#### **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	A-25:032	SUBJECT	96 Eighth Road East, Stoney
NO.:		PROPERTY:	Creek
ZONE:	A1 (Agriculture)	ZONING BY-	Hamilton Zoning By-law 05-200
		LAW:	- 1

**APPLICANTS:** Owner: Jason Timothy Baird, Alessandra Baird

Agent: Lionize Contracting Inc. - Jason Petty

The following variances are requested:

- 1.An Additional Dwelling Unit Detached shall be permitted on a lot containing a Single Detached Dwelling being 0.4 hectares whereas the by-law requires a minimum lot area of 1.5 hectares.
- 2.An Additional Dwelling Unit Detached shall be permitted within the Front Yard instead of the requirement of only being permitted in a rear and/or interior side yard.

**PURPOSE & EFFECT:** To facilitate the construction of an Additional Dwelling Unit - Detached within the front yard of an existing single detached dwelling.

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, March 27, 2025
TIME:	1:25 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

#### A-25:032

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 5<sup>th</sup> 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 March 25, 2025

**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 March 26, 2025

#### **FURTHER NOTIFICATION**

If you wish to be notified of future Public Hearings, if applicable, regarding A-25:032, you must submit a written request to <a href="mailton.ca">cofa@hamilton.ca</a> 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 <a href="mailton.ca">cofa@hamilton.ca</a> or by mailing the Committee of Adjustment, City of Hamilton, 71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5.



DATED: March 10, 2025

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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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 <a href="mailton.ca">cofa@hamilton.ca</a> 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 Tuesday 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 <a href="mailton.ca">cofa@hamilton.ca</a>. 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.

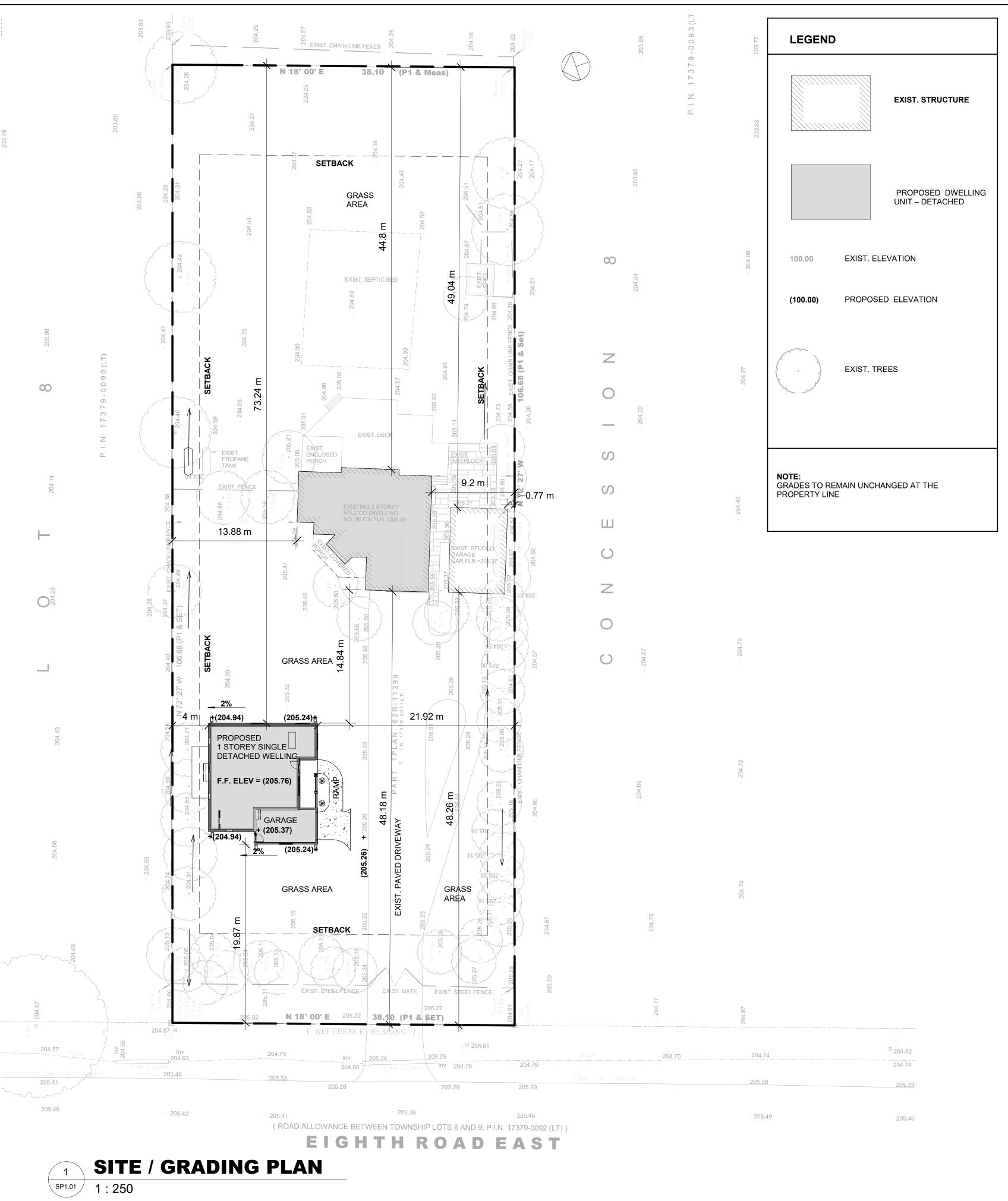
A separate registration for each person wishing to speak is required. Upon registering for a meeting, members of the public will be emailed a link for the Webex meeting one business day before the Hearing. Only those registered will be called upon to speak.

#### 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.





# KEYPLAN

PART OF LOT 8 CONCESSION 8 REGISTERED PLAN 62R-11398 TOWNSHIP OF SALTFLEET CITY OF HAMILTON REGIONAL MUNICIPALITY OF HAMILTON - WENTWORTH

# SITE STATISTICS

70NF = A1 AGRICULTURE (05-200)

	PROVIDED	REQUIRED	VARIANCE REQUIRED
LOT AREA	4064.51m²	4000m² (0.4HECTARES)	NO
LOT FRONTAGE	38.10m	30m	NO
GROSS FLOOR AREA         280 m²           EXIST. HOUSE         280 m²           PROPOSD NEW DETACHED DWELLING         118 m²           TOTAL =         398 m²	398 m²	N/A	NO
BUILDING HEIGHT 1 STOREY ESTABLISHED GRADE = 205.09m	6m	10.5m	NO
EXIST. HOUSE       187.38m²         EXIST. GARAGE       59.54m²         PROPOSD NEW DETACHED DWELLING       157.05m²         TOTAL =       403.97m²	9.9%	N/A	NO
SETBACKS			
FRONT	19.87m	10m	NO
REAR	73.24m	10m	NO
SIDES (NORTH)	4m	3m	NO
SIDES (SOUTH)	21.92m	3m	NO
LANDSCAPE			
FRONT YARD	82%	50%	NO
DRIVEWAY WIDTH	6m (EXISTING)	8m	NO
ADDITIONAL DWELLING UNIT – DETACHED	EXITING PROPERTY 4000m² (0.4HECTARES)	FOR LANDS WITHIN AN A1, A2, S1 ZONE, A MAXIMUM OF ONE ADDITIONAL DWELLING UNIT – DETACHED SHALL BE PERMITTED ON A LOT CONTAINING A SINGLE DETACHED DWELLING HAVING A MINIMUM LOT AREA OF 1.5 HECTARES.	YES
LOCATION OF PROPOSED ADDITIONAL DWELLING UNIT – DETACHED	PROPOSED DWELLING UNIT – DETACHED IS LOCATED AT THE FRONT OF PROPERTY	AN ADDITIONAL DWELLING UNIT – DETACHED SHALL ONLY BE PERMITTED IN A REAR AND/OR INTERIOR SIDE YARD.  A MINIMUM 1.2 METRE SETBACK SHALL BE PROVIDED FROM THE INTERIOR SIDE LOT LINE AND REAR LOT LINE.	YES
DISTANCE BETWEEN EXISTING DWELLING	14.8m	AN ADDITIONAL DWELLING UNIT – DETACHED SHALL BE SET BACK A MINIMUM 5.0 METRES FROM THE FRONT	NO

CONFIRM ALL GRIDS, DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. CONTACT ARCHITECT AND ENGINEER

PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND

MUST BE RETURNED UPON REQUEST. PLANS MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT WRITTEN

FOR ANY DISCREPANCIES.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES

PERMISSION OF THE ENGINEER.

UNLESS SIGNED BY THE ENGINEER.

	D/(IL.	
No.	Description	Date
5	ISSUED FOR MINOR VARIANCE	23/12/2024
	1	1

J. P. SAMUEL AND ASSOCIATES INC. STRUCTURAL ENGINEERS

1040 Garner Road West, Suite C203 Ancaster, ON L9G 0J2 Tel:(647) 671-8530 email:jsamuel@jpsamuel.com www.jpsamuel.com

ADDITIONAL DWELLING UNIT DETACHED

96 8TH ROAD EAST STONEY CREEK, ONTARIO

# SITE / GRADING PLAN

2024-JPS-125 Project number 28/08/2024 Drawn by Checked by

SP1.01

As indicated

# **NEW RESIDENCE** 96 8TH ROAD EAST STONEY CREEK, ONTARIO



NOTE: CONFIRM ALL GRIDS, DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.

CONTACT ARCHITECT AND ENGINEER FOR ANY DISCREPANCIES.

PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND MUST BE RETURNED UPON REQUEST. PLANS MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ENGINEER.

No.	Description	Date
5	ISSUED FOR MINOR VARIANCE	23/12/2024

J. P. SAMUEL AND ASSOCIATES INC. STRUCTURAL ENGINEERS

1040 Garner Road West, Suite C203 Ancaster, ON L9G 0J2 Tel:(647) 671-8530 email:jsamuel@jpsamuel.com www.jpsamuel.com

ADDITIONAL DWELLING UNIT DETACHED

96 8TH ROAD EAST STONEY CREEK, ONTARIO

# **COVER SHEET**

2024-JPS-125 Project number 28/08/2024 Drawn by Checked by

A0.00

Scale

ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC IN BRACKETS

#### TYPICAL FRAME CONSTRUCTION

ALL FRAMING LUMBER TO BE No. 1 AND No. 2 SPF UNLESS NOTED OTHERWISE AND SHALL BE IDENTIFIED BY GRADE STAMP AND HAVE A MAX. MOISTURE CONTENT OF 19% AT THE TIME OF INSTALLATION WOOD FRAME MEMBERS WHICH ARE SUPPORTED ON CONCRETE IN DIRECT CONTACT WITH SOIL SHALL BE SEPARATED FROM THE CONCRETE WITH 6 MM. POLYETHYLENE JOISTS TO HAVE MIN 1-1/2" (38mm) END BEARING BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING DOUBLE STUDS @ OPENING DOUBLE RIM JOISTS WHICH SUPPORT LINTELS IN EXTERIOR WALLS

DOUBLE HEADER JOIST AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200m) AND 10'-6" (3.2m) DOUBLE TRIMMER JOISTS WHEN HEADER JOISTS LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2000mm) DOUBLE JOISTS UNDER PARALLEL PARTITIONS BEAM TO BE PLACED UNDER LOAD BEARING WALL WHEN WALL IS PARALLEL TO FLOOR JOISTS

BEAM MAY BE A MAX. 24" (600mm) FROM A LOAD BEARING WALL WHEN THAT WALL IS PERPENDICULAR TO METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO THE SIDES OF BEAMS,

FLOOR JOIST SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15-3/4" (400mm) BEYOND SUPPORTS FOR 2x8 (38x184mm) FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23-5/8" (600mm) BEYOND SUPPORTS FOR 2x10 (38x235mm) OR LARGER

R-60 (RSI 10.56)

