**COMMITTEE OF ADJUSTMENT**
City Hall, 5th floor, 71 Main Street West, Hamilton, ON L8P 4Y5
Telephone (905) 546-2424, ext. 4221
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.:** | **A-24:191** | **SUBJECT PROPERTY:** | 70 Seneca Drive, Ancaster |
| **ZONE:** | ER - Existing Residential and R2 - Low Density Residential - Large Lot | **ZONING BY-LAW:** | Zoning By-law Ancaster 87-57 and Hamilton 05-200 |

**APPLICANTS:** Owner: Marcie Hall
Applicant: Sabih Ul islam

The following variances are requested:

1. To permit a minimum rear yard setback of 4.3 metres whereas the by-law requires a minimum rear yard setback of 7.5 metres.

**PURPOSE & EFFECT:** So as to facilitate the construction of an accessory building (gazebo) to complement the existing single detached dwelling.

**Notes: N/A**

**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:** | **Tuesday, September 24, 2024** |
| **TIME:** | **2:05 p.m.** |
| **PLACE:** | **Via video link or call in (see attached sheet for details)** |
| | **City Hall Council Chambers (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

**PUBLIC INPUT**

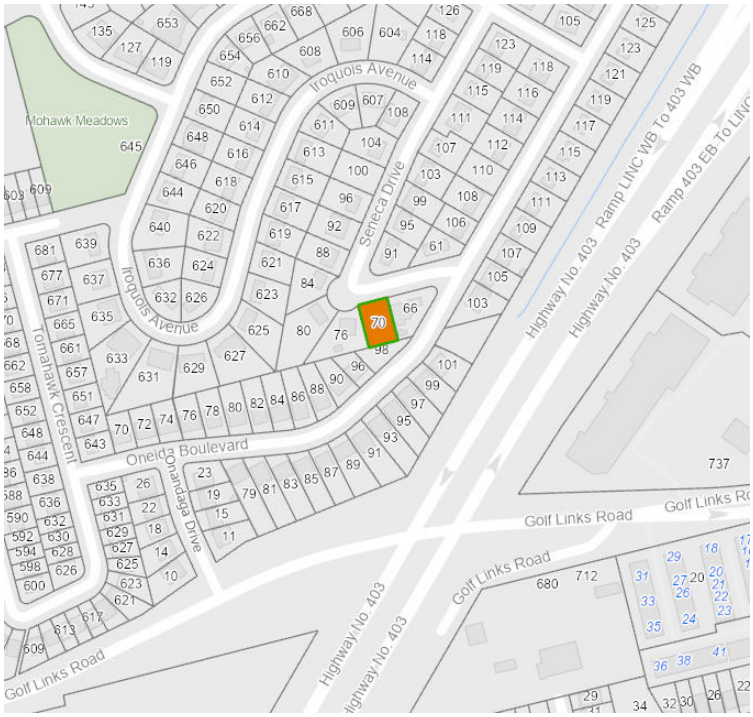
**Written:** If you would like to submit written comments to the Committee of Adjustment you may do so via email or hardcopy. Please see attached page for complete instructions, written comments must be received no later than noon September 20, 2024

**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, registration to participate virtually must be received no later than noon September 23, 2024

**FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding A-24:191, 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: September 5, 2024

_____

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

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 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 on the date listed on the Notice of Public Hearing.**

Comments are available the Friday 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 on the day listed on the Notice of Public 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 one business day before the Hearing. Only those registered will be called upon to speak.

### 2. In person Oral Submissions

Interested members of the public, agents, and owners who wish to participate in person may attend Council Chambers on the date and time listed on the Notice of Public Hearing. Please note, you will be required to provide your name and address for the record. It is advised that you arrive **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.

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.

# 70 SENECA DR, ANCASTER, ON L9G 3B8

SCOPE OF WORK:
ADDITION OF A NEW GAZEBO IN THE BACKYARD OF THE HOME

- ONTARIO BUILDING CODE 2012 AND NATIONAL BUILDING CODE (2015).

**1.WOOD CONSTRUCTION NOTES**

1. ALL WOOD FRAMING INCLUDING BRIDGING, NAILING AND OTHER DETAILS SHALL BE IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS, CSA-O86.1 AND THE CURRENT BRITISH COLUMBIA BUILDING CODE.
2. ALL WOOD FRAMING TO BE SPF#2 OR BETTER BEARING THE GRADE STAMP OF AN AGENCY CERTIFIED BY THE CANADIAN LUMBER STANDARDS ACCREDITATION BOARD UNLESS NOTED OTHERWISE.
3. PLYWOOD FOR ROOFS, FLOORS AND WALLS SHALL BE EXTERIOR GRADE DOUGLAS FIR PLYWOOD TO CSA-O121 OR CANADIAN SOFTWOOD PLYWOOD TO CSA-O151 U.N.O.
4. THE USE OF FINGER JOINTED WOOD MEMBERS FOR STRUCTURAL MEMBERS SHALL BE RESTRICTED TO THOSE LOADED IN AXIAL COMPRESSION ONLY. USE OF FINGER JOINTED WOOD MEMBERS FORNEXTERIOR STUDS AND NON-COMPRESSION MEMBERS IS NOT ACCEPTABLE. FINGER JOINTED STUDS SHALL NOT BE USED FOR SHEAR WALL HOLD-DOWN BUILT-UP POSTS.
5. EXTERIOR WALLS IN EXCESS OF 3600mm (12'-0") SHALL HAVE BLOCKING AT 2400mm (8'-0") O/C MAX.
6. WALL STUDS SHALL NOT BE NOTCHED, DRILLED OR OTHERWISE DAMAGED SO THAT THE UNDAMAGED PORTION OF THE STUD IS LESS THAN TWO THIRDS (23) OF THE DEPTHS OF THE STUD IF THE STUD IS LOAD BEARING OR 40mm (112") IF THE STUD IS NON-LOAD BEARING UNLESS THE STUDS ARE SUITABLY REINFORCED. SUCH REINFORCEMENT SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
7. TOP AND BOTTOM PLATES IN WALLS SHALL NOT BE NOTCHED, DRILLED OR OTHERWISE DAMAGED SO THAT THE UNDAMAGED WIDTH IS LESS THEN 50mm (2") UNLESS THE PLATES ARE SUITABLY REINFORCED. SUCH REINFORCEMENT SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
8. ALL POSTS AND BUILT-UP STUDS ARE TO BE CARRIED DOWN TO FOUNDATION INCLUDING SOLID BLOCKING AT EACH FLOOR/DECK LEVEL.

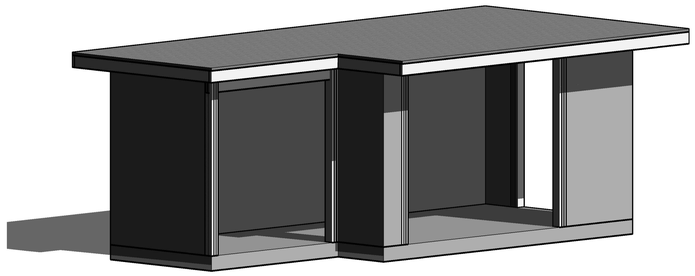
COMMON NAIL SIZE: MIN SHANK DIAMETER.
64mm (2 12") 75mm (3")
3.25mm (0.128")

**2.TIMBER FRAMING**

ALL FRAMING, BRIDGING, NAILING, PROTECTION, HARDWARE AND OTHER FRAMING DETAILS ARE TO BE IN ACCORDANCE WITH PART 9 OF THE CANADIAN BUILDING CODE, LATEST EDITION, UNLESS NOTED OTHERWISE.
EXTERIOR WALL SHEATHING TO BE 12 mm (1/2") EXTERIOR GRADE FIR PLYWOOD NAILED AT 150 mm (6") c/c ALONG EDGES AND 300 mm (12") c/c ON INTERMEDIATE FRAMING MEMBERS. SHEATHING PROVIDES LATERAL SUPPORT FOR FRAMING AND MUST BE NAILED TO EACH STUD.
FLOOR SHEATHING TO BE 16 mm (5/8") T & G FIR PLYWOOD SUB FLOOR GLUED AND NAILED SECURELY TO ALL JOISTS.
UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, THE CONTRACTOR SHALL PROVIDE STANDARD SIMPSON STRONGTIE HARDWARE OR APPROVED EQUIVALENT FOR ALL JOIST HANGERS, BEAM HANGERS, BEAM SEATS, POST ANCHORS, ETC.
MEMBERS SHALL BE ALIGNED LEVEL AND PLUMB, WITHIN A TOLERANCE OF 1 IN 500.
MAKE ADEQUATE PROVISIONS FOR ERECTION STRESSES AND FOR SUFFICIENT TEMPORARY BRACING TO KEEP THE STRUCTURAL FRAME PLUMB AND IN TRUE ALIGNMENT UNTIL THE COMPLETION OF THE ENTIRE FRAMING INCLUDING INSTALLATION OF THE FLOOR AND WALL SHEATHING.
FRAME AROUND ALL OPENINGS WITH DOUBLE HEADERS AND TRIMMERS NAILED TOGETHER WITH TWO ROWS OF 89 mm (3½") SPIRAL NAILS AT 200 mm c/c (8" c/c) STAGGERED UNLESS NOTED OTHERWISE. DO NOT SPLICE MEMBERS BETWEEN SUPPORTS.
ALL BEAMS SUPPORTED ON TIMBER WALLS ARE TO BEAR ON BUILT UP POSTS OR BE CONNECTED TO OTHER BEAMS WITH METAL BEAM HANGERS. PRESSURE NAILING PLATES WILL NOT BE ACCEPTED.
ALL BUILT UP POSTS ARE TO BE CONSTRUCTED CONTINUOUSLY TO THE FOUNDATION WITH TRANSFER BLOCKING AT EACH FLOOR FRAMING. POSTS ARE TO CONTINUE TO FOUNDATIONS EVEN IF SUPPORTED ON LOADBEARING STUD WALLS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
BUILT UP POSTS OF 2 OR 3 PLY SHALL BE NAILED TOGETHER AT 150 mm (6") c/c STAGGERED UNLESS NOTED OTHERWISE.
PROVIDE DOUBLE FLOOR JOISTS AT ALL NON-LOADBEARING AND LOADBEARING PARTITION WALLS SPANNING PARALLEL TO.

