G.	25/09/2012
2	PERMIT	J.A.C	07/13/2023
3			
4			
5			
6			
7			

NOTES:

CHARLESTON HOMES

HOME FOR: SINGH AND GULATI

DESIGNED BY: BRAD C. GRANT	SCALE: N.T.S.
MODIFIED BY: MICHAEL G. FIORI	
MODEL:	11
BH001	
GENERAL NOTES	

Arcadis Inc.
360 James Street North – Suite 200
Hamilton
Ontario L8L 1H5
Canada
Phone: 905-546-1010 ext. 63139
www.arcadis.com



Ms. Jamila Sheffield, ACST
Secretary Treasurer, Committee of Adjustment
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Subject: 1, 13 & 17 Prato Verde Lane, Flamborough – Minor Variance Applications
Date: July 31, 2023

Dear Ms. Sheffield,

On behalf of the property owner, Charleston Homes Ltd., we are pleased to submit three (3) Minor Variance applications for the above noted properties.

As you may be aware, the lots are part of a recently approved and registered Subdivision known as Butternut Hill Estates, City file #25T-201506. Where the Subdivision design used approximate building envelopes in the absence of known end users, the owner now has signed agreements with purchasers and a final building design has been established. With these final building designs some variances from the Zoning By-law have been created.

For #1 Prato Verde Lane (Lot 1) the proposed dwelling design requires variances to permit a maximum of 4 bedrooms and a maximum building height of 12.5m.

For #13 Prato Verde Lane (Lot 4) the proposed dwelling design requires variances to permit a maximum of 4 bedrooms and a maximum building height of 13.75m.

For #17 Prato Verde Lane (Lot 5) the proposed dwelling design requires variances to permit a minimum rear yard of 5.9m, a maximum of 5 bedrooms, and a maximum building height of 11.6m.

In support of the applications please find enclosed the following information for each of the applications:

1. The completed Minor Variance application form;
2. Building design drawings;
3. Site Layout drawing; and,
4. Sewage System Design memo.

Should you require any additional information please do not hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to read "Jared Marcus", written over a white background.

Jared Marcus, CPT
Associate – Manager, Planning



March 23, 2023
31938-22

Charleston Homes
2-167 Jolliffe Avenue
Rockwood, Ontario
N0B 2K0

Attention: Max Hewson

Dear Sir:

**Re: Sewage System Design
Lot 1, Registered Plan 62M-1289
City of Hamilton**

1.0 Introduction

Van Harten is pleased to submit this report for the sewage system design recently completed for the above referenced site located off of Highway 8 in the Village of Rockton as indicated on the Key Map of Appendix A. This work was authorized by Mr. Max Hewson of Charleston Homes.

The project involves the proposed construction of a new single family residence that will be serviced by a private on-site Class 4 Sewage System. The purpose of this engineering task is to identify the subsurface conditions at the subject property and prepare the design of a sewage system that conforms to the 2012 Ontario Building Code (OBC) that is suitable for obtaining a building permit from the City of Hamilton.

2.0 Site Investigation

An engineering site investigation was carried out by a representative from Van Harten on November 23, 2022. The purpose of the investigation was to locate water supply wells in the vicinity of the site, identify surface drainage characteristics of the property, and to carry out a subsurface investigation.

An excavator was utilized to dig test pits within the designated leaching bed areas on Lots 1, 2, 4 and 5. The location of the test pit advanced on the subject property is shown on the site plan, presented in Appendix A. Representative samples of the soils were collected from the test pits for visual examination of the density, colour, moisture content, plasticity, and gradation. Groundwater observations in the test pit were also noted at the time of the fieldwork.

The test pit locations were approximately located in the field by Van Harten referencing features identified on the overall subdivision grading plan.

3.0 Laboratory Testing

A sample of the predominant soil relevant to the design of the sewage system was submitted to CMT Engineering Inc. for particle size distribution analysis. The laboratory test results are presented in Appendix B of this report.

4.0 Summarized Conditions

The subject property is a lot within a new plan of subdivision that is located off of Highway 8 in the Village of Rockton.

Please refer to Table 1 for a detailed summary of the soil and groundwater conditions recorded by Van Harten at the time of the site investigation, and to Appendix B for the resulting particle size distribution analysis of the submitted soil sample. The general soil stratigraphy encountered in the test pit dug at the subject property comprises of a 200 mm thick layer of topsoil overlying a deposit of rusty brown silt with trace to some sand and clay. A particle size analysis carried out on a sample of silt taken from the subject property reveals that the sample contains 13% sand, 76% silt and 11% clay. This soil is consistent with what was encountered on abutting lots. No free groundwater was encountered in the test pit, dug to a depth of 1.60 m.

5.0 Sewage System Design

The project involves the proposed construction of a new privately serviced single family residence on newly created rural residential property in Rockton. The purpose of this investigation is to prepare a sewage system design that conforms to the minimum requirements of Division B - Part 8 of the OBC that will be suitable to obtain a permit from the City of Hamilton. The following paragraphs of this report provide a summary of necessary design parameters and details of the proposed sewage system.

The percolation time of the predominant soil deposit has been assessed based on soil characteristics recorded by Van Harten at the time of the site investigation and the results of laboratory testing carried out by CMT Engineering Inc. Referring to Supplementary Standard SB-6 of the 2012 OBC, Table 1 of the current report, and the results of the particle size distribution analysis presented in Appendix B, the predominant soil is classified as "ML" under the Unified Soil Classification System with a percolation rate ranging from $T = 20$ to 50 min/cm. A percolation rate of $T = 30$ min/cm is chosen for this sewage system design.

In reviewing the house plans, it is understood that the proposed residence is a four-bedroom house with no more than 440 m² of total living area. Referring to Table 7.4.9.3 of the OBC, the proposed residence has a total of about fifty-seven (57) fixture units. The peak daily sewage flow calculated in accordance with Table 8.2.1.3.A of the OBC is $4,300$ L/day. A peak flow calculation is attached to this report as Appendix C.

The Class 4 Sewage System proposed for the subject property comprises of Waterloo Biofilter Level IV treatment unit meeting the CAN/BNQ 3680-600 standard discharging to a Type A Dispersal Bed. Attached as Appendix D to this report is the Annex to the Certificate that outlines the BNQ approval. Details regarding the proposed system are found in the following paragraphs.

The sewage system proposed for the subject property comprises a Waterloo Biofilter Model No AD-BA45 listed on the Annex to the BNQ Certificate of Conformity. A minimum $8,496$ L anaerobic digester shall be installed upstream of an external pump chamber with a minimum working capacity of $2,250$ L. The effluent will be time-dosed to foam filter media contained within baskets set in a concrete tank with a minimum volume of 6.3 m³ of foam. The aerobically treated effluent collected at the base of this tank will be time-dosed to a Type A leaching bed designed in accordance with Section 8.7.7 of the 2012 OBC. The leaching bed is comprised of a 100 m² area of crushed stone overlying a 418 m² area of imported sand. The stone shall be washed septic stone meeting the gradation requirements of Table 8.7.3.3 and the sand shall be poorly graded material with less than 5% silt content as per 8.7.7.1 (4) (a).

Referring to the design drawing and considering Unit Precast Ltd. as the supplier, an ADIPC-13600 is proposed upstream of a BT-13600. Depending on the installing contractor, another supplier of the Waterloo Biofilter product may be chosen. Any altered configuration from what is shown on the design drawing must be one that is listed in the Annex to the BNQ Certificate of Conformity.