ALL STEEL BEAMS TO BE GRADE 350W LAMINATED VENEER LUMBER (LVL) TO BE GRADE 1.9E OR BETTER (MODULUS OF ELASTICITY, E=1.9x10 psi)

#### **INSULATION AND WEATHERPROOFING**

CEILING BELOW ATTIC OR ROOF SPACE

TRIMMERS, HEADERS

ROOF ASSEMBLY WITHOUT ATTIC OR ROOF SPACE R-31(RSI 5.46) WALL OTHER THAN FOUNDATION WALL R-19 + R7.5ci (RSI 3.34 + 1.32ci) FOUNDATION WALLS ENCLOSING HEATED SPACE R-20 + R8ci (RSI 3.52 + 1.40ci) FLOOR, OTHER THAN SLAB-ON-GROUND R-31 (RSI 5.46) SLABS ON GROUND CONTAINING HEATING PIPES, TUBES, DUCTS OR CABLES R-L0 (RSI 1.76) SLABS ON GROUND NOT CONTAINING HEATING PIPES, TUBES, DUCTS OR CABLES R-L0 (RSI 1.76) BASEMENT FLOOR SLABS LOCATED MORE THAN 600MM BELOW GRADE INSULATION SHALL BE PROTECTED WITH GYPSUM BOARD OR AN EQUIVALENT INTERIOR FINISH, EXCEPT FOR

UNFINISHED BASEMENTS WHERE 6 MM. POLY IS SUFFICIENT FOR FIBERGLASS TYPE INSULATIONS DUCTS PASSING THROUGH UNHEATED SPACE SHALL BE MADE AIRTIGHT WITH TAPE OR SEALANT CAULKING SHALL BE PROVIDED FOR ALL EXTERIOR DOORS AND WINDOWS BETWEEN THE FRAME AND WEATHERSTRIPPING SHALL BE PROVIDED ON ALL DOORS AND ACCESS HATCHES TO THE EXTERIOR, EXCEPT

DOORS FROM A GARAGE TO THE EXTERIOR EXTERIOR WALLS, CEILINGS AND FLOORS SHALL BE CONSTRUCTED SO AS TO PROVIDE A CONTINUOUS BARRIER TO THE PASSAGE OF WATER VAPOUR FROM THE INTERIOR AND TO THE LEAKAGE OF AIR FROM THE EXTERIOR

#### TYPICAL EXTERIOR WOOD SIDING WALL

6" (150mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE 15 lb (0.7 kg/m²) BUILDING PAPER LAPPED 4" (100mm) AT ALL JOINTS 1" (25mm) EXTÉRIOR SHEATHING WITH R-5 (RSI 0.88) WITH ALL BUTT JOINTS TAPED 2x4 MID-GRITS IF NOT SHEATHED 2x6 (38x140mm) STUDS @ 16" (400mm) MIN. R-24 (RSI 4.2) INSULATION 6 MIL POLY AIR/VÁPOUR BARRIER LAP ALL JOINTS AND SEAL WITH ACOUSTIC TYPE SEALANT 1/2" (12.7mm) GYPSUM BOARD

#### EXTERIOR SIDING FIREWALL

VINYL SIDING

45 MIN. FIRE RESISTANCE RATING WALL ASSEMBLY THE SAME AS NOTED FOR TYPICAL EXTERIOR SIDING WALL WITH THE FOLLOWING 1" (25mm) EXTERIOR SHEATHING WITH R-5 (RSI 0.88) WITH ALL BUTT JOINTS TAPED, PROVIDE 1x3 (25x75mm) STRAPPING @ 16" (400mm) O.C. HORIZONTALLY FÓR VERTICAL SIDING ONLY MIN. R-22 (RSI 3.87) INSULÁTION WITH A MASS OF 0.032 kg/m2 PER 1mm OF THICKNESS

6 MIL POLY AIR/VAPOUR BARRIER

1/2" (12.7mm) TYPE 'X' GYPSUM BOARD

#### **GARAGE WALLS**

WALL ASSEMBLY THE SAME AS NOTED FOR TYPICAL EXTERIOR SIDING WALL WITH OR WITHOUT A FIRE RATING WITH THE FOLLOWING EXCEPTION

2x4 (38x89mm) STUDS @ 16" (400mm) O.C. DELETE: INSULATION, 6 MIL AIR/VAPOUR BARRIER AND 1/2" (12.7mm) GYPSUM BOARD

TYPICAL EXTERIOR BRICK/ STONE VENEER WALL 3-1/2 (90mm) FACE BRICK OR 4" (100mm) STONE, PROVIDE WEEP HOLES @ 2'-6" (800mm) @ BOTTOM COURSE AND ABOVE ALL OPENINGS

6" (150mm) BASE FLASHING UP BEHIND WALL SHEATHING MEMBRANE 1" (25mm) AIR SPACE

15 lb (0.7kg/m²) BUILDING PAPER LAPPED 4" (100mm) AT ALL JOINTS

GALV. METAL BRICK TIES @ 24" (600mm) H.O.C. AND 16" (400mm) V.O.C FASTEN TIES WITH CORROSION RESISTANT 1/8" (3mm) DIA. SCREWS OR SPIRAL NAILS WHICH PENETRATED AT LEAST 1-1/4" (32mm) INTO STUDS

1" (25mm) EXTERIOR SHEATHING WITH R-5 (RSI 0.88) WITH ALL BUTT JOINTS TAPED 2x4 MID-GRITS IF NOT SHEATHED

2x6 (38x140mm) STUDS @ 16" (400mm) O.C.

MIN. R-24 (RSI 4.22) INSULATION 6 MIL POLY AIR/VAPOUR BARRIER

1/2" (12.7mm) GYPSUM BOARD

#### TYPICAL EXTERIOR BRICK/ STONE VENEER WALL

45 MIN. FIRE RESISTANCE RATING WALL ASSEMBLY THE SAME AS NOTED FOR TYPICAL EXTERIOR BRICK/STONE VENEER WALL WITH THE FOLLOWING EXCEPTION

1" (25mm) EXTERIOR SHEATHING WITH R-5 (RSI 0.88) WITH ALL BUTT JOINTS TAPED MIN. R-24 (RSI 3.87) INSULATION WITH A MASS OF 0.032 kg/m2 PER 1mm OF THICKNESS 6 MIL POLY AIR/VAPOUR BARRIER

1/2" (12.7mm) TYPE 'X' GYPSUM BOARD

### GARAGE WALLS

WALL ASSEMBLY THE SAME AS NOTED FOR TYPICAL EXTERIOR BRICK/STONE VENEER WALL WITH OR WITHOUT A FIRE RATING WITH THE FOLLOWING EXCEPTION 2x4 (38x89mm) STUDS @ 16" (400mm) O.C.

DELETE: INSULATION, 6 MIL AIR/VAPOUR BARRIER AND 1/2" (12.7mm) GYPSUM BOARD

### INTERIOR STUD WALLS

2x4 (38x89mm) WOOD STUDS @ 16" (400mm) O.C. OR 2x6 (38x140mm) WOOD STUDS @ 16" (400mm) O.C. DOUBLE 2x4 (38x89mm) OR 2x6 (38x140mm) TOP PLATES SINGLE 2x4 (38x89mm) OR 2x6 (38x140mm) BOTTOM PLATE

#### MASONRY WALL

FOR BRICK OF 3-1/2" (89mm) BRICK WALL SHALL BE BONDED WITH A HEADER COURSE EVERY SIXTH COURSE PROVIDE 2" (50mm) SOLID MASONRY OR CONTINUOUS 1-1/2" PLATE UNDER ALL ROOF GRID FLOOR FRAMING

PROVIDE 7-1/2" (190mm) SOLID MASONRY UNDER BEAM AND COLUMNS

1/2" (12.7mm) INTERIOR GYPSUM BOARD BOTH SIDES

MASONRY WALL TO TIED TO EACH TIER OF JOIST WITH CORROSION RESISTANT STEEL STRAPS, KEYED MINIMUM 4" INTO MASONRY

WHEN JOISTS ARE PARALLEL TO THE WALL, TIES ARE EXTENDED ACROSS THREE JOIST @ 6'-8" (2030mm) O.C. FOR REDUCED FOUNDATION WALLS TO ALLOW A BRICK FACING WHILE MAINTAINING LATERAL SUPPORT, TIE MINIMUM 3 1/2" (38mm) BRICK TO MINIMUM 3 1/2" (38mm) BACKUP BLOCK WITH CORROSION RESISTANT TIES AT LEAST 0.028 IN<sup>2</sup> IN CROSS SECTIONAL AREA, SPACED 7 7/8" (200mm) VERTICALLY AND 2'-11" (890mm) HORIZONTALLY, WITH JOISTS COMPLETELY FILLED WITH MORTAR

MASONRY OVER OPENINGS SHALL BE SUPPORTED ON CORROSION RESISTANT OR PRIME PAINTED STEEL LINTELS WITH A MINIMUM OF 5 7/8" (150mm) END BEARING.

**DEMISING WALL** 1.5 HOUR FIRE RESISTANT RATING (S.T.C.:58) DOUBLE 5/8" (16mm) TYPE 'X' GYPSUM BOARD 5-1/2" (140mm) BATT SOUND INSULATION 2x6 (38x140mm) WOOD STUDS @ 16" (400mm) O.C. DOUBLE 5/8" (16mm) TYPE 'X' GYPSUM BOARD 1" (25mm) AIR SPACE 3-1/2" (89mm) BATT SOUND INSULATION 2x6 (38x140mm) WOOD STUDS @ 16" (400mm) O.C.

5/8" (16mm) TYPE 'X' GYPSUM BOARD

#### FOUNDATION WALL

NOT EXCEEDING A HEIGHT OF 9'-10" (3000mm) IN LATERALLY UNSUPPORTED HEIGHT 8" (200mm) SOLID 2200 psi (15MPa) CONCRETE MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) AND MAX. SUPPORTED HEIGHT OF 6'-11" (2110mm) MEASURED FROM FROM GRADE TO FINISHED BASEMENT FLOOR NOT EXCEEDING A HEIGHT OF 9'-0" (2750mm) IN A LATERALLY SUPPORTED HEIGHT

10" (250mm) SOLID 2200 psi CONCRETE MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) AND MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM THE GRADE TO THE FINISHED BASEMENT FLOOR INSULATE WITH R-20 (RSI 3.52) TO 6" (150mm) ABOVE FLOOR SLAB

A DRAINAGE LAYER IS REQUIRED ON THE OUTSIDE OF A FOUNDATION WALL WHERE THE INTERIOR INSULATION EXTENDS MORE THAN 2'-11" BELOW EXTERIOR GRADE. A DRAINAGE LAYER SHALL CONSIST OF

• MIN. 3/4" MINERAL FIBRE INSULATION WITH MIN. DENSITY OF 3.6 IB/SQ FT2 • MIN. 4" OF FREE DRAINAGE GRANULAR MATERIAL OR, AN APPROVED SYSTEM WHICH PROVIDES **EQUIVALENT PERFORMANCE** 

• FOUNDATION WALLS SHALL BE BRACED OR HAVE THE FLOOR JOISTS INSTALLED BEFORE

WHERE HYDROSTATIC PRESSURE CURBS, FND WALLS SHALL BE WATERPROOFED AS PER OBC 9.13.5 (WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING BITUMINOUS DAMP PROOFING AS PER OBC 9.13.5 (WALLS THAT ARE WATERPROOFED DO NOT REQUIRE

BITMINOUS DAMP PROOFING AS PER OBC 9.13.3.1 AND 9.13.3.2 (FINISHED BASEMENT SHALL HAVE INTERIOR

DAMPPROOFING EXTENDING FROM SLAB TO GRADE LEVEL AND SHALL CONFORM TO OBC 9.13.3.3(3) DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO OBC 9.14.2.1(2)(3)(4) BACKFILL WITH NON-FROST SUSCEPTIBLE SOIL

WALL SHALL EXTEND MIN. 6" (150mm) ABOVE GRADE FND WALLS SHALL BE BRACED OR HAVE FLOOR JOISTS INSTALLED BEFORE BACKFILLING

#### DAMPPROOFING AND DRAINAGE

IN NORMAL SOIL CONDITIONS. THE EXTERIOR SURFACES OF FOUNDATION WALLS ENCLOSING BASEMENTS AND CRAWL SPACES SHALL BE DAMPPROOFED. WHERE HYDROSTATIC PRESSURE OCCURS, A WATERPROOFING SYSTEM

MASONRY FOUNDATION WALLS SHALL BE PARGED WITH 1" OF MORTAR COVED OVER THE FOOTING PRIOR TO DAMPPROOFING. 4" FOUNDATION DRAINS SHALL BE LAID ON LEVEL, UNDISTURBED GROUND ADJACENT TO THE FOOTINGS AT OR BELOW THE TOP OF THE BASEMENT SLAB OR CRAWL SPACE FLOOR, AND SHALL BE COVERED WITH 6" OF CRUSHED STONE. FOUNDATION DRAINS SHALL DRAIN TO A STORM SEWER, DRAINAGE DITCH, DRY WELL OR SUMP.