**3.FOUNDATIONS**

1. FOUND ALL FOOTINGS ON SOIL CAPABLE OF SUSTAINING AN UNFACTORED BEARING STRESS OF 100 kN/m².
2. DO NOT EXCEED A RISE OF 7 IN A RUN OF 10 IN THE LINE OF SLOPE BETWEEN ADJACENT FOOTING EXCAVATIONS OR ALONG STEPPED FOOTINGS. FOR STEPPED FOOTINGS, USE STEPS NOT EXCEEDING 600 mm (2'-0") IN HEIGHT AND 1200 mm (4'-0") (MIN.) IN LENGTH.
3. PROVIDE A VAPOUR RETARDER MEMBRANE COVER OVER THE PREPARED BASE MATERIAL BELOW SLABS-ON-GRADE, WHERE NOTED ON THE DRAWINGS. LAP JOINTS OF MEMBRANE 150 mm (6") AND TAPE WITH MATERIAL AS RECOMMENDED BY MEMBRANE MANUFACTURER.



| Sheet List | |
|---|---|
| Sheet Name | Sheet Number |
| Cover Sheet | A101 |
| Site Plan | A102 |
| Foundation Plan | A103 |
| WALL PLAN | A104 |
| Gazebo Framing Plan | A105 |
| Side Elevations | A106 |
| Front Elevation | A107 |
| Sections | A108 |
| Framing Connection Details - 1 | A109 |
| Framing Connection Details - 2 | A110 |
| FOUNDATION DETAIL | A111 |
| FRAMING DETAIL | A112 |

LICENSED PROFESSIONAL ENGINEER
S. U. ISLAM
100543010
2024/06/28
PROVINCE OF ONTARIO

"CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK."

ENGINEER AND DESIGNER ARE NOT RESPONSIBLE FOR ANY DAMAGES OCCURED DURING CONSTRUCTION

70 Seneca Dr,
Ancaster, ON L9G 3B8

GAZEBO PERMIT DRAWINGS

Cover Sheet

| | |
|---|---|
| Project number | Project Number |
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

A101

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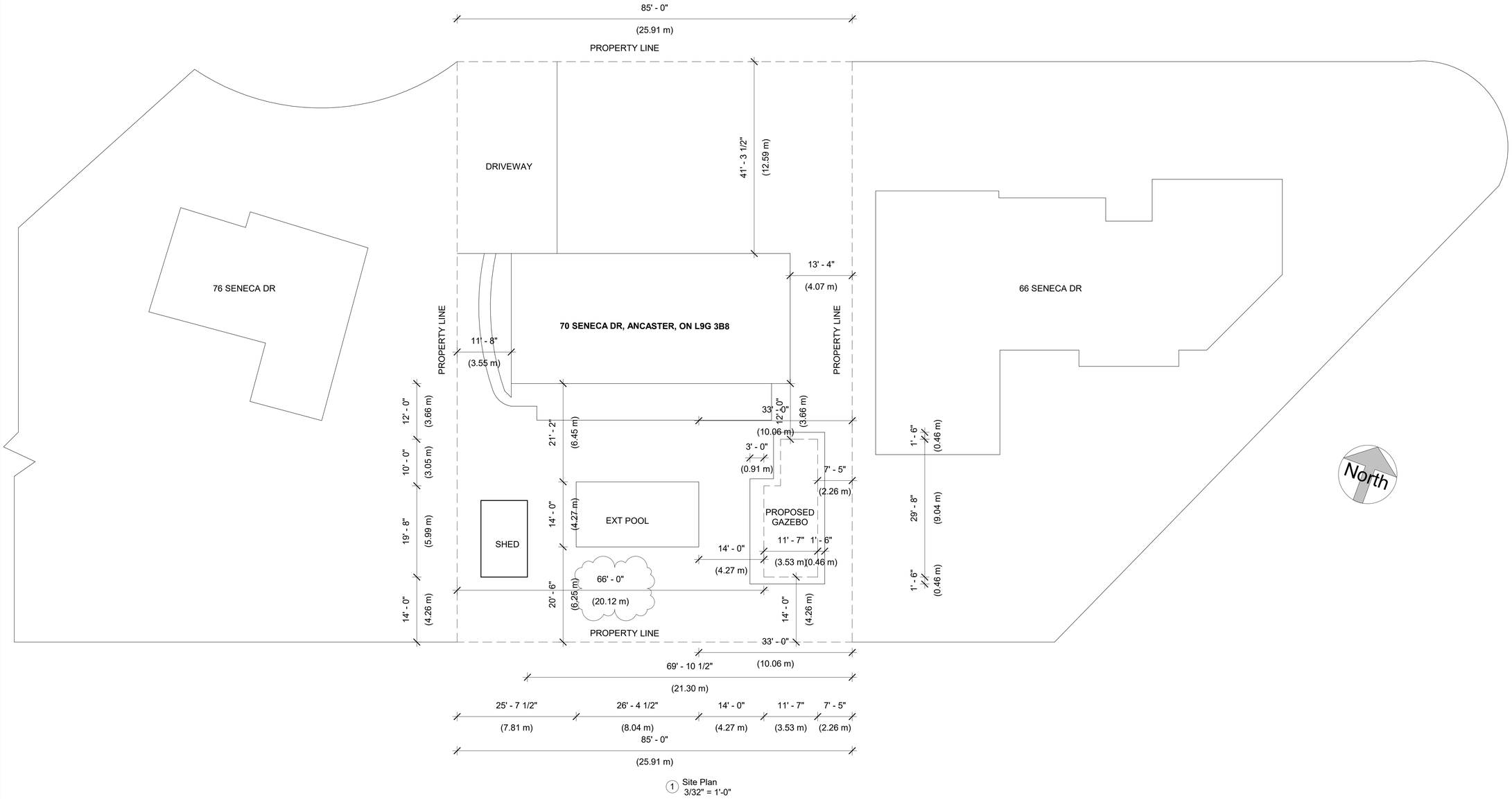


1 Site Plan
3/32" = 1'-0"

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# 70 Seneca Dr, Ancaster, ON L9G 3B8

## GAZEBO PERMIT DRAWINGS

### Site Plan

| | |
|---|---|
| Project number | Project Number |
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

A102

Scale 3/32" = 1'-0"

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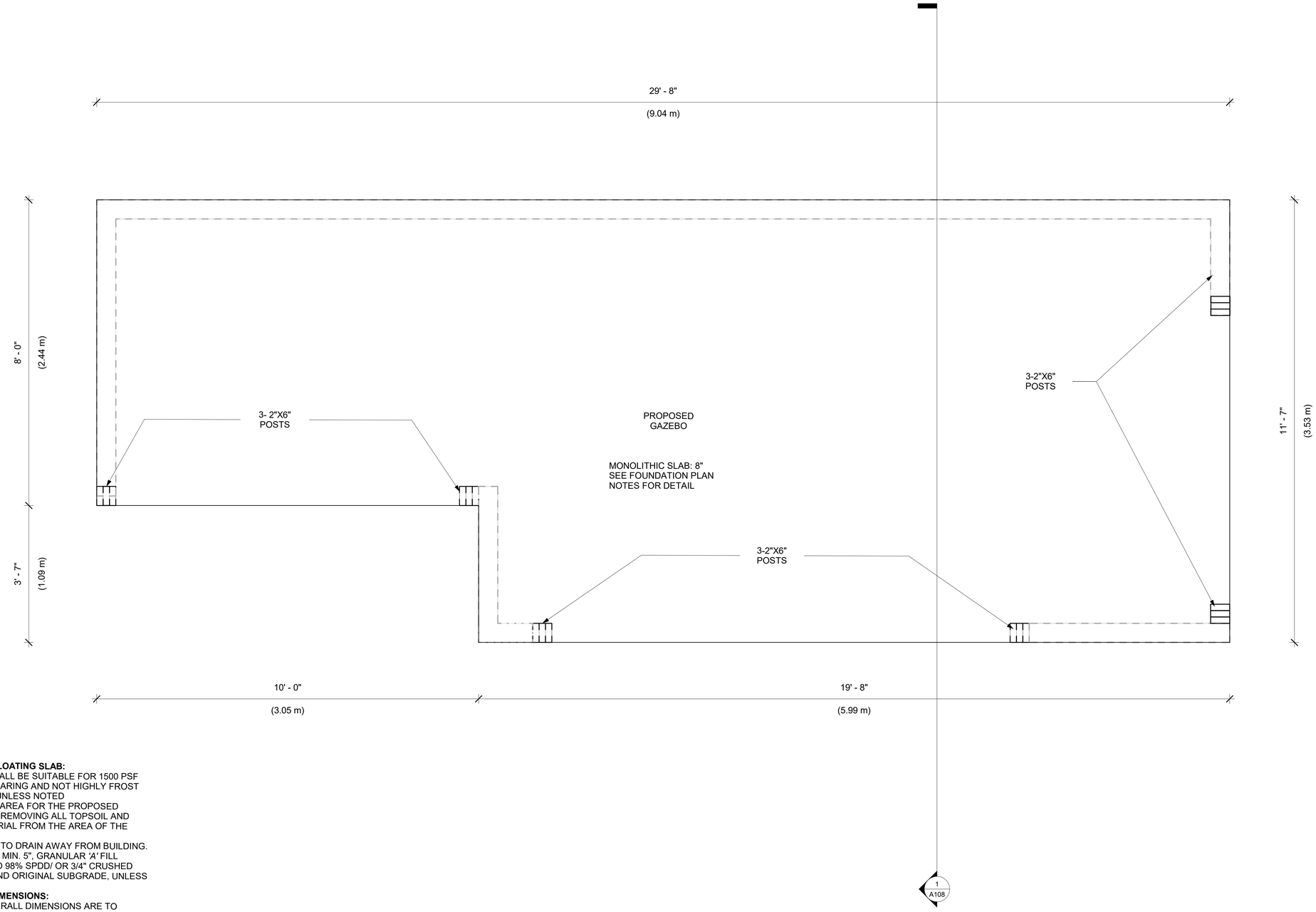