In Accordance with 8.7.2.2 (2) and as noted on the attached design drawing, the header line and distribution pipes within a leaching bed shall be constructed to allow for future subsurface detection by magnetic means, by means of a 14 gauge TW solid copper light coloured plastic coated tracer wire or by another means of subsurface detection. Future detection of the sewer line between the house and tank as well as between the tank and leaching bed may also be beneficial and should be considered by the installer.

Please refer to Appendix A for design drawings of the proposed sewage system illustrating the depth and area of imported material, and for construction and inspection requirements.

6.0 Operation and Maintenance

The sewage system must be operated within the parameters for which it was designed and must be maintained according to Section 8.9 of the OBC. Proper use and maintenance of the system is necessary to minimize the potential of failure and to maximize the life of the system. Please refer to Appendix A for general operation and maintenance guidelines.

In accordance with 8.6.2.2 of the OBC, the owner shall obtain from the manufacturer of the chosen treatment unit, literature regarding the operating, servicing, and maintenance requirements of the unit and its related components to ensure proper operation in accordance with the design and specifications.

The owner shall not operate the treatment system until they have entered into an agreement with a person who possesses a copy of a technical manual and is authorized by the manufacturer to service and maintain the chosen system. The person authorized to carry out the service work must notify the Chief Building Official if their agreement has been terminated or if the owner of the system denies access.

The person authorized by the manufacturer of the system shall take a grab sample of the treated effluent to determine the level of CBOD₅ and suspended solids with results submitted promptly to the chief building official. The samples shall be taken once in the first twelve months and once each year thereafter as detailed in 8.9.2.4 (2). The concentration of CBOD₅ and suspended solids is deemed to comply with Table 8.6.2.2 when it does not exceed 20 mg/L for each of these parameters. In the event that test results do not comply with Table 8.6.2.2, resampling shall be completed in accordance with 8.9.2.4 (4). Please refer to 8.9.2.4 for details regarding the sampling requirements.

7.0 Water Supply

The water supply for the proposed house will be provided by an existing drilled well. The proposed sewage system is located to provide a minimum 15 m clearance from this well as indicated on the attached site plan. There are no other known wells within the immediate vicinity of the proposed sewage system.

8.0 Approval and Construction Requirements

This report must be submitted along with a completed application to the City of Hamilton for review and approval, prior to construction of the proposed sewage system. Any technical questions arising from the review of the report should be directed to Van Harten.

Copies of this report may be submitted to various licensed contractors to obtain cost estimates to install the proposed sewage system. The contractor shall contact Van Harten to clarify any questions concerning the installation requirements and to carry out the construction inspection requirements outlined in Appendix A.

9.0 Closure

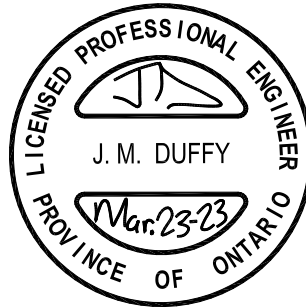
The completed sewage system design and report is specific to the subject property and cannot be applied to different properties. The proposed system exceeds the minimum requirements of the OBC given the design percolation rate and peak daily sewage flow, and is suitable for review and approval by the City of Hamilton. It is noted that all private on-site sewage systems have a limited capacity, and it is the sole responsibility of the owner to expand or replace the system in the future if it becomes necessary.

I trust that this report and design has been completed within our terms of reference and is suitable for your present requirements. Please contact our office if you have any questions or require further consultation.

Van Harten Surveying Inc.



John Duffy, P. Eng.
Consulting Engineer



- Encl. Table 1 – Test Pit Log
- Encl. Appendix A – Specifications and Design Drawing
- Encl. Appendix B – Laboratory Test Results
- Encl. Appendix C – Peak Flow Calculation

TABLE 1 – TEST PIT LOG

Lot 1, Registered Plan 62M-1289
City of Hamilton
Van Harten Project # 31938-22

Test Pit 1

November 23, 2022

Depth (m)	Sample	Soil Description
0-0.20		TOPSOIL: dark brown silt, moist
0.20-1.60	1	SILT: rusty brown silt, trace to some sand and clay, damp to moist
Groundwater Observations: At completion of excavation, test pit sidewalls stable. No free groundwater encountered.		



APPENDIX A
SPECIFICATIONS AND DESIGN DRAWING

SEWAGE SYSTEM MATERIALS

1. All material utilized in the construction of the proposed sewage system must conform to the requirements of the 2012 Ontario Building Code.
2. The chosen treatment unit shall be certified to the CAN/BNQ 3680-600 Standard.
3. The treatment unit shall be equipped with an audible and visual warning alarm so located to warn the occupants of the building served or the operator of the treatment unit of a malfunction in the operation of the treatment unit. Where available, a smart panel with remote monitoring capabilities is recommended.
4. All treatment units shall permit the sampling of effluent.
5. Sewer line shall be no less than 100 mm (4 inch) trade size PVC pipe. Distribution pipe used in the sewage system shall be no less than 75 mm (3 inch) trade size PVC pipe. Stone in the filter bed shall comprise of clean gravel washed of fine material that complies with the gradation requirements of 'Septic Stone' listed in Table 8.7.3.3.A. Permeable geotextile fabric or untreated building paper is acceptable for placement over the entire stone area as per 8.7.3.3 (2).
6. The sand layer shall be comprised of sand that has a percolation time of at least 6 min/cm and not more than 10 min/cm with not more than 5% fines passing through a 0.074 mm (No. 200) sieve as per OBC 8.7.7.1 (4).

CONSTRUCTION REQUIREMENTS

1. The installation of the leaching bed must conform to the various construction requirements in Division B-Part 8 of the 2012 OBC.
2. The contractor is to strip topsoil and stockpile this material away from the proposed leaching bed area. Once removed, the area is to be subexcavated to the specified subgrade elevations and scarified perpendicular to the slope of the subgrade.
3. Approved sand fill is to be end-dumped at the edge of the prepared leaching bed and either pushed or cast across the open subgrade. Dump trucks are not to travel across the prepared subgrade.
4. Distribution pipe is to be constructed in a stone layer overlain by filter fabric. The distribution pipes are to be evenly spaced at 1.2 m maximum centers to within 600 mm of the perimeter of the stone area. The header is to be installed level with uniform slope on each distribution pipe. The distribution pipe is to drop between 30 and 50 mm for every 10 m length of pipe.
5. The distribution pipes within the leaching bed shall be constructed so that they can be detected by magnetic means; by means of a 14 gauge TW solid copper light coloured plastic coated tracer wire; or other means of subsurface detection.
6. The sewage system is to be backfilled immediately following inspection. Topsoil is to be placed and grass growth established as soon as possible. Surface grading shall conform to the approved lot grading plan.