CONCRETE SLABS IN ATTACHED GARAGES SHALL BE SLOPED TO DRAIN TO THE EXTERIOR. THE BUILDING SITE SHALL BE GRADED SO THAT SURFACE, SUMP AND ROOF DRAINAGE WILL NOT ACCUMULATE AT OR BEAR THE BUILDING AND WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES.

4" (100mm) DIAMETER WEEPING TILE LAID ON UNDISTURBED OR WELL COMPACTED SOIL, TOP OF WEEPING TILE TO BE BELOW BOTTOM OF FLOOR SLAB, COVER TOP AND SIDES OF WEEPING TILE WITH 6" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL AND DRAIN TO SEWER, DRAINAGE DITCH OR DRY WELL

#### **BASEMENT SLAB**

4" (100mm) SOLID 3600 psi (25MPa) CONCRETE, SLAB DAMPPROOF BELOW SLAB WITH MIN 0.006" (0.15mm) POLYETHÝLENE OR TYPE S ROLL ROOFING WITH 12" (300mm) LAPPED JOINTS (DAMP PROOFING MAY BE OMITTED IF CONCRETE HAS MINIMUM 3600 psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS 8" (200mm) OF 3/4" ( ) CLEAR STONE BASE

PROVIDE BOND BREAK MATERIAL BETWEEN SLAB AND FTG WHERE RADON EXISTS THE PERIMETER OF SLAB AND ANY PENETRATIONS OF THE SLAB SHALL BE SEALED AGAINST SOIL GAS LEAKAGE WITH FLEXIBLE SEALANT CONFORMING TO OBC 9.10.13.7

PROVIDE R-10 (RSI 1.76) RIGID INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW THE EXTERIOR GRADE LEVEL (OBC SB-12-2.1.1.6(5))

PROVIDE R-10 (RSI 1.76) RIGID INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23-1/2" (600m) OF (OBC SB-12-2.1.1.6(6))

GARAGE, CARPORT, EXTERIOR SLABS, AND EXTERIOR STEPS SHALL BE 32MPA CONCRETE WITH 5-8% AIR ENTRAINMENT, OTHER SLABS 25MPA CONCRETE

ALL FILL OTHER THAN COARSE CLEAN MATERIAL PLACED BENEATH CONCRETE SLABS SHALL BE COMPACTED TO PROVIDE UNIFORM SUPPORT

### FLOOR ASSEMBLY

5/8" (16mm) T&G SPRUCE PLYWOOD OR EQUIVALENT AS PER OBC 9.23.14.5, 9.30.2.3 AND 9.30.2.4 FLOOR JOISTS AS PER FLOOR PLANS (JOISTS SPACED @ 12" (300mm) O.C. UNDER CERAMIC TILE) JOISTS TO HAVE MINIMUM 1-1/2" (89mm) OF END BEARING JOISTS SHALL BEAR ON A SILL PLATE FIXED TO FOUNDATION WITH 1/2" (50mm) ANCHOR BOLTS @ 7'-10" (2390mm) O.C. HEADER JOISTS BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm) IN LENGTH SHALL BE DOUBLED TRIMMER JOISTS SHALL BE DOUBLED WHEN SUPPORTED HEADER IS BETWEEN 2'-7" (790mm) AND 6'-7" (2000mm)

2x2 (38x38mm) CROSS BRIDGING REQUIRED NOT MORE THAN 6'-11" (2100mm) FROM EACH SUPPORT AND FROM OTHER JOISTS SHALL BE SUPPORTED ON JOIST HANGERS FOR ALL FLUSH BEAMS, TRIMMERS, AND HEADERS

JOISTS LOCATED UNDER PARALLEL NON-LOAD BEARING PARTITIONS SHALL BE DOUBLED

#### 12. CEILING

R-60 (RSI 10.56) INSULATION 6 MIL POLY AIR/VAPOUR BARRIER 5/8" (15.8mm) GYPSUM BOARD OR CEILING BOARD

STAIRS INTERIOR AND EXTERIOR

MAX. RISE = 7-7/8" (200mm) MIN. RUN = 8-1/4" (210mm) = 9-1/4" (235mm) MIN TREAD MAX. NOSING = 1" (25mm) = 6'-5" (1950mm) MIN. HEADROOM

= 2'-10" (860mm) (BETWEEN WALL FACES) MIN. WIDTH = 2'-11" (900mm) (EXIT STAIRS BETWEEN GUARDS) MIN. WIDTH MIN. RUN = 5-7/8" (150mm) (FOR CURVED STAIRS)

= 7-7/8" (200mm)

### EXTERIOR CONCRETE STEPS

MIN. AVG RUN

10" (254mm) RUN AND 8" (200mm) RISE 2 RISERS PERMITTED TO BE LAID ON GROUND MAX. FDTN WALL REQUIRED FOR 3 OR MORE RISERS FOOTING TO BE MIN 4'-0" (1220mm) BELOW GRADE

#### RAILINGS/GUARDS

HAND RAIL IS ONLY REQUIRED FOR INTERIOR STAIRS CONTAINING MORE THAN 2 RISER AND EXTERIOR STAIRS CONTAINING MORE THAN 3 RISERS

INTERIOR LANDING = 3'-6" (1070mm) = 2'-11" (900mm)MIN INTERIOR STAIR EXTERIOR LANDING = 2'-11" (900mm)MIN (GREATER THAN 2'-0" (610mm) ABOVE GRADE) EXTERIOR LANDING = 3'-6" (1070mm)MIN (GREATER THAN 2'-0" (610mm) ABOVE GRADE) EXTERIOR STAIR = 2'-11" (900mm)MIN 4" (100mm) MAX BETWEEN WOOD PICKETS

2x4 (38x89mm) SILL PLATE WITH 1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C. FASTENED TO PLATE W/NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FDN WALL SILL PLATE TO BE CALKED OR PLACED ON MINERAL WOOL OR FOAM GASKET NOT LESS THAN 1" (25mm) THICK BEFORE COMPRESSING, OR PLACED ON FULL BED OF MORTAR

3600 psi (20MPa) CONCRETE FOOTING WITH CONTINUOUS KEY RESTING ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL WITH MIN. 21.76 psi (150kPa) BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

FOOTING SIZES MAY BE REDUCED FOR SOILS WITH GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

FTG TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE 2 STOREY BRICK = 24"x8" (600x200mm) 3 STOREY BRICK = 30"x10"(760x250mm)

#### INTERIOR BEARING WALLS

2 STOREY MASONRY = 26x9" (650x230mm) 2 STOREY STUD = 18x6" 3 STOREY MASONRY = 36x14" (900v360mm)3 STOREY STUD = 24x8"

#### BEARING STUD WALL (BASEMENT)

2x4 (38x89mm) WOOD STUDS OR 2x6 (38x140mm) WOOD STUDS @ 12" (300mm) O.C. DOÙBLE 2x4 ÓR 2x6 TOP PLATE 2x4 OR 2x6 SILL PLATE ON DAMPPROOFING MATERIAL 1/2" (12.7mm) DIA. ANCHOR BOLTS @ 8'-0" (2400mm)

### 18. STEEL PIPE COLUMN (See O.B.C. 9.15.3.3)

3-1/2" (89mm) DIA. X 0.188" (4.78mm) FIXED OR ADJUSTABLE STEEL COLUMN WITH MIN. ALLOWABLE LOAD OF 24000 lbs (108.6 kN) WITH 6"x6"x3/8" (150X150X9.5) STEEL PLATE TOP & BOTTOM 42"X42"X18" (1070X1070X460) POURED CONCRETE FOOTING ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUSTAIN A PRÉSSURE OF 150 kPa MIN. AND AS SOIL REPORTS

#### 19. PILASTERS/ BEAM POCKETS

8"x8" (200mmx200mm) POURED CONCRETE PIER **BEAM POCKET** 

4" (100mm) RECESSED INTO FDN. WALL WIDTH TO MATCH BEAM SIZE WITH 1/2" (12.7mm) SPACE AROUND

### STEEL BEAM STRAPPING

1x4 (19x38mm) WOOD STRAPPING ON BOTH SIDES OF STEEL BEAM

FOOTING AS PER STRIP FOOTING NOTES WITH 4" CONC. CURB

4" (100mm) CONCRETE SLAB, 4650 psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & WITH 5-8% AIR ENTRAINMENT 6"x6" (W2.9xW2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB 4" (100mm) OF COURSE GRANULAR MATERIAL ANY FILL PLACED UNDER SLAB OTHER THAN COURSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED

1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE & GARAGE TAPÈ AND SÉAL ALL JOINTS GAS TIGHT

R-27 (RSI 4.75) HIGH DENSITY BATT INSULATION IN WALLS R-31 (RSI 5.46) SPRAY FOAM INSULATION IN CEILINGS WITH FLOOR ABOVE CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH OBC 9.25.3& 9.25.54 FOR FLOOR ABOVE

THE WALLS AND CEILINGS OF AN ATTACHED GARAGE MUST BE COMPLETELY SEALED AS TO PREVENT ANY INFILTRATION OF CARBON MONOXIDE OR GASOLINE FUMES INTO THE DWELLING · ALL DRYWALL JOINTS SHALL HAVE A MIN. OF 2 COATS OF JOINT COMPOUND FOR ALL WALLS ADJACENT TO

DRYWALL THICKNESS SHALL BE 1/2" MIN. GYPSUM BOARD AND OTHER SURFACES SHALL BE CAULKED WITH ACOUSTIC SEALANT ALL PENETRATIONS SHALL BE CAULKED INCLUDING HOSE BIBS WITH FLEXIBLE CAULKING DOOR BETWEEN GARAGE AND DWELLING SHALL BE TIGHT FITTING AND WEATHERSTRIPPED AND PROVIDED WITH A SELF CLOSING DEVICE GARAGE SLAB SHALL BE SLOPED TO DRAIN TO THE OUTDOORS

WHERE THE ATTACHED GARAGE IS ADJACENT TO AN ATTIC SPACE DRYWALL SHALL BE CARRIED UP TO THE ROOF SHEATHING AND CAULKED WITH FLEXIBLE CAULKING ALL PLUMBING AND OTHER PENETRATIONS THROUGH THE WALLS AND CEILING SHALL BE CAULKED

### PRECAST CONC. STEP

2 RISERS PERMITTED TO BE LAID ON GROUND MAX.

#### 25. DRYER VENT

CAPPED DRYER VENT OBC 9.32.1.3(3)

19-3/4" X 27-1/2" (500mmX700mm) ATTIC HATCH WEATHER STRIPPING & BACKED WITH R-40 (RSI 7.04)