**STRUCTURAL FLOATING SLAB:**
• SUBGRADE SHALL BE SUITABLE FOR 1500 PSF (75kPa) SAFE BEARING AND NOT HIGHLY FROST SUSCEPTIBLE, UNLESS NOTED
• PREPARE THE AREA FOR THE PROPOSED STRUCTURE BY REMOVING ALL TOPSOIL AND ORGANIC MATERIAL FROM THE AREA OF THE BUILDING.
• SLOPE GRADE TO DRAIN AWAY FROM BUILDING.
• BEAR SLAB ON MIN. 5", GRANULAR 'A' FILL /COMPACTED TO 98% SPDD/ OR 3/4" CRUSHED STONE ON SOUND ORIGINAL SUBGRADE, UNLESS

**FOUNDATION DIMENSIONS:**
• EXTERIOR OVERALL DIMENSIONS ARE TO OUTSIDE FACE OF FOUNDATION SLAB, UNLESS NOTED OTHERWISE.
• OUTSIDE FACE OF SLAB ON GRADE IS OFFSET 1/2" FROM STUD FACE ABOVE, UNLESS NOTED OTHERWISE.
• EXTERIOR DIMENSIONS TO OPENINGS ARE TO CENTER OF THE OPENING.
• EXTERIOR DIMENSIONS TO INTERIOR BEARING WALLS ARE TO THE CENTER OF BEARING WALL.

1 Foundation Plan
3/4" = 1'-0"

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70 Seneca Dr,
Ancaster, ON L9G 3B8

GAZEBO PERMIT DRAWINGS

Foundation Plan

| | |
|---|---|
| Project number | Project Number |
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

A103

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|---|---|
| Scale | 3/4" = 1'-0" |

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**FRAME CONSTRUCTION:**

- ALL FRAMING LUMBER TO BE NO 1 AND NO 2 SPF UNLESS NOTED OTHERWISE.
- ROOF LOADING IS BASED ON 1 5KPA SPECIFIED COMPOSITE SNOW AND RAIN LOADS.
- JOISTS TO HAVE MIN 1-1/2" (38MM) END BEARING.
- BEAMS TO HAVE MIN 3-1/2" (89MM) END BEARING.
- DOUBLE STUDS OPENINGS
- DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3-11" (1200MM) AND 10-6" (3200MM).
- DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2-7 (800MM) AND 6-7" (2000MM).
- DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS
- BEAMS TO BE PLACED UNDER LOAD BEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS
- BEAMS MAY BE A MAX 24" (600MM) FROM LOADBEARING WALLSWHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS.
- APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS.
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400MM) BEYOND SUPPORTS FOR 2" X 8" (38MM X 184MM).
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600MM) BEYOND SUPPORTS FOR 2" X 10" (38MM X235MM) OR LARGERWINDOWS.
- WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER .
- WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALLHAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF16 W/(M2 K) OR.
- AN ENERGY RATING OF NOT LESS THAN 25 FOR WINDOWS-BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING.
- SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENST OF HEAT TRANSFER OF28W/(M2K) FOR GROSS GLAZED AREAS LESS THAN AND EQUALTO 17%.

**WALL FRAMING SCHEDULE:**

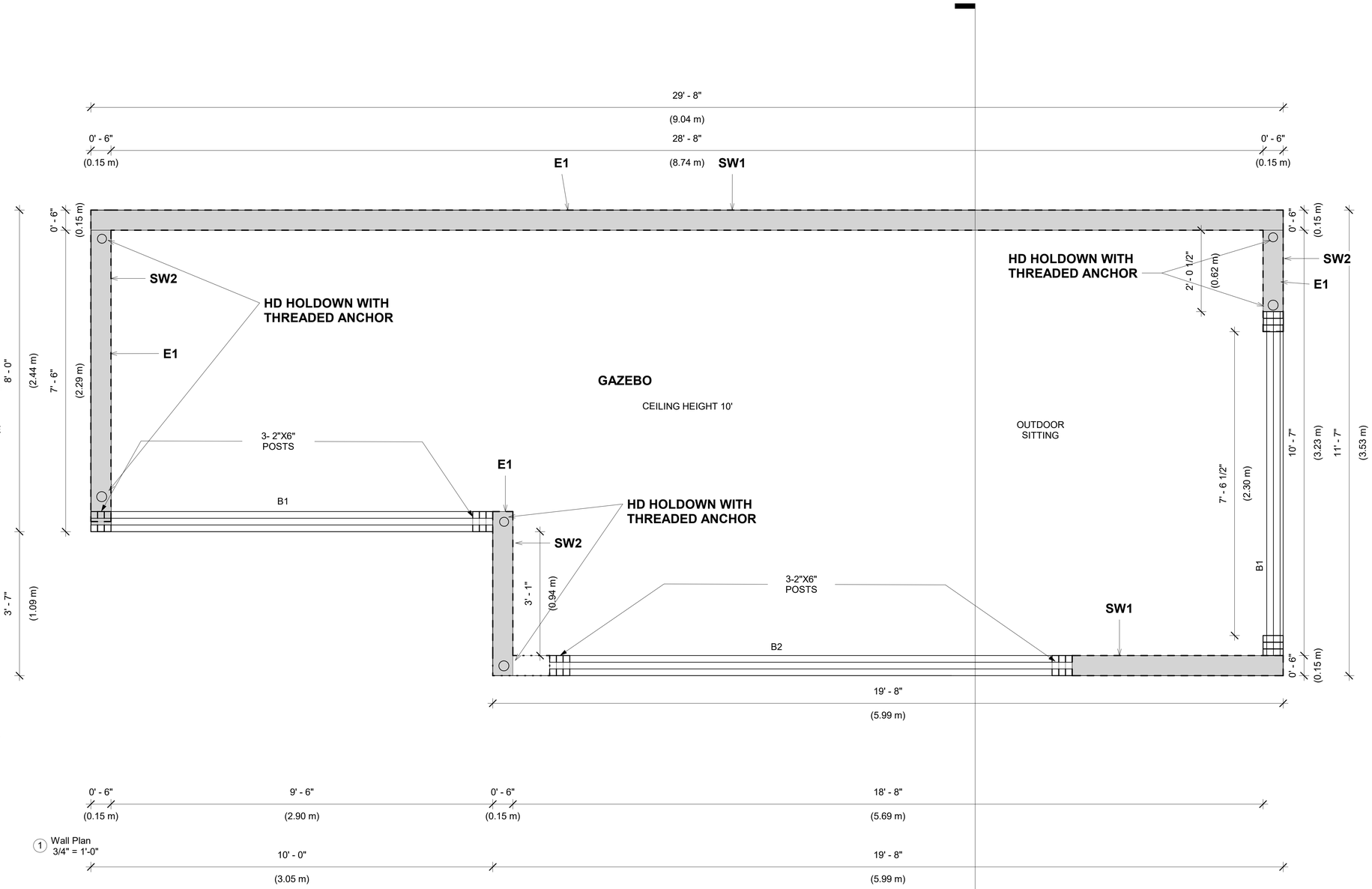
E1: VINYL SIDING LAP SIDING 0.5"
TYVEK HOUSEWRAP
1/2" OSB SHEATHING
2 ×6 IN. SELECT STRUCTURAL STUDS AT 16" O.C.
6 MIL POLY VAPOUR BARRIER
1/2" OSB SHEATHING

**SUPPORT BEAM ASSEMBLY:**

B1: DESIGN LOAD: DEAD LOAD: 3KN/M LIVE LOAD: 0
SNOW LOAD: 52.2 PSF
SPAN 9'
BEAM: 3 - 2" X 10"
KING STUDS: 3 - 2 X 6 (EACH END)
JACK STUDS: 3 - 2 X 6 (EACH END)

B2: DESIGN LOAD: DEAD LOAD: 3KN/M LIVE LOAD: 0
SNOW LOAD: 52.2 PSF
SPAN 12' 0"
BEAM: 3 - 2" X 12" OR 2.0E 1-3/4" X 11-7/8" LVL
KING STUDS: 3 - 2 X 6 (EACH END)
JACK STUDS: 3 - 2 X 6 (EACH END)

**NOTES:**
USE METAL HURRICANE STRAPS TO CONNECT THE BEAM TO THE JACK STUDS.
PROVIDE TEMPORARY SHORING DURING INSTALLATION.