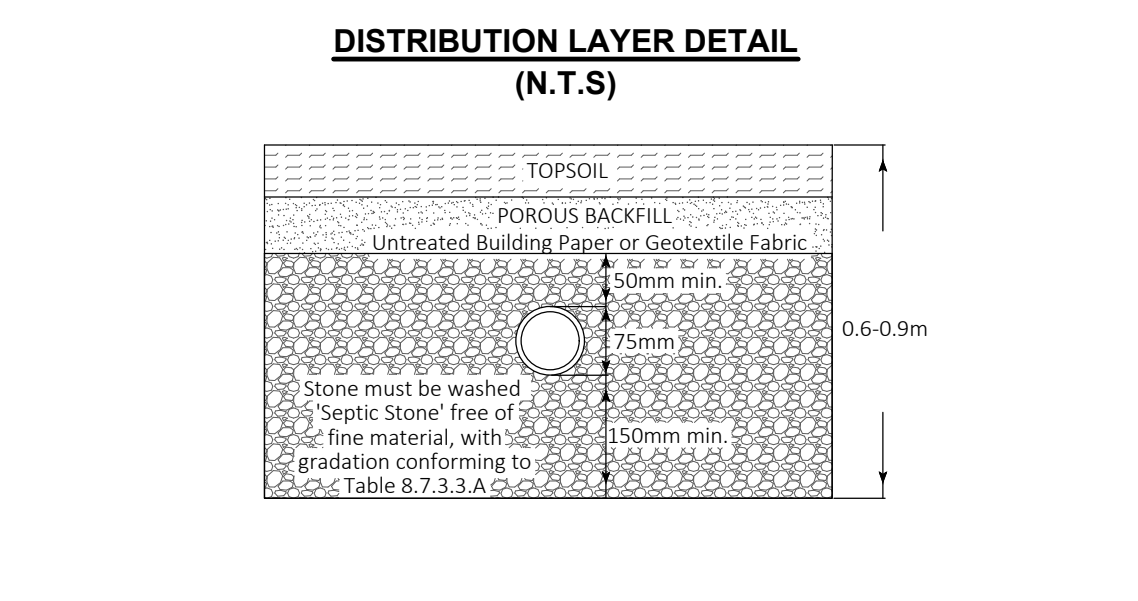
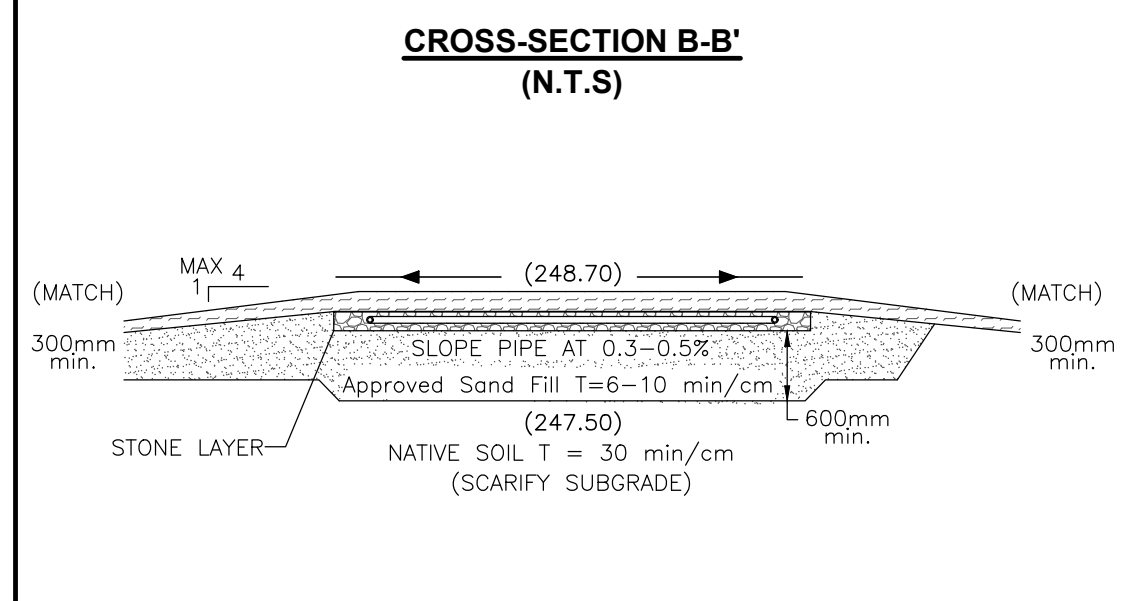
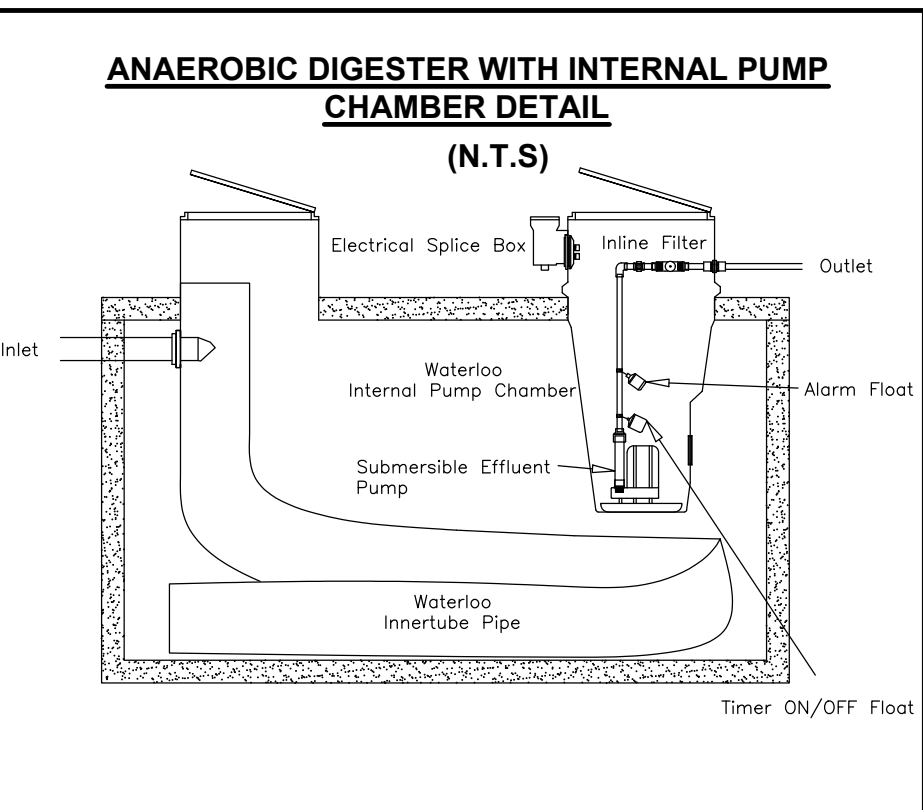