# CERAMIC TILE

WHEN CERAMIC TILE APPLIED TO A MORTAR BED WITH ADHESIVE, THE BED SHALL BE A MINIMUM OF 1/2" THICK AND REINFORCED WITH GALVANIZED DIAMOND MESH LATH, APPLIED OVER POLYETHELENE ON SUBFLOORING ON JOISTS AT NO MORE THAN 16" O.C. WITH AT LEAST 2 ROWS CROSS BRIDGING

ROOM TO BE MECHANICALLY VENTED TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR. SEALED WIITH ALUM. TAPE

## WOOD COLUMN

6x6 (140x140mm) SOLID No. 1 SPF

METAL SHOE ANCHORED TO FTG 25"x25"x12" (640mmx640mmx300mm) CONC. PAD (1 FLOOR SUPPORTED WITH 9'-10" COL. SPACING) 34"x34"x14" (860mmx860mmx360mm) CONC. PAD (2 FLOORS SUPPORTED WITH 9'-10" COL. SPACING)

6" (150mm) CONCRETE SLAB 4650 psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT 6"x6" (W2.9xW2.9) WIRE MESH LOCATED NEAR MID- DEPTH OF SLAB

4" (100mm) OF COURSE GRANULAR MATERIAL ANY FILL PLACED UNDER SLAB, OTHER THAN COURSE CLEAN GRANULAR MATERIAL SHALL BE

# PORCH SLAB ABOVE COLD STORAGE FOR PORCHES LESS THAN 8'-0" DEEP

6" (150mm) 4650 psi (32MPa) CONC. SLAB W/5-8% AIR ENTRAINMENT REINFORCE WITH 15M BARS @ 12" (300mm) O.C. EACH WAY PLACED IN BTM. THIRD OF SLAB 24"x24" (600mmx600mm) 15M DOWELS @ 12" (300mm) O.C. ANCHORED IN PERIMETER OF FDN WALLS SLOPE SLAB MIN. 1.5% TO EXTERIOR PROVIDE LINTELS OR 2 BACK TO BACK OVER COLD CELLAR DOORS

#### 31. BRIDGING & STRAPPING

1x3 (19x64mm) OR 2x2 (38x38mm) CROSS BRIDGING @ MAX. 6'-11" (2100mm) O.C.

1x3" (19x64mm) NAILED TO U/S OF JOISTS @ MAX. 6'-11" (2100mm) O.C. FASTED TO SILL OR HEADER @

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ADDITIONAL DWELLING UNIT DETACHED

96 8TH ROAD EAST STONEY CREEK, ONTARIO

# **GENERAL NOTES**

2024-JPS-125 Project number 28/08/2024 S.K. Drawn by Checked by J.S.

Scale

1/4" = 1'-0"

#### **BLOCK VENEER WALL**

4" (100MM) CONCRETE BLOCK TO SUPPORT BRICK ABOVE WALL AS PER NOTE EXCEPT NO WEEP

WOOD FRAMING MEMBERS SUPPORTED ON CONCRETE IN CONTACT WITH GROUND OR FILL SHALL BE PRESSURE TREATED OR SEPARATED FROM CONCRETE WITH 6 MIL POLYUETHYLENE OR No. 15 ROLL ROOFING

#### 34. 2 STOREY - DOUBLE VOLUME

WALL ASSEMBLY AS NOTED EXTERIOR SIDING WALL & EXTERIOR BRICK/STONE VENEER WALL WITH THE FOLLOWING EXCEPTIONS:

3-1/2"x5-1/2" 1.8E PSL STUDS @ 16" O.C W/ SOLID BLOCKING @ 48" (1220mm) O.C. VERTICALLY 7/16" (11mm) OSB SHEATHING

#### CONVENTIONAL ROOF & CEILING FRAMING

### 2x6 (38x140mm) RAFTERS @ 16" (400mm) O.C

2x4 (38x89mm) COLLAR TIES AT MIDSPAN CEILING JOISTS TO BE 2x6 (38x140mm) @ 16" (400mm) O.C. UNLESS OTHERWISE NOTED HIP & VALLEY RAFTERS TO BE MIN. 2" (50mm) LARGER THAN COMMON RAFTERS & MIN. 1-1/2" (38mm) THICK

#### VAULTED OR CATHEDRAL CEILING

APPROVED SCISSOR TRUSSES OR 2 x10 (38x235mm) NOTCHED OR 2x8 (38x184mm) WITH 2" R-31 (RSI 5.4) INSULATION 3" (75mm) MIN. CLEARANCE FROM U/S OF ROOF SHEATHING TO INSULATION

6 MIL POLY AIR/VAPOUR BARRIER

1/2" (12.7mm) GYPSUM BOARD

#### WALLS ADJACENT TO ATTIC SPACE

1/2" (12.7mm) GYPSUM BOARD 6 MIL POLY AIR/ VAPOUR BARRIER 2x6" (38x140mm) WOOD STUDS @ 16" (400mm) O.C. R22 (RSI 3.87) HIGH DENSITY BATT INSULATION

EXPOSED CANTILEVERED FLOOR FLOOR ASSEMBLY AS PER NOTE FLOOR ASSEMBLY

7/16" (11mm) OSB SHEATHING ON ATTIC SIDE

6 MIL POLY AIR/ VAPOUR BARRIER R-31 (RSI 5.4) SPRAY FOAM INSULATION

VENTED ALUMINUM SOFFIT

#### FOUNDATION WALLS @ UNSUPPORTED OPENINGS

2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" WIDE OPENING)

3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" WIDE OPENING) 4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" WIDE OPENING)

BARS STACKED VERTICALLY @ INTERIOR FACE OF WALL WITH 2" (50mm) CONCRETE COVER & EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING

#### **SMOKE ALARM (O.B.C- 9.10.19)**

PROVIDE 1 ON EACH FLOOR INCLUDING BASEMENTS

PROVIDE 1 IN EACH BEDROOM

PROVIDE 1 IN EACH HALLWAY SERVICING BEDROOMS LOCATED SUCH THAT ONE IS WITHIN 16'-5" OF EVERY BEDROOM DOOR AND NO MORE THAN

49'-3" TRAVEL DISTANCE FROM ANY POINT ON A FLOOR ALARMS TO BE CONNECTED IN CIRCUIT AND INTERCONNECTED SO ALL ALARMS WILL BE ACTIVATED IF ANY OF THEM SOUNDS

ALARMS MUST BE HARDWIRED AND HAVE AN ALTERNATE POWER SOURCE THAT CAN POWER ALARM FOR 7 DAYS, FOLLOWED BY 4 MINUTES OF ALARM

#### CARBON MONOXIDE ALARM (O.B.C- 9.33.4)

WHERE THERE IS A FUEL BURNING APPLIANCE A CMA SHALL BE PROVIDED ADJACENT TO EACH

## CMA TO BE WIRED IN CIRCUIT TO SOUND SMOKE ALARMS WHEN ACTIVATED

NOTCHING AND DRILLING OF TRUSSES, JOISTS, RAFTERS

HOLES IN FLOOR, ROOF AND CEILING MEMBERS TO BE MAXIMUM 25% OF THE ACTUAL DEPTH OF THE MEMBER AND NOT LESS THAN 2" (50mm) FROM EDGES NOTCHES IN FLOOR, ROOF AND CEILING MEMBERS TO BE LOCATED ON TOP OF THE MEMBER

WITHIN 50% THE ACTUAL DEPTH FROM THE EDGE OF BEARING AND NOT GREATER THAN 33.3% WALL STUDS MAY BE NOTCHED OR DRILLED PROVIDED THAT NO LESS THAN 66.6% THE DEPTH OF THE STUD REMAINS IF LOAD BEARING, AND 1-1/2" (38mm) OF THE STUD REMAINS IF NON-LOADBEARING

ROOF TRUSS MEMBERS SHALL NOT BE NOTCHED, DRILLED OR WEAKENED UNLESS

ACCOMMODATED IN THE ORIGINAL TRUSS DESIGN

#### **PLUMBING** 43.

EVERY DWELLING REQUIRES A KITCHEN SINK, LAVATORY, WATER CLOSET, BATHTUB OR SHOWER STALL AND THE INSTALLATION OR AVAILABILITY OF LAUNDRY FACILITIES FLOOR DRAIN SHALL BE INSTALLED IN THE BASEMENT, AND CONNECTED TO THE SANITARY SEWER WHERE GRAVITY DRAINAGE IS POSSIBLE. IN OTHER CASES, IT SHALL BE CONNECTED TO A STORM DRAINAGE SYSTEM, DITCH OR DRY WELL

#### **ELECTRICAL**

AN EXTERIOR LIGHT CONTROLLED BY AN INTERIOR SWITCH IS REQUIRED AT EVERY ENTRANCE A LIGHT CONTROLLED BY A SWITCH IS REQUIRED IN EVERY KITCHEN, BEDROOM, LIVING ROOM, UTILITY ROOM, LAUNDRY ROOM, DINING ROOM, BATHROOM, VESTIBULE, HALLWAY, GARAGE, AND CARPORT. A SWITCHED RECEPTACLE MAY BE PROVIDED INSTEAD OF A LIGHT IN BEDROOMS AND LIVING ROOMS

STAIRS SHALL BE LIGHTED, AND EXCEPT WHERE SERVING AN UNFINISHED BASEMENT SHALL BE CONTROLLED BY A 3 WAY SWITCH AT THE HEAD AND FOOT OF THE STAIRS BASEMENTS REQUIRE A LIGHT FOR EACH 323 FT2, CONTROLLED BY A SWITCH AT THE HEAD OF THE STAIRS

### MECHANICAL VENTILATION

A MECHANICAL VENTILATION SYSTEM IS REQUIRED WITH A TOTAL CAPACITY AT LEAST EQUAL TO THE SUM OF:

#### -10CFM EACH FOR BASEMENT AND MASTER BEDROOM -5CFM FOR EACH OTHER ROOM

A PRINCIPAL DWELLING EXHAUST FAN SHALL BE INSTALLED AND CONTROLLED BY A CENTRALLY LOCATED SWITCH IDENTIFIED AS SUCH SUPPLEMENTAL EXHAUST SHALL BE INSTALLED SO THAT THE TOTAL CAPACITY OF ALL

THAN THE TOTAL REQUIRED

A HEAT RECOVERY VENTILATOR MAY BE EMPLOYED IN LIEU OF EXHAUST TO PROVIDE VENTILATION. AN HRV IS REQUIRED IF ANY CAPACITY SUPPLY AIR INTAKES SHALL BE LOCATED SO AS TO AVOID SOLID FUEL BURNING APPLIANCES

KITCHEN, BATHROOM AND OTHER EXHAUSTS, LESS THE PRINCIPAL EXHAUST, IS NOT LESS

## 46. ADDITIONAL ENERGY STAR REQUIREMENTS

#### **ELECTRICAL**

CAULKING & TAPING OF OUTLETS ON EXTERIOR WALLS ONLY SELF SEALING ELECTRICAL BOXES

ARE INSTALLED CONTAMINATION FROM EXHAUST OUTLETS

### **HEATING & VENTILATION**

FURNACE & HEAT DUCT WORK TO BE TAPED

9.32.3.11(7) ALL START UP PROCEDURES RECOMMENDED BY THE MANUFACTURE INCLUDING AIR BALANCING AND AIRFLOW DETERMINATION SHALL BE FOLLOWED

9.23.3.11 (10) WHEN OPERATING AT THE RATE REQUIRED IN ARTICLE 9.32.3.4. THE SUPPLY AND EXHAUST AIRFLOW RATES OF THE HEAT RECOVERY VENTILATOR SHALL BE BALANCED SO THE VALUE OF THE LESSER FLOW SHALL BE AT LEAST 90% OF THE VALUE OF THE GREATER FLOW, UNLESS OTHERWISE RECOMMENDED BY THE MANUFACTURE

### DOORS AND WINDOWS

A SIDELIGHT

EVERY FLOOR LEVEL CONTAINING A BEDROOM AND NOT SERVED BY AN EXTERIOR DOOR SHALL CONTAIN AT LEAST 1 WINDOW HAVING AN UNOBSTRUCTED OPEN AREA OF 3.8 SQ FT AND NO

DIMENSION LESS THAN 15", WHICH IS OPENABLE FROM THE INSIDE WITHOUT TOOLS EXTERIOR HOUSE DOORS AND WINDOWS WITHIN 6'-7" FROM GRADE SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY. DOORS SHALL HAVE A DEAD BOLT LOCK THE PRINCIPAL ENTRY DOOR SHALL HAVE EITHER A DOOR VIEWER, TRANSPARENT GLAZING OR ALL BUILT-UP LVL FLUSH CONNECTIONS TO BE MADE WITH APPROPRIATE SIMPSON STRONG TIE HANGER CONNECTOR. FRAMING SUPPLY COMPANY TO PROVIDE PLAN OF CONNECTORS FOR REVIEW.