1 Wall Plan
3/4" = 1'-0"

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A108

## TIMBER SHEAR WALL SCHEDULE

| FLOOR | LEGEND | SW1 | SW2 | SW3 | |
|---|---|---|---|---|---|
| SEE PLAN | TOP PLATE FASTENERS | SDS25600 @ 16" O/C | SDS25600 @ 12" O/C | SDS25600 @ 8" O/C | |
| | SHEATING | 1/2" 2 SIDE | 1/2" 2 SIDE | 1/2" 2 SIDE | |
| | EDGE NAILING | 2 1/2" @ 6" O/C | 2 1/2" @ 4" O/C | 2 1/2" @ 3" O/C | |
| | END POST | MIN 2-PLY END POST U.N.O | MIN 2-PLY END POST U.N.O | MIN 3-PLY END POST U.N.O | |
| | BOTTOM PLATE FASTENERS | 1/2" DIA ABOLTS @ 32" O/C OR SDS25600 @ 16" O/C | 1/2" DIA ABOLTS @ 24" O/C OR SDS25600 @ 12" O/C | 1/2" DIA ABOLTS @ 16" O/C OR SDS25600 @ 8" O/C | |
| | HOLD-DOWN | SEE PLAN | SEE PLAN | SEE PLAN | |
| | ANCHOR ROD | L-ANCHOR BOLT @ 4" O.C. | L-ANCHOR BOLT @ 4" O.C. | SEE PLAN | |

**SHEAR WALL SCHEDULE NOTES:**
1. SEE FRAMING PLANS FOR SHEAR WALL TYPE AND LOCATIONS.
2. SHEATING MAY BE INSTALLED VERTICALLY OR HORIZONTALLY.
3. PANEL JOINTS ARE NOT ACCEPTABLE AT END POST LOCATIONS.
4. SHEAR WALL SCL RIMBOARDS AND BLOCKING ARE TO BE 1 3/4" MINIMUM.
5. SHEATING SHOULD BE DRY PLYWOOD OR OSB GRADE 1R24/2F16.
6. OSB MAY ONLY BE USED FOR INTERIOR SHEAR WALLS UNLESS APPROVED BY ARCH.
7. 7/16" OSB GRADE 1R24/2F16 MAY BE USED TO REPLACE 1/2" PLYWOOD WHEN STUD SPACING DOES NOT EXCEED 16" O.C.
8. NAILING SPACING AT SHEAR WALLS PANEL EDGES TO BE IN ACCORDANCE WITH THE TIMBER SHEAR WALL SCHEDULE.
9. NAILING SPACING AT PANEL INTERIOR SUPPORTS TO HAVE THE SAME SIZE AS THE EDGE NAILING WITH SPACING AT 300mm (12") O.C.
10. DOUBLE STUD AND BLOCKING REQUIRED WHEN 64mm ( 2 1/2" ) NAILING EDGE SPACING IS 50mm ( 2" ) OR FOR ALL SHEAR WALLS WHERE 76mm (3") NAILS ARE SPECIFIED.
11. 64mm ( 2 1/2" ) NAILS ARE TO BE 3.25mm (0.128") DIAMETER, 76mm ( 3" ) NAILS ARE TO BE 3.66mm ( 0.144").
12. SAMPLES OF NAILS TO BE USED IN SHEAR WALL CONSTRUCTION ARE TO BE PROVIDED TO THE STRUCTURAL ENGINEER PRIOR TO FRAMING.
13. WHERE SHEATING IS INSTALLED ON BOTH SIDES OF THE WALL AND NAIL SPACING IS LESS THEN 150mm (6") O.C PANEL JOINTS ARE TO BE STAGGERED.
14. REFER TO SHEAR WALL DETAILS FOR TYPICAL SHEAR WALL AND DIAPHRAGM CONSTRUCTION DETAILS.
15. HOLD DOWN SYSTEM AS PROVIDED BY SIMPSON-STRONG-TIE, EARTHBOUND TO BE DESIGNED FOR THE FORCES ABOVE. SUPPILER TO PROVIDE CONFIRMATION THAT HOLD DOWN ANCHORAGE INSTALLATION HAS BEEN COMPLETED IN ACCORDANCE WITH SUPPLIER SPECIFICATION.
16. REGARDLESS OF SHEAR WALL LENGHT, SHEAR WALL REQUIRE MIN 3 DISTRIBUED TOP & BOTTOM PLATE FASTENERS. EQULLAY SPECIFIED.
17. CONTRACTORS TO CONFIRM SIMPSON STEEL STRONG WALL DIMENSION PRIOR TO ORDERING. NOTIFY THE ENGINEER OF ANY REQUIRED CHANGES.
18. HOLD DOWN MAY BE LOCATED WITH IN SHEAR WALL END POSTS WITH EQUAL PLIES EACH SIDE, OR WITH TWO PILES EXTERIOR SIDE AND REMAINING PLIES ON THE INTERIOR SIDE OF THE SHEAR WALL.

LICENSED PROFESSIONAL ENGINEER
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2024/06/28
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70 Seneca Dr,
Ancaster, ON L9G 3B8

GAZEBO PERMIT DRAWINGS

WALL PLAN

| | |
|---|---|
| Project number | Project Number |
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

A104

Scale: As indicated

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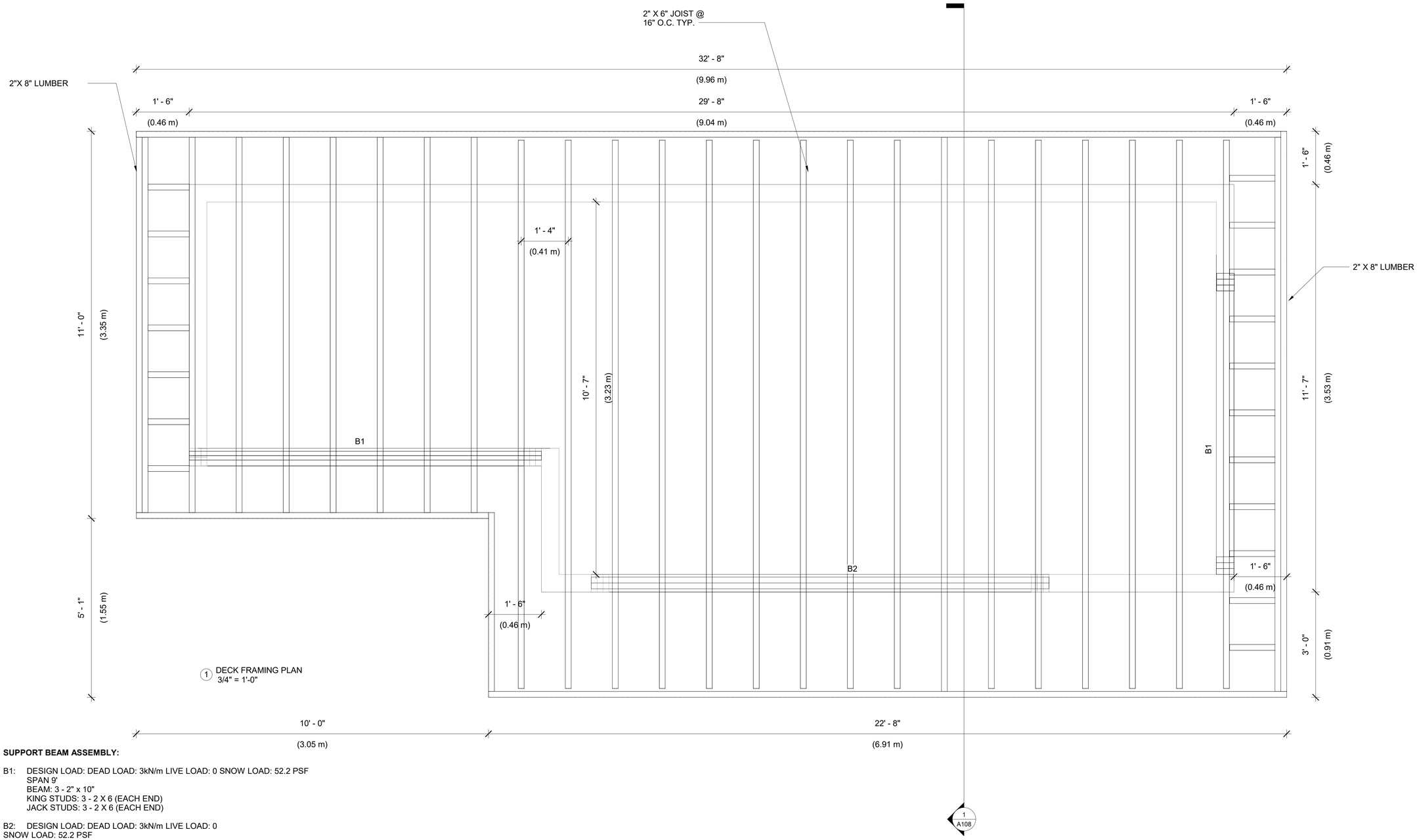


1 DECK FRAMING PLAN
3/4" = 1'-0"

**SUPPORT BEAM ASSEMBLY:**

B1: DESIGN LOAD: DEAD LOAD: 3kN/m LIVE LOAD: 0 SNOW LOAD: 52.2 PSF
SPAN 9'
BEAM: 3 - 2" x 10"
KING STUDS: 3 - 2 X 6 (EACH END)
JACK STUDS: 3 - 2 X 6 (EACH END)

B2: DESIGN LOAD: DEAD LOAD: 3kN/m LIVE LOAD: 0
SNOW LOAD: 52.2 PSF
SPAN 12' 0"
BEAM: 3 - 2" x 12" OR 2.0e 1-3/4" X 11-7/8" LVL
KING STUDS: 3 - 2 X 6 (EACH END)
JACK STUDS: 3 - 2 X 6 (EACH END)

**NOTES:**
USE METAL HURRICANE STRAPS TO CONNECT THE BEAM TO THE JACK STUDS.
PROVIDE TEMPORARY SHORING DURING INSTALLATION.