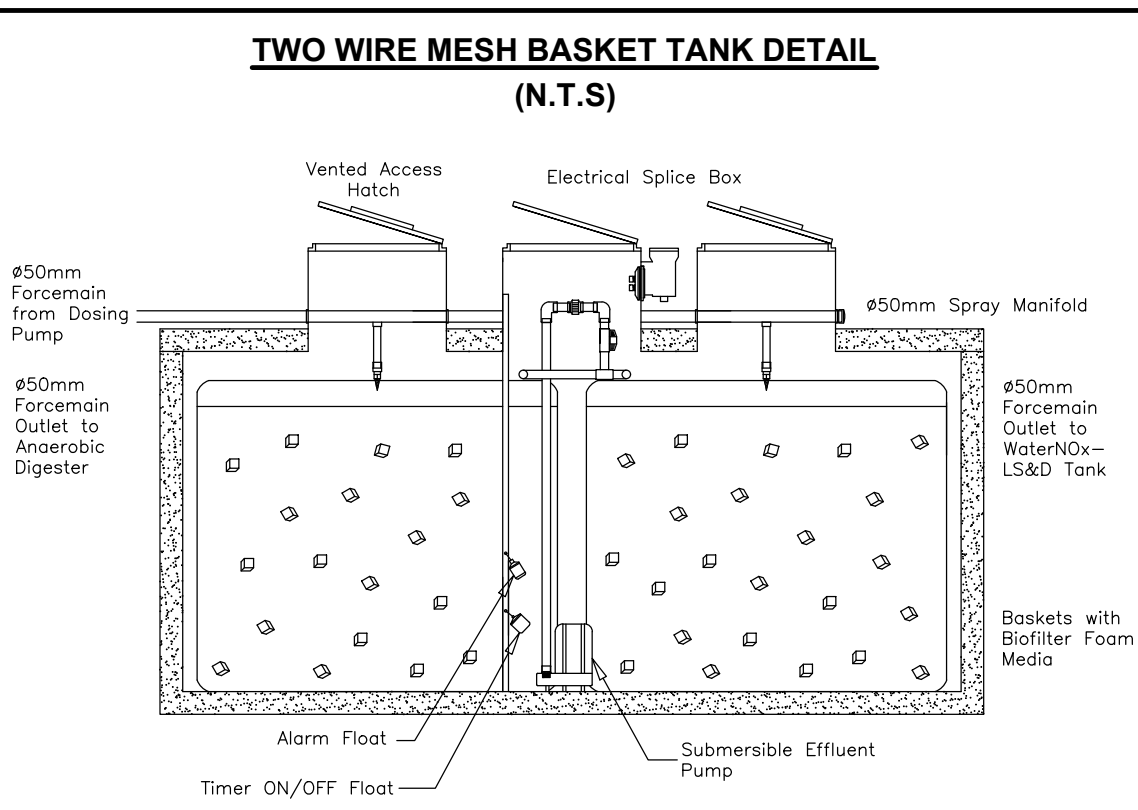
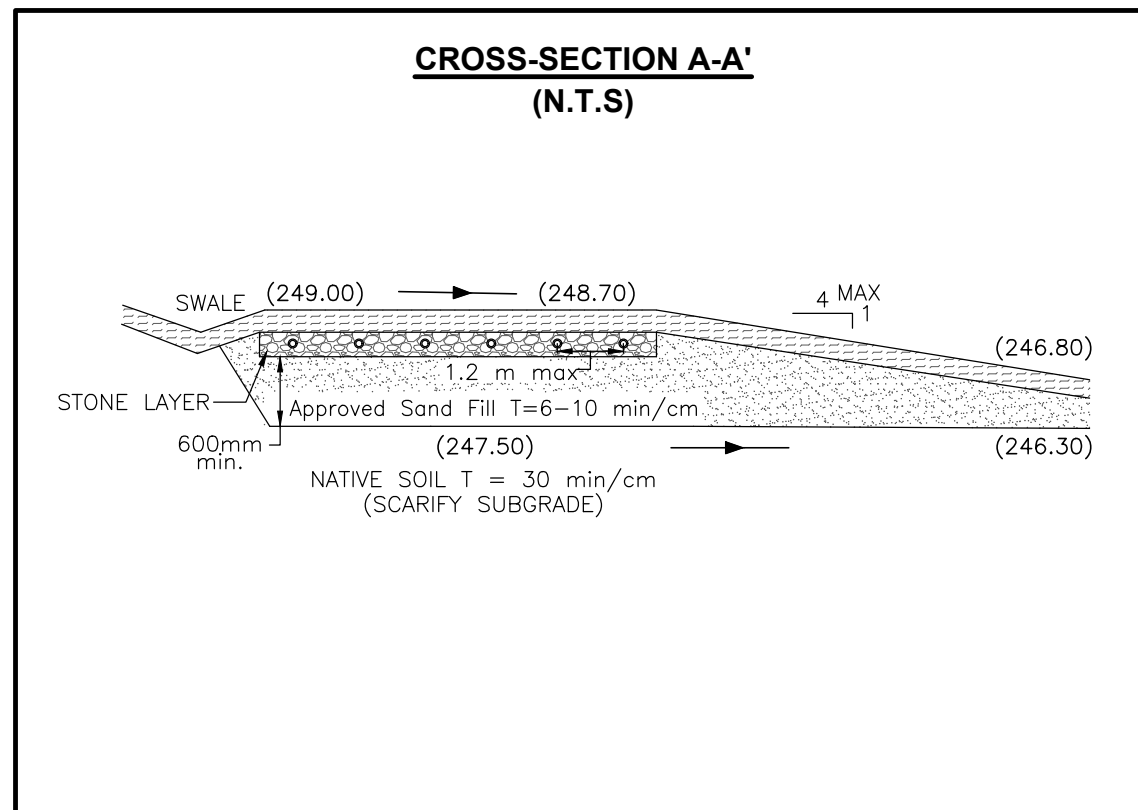