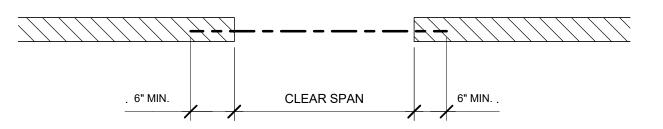
ALL BUILT-UP LVL BEAMS TO BE BOLTED TOGETHER w/ 2 ROWS OF 1/2"  $\varnothing$  A307 BOLTS @ 16" c/c, TYP. THROUGHOUT. (PER. LVL MANUFACTURER'S SPECIFICATIONS).

#### **POST SCHEDULE:**

P1 TO P14 = 3-38x140 (THROUGHOUT) REMAINING POSTS UNDER POINT LOADS, ETC. TO CONFIRM TO LINTEL SCHEDULE

#### NOTES FOR NON-LOADBEARING WALL LINTELS

MINIMUM BEARING FOR STEEL LINTELS TO BE 6" UNLESS NOTED OTHERWISE. PROVIDE STEEL PACKING PL.'S TO ENSURE EVEN BEARING. FOR LINTELS ABUTTING STEEL COLUMNS, CONCRETE WALLS OR COLUMNS PROVIDE L-90X90X10 SHELF ANGLE.



LEAR SPAN	4" Brick	MIN. BEARING
6'-11"	L4"x3 1/2"x5/16"	6"
7'-10"	L5"x3 1/2"x5/16"	6"
8'-10"	L5"x3 1/2"x3/8"	8"
9'-10"	L6"x4"x3/8"	8"

WOOD LINTEL SCHEDULE					
	FIRST FL	OOR MAX. SPANS	SECOND FLOOR M	IAX. SPANS	
LINTEL SIZE	EXT. WALLS	INTERIOR BRG. WALLS	EXT. WALLS	INTERIOR BRG. WALLS	
2 - 2" x 4"	1' - 10"	2' - 0"	3' - 8"	4' - 0"	
2 - 2" x 6"	4' - 7"	3' - 0"	5' - 6"	6' - 0"	
2 - 2" x 8"	6' - 5"	4' - 0"	7' - 4"	8' - 0"	
2 - 2" x 10"	7' - 4"	5' - 0"	9' - 2"	10' - 0"	
2 - 2" x 12"	8' - 3"	6' - 0"	11' - 0"	12' - 0"	

CONFIRM ALL GRIDS, DIMENSIONS AND **ELEVATIONS WITH ARCHITECTURAL** DRAWINGS.

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ADDITIONAL DWELLING UNIT DETACHED

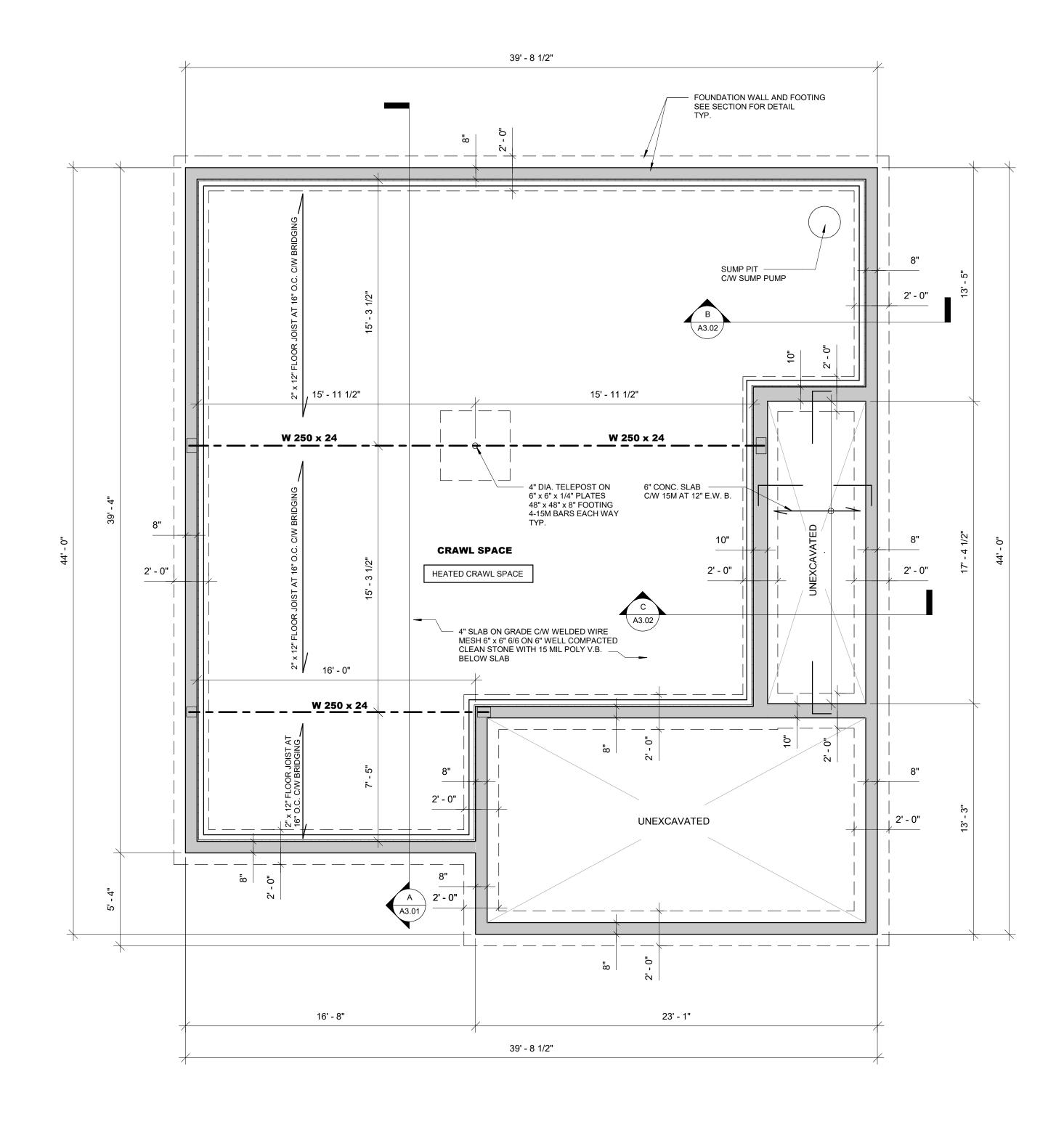
96 8TH ROAD EAST STONEY CREEK, ONTARIO

### **GENERAL NOTES**

2024-JPS-125 Project number 28/08/2024 Drawn by S.K. J.S. Checked by

Scale

1/4" = 1'-0"



**FOUNDATION PLAN** 

1/4" = 1'-0"

DRAWINGS. FOR ANY DISCREPANCIES.

CONFIRM ALL GRIDS, DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL

CONTACT ARCHITECT AND ENGINEER

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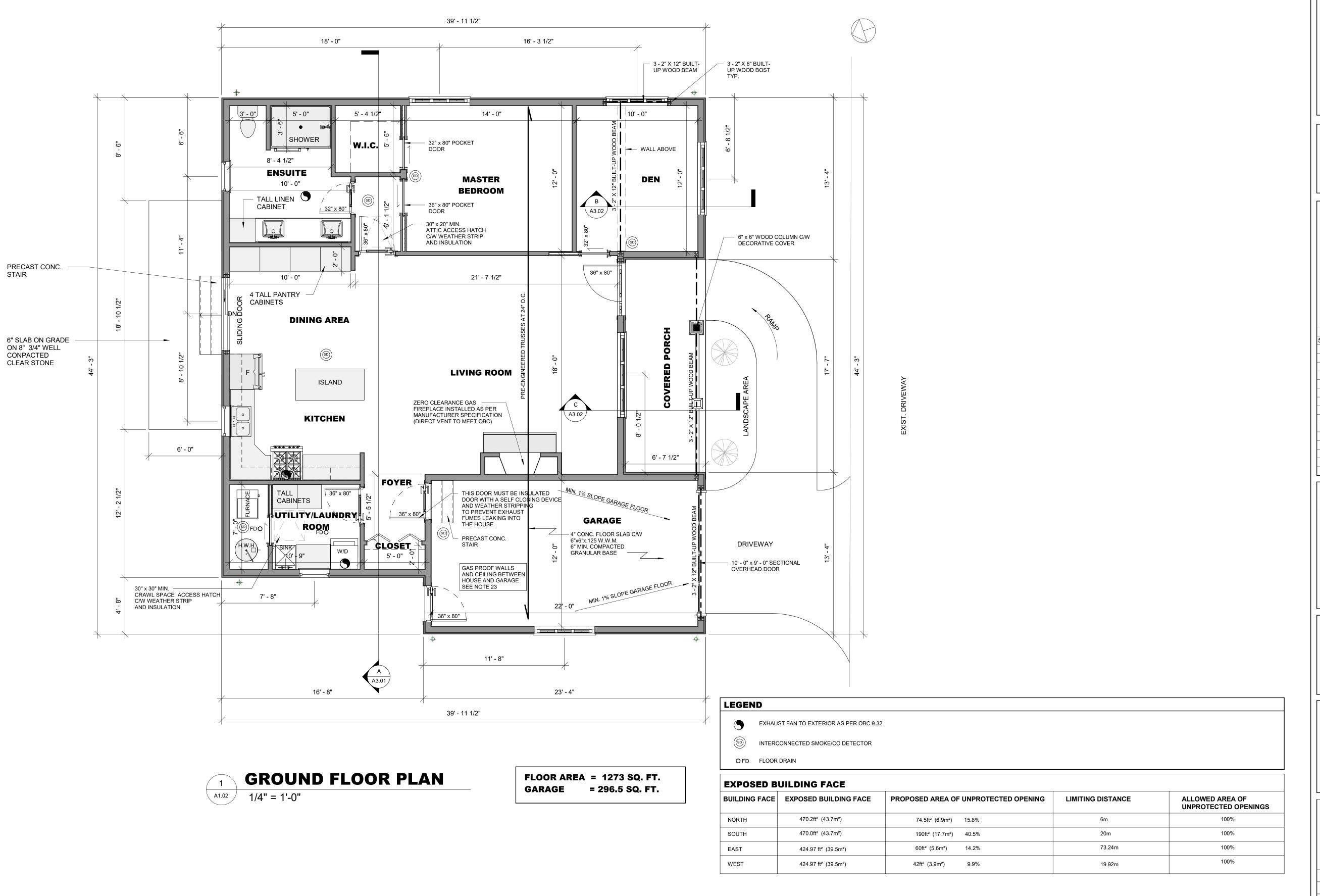
96 8TH ROAD EAST STONEY CREEK, ONTARIO

**FOUNDATION PLAN** 

2024-JPS-125 Project number 28/08/2024 Drawn by Checked by

A1.01

Scale



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96 8TH ROAD EAST STONEY CREEK, ONTARIO