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A108

LICENSED PROFESSIONAL ENGINEER
S. U. ISLAM
100543010
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70 Seneca Dr,
Ancaster, ON L9G 3B8

GAZEBO PERMIT DRAWINGS

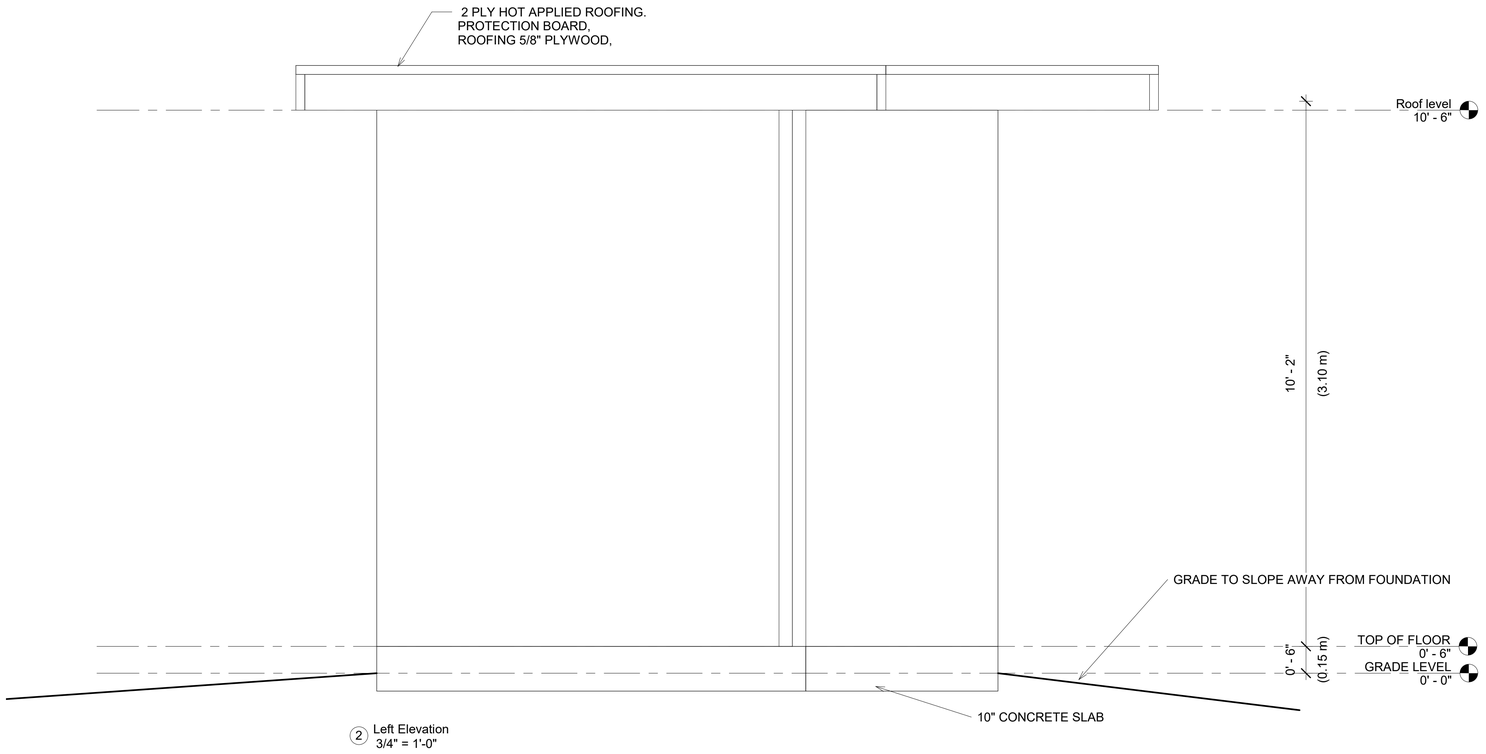
Gazebo Framing Plan

| | |
|---|---|
| Project number | Project Number |
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

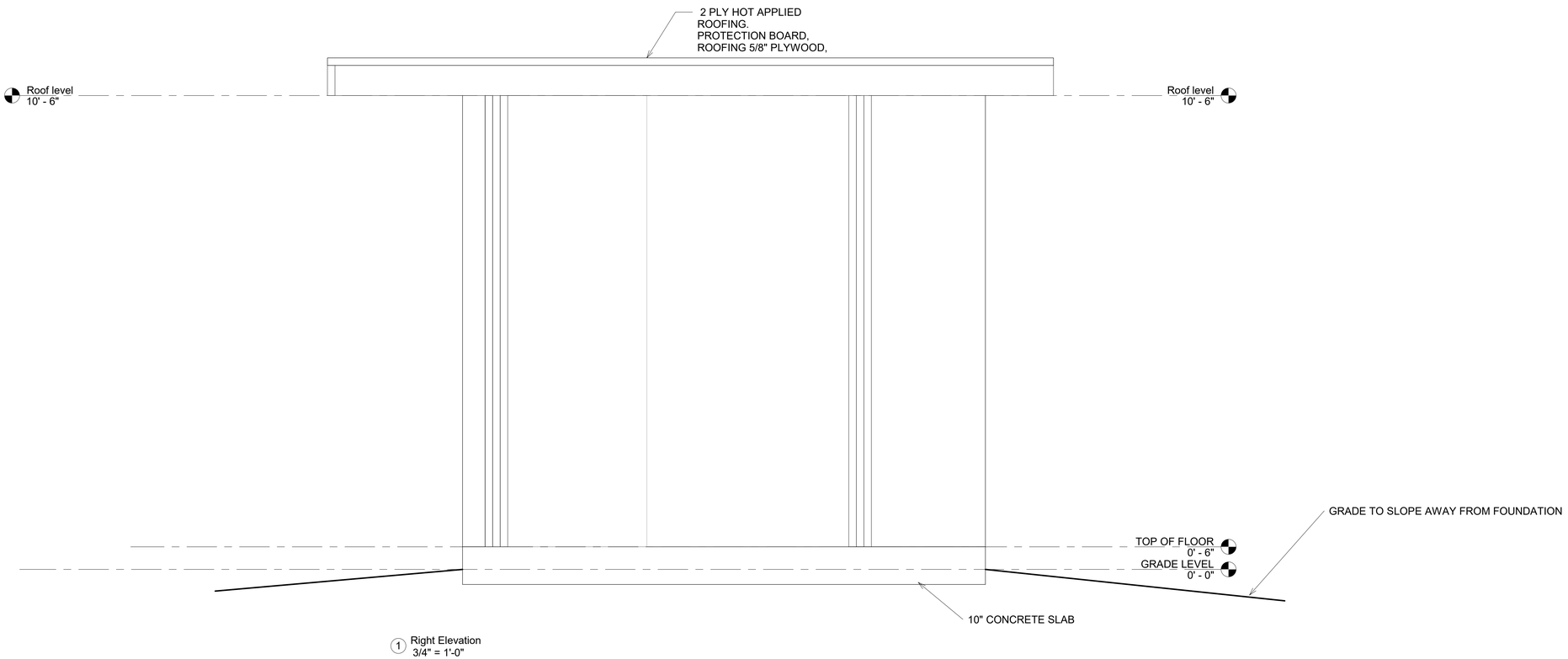
A105

| | |
|---|---|
| Scale | 3/4" = 1'-0" |

2024-07-25 8:21:54 PM




2 Left Elevation
3/4" = 1'-0"




1 Right Elevation
3/4" = 1'-0"

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100543010
2024/06/28
PROVINCE OF ONTARIO

# GAZEBO PERMIT DRAWINGS

## Side Elevations

| | |
|---|---|
| Project number | Project Number |
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

A106

Scale 3/4" = 1'-0"