INSPECTION REQUIREMENTS

1. The contractor shall contact the local township or municipality at the start of the project to determine what inspections would be required by them to permit backfilling of the system.
2. The contractor shall contact Van Harten to carry out a base inspection prior to placing sand fill. The purpose of the inspection is to certify that soil and groundwater conditions are consistent with the design, and that the base is properly graded and scarified.
3. The contractor shall contact Van Harten to carry out a second inspection prior to backfilling, once the tanks and pipes are constructed. The purpose of this inspection is to certify that the tanks and leaching bed are constructed in accordance with the design.
4. It is recommended that Van Harten be retained to carry out a final inspection of the sewage system once the system is backfilled (mandatory in some municipalities). The purpose of the inspection is to certify that the sewage system has been properly backfilled and graded in accordance with Section 8.7.2.1. (3) of the OBC and that grass growth has been established.

OPERATION AND MAINTENANCE

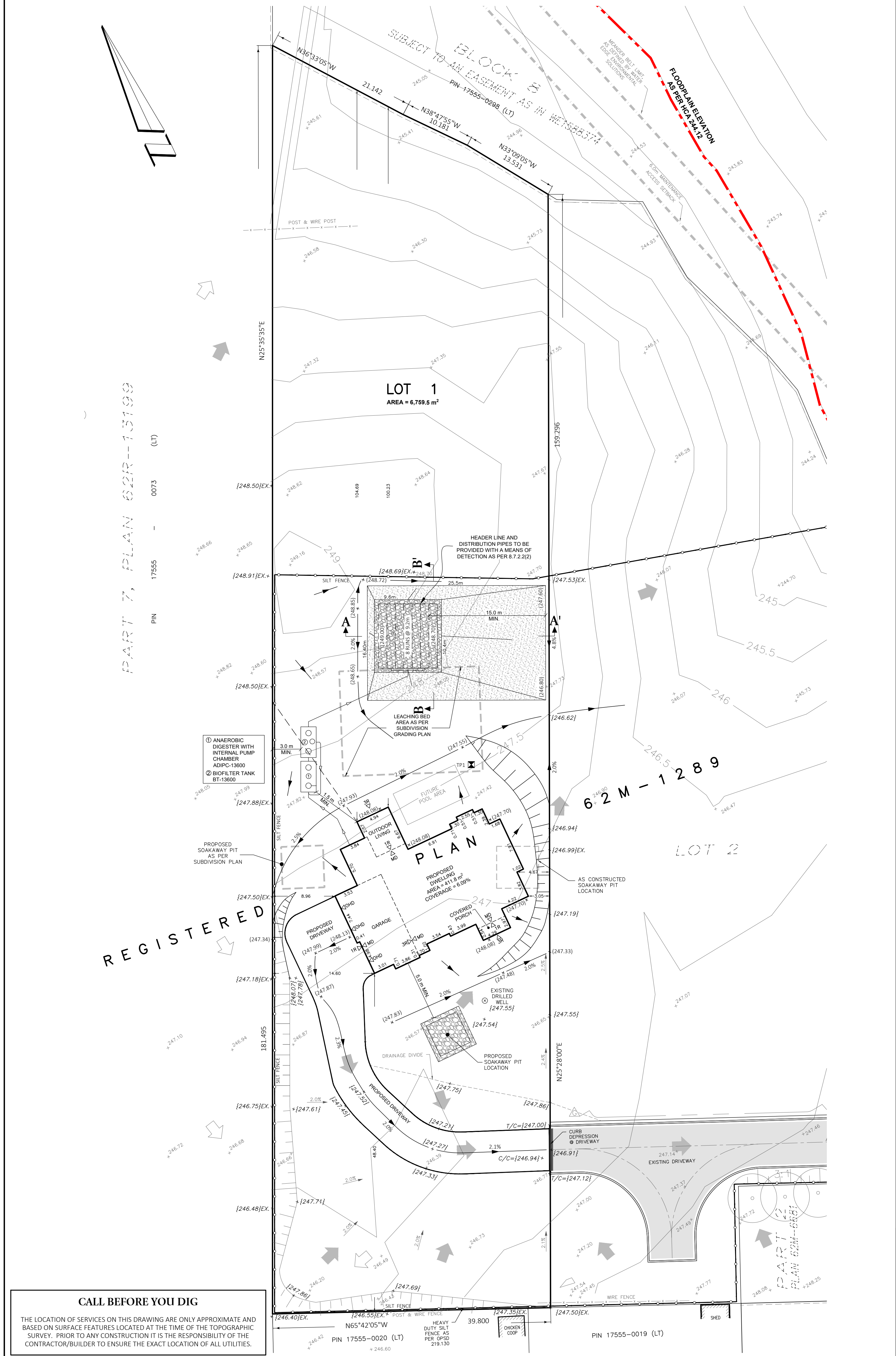
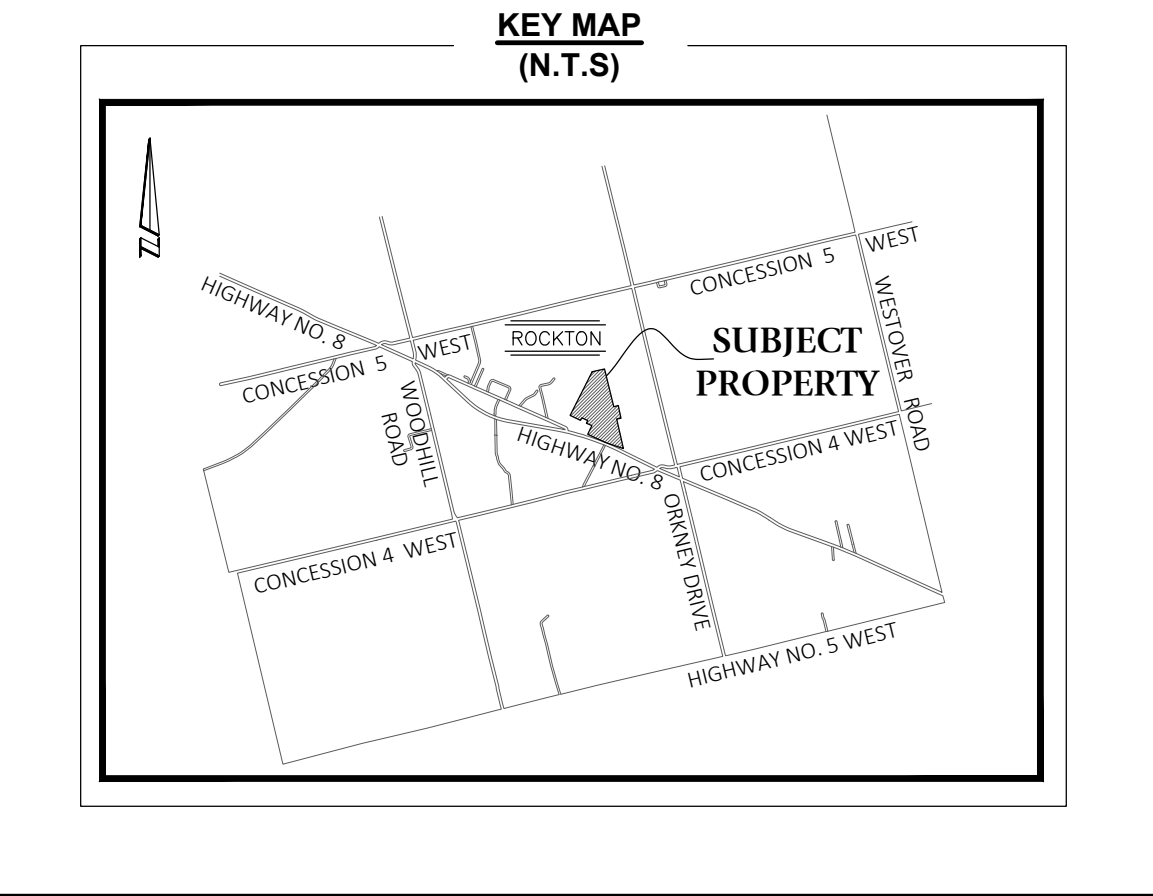
1. The sewage system must be operated and maintained in accordance with Section 8.9 of the OBC.
2. Referring to 8.9.2.4, a grab sample of treated effluent shall be taken within the first twelve months of operation and once each year thereafter to determine the level of CBOD₅ and suspended solids. The concentration of CBOD₅ and suspended solids is deemed to comply with Table 8.6.2.2 when it does not exceed 20 mg/L for each of these parameters. In the event that test results do not comply with Table 8.6.2.2, resampling shall be completed in accordance with 8.9.2.4 (4). The results of all sampling events are to be submitted promptly to the local chief building official.
3. Excessive use of bleaches and other cleaning agents can kill bacteria in the sewage system and cause operation problems. Water softener and other backwash discharge are harmful to sewage systems and shall not be connected to the sanitary sewer. Paint and other solvents can destroy the biological operation of the system and shall not be discharged to the system. The sewage system is designed for domestic sewage only.
4. The owner shall use reasonable water conservation techniques to not overload the system with excessive peak flows or high day to day average daily water use.
5. All unnecessary sources of water shall be removed from the sewage system. For example, sump pump discharge and roof leaders should discharge to properly graded swales away from the septic tank and leaching bed.
6. The leaching bed should be provided with grass cover to reduce the amount of infiltration and promote evaporation and transpiration of water from the ground.
7. The owner must operate and maintain the system within the limits of the design and Section 8.9 of the OBC.



SEWAGE SYSTEM DESIGN NOTES:

(Refer to Van Harten Surveying Inc. design report for material, construction, inspection and other details)

Q = 4,300 L/Day
 T = 30 min/cm
 Waterloo BioFilter Model AD-BA45
 Anaerobic Digester Size = 8,496 L MIN.
 Internal Pump Chamber Working Capacity = 2,250 L MIN.
 Foam Volume = 6.3 m³ MIN.
 Stone Area = (10.4 m by 9.6 m) 100 m²
 Sand Area = (25.5 m by 16.4 m) = 418 m²
 Distribution Pipe Length = (8 runs of 9.2 m) = 73.6 m



LEGEND:

- (248.91) - PROPOSED ELEVATION (VAN HARTEN SURVEYING)
- 248.64 - EXISTING ELEVATION L.G. WOODS SURVEYING
- {247.75} - PROPOSED ELEVATION IBI GROUP
- SLOPE
- DIRECTION OF FLOW
- PERFORATED PIPE
- SILT FENCE
- SAND AREA
- STONE AREA
- GRAVEL
- TP1 - TEST PIT
- WELL
- TREE

ZONING: SETTLEMENT RESIDENTIAL (S1)

MINIMUM FRONT YARD = 7.5 m
 MINIMUM REAR YARD = 7.5 m
 MINIMUM SIDE YARD = 3.0 m

PROPOSED DWELLING:

TOP OF FOUNDATION = (248.47)
 UNDERSIDE OF FOOTING = (245.63)
 BASEMENT FLOOR = (245.86)
 FINISHED FLOOR = (248.83)
 GARAGE SLAB = (248.13)
 GARAGE CUT = (0.34)

NOTES:

1. ELEVATIONS BASED ON AN 8'-10" FOUNDATION WALL HEIGHT.



LOT DEVELOPMENT PLAN AND SEWAGE SYSTEM DESIGN FOR:

PROPOSED RESIDENCE

LOT 1, REGISTERED PLAN 62M-1289

CITY OF HAMILTON

NO.	REVISION	BY	DATE

DRAWING REVISION SCHEDULE

PREPARED FOR: CHARLESTON HOMES

PROJECT NO. 31938-22

DRAWING SCALE 1 : 300

CAUTION:

- THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR TRANSACTION OR MORTGAGE PURPOSES.
- IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE PROPOSED FOOTING ELEVATION AND PLUMBING ALLOWS GRAVITY CONNECTION TO THE SEWAGE SYSTEM.
- SOIL BEARING CAPACITY SHOULD BE VERIFIED AT THE TIME OF CONSTRUCTION.
- THE BUILDER MUST ENSURE A MINIMUM OF 1.22m OF EARTH COVER OVER THE FOOTINGS FOR FROST PROTECTION.
- THIS SKETCH IS PROTECTED BY COPYRIGHT.
- PROPERTY REGULATED BY THE HAMILTON REGION CONSERVATION AUTHORITY.

Van Harten
 LAND SURVEYORS - ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371
 Guelph Ph: 519-821-2763
 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: CE DESIGNED BY: JMD CHECKED BY: JMD

Dec 8, 2022-8:17:26 AM
 G:\BEVERLY\CON4\ACAD\SSD LOT 5 (31938-22 CHARLESTON HOMES).dwg

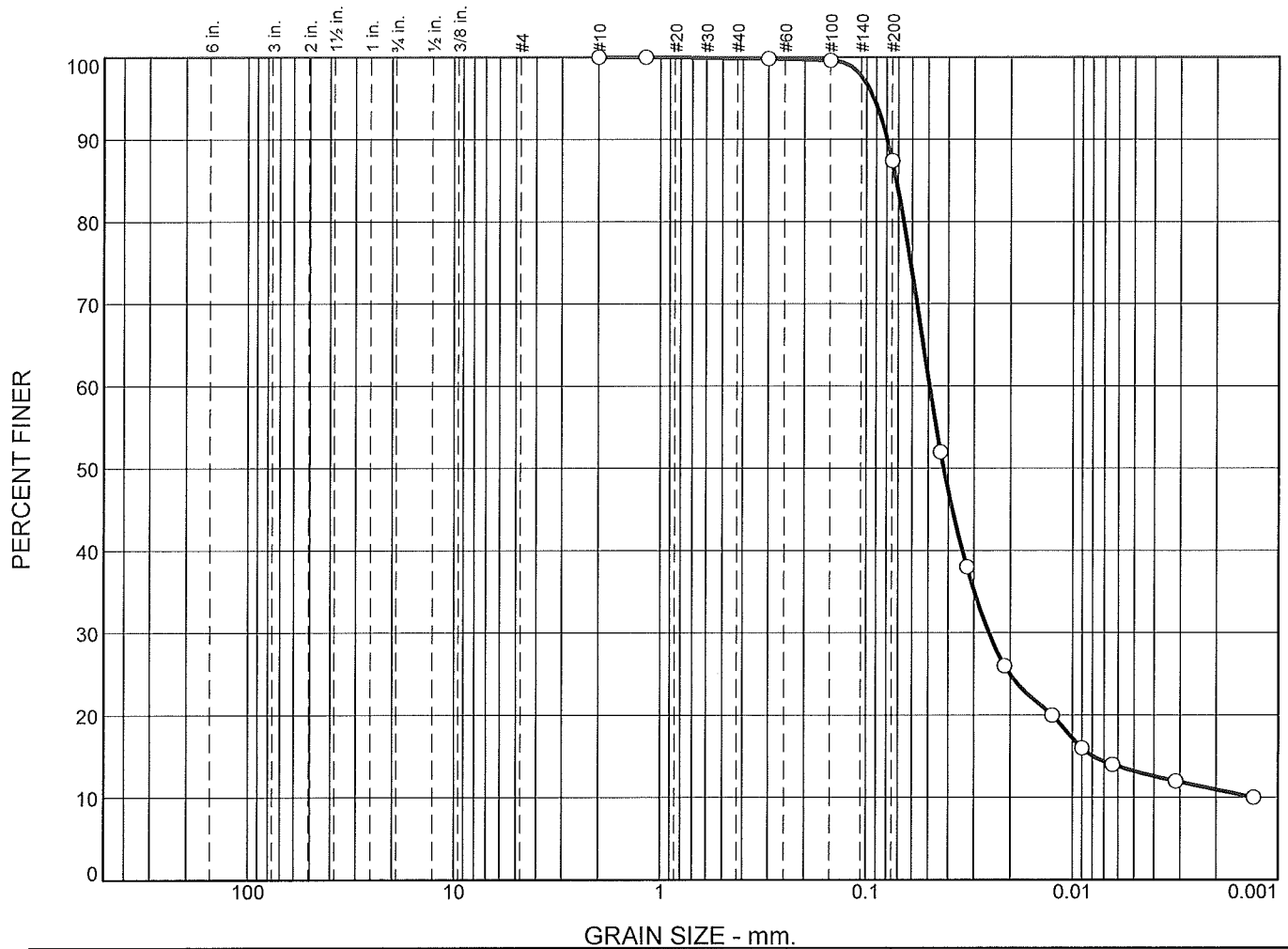
CALL BEFORE YOU DIG

THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON SURFACE FEATURES LOCATED AT THE TIME OF THE TOPOGRAPHIC SURVEY. PRIOR TO ANY CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.



APPENDIX B
LABORATORY TEST RESULTS

Particle Size Distribution Report



	% Cobbles	% Gravel		% Sand			% Fines	
		Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
○	0.0	0.0	0.0	0.0	0.2	12.4	76.4	11.0

SOIL DATA					
SYMBOL	SOURCE	SAMPLE NO.	DEPTH (ft.)	Material Description	USCS
○	31938-22	1		22 CH Lot 1, Rockton, City of Hamilton, Ontario	ML
				silt, some sand and clay	
				Sample received in Lab December 12, 2022	
				Tested by JM of CMT Engineering Inc. December 13, 2022	

<p>CMT Engineering Inc.</p> <p>St. Clements, ON</p>	<p>Client: Van Harten Surveying Inc.</p> <p>Project: Miscellaneous Lab Testing</p> <p>Project No.: 05-095</p>	<p>Figure 1</p>
---	--	------------------------

APPENDIX C
PEAK FLOW CALCULATIONS

Flow Rate Calculations

31938-22

March 17, 2023

Charleston Homes

Lot 1 Rockton, City of Hamilton

Fixture Units As Per Table 7.4.9.3:

Fixture	Hydraulic Load (Fixture Units)	Quantity	Total
3 Piece Bathroom	6.0	4	24.0
2 Piece Bathroom	5.5	1	5.5
Basement 3 Piece (Rough-in)	6.0	2	12.0
Extra Bathtub/Shower	1.5	1	1.5
Extra Sink	1.5	2	3.0
Clothes Washer	1.5	2	3.0
Laundry Tub	1.5	2	3.0
Kitchen Sink	3.0	1	3.0
Dishwasher	1.0	2	2.0
Total:			57.0

Living Area (ft²)

Main Floor	2994
Second Floor	1681

Total (ft²) 4,675.0

Total (m²) 434.3

Bedrooms:

Main Floor 1

Second Floor 3

Basement 0

Total: 4

No. Bedrooms =	4
Living Area =	440 m ²
Fixtures =	57 F.U.