## **GROUND FLOOR PLAN**

 Project number
 2024-JPS-125

 Date
 28/08/2024

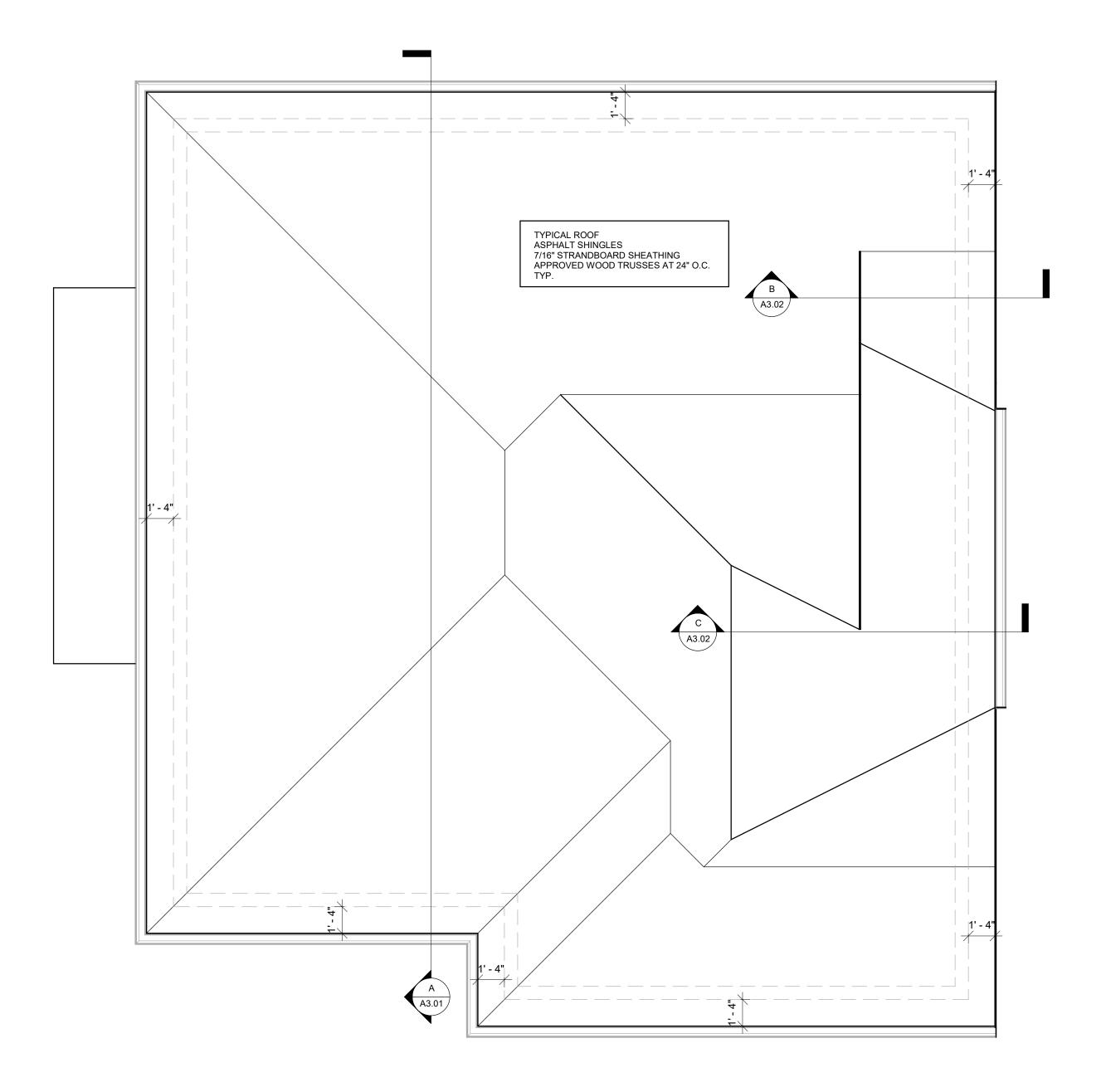
 Drawn by
 S.K.

 Checked by
 J.S.

A1.02

Scale

1/4" = 1'-0"





DTE:

NOTE:
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ADDITIONAL DWELLING UNIT DETACHED

96 8TH ROAD EAST STONEY CREEK, ONTARIO

# **ROOF PLAN**

 Project number
 2024-JPS-125

 Date
 28/08/2024

 Drawn by
 S.K.

Checked by

Scale

A1.03

1/4" = 1'-0"



# 1 **SOUTH ELEVATION**A2.01 3/8" = 1'-0"



2 NORTH ELEVATION
A2.01 3/8" = 1'-0"

NOTE: CONFIRM ALL GRIDS, DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.

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J. P. SAMUEL AND ASSOCIATES INC. STRUCTURAL ENGINEERS

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ADDITIONAL DWELLING UNIT DETACHED

96 8TH ROAD EAST STONEY CREEK, ONTARIO

**ELEVATIONS-1** 

 Project number
 2024-JPS-125

 Date
 28/08/2024

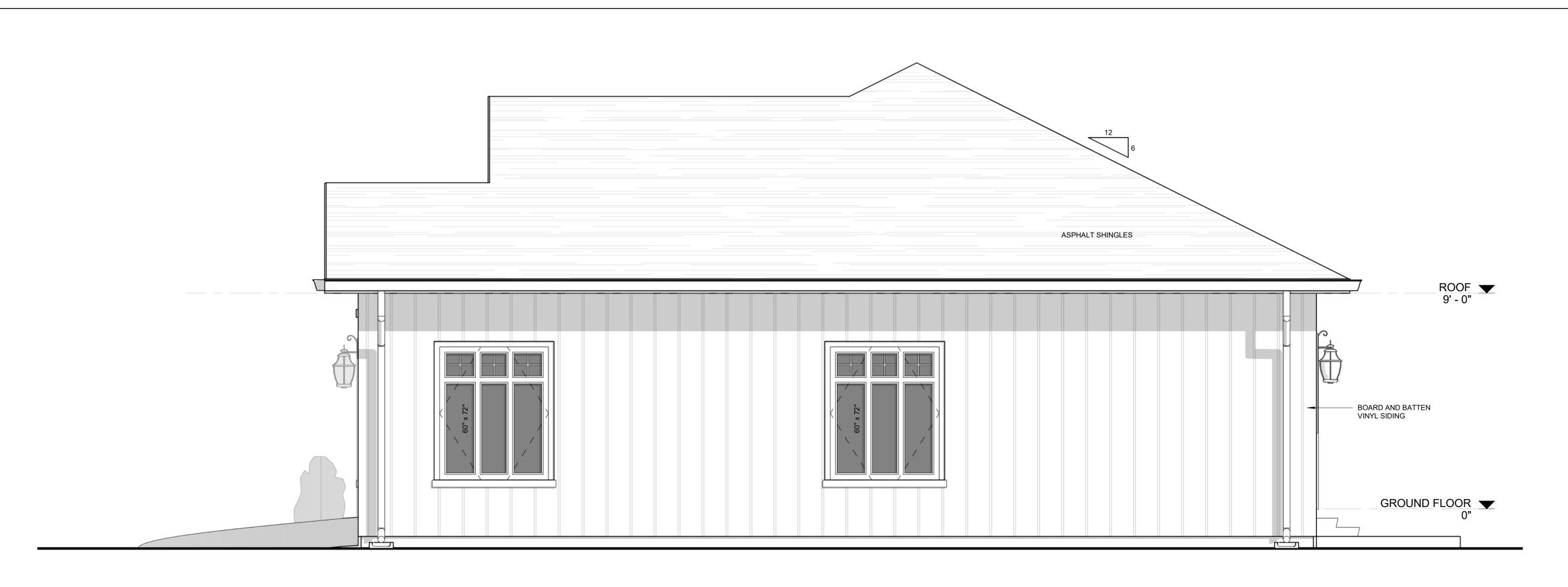
 Drawn by
 S.K.

 Checked by
 J.S

A2.01

Scale

3/8" = 1'-0"



# 1 **EAST ELEVATION**3/8" = 1'-0"



2 **WEST ELEVATION**A2.02 3/8" = 1'-0"

OTE:

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ADDITIONAL DWELLING UNIT DETACHED

96 8TH ROAD EAST STONEY CREEK, ONTARIO

**ELEVATIONS-2** 

 Project number
 2024-JPS-125

 Date
 28/08/2024

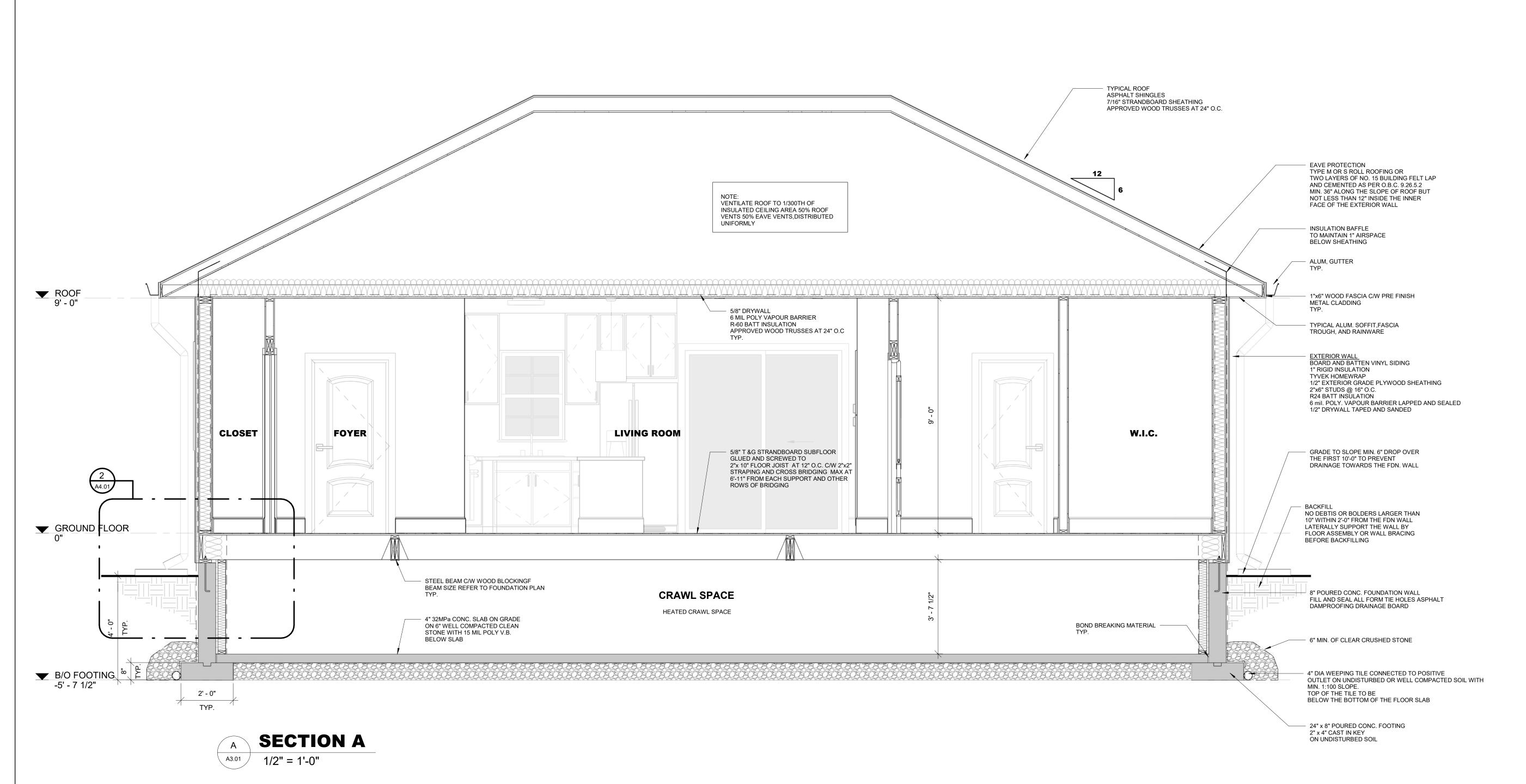
 Drawn by
 S.K.