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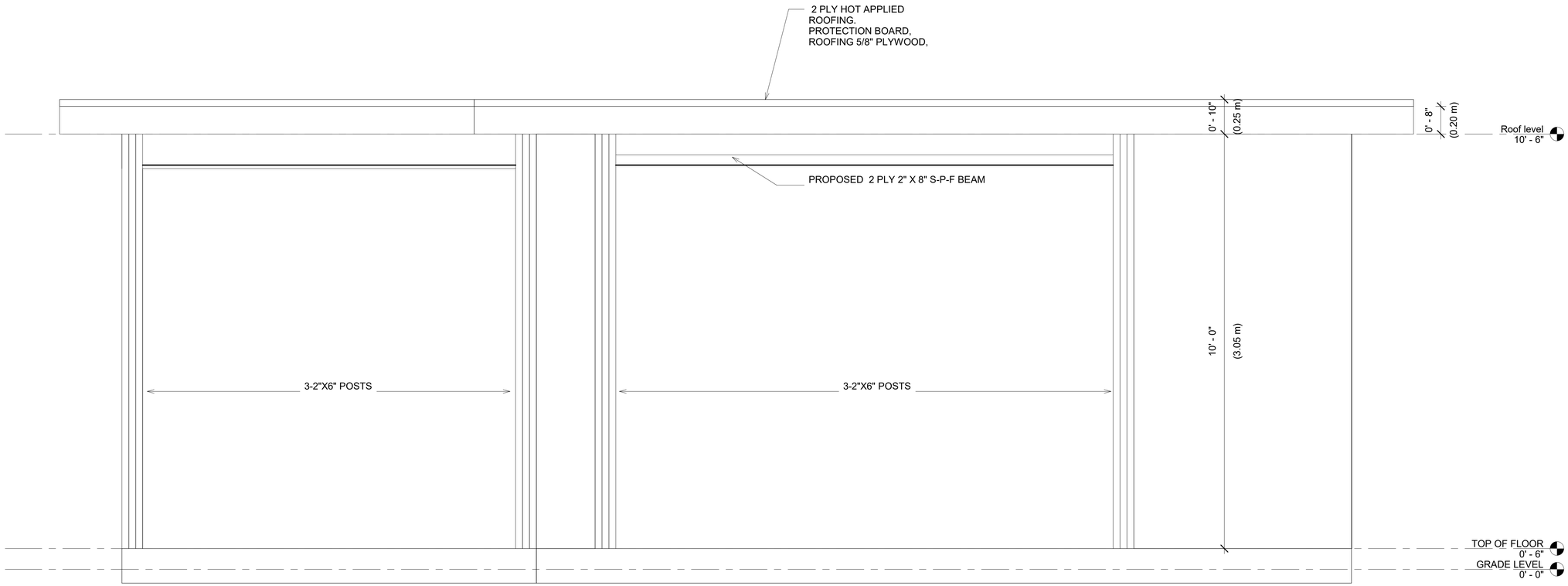


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100543010
2024/06/28
PROVINCE OF ONTARIO

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70 Seneca Dr,
Ancaster, ON L9G 3B8

GAZEBO PERMIT DRAWINGS

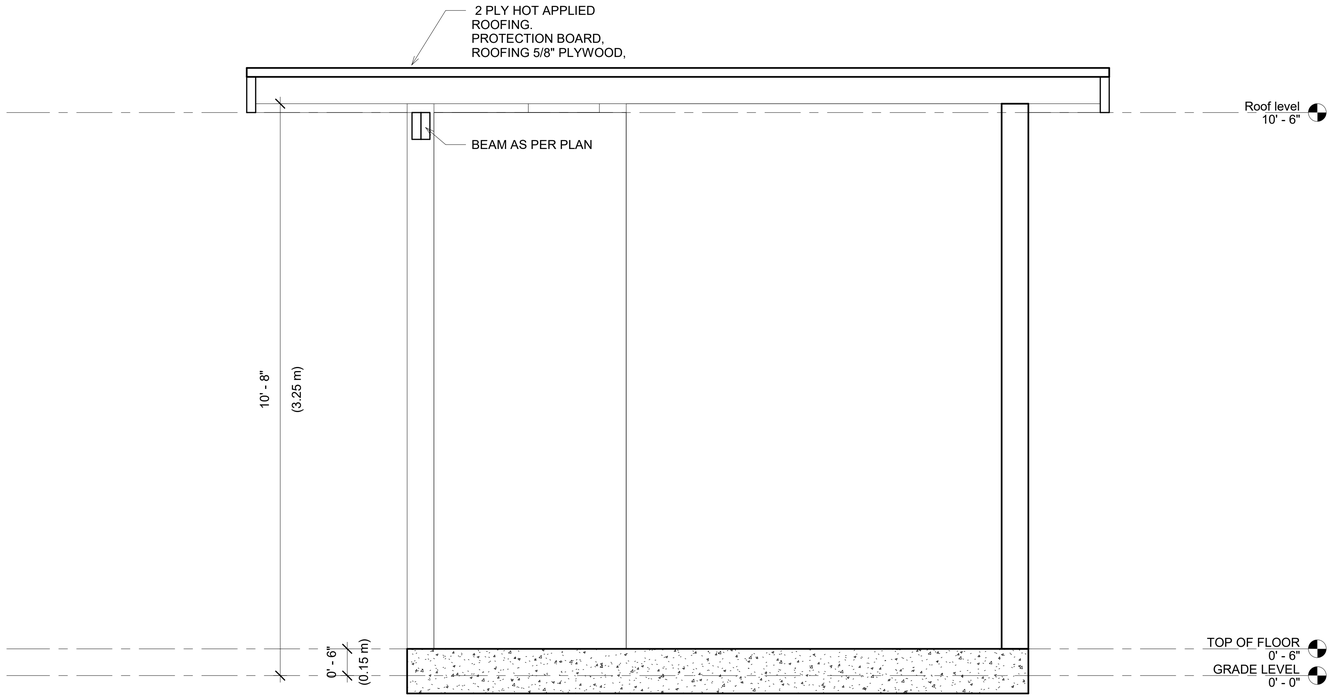
Front Elevation

| | |
|---|---|
| Project number | Project Number |
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

A107

| | |
|---|---|
| Scale | 3/4" = 1'-0" |

2024-07-25 8:21:55 PM




1 Section 2
3/4" = 1'-0"

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GAZEBO PERMIT DRAWINGS

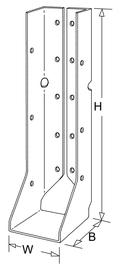
Sections

| | |
|---|---|
| Project number | Project Number |
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

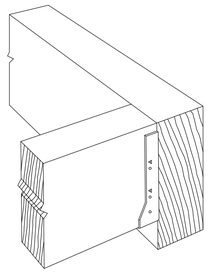
A108

Scale 3/4" = 1'-0"

2024-07-25 8:21:55 PM




LUC



Typical HUC Installation (LUC Similar)

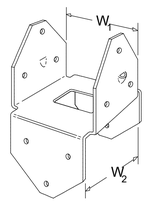
## Installation:

- For HUC installations, models have triangle and round holes. To achieve maximum loads, fill both round and triangle holes (fastener quantities listed fill both holes).
- For installations into single 2x headers or ledgers, use the specified full length fasteners into the joist and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
  - 10dx1½ nails for installations with Nails
  - SD #9x1½ for LUC26Z and LUC210Z installations with SD Screws

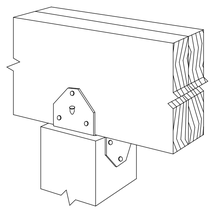
| Model No. | Dimensions (in.) | | | Fasteners | | | |
|---|---|---|---|---|---|---|---|
| | | | | Nails | | SD Screws | |
| | W | H | B | Header | Joist | Header | Joist |
| LUC26Z | 1 9/16 | 4 3/4 | 1 3/4 | 6-10d | 4-10dx1½ | 6-SD #9x2½ | 4-SD #9x1½ |
| LUC210Z | 1 9/16 | 7 3/4 | 1 3/4 | 10-10d | 6-10dx1½ | 10-SD #9x2½ | 6-SD #9x1½ |
| HUC26-2Z | 3 1/8 | 5 3/8 | 2 1/2 | 12-16d | 6-10d | - | - |
| HUC28-2Z | 3 1/8 | 7 | 2 1/2 | 14-16d | 6-10d | - | - |
| HUC210-2Z | 3 1/8 | 8 13/16 | 2 1/2 | 18-16d | 10-10d | - | - |

1. ▷ indicates connector is available in stainless steel. Replace *Z* in model number with *SS* when ordering.
2. Refer to current *Wood Construction Connectors* catalog for additional information.

A-108 / 1 — LUC, HUC Joist Hangers by SIMPOSON STRONG TIE OR SIMILAR — NTS




BCS
(BC Similar)



Typical BCS Installation
(BC Similar)

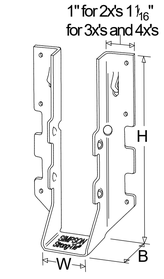
## Installation:

- BCS: Install dome nails on beam; drive nails at an angle through the beam into the post below.
- BC: Do not install bolts into pilot holes.

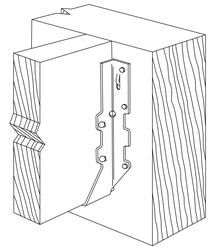
| Model No. | Dimensions (in.) | | | | | | Fasteners | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Nails | | SD Screws | |
| | W1 | W2 | L1 | L2 | H1 | H2 | Beam Flange | Post Flange | Beam Flange | Post Flange |
| BC4Z | 3 9/16 | 3 9/16 | 2 7/8 | 2 7/8 | 3 | 3 | 6-16d | 6-16d | 6-SD #10x1½ | 6-SD #10x1½ |
| BC6Z | 5 1/2 | 5 1/2 | 4 3/8 | 4 3/8 | 3 3/8 | 3 3/8 | 12-16d | 12-16d | - | - |
| BCS2-2/4Z | 3 1/8 | 3 9/16 | 2 7/8 | 2 7/8 | 2 15/16 | 2 15/16 | 8-10d | 6-10d | 8-SD #9x2½ | 6-SD #9x2½ |
| BCS2-3/6Z | 4 5/8 | 5 9/16 | 4 3/8 | 2 7/8 | 3 5/16 | 2 15/16 | 12-16d | 6-16d | - | - |

1. ▷ indicates connector is available in stainless steel. Replace *Z* in model number with *SS* when ordering.
2. Refer to current *Wood Construction Connectors* catalog for additional information.