Peak Flow as per Table 8.2.1.3.A:

(i) Bedrooms	Q=	2,000
	+	0
		2,000 L/day
(ii) Living Area	Q=	2,000
	+	2,300
		4,300 L/day
(iii) Fixture Units	Q=	2,000
	+	1,850
		3,850 L/day
Peak Flow=		4,300 L/day



APPENDIX D
ANNEX TO THE CERTIFICATE



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ANNEX TO THE CERTIFICATE

WATERLOO BIOFILTER SYSTEMS INC.

Page 1 of 7

65 Massey Road, Suite C
Guelph, Ontario N1H 7M6

CAN/BNQ 3680-600/2009-05-01 M2 (2017-07-18) *Onsite Residential Wastewater Treatment Technologies*

Certificate number: **2312**
Issue date: **2022-07-19**
Expiry date: **2024-07-31**

Stand-alone wastewater treatment systems

Model Waterloo Biofilters®

Anaerobic Digester

Capacity:

Maximum Hydraulic capacity (L/d)	Minimum Digester Volume (L)	Minimum InnerTube™ Volume (L) ⁽¹⁾
1,100	2,077	220
1,600	3,021	320
2,000	3,776	400
2,400	4,531	480
2,500	4,720	500
3,000	5,664	600
3,500	6,608	700
4,000	7,552	800
4,500	8,496	900
5,000	9,440	1,000
5,500	10,384	1,100
6,000	11,328	1,200
6,500	12,272	1,300
7,000	13,216	1,400
7,500	14,160	1,500
8,000	15,104	1,600
8,500	16,048	1,700
9,000	16,992	1,800
9,500	17,936	1,900
10,000	18,880	2,000

(1) The "Inner tube" is the term used to describe the long corrugated pipe forcing a longer path of water in the digester. The volume of the inner tube is included in the minimum effective volume of the digester.

Designation:	AD.
Material:	Constructed using concrete, plastic, or fibreglass tank that conforms with the strength and watertightness requirements of Standard CAN/CSA-B66 or Standard BNQ 3680-905, or equivalent acceptable to the Authority having jurisdiction.
Dosing:	External or internal pump chamber. Demand or timed dosed.
Others:	Single or double compartment tank. No effluent filter required. InnerTube outlet opposite tank outlet or pump. One or multiple tanks.



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CAN/BNQ 3680-600/2009-05-01 M2 (2017-07-18) *Onsite Residential Wastewater Treatment Technologies*

Certificate number: **2312**
Issue date: **2022-07-19**
Expiry date: **2024-07-31**

Waterloo Biofilter

Capacity:

Designation	Maximum Hydraulic Capacity (L/d)	Minimum Foam Filter Media Volume (m ³)	Minimum Foam Filter Media Volume (ft ³)
11	1,100	1.5	54
16	1,600	2.2	79
20	2,000	2.8	99
24	2,400	3.4	119
25	2,500	3.5	124
30	3,000	4.2	148
35	3,500	4.9	173
40	4,000	5.6	198
45	4,500	6.3	222
50	5,000	7.0	247
55	5,500	7.7	272
60	6,000	8.4	297
65	6,500	9.1	321
70	7,000	9.8	346
75	7,500	10.5	371
80	8,000	11.2	396
85	8,500	11.9	420
90	9,000	12.6	445
95	9,500	13.3	470
100	10,000	14.0	494

Configuration: SH = Shed with open-bottom.
SHFB = Shed with full bottom.
BA = Baskets in concrete tank.
BFCN = Bulk filled concrete tank.
BFHD = Bulk filled plastic tank.
BFFG = Bulk filled fibreglass tank.

Certificate Precisions

Treatment Class: Class B-IV.
Influent Temperature: The tests specified in articles 8.1 and 8.2 were carried out with influent wastewater, at a minimum controlled temperature of 11 °C ± 1 °C.
Others: This treatment chain has no septic tank. The anaerobic digester is the first step of the treatment chain.



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CAN/BNQ 3680-600/2009-05-01 M2 (2017-07-18) *Onsite Residential Wastewater Treatment Technologies*

Certificate number: **2312**
Issue date: **2022-07-19**
Expiry date: **2024-07-31**

Waterloo Flatbed Biofilter

Capacity:

Designation	Flat Bed Modules	Flat Bed Chain Treatment Capacity ⁽¹⁾ (L/d)	Minimum Foam Filter Media Volume (m ³)	Minimum Foam Filter Media Volume (ft ³)
11	2 units of FB-800	1,670	2.9	104
16	2 units of FB-800	1,670	2.9	104
20	2 units of FB-1000	2,000	3.5	125
24	3 units of FB-800	2,505	4.4	156
25	3 units of FB-800	2,505	4.4	156
30	3 units of FB-1000	3,000	5.3	187
35	2 units of FB-800 2 units of FB-1000	3,670	6.5	229
40	4 units of FB-1000	4,000	7.0	250
45	6 units of FB-800	5,010	8.8	312
50	6 units of FB-800	5,010	8.8	312
55	2 units of FB-800 4 units of FB-1000	5,670	10.0	354
60	6 units of FB-1000	6,000	10.6	375
65	8 units of FB-800	6,680	11.8	416
70	2 units of FB-800 6 units of FB-1000	7,670	13.6	479
75	2 units of FB-800 6 units of FB-1000	7,670	13.6	479
80	8 units of FB-1000	8,000	14.1	500
85	8 units of FB-800 2 units of FB-1000	8,680	15.3	541
90	6 units of FB-800 4 units of FB-1000	9,010	15.9	562
95	2 units of FB-800 8 units of FB-1000	9,670	17.1	604
100	10 units of FB-1000	10,000	17.7	625

Configuration:

FB: Flatbed with open-bottom.

Flat Bed Modules	Flat Bed Treatment Capacity ⁽¹⁾ (L/d)	Minimum Foam Filter Media Volume (m ³)	Minimum Foam Filter Media Volume (ft ³)
FB-800	835	1.47	52.1
FB-1000	1000	1.77	62.5
FB-1200	1167	2.06	72.9

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Certificate number: **2312**
Issue date: **2022-07-19**
Expiry date: **2024-07-31**

Waterloo Flatbed Biofilter

Certificate Precisions

Treatment Class: Class B-IV.

Influent Temperature: The tests specified in articles 8.1 and 8.2 were carried out with influent wastewater, at a minimum controlled temperature of $11\text{ }^{\circ}\text{C} \pm 1\text{ }^{\circ}\text{C}$.

Others: This treatment chain has no septic tank. The anaerobic digester is the first step of the treatment chain.

⁽¹⁾ *The Waterloo Biofilter treatment capacity of a Flat Bed system is the sum total of the Flat Bed Treatment Capacities of the Flat Bed Models used in the system. Flat Beds may be laid out in 'parallel', 'series', or combination thereof. The designation of a Flat Bed system is the total treatment capacity with the last two digits truncated. E.g. a system comprised of two FB-800 models has treatment capacity of $835 * 2 = 1,670\text{ L/d}$ and a designation number of 16.*



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Certificate number: **2312**
Issue date: **2022-07-19**
Expiry date: **2024-07-31**