 Checked by
 J.S.

A2.02

Scale

3/8" = 1'-0"



CONFIRM ALL GRIDS, DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.

CONTACT ARCHITECT AND ENGINEER FOR ANY DISCREPANCIES.

PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND MUST BE RETURNED UPON REQUEST. PLANS MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ENGINEER.

Date Description ISSUED FOR MINOR VARIANCE 23/12/2024

J. P. SAMUEL AND ASSOCIATES INC. STRUCTURAL ENGINEERS

1040 Garner Road West, Suite C203 Ancaster, ON L9G 0J2 Tel:(647) 671-8530 email:jsamuel@jpsamuel.com www.jpsamuel.com

ADDITIONAL DWELLING UNIT DETACHED

96 8TH ROAD EAST STONEY CREEK, ONTARIO

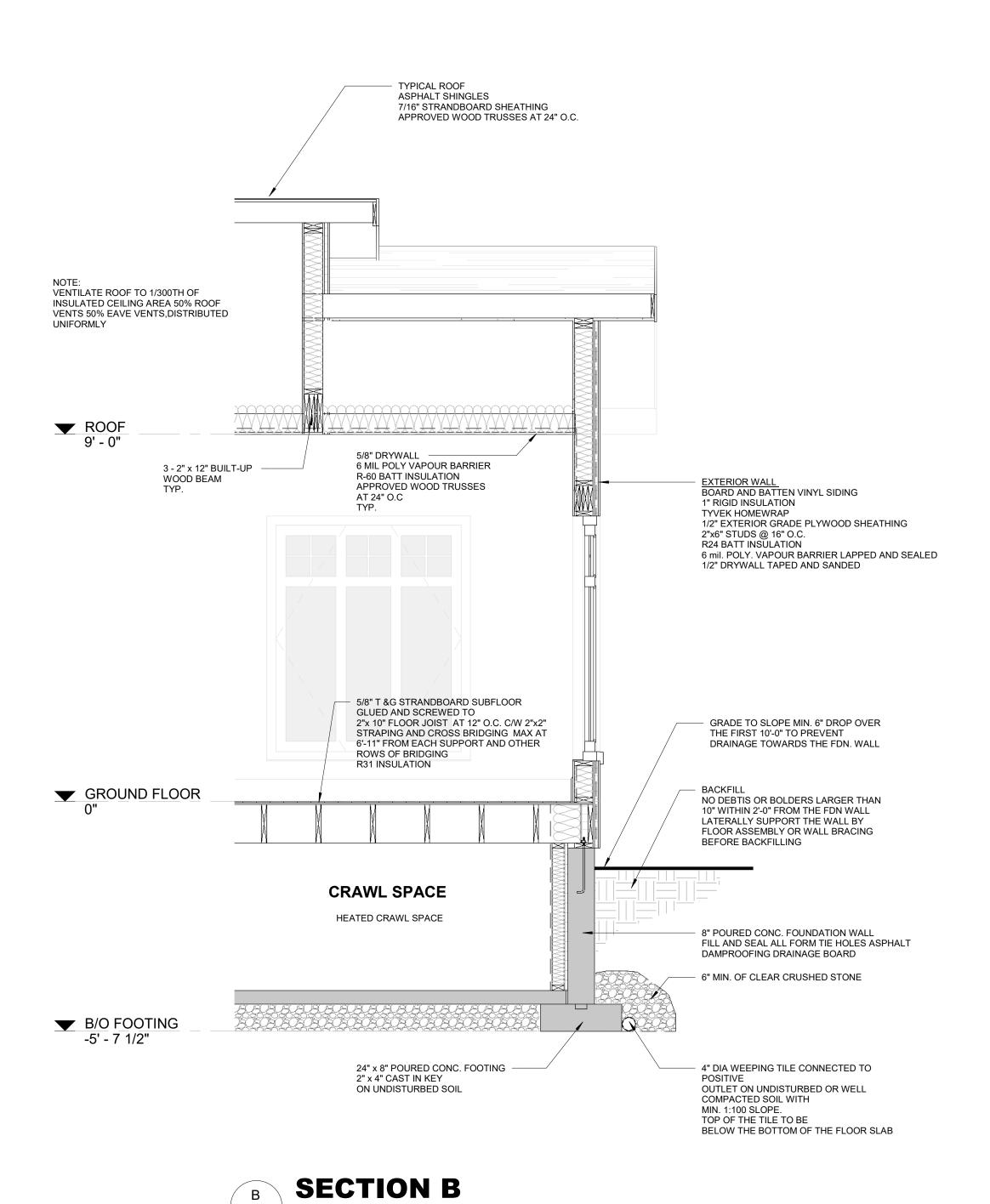
**SECTIONS-1** 

2024-JPS-125 Project number 28/08/2024 S.K. Drawn by J.S. Checked by

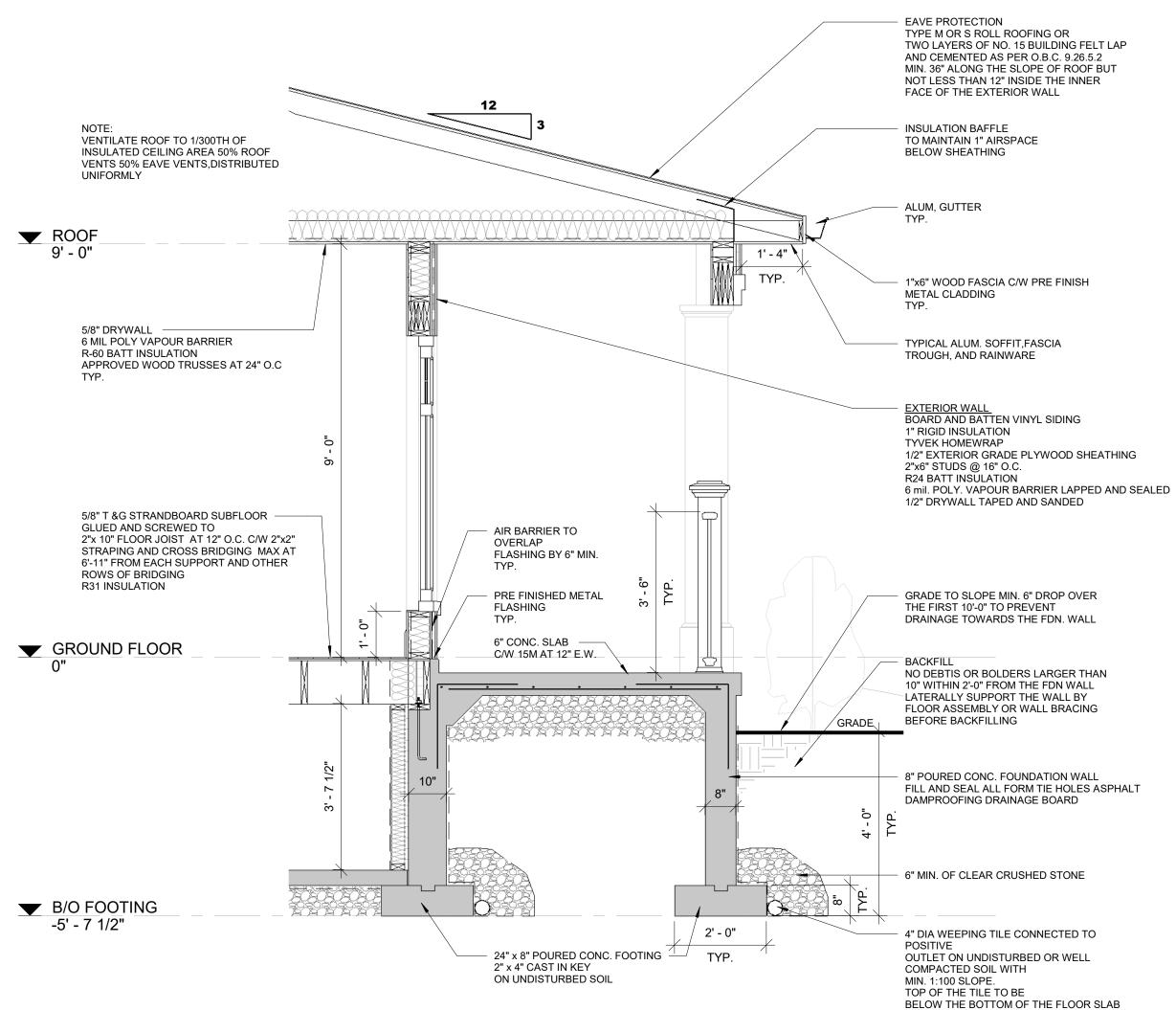
A3.01

Scale

1/2" = 1'-0"



A3.02



**SECTION - C** 

A3.02

NOTE: CONFIRM ALL GRIDS, DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.

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No. Description Date

5 ISSUED FOR MINOR VARIANCE 23/12/2024

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ADDITIONAL DWELLING UNIT DETACHED

96 8TH ROAD EAST STONEY CREEK, ONTARIO

**SECTIONS-2** 

 Project number
 2024-JPS-125

 Date
 28/08/2024

 Drawn by
 S.K.

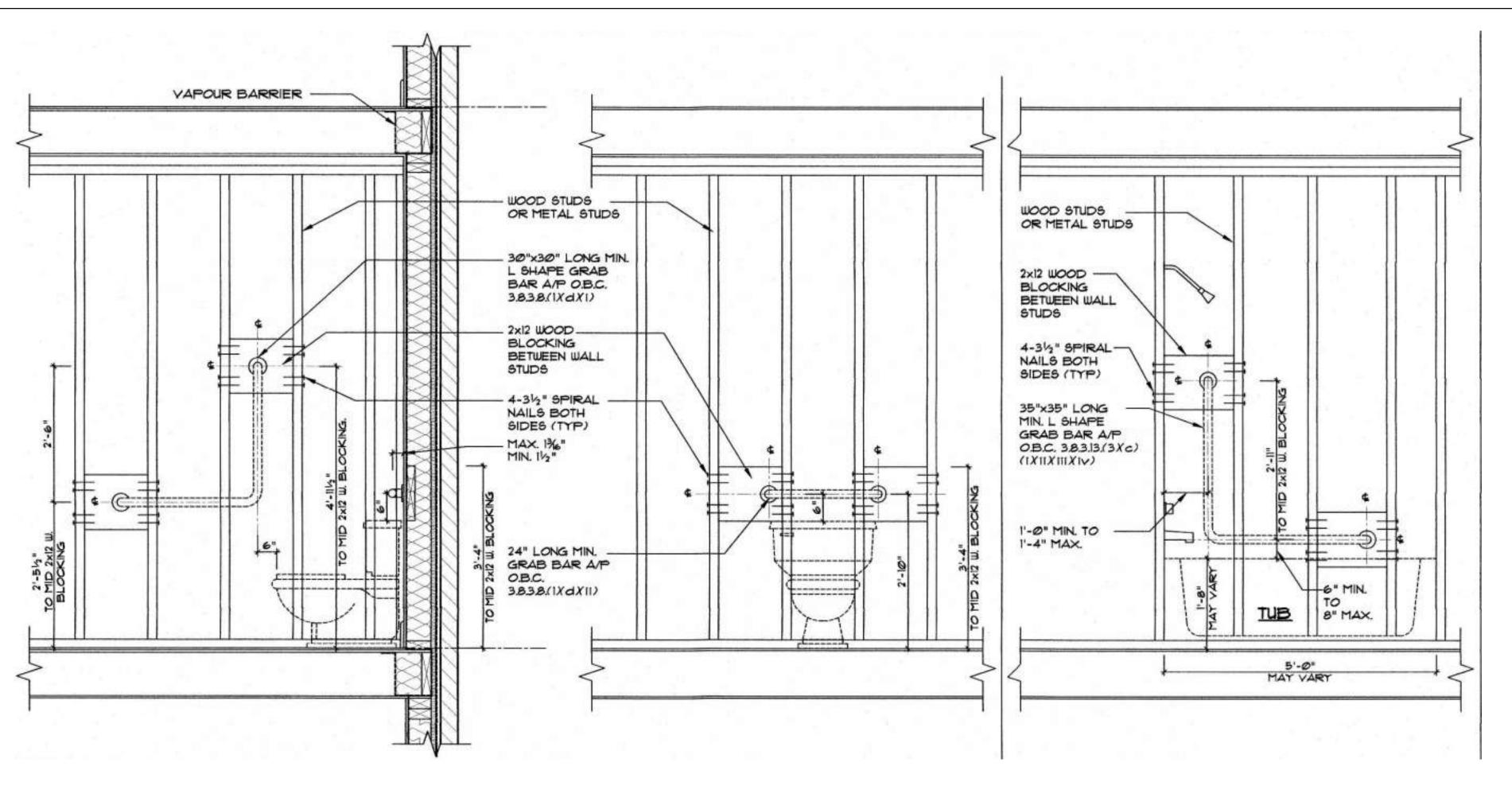
 Checked by
 J.S.