A-108 / 3 — BC, BCS Post Caps by SIMPOSON STRONG TIE OR SIMILAR — NTS




LUS



Typical LUS28Z Installation

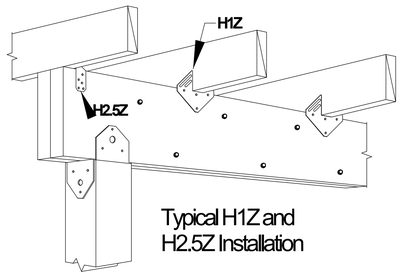
## Installation:

- LUS hangers install with double shear nailing.
- For installations into single 2x headers or ledgers, use the specified full length fasteners into the joist and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
  - 10dx1½ nails for installations with Nails
  - SD #9x1½ for LUS28Z and LUS210Z installations with SD Screws
  - SD #10x1½ for LUS26-2Z and LUS210-2Z installations with SD Screws

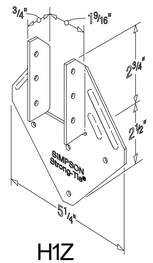
| Model No. | Dimensions (in.) | | | Fasteners | | | |
|---|---|---|---|---|---|---|---|
| | | | | Nails | | SD Screws | |
| | W | H | B | Header | Joist | Header | Joist |
| LUS26Z | 1 9/16 | 4 3/4 | 1 3/4 | 4-10d | 4-10d | - | - |
| LUS28Z | 1 9/16 | 6 5/8 | 1 3/4 | 6-10d | 4-10d | 6-SD #9x2½ | 4-SD #9x2½ |
| LUS210Z | 1 9/16 | 7 13/16 | 1 3/4 | 8-10d | 4-10d | 8-SD #9x2½ | 4-SD #9x2½ |
| LUS26-2Z | 3 1/8 | 4 7/8 | 2 | 4-16d | 4-16d | 4-SD #10x2½ | 4-SD #10x2½ |
| LUS210-2Z | 3 1/8 | 9 | 2 | 8-16d | 6-16d | 8-SD #10x2½ | 6-SD #10x2½ |

1. ▷ indicates connector is available in stainless steel. Replace *Z* in model number with *SS* when ordering.
2. Refer to current *Wood Construction Connectors* catalog for additional information.

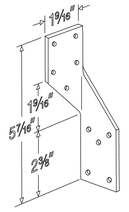
A-108 / 2 — LUS Joist Hangers by SIMPOSON STRONG TIE OR SIMILAR — NTS




Typical H1Z and H2.5Z Installation




H1Z



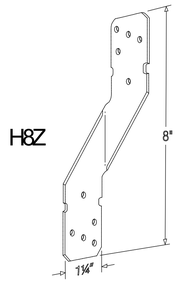

H2.5Z

## Installation:

- Use all specified fasteners.

| Model No. | Fasteners | | | |
|---|---|---|---|---|
| | Nails | | SD Screws | |
| | To Joist | To Beam | To Joist | To Beam |
| H1Z | 6-8dx1½ | 4-8dx1½ | 6-SD #9x1½ | 4-SD #9x1½ |
| H2.5Z | 5-8dx1½ | 5-8dx1½ | 5-SD #9x1½ | 5-SD #9x1½ |
| H8Z | 5-10dx1½ | 5-10dx1½ | 5-SD #9x1½ | 5-SD #9x1½ |

1. indicates connector is available in stainless steel. Replace *Z* in model number with *SS* when ordering.
2. Refer to current *Wood Construction Connectors* catalog for additional information.




A-108 / 4 — H1Z by SIMPOSON STRONG TIE OR SIMILAR — NTS

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70 Seneca Dr,
Ancaster, ON L9G 3B8

GAZEBO PERMIT DRAWINGS

Framing Connection Details - 1

| | |
|---|---|
| Project number | Project Number |
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

A109

Scale: 3/4" = 1'-0"

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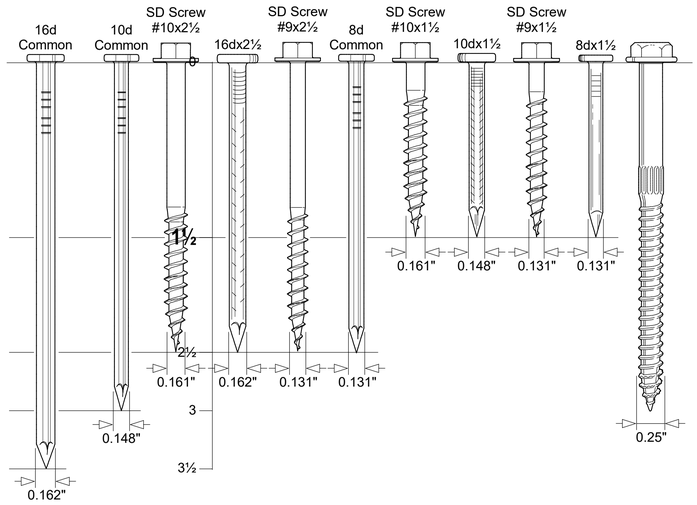


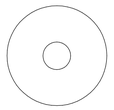

Fastener Notes:

1. The specified quantity, type and size of fastener must be installed in the correct holes on the connector to achieve published loads. Incorrect fastener selection or installation can compromise connector performance and could lead to failure.
2. Nail diameter assumes no coating. See technical bulletin T-NAILGUIDE for more information.
3. The Simpson Strong-Drive ® SD structural-connector screw is the only screw approved for use with our connectors.
4. NAIL reference in tables: 16d = 16d common, 10d = 10d common

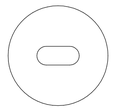
A-109
1

Fasteners by SIMPOSON STRONG TIE OR SIMILAR

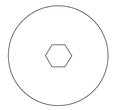
NTS



Round Holes
Purpose : to fasten a connector.
Fill requirements : always fill, unless noted otherwise.

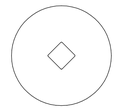


Obound Holes
Purpose : to make fastening a connector in a tight location easier.
Fill requirements : always fill.



Hexagonal Holes
Purpose : to fasten a connector to concrete or masonry.
Fill requirements : always fill when fastening a connector to concrete or masonry.

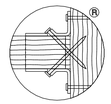
Triangular Holes
Purpose : to increase a connector's strength or to achieve Max strength.
Fill requirements : when the designer specifies Max nailing.



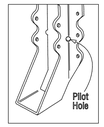
Diamond Holes
Purpose : to temporarily fasten a connector to make installing easier.
Fill requirements : none.

Speed Prongs
Used to temporarily position and secure the connector for easier and faster installation.


Dome Nailing
This feature guides the nail into the joist and header at a 45° angle.



Double Shear Nailing
The nail is installed in the joist and header, distributing the load through two points on each joist nail for greater strength.




Pilot Holes
Tooling holes for manufacturing purposes. No fasteners required.

Fastening Identification



70 Seneca Dr,
Ancaster, ON L9G 3B8

GAZEBO PERMIT DRAWINGS

Framing Connection Details - 2

| | |
|---|---|
| Project number | Project Number |
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

A110

Scale 3/4" = 1'-0"