Model Designation

Class B-IV: AD-SH11, AD-SHFB11, AD-BA11, AD-BFCN11, AD-BFHD11, AD-BFFG11, AD-FB11
AD-SH16, AD-SHFB16, AD-BA16, AD-BFCN16, AD-BFHD16, AD-BFFG16, AD-FB16
AD-SH20, AD-SHFB20, AD-BA20, AD-BFCN20, AD-BFHD20, AD-BFFG20, AD-FB20
AD-SH24, AD-SHFB24, AD-BA24, AD-BFCN24, AD-BFHD24, AD-BFFG24,
AD-FB24AD-SH25, AD-SHFB25, AD-BA25, AD-BFCN25, AD-BFHD25, AD-BFFG25, AD-FB25
AD-SH30, AD-SHFB30, AD-BA30, AD-BFCN30, AD-BFHD30, AD-BFFG30, AD-FB30
AD-SH35, AD-SHFB35, AD-BA35, AD-BFCN35, AD-BFHD35, AD-BFFG35, AD-FB35
AD-SH40, AD-SHFB40, AD-BA40, AD-BFCN40, AD-BFHD40, AD-BFFG40, AD-FB40
AD-SH45, AD-SHFB45, AD-BA45, AD-BFCN45, AD-BFHD45, AD-BFFG45, AD-FB45
AD-SH50, AD-SHFB50, AD-BA50, AD-BFCN50, AD-BFHD50, AD-BFFG50, AD-FB50
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AD-SH75, AD-SHFB75, AD-BA75, AD-BFCN75, AD-BFHD75, AD-BFFG75, AD-FB75
AD-SH80, AD-SHFB80, AD-BA80, AD-BFCN80, AD-BFHD80, AD-BFFG80, AD-FB80
AD-SH85, AD-SHFB85, AD-BA85, AD-BFCN85, AD-BFHD85, AD-BFFG85, AD-FB85
AD-SH90, AD-SHFB90, AD-BA90, AD-BFCN90, AD-BFHD90, AD-BFFG90, AD-FB90
AD-SH95, AD-SHFB95, AD-BA95, AD-BFCN95, AD-BFHD95, AD-BFFG95, AD-FB95
AD-SH100, AD-SHFB100, AD-BA100, AD-BFCN100, AD-BFHD100, AD-BFFG100, AD-FB100

List of recognized manufacturers for system components

Concrete Precasters
BOYD BROS CONCRETE
5450 CCuddy Street
Osgoode, Ontario K0A 2W

Plastic Component Manufacturers
ROTH GLOBAL PLASTICS
One General Motor Drive
P.O. Box 245
Syracuse, New York, 13211

List of recognized assemblers

BOYD BROS CONCRETE
5450 Cuddy Street
Osgoode (Ontario) K0A 2W0

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FLOW DIAGRAM OF WATERLOO BIOFILTER ®



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CAN/BNQ 3680-600/2009-05-01 M2 (2017-07-18) *Onsite Residential Wastewater Treatment Technologies*

Certificate number: **2312**
Issue date: **2022-07-19**
Expiry date: **2024-07-31**

HISTORY	
Date	Modification description
2016-07-05	Issuance of certificate.
2016-08-08	Minor Corrections of different sections.
2018-05-22	Addition of Waterloo Flatbed biofilter systems.
2018-07-04	Renewal of certificate.
2018-08-30	Addition of Waterloo Flatbed biofilters information.
2019-07-18	Update of the certificate according to the M2 changes to the standard and M1 changes to the protocol.
2020-07-15	Correction of ROTH GLOBAL PLASTICS site address. Renewal of certificate.
2021-04-26	Correction from Waterloo Biofilter Treatment capacity (L/d) to Maximum Hydraulic Capacity (L/d). Modification of the business address.
2021-08-30	Addition of models AD-SH24, AD-SHFB24, AD-BA24, AD-BFCN24, AD-BFHD24, AD-BFFG24, AD-FB24.
2021-11-26	Withdrawn of concrete precasters MacGregor Concret Products, Winona Concrete & Pipe Products and Unit Precast (Breslau) Ltd. Addition of Boyd Bros Concrete.
2022-07-19	Renewal of certificate.

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Hamilton

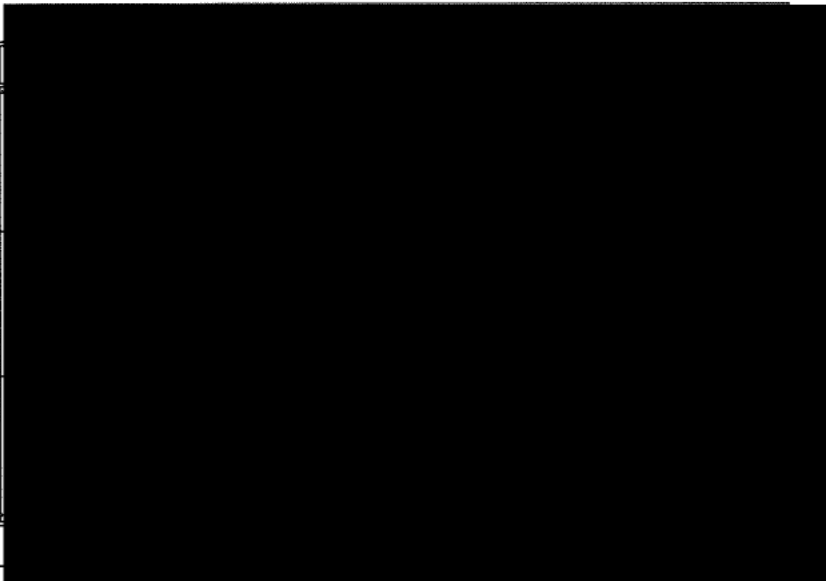
Committee of Adjustment
City Hall, 5th Floor,
71 Main St. W.,
Hamilton, ON L8P4Y5

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

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

1. APPLICANT INFORMATION

	NAME
Registered Owners(s)	Charleston Homes Ltd. c/o Y +
Applicant(s)	
Agent or Solicitor	Arcadis c/o Jared Marcus

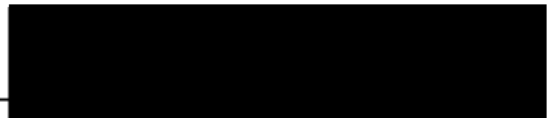


1.2 All correspondence should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.3 Sign should be sent to Purchaser Owner
 Applicant Agent/Solicitor

1.4 Request for digital copy of sign Yes* No

If YES, provide email address where sign is to be sent _____



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	1 Prato Verde Lane		
Assessment Roll Number	251830144006401		
Former Municipality	Flamborough		
Lot		Concession	
Registered Plan Number	62M-1289	Lot(s)	4
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:

- 1) To permit a maximum of 4 bedrooms, whereas 3 are permitted.
- 2) To permit a maximum building height of 12.5m, whereas 10.5m is permitted.

Second Dwelling Unit Reconstruction of Existing Dwelling

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

The original zoning permission was based on incomplete hydrogeological and septic design information which couldn't confirm the maximum number of bedrooms so an arbitrary number was chosen as part of the Zoning Amendment.

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
35.0 metres	181.4 metres	6,759.4sq.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
Vacant				

Proposed:

Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Residential Dwelling	>7.5m	8.96m	3.05m	

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
Vacant				

Proposed:

Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Residential Dwelling	411.8 sq.m.	823.6 sq.m.	2	12.6m

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)

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) _____

4.7 Type of access: (check appropriate box)

- provincial highway right of way
 municipal road, seasonally maintained other public road
 municipal road, maintained all year _____

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

Single detached dwelling

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

Single detached dwelling

7 HISTORY OF THE SUBJECT LAND

7.1 Date of acquisition of subject lands:

2022

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

Vacant

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

Vacant

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

Unknown

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

Rural Hamilton Official Plan designation (if applicable): Rural Settlement Area

Rural Settlement Area: Rockton

Urban Hamilton Official Plan designation (if applicable) _____

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

Please see attached covering letter.

7.6 What is the existing zoning of the subject land? Settlement Residential (S1, 712)

7.8 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: ZAC-15-028

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

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: 0

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

- Application Fee
- Site Sketch
- Complete Application form
- 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