A3.02

Scale

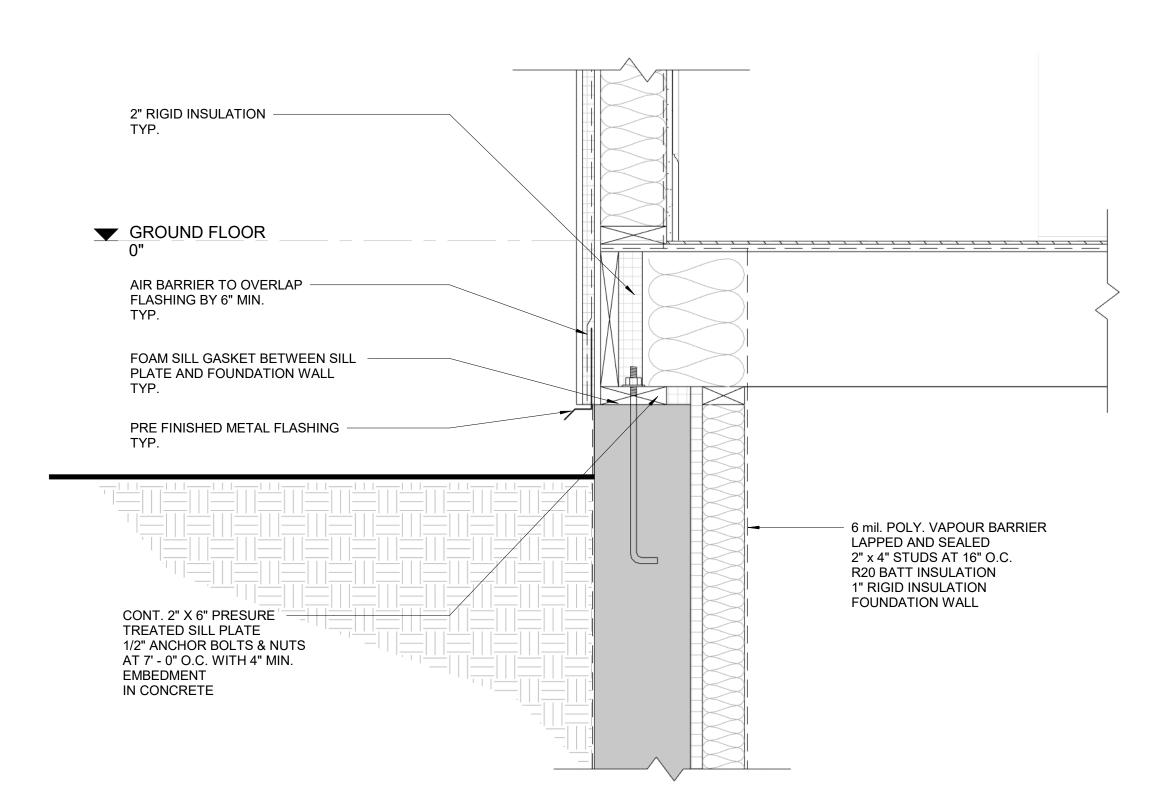
1/2" = 1'-0"

/3/2025 3:13:22 PM



# FUTURE GRAB BAR REINFORCEMENT DETAIL

A4.01 1/4" = 1'-0"



# 2 SECTION DETAIL A4.01 1 1/2" = 1'-0"

NOTE: CONFIRM ALL GRIDS, DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.

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No. Description Date
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ADDITIONAL DWELLING UNIT DETACHED

96 8TH ROAD EAST STONEY CREEK, ONTARIO

TYP. DETAIL

 Project number
 2024-JPS-125

 Date
 28/08/2024

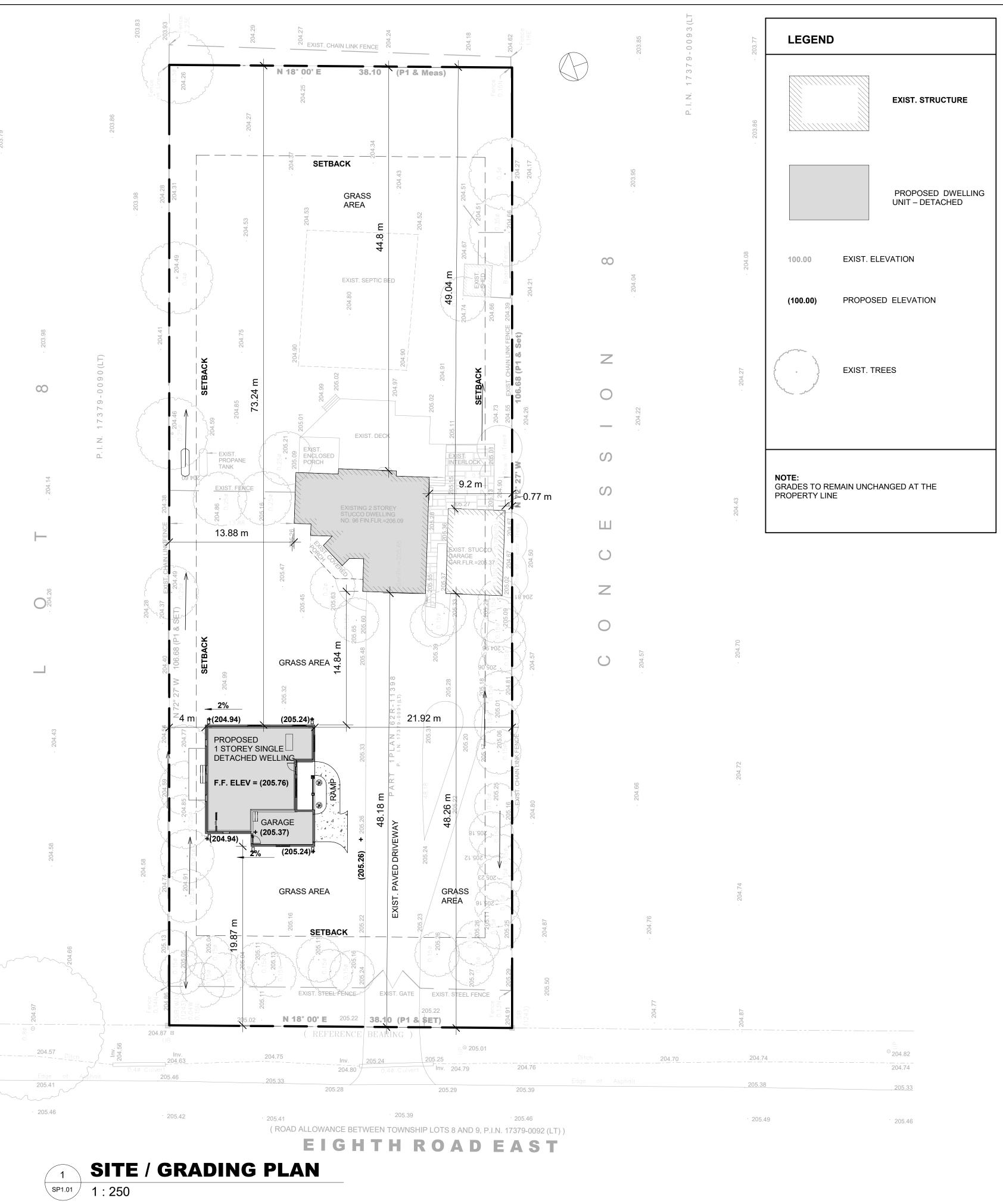
 Drawn by
 S.K.

 Checked by
 J.S.

A4.01

As indicated

Scale





# KEYPLAN

PART OF LOT 8 CONCESSION 8 **REGISTERED PLAN 62R-11398** TOWNSHIP OF SALTFLEET CITY OF HAMILTON REGIONAL MUNICIPALITY OF HAMILTON - WENTWORTH

# SITE STATISTICS

ZONE = A1 AGRICULTURE (05-200)

	PROVIDED	REQUIRED	VARIANCE REQUIRED
LOT AREA	4064.51m²	4000m² (0.4HECTARES)	NO
LOT FRONTAGE	38.10m	30m	NO
GROSS FLOOR AREA         280 m²           EXIST. HOUSE         280 m²           PROPOSD NEW DETACHED DWELLING         118 m²           TOTAL =         398 m²	398 m²	N/A	NO
BUILDING HEIGHT 1 STOREY ESTABLISHED GRADE = 205.09m	6m	10.5m	NO
LOT COVERAGE         EXIST. HOUSE       187.38m²         EXIST. GARAGE       59.54m²         PROPOSD NEW DETACHED DWELLING       157.05m²         TOTAL =       403.97m²	9.9%	N/A	NO
SETBACKS			
FRONT	19.87m	10m	NO
REAR	73.24m	10m	NO
SIDES (NORTH)	4m	3m	NO
SIDES (SOUTH)	21.92m	3m	NO
LANDSCAPE			
FRONT YARD	82%	50%	NO
DRIVEWAY WIDTH	6m (EXISTING)	8m	NO
ADDITIONAL DWELLING UNIT – DETACHED	EXITING PROPERTY 4000m <sup>2</sup> (0.4HECTARES)	FOR LANDS WITHIN AN A1, A2, S1 ZONE, A MAXIMUM OF ONE ADDITIONAL DWELLING UNIT – DETACHED SHALL BE PERMITTED ON A LOT CONTAINING A SINGLE DETACHED DWELLING HAVING A MINIMUM LOT AREA OF 1.5 HECTARES.	YES
LOCATION OF PROPOSED ADDITIONAL DWELLING UNIT – DETACHED	PROPOSED DWELLING UNIT – DETACHED IS LOCATED AT THE FRONT OF PROPERTY	AN ADDITIONAL DWELLING UNIT – DETACHED SHALL ONLY BE PERMITTED IN A REAR AND/OR INTERIOR SIDE YARD.  A MINIMUM 1.2 METRE SETBACK SHALL BE PROVIDED FROM THE INTERIOR SIDE LOT LINE AND REAR LOT LINE.	YES
DISTANCE BETWEEN EXISTING DWELLING AND PROPSED DWELLING	14.8m	AN ADDITIONAL DWELLING UNIT – DETACHED SHALL BE SET BACK A MINIMUM 5.0 METRES FROM THE FRONT FAÇADE OF THE PRINCIPAL DWELLING.	NO

CONFIRM ALL GRIDS, DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL

DRAWINGS.

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No.	Description	Date
5	ISSUED FOR MINOR VARIANCE	23/12/202

J. P. SAMUEL AND ASSOCIATES INC. STRUCTURAL ENGINEERS

1040 Garner Road West, Suite C203 Ancaster, ON L9G 0J2 Tel:(