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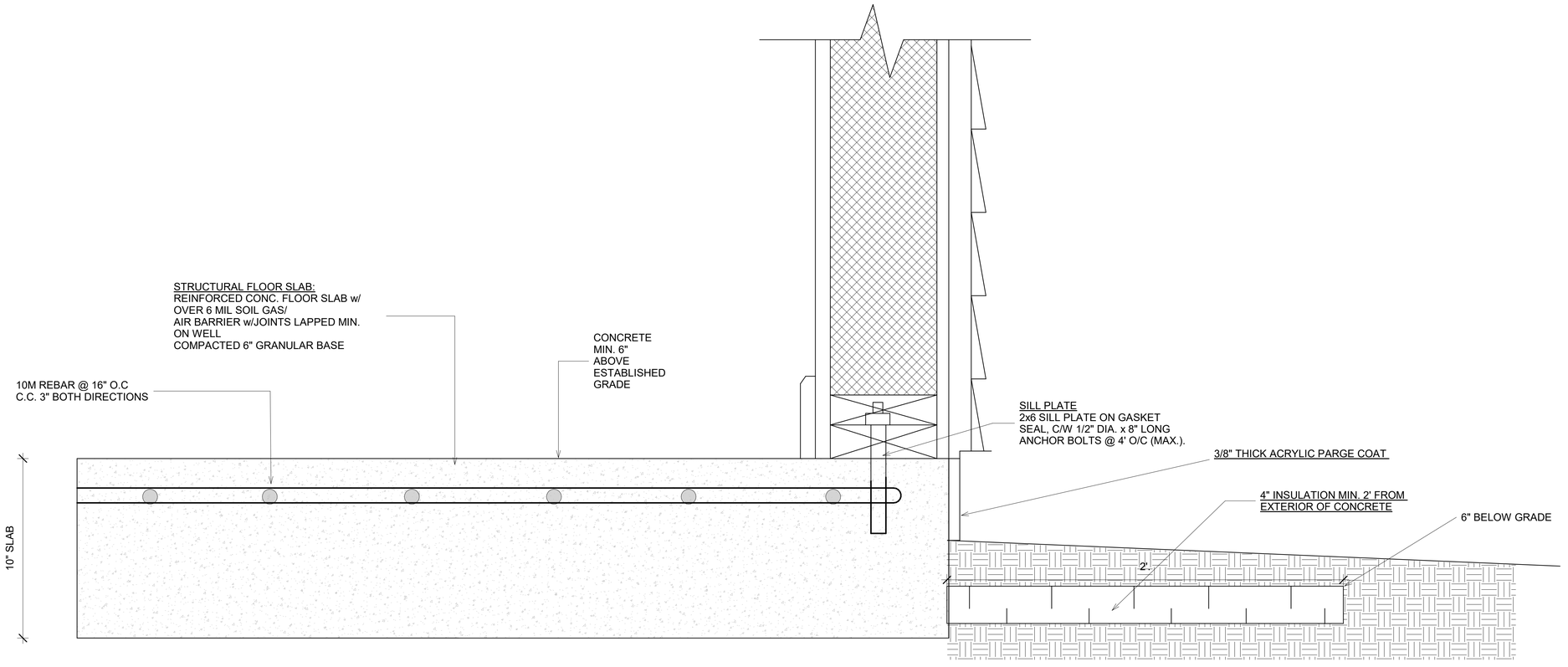


1 FLOOR FOUNDATION
6" = 1'-0"

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2024/06/28
PROVINCE OF ONTARIO

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Ancaster, ON L9G 3B8

GAZEBO PERMIT DRAWINGS

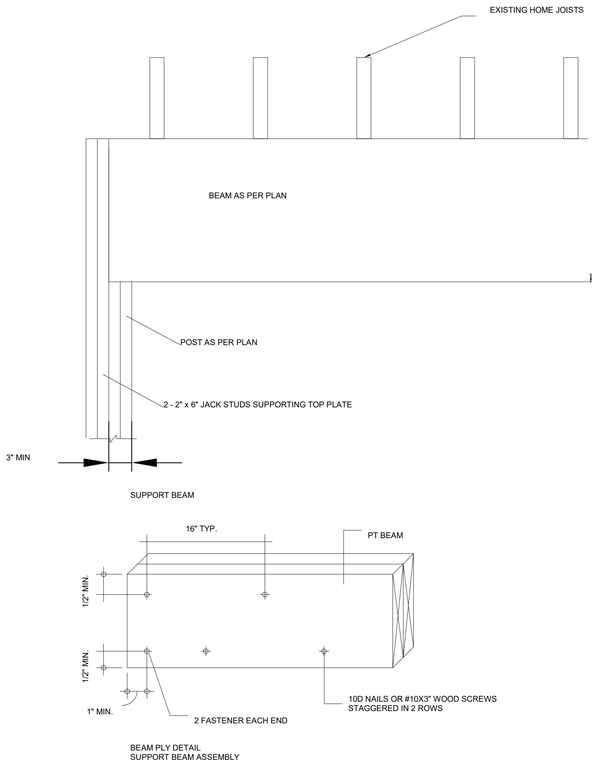
FOUNDATION DETAIL

| | |
|---|---|
| Project number | Project Number |
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

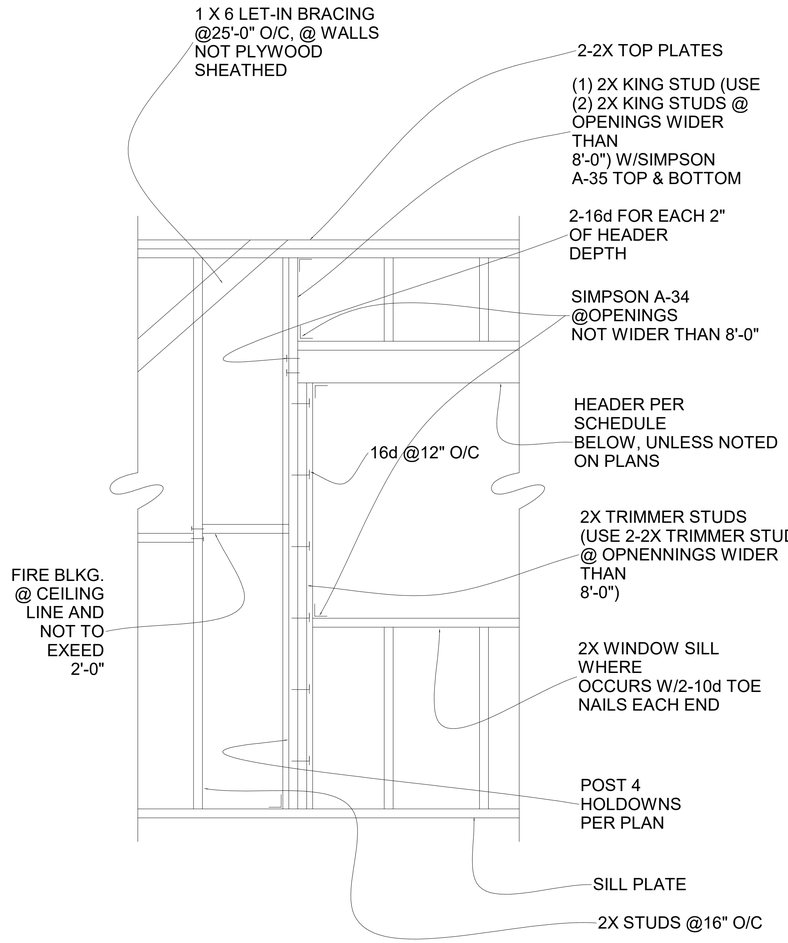
A111

Scale 6" = 1'-0"

2024-07-25 8:21:57 PM




(2) Beam Support
3/8" = 1'-0"




(3) FRAMING DETAIL
1/2" = 1'-0"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Ancaster, ON L9G 3B8

GAZEBO PERMIT DRAWINGS

FRAMING DETAIL

| | |
|---|---|
| Project number | Project Number |
| Date | Issue Date |
| Drawn by | Author |
| Checked by | Checker |

A112

| | |
|---|---|
| Scale | As indicated |

2024-07-25 8:21:57 PM

**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 | | |
|---|---|---|---|
| **Registered Owners(s)** | Marcie Hall | [redacted] | |
| **Applicant(s)** | Sabih Ul islam | | |
| **Agent or Solicitor** | | | **Phone:** |
| | | | **E-mail:** |

1.2 Primary contact ☐ Applicant ☑ Owner ☐ Agent/Solicitor

1.3 Sign should be sent to ☐ 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.

1.6 Payment type ☒ In person ☐ Cheque ☑ Credit over phone* [redacted]

*Must provide number above

## 2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

| | | | |
|---|---|---|---|
| Municipal Address | 70 Seneca DrAncaster, ON L9G 3B8 | | |
| Assessment Roll Number | | | |
| Former Municipality | | | |
| Lot | | Concession | |
| 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:

HYDRO ELECTRIC POWER COMISSION EASEMENT NO. AN 33948

, BELL TELELPHONE EASEMENT NO. AN33812

## 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:

We are proposing a gazebo in the rear yard which does not conform to the side setback requirements.

☐ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling

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

The rear yard required setback is 7.5m, We are proposing Rear yard setback of 4.3m

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 |
|---|---|---|---|
| 25m (81.4ft) | 45 m (145 ft) | 1125 m2 (11803 sqft) | 6.5m (22 ft) |

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 |
|---|---|---|---|---|
| Single Family Detached Home | 12.6 m | 17m | 4.04 & 3.55 | |
| Shed | N/A | 4.26 | 1.56 | 10/10/2023 |
| Pool | | 6.5 | 4 & 12 | 10/10/2023 |
| | | | | |

Proposed:

| Type of Structure | Front Yard Setback | Rear Yard Setback | Side Yard Setbacks | Date of Construction |
|---|---|---|---|---|
| Gazebo | N/A | 4.3 | 2.26 | 07/14/2024 |
| | | | | |
| | | | | |
| | | | | |

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 |
|---|---|---|---|---|
| Pool | 36 | 36 | 0 | 0 |
| Shed | 9 | 9 | 1 | 2.4 |
| Single Family Detached | 121.61 $m^2$ | | 1 | |
| | | | | |

Proposed:

| Type of Structure | Ground Floor Area | Gross Floor Area | Number of Storeys | Height |
|---|---|---|---|---|
| Gazebo | 27 | 27 | 1 | 3.1 |
| | | | | |
| | | | | |
| | | | | |

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)

reet
(22 ft)

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
☐ 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 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)

Single Detached Dwelling

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

Single Detached Dwelling

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

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

Rural Hamilton Official Plan designation (if applicable): _____

Rural Settlement Area: _____

Urban Hamilton Official Plan designation (if applicable) Neighbourhoods

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

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

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: _____

## 8 ADDITIONAL INFORMATION

8.1 Number of Dwelling Units Existing: 1

8.2 Number of Dwelling Units Proposed: 0

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

_____

_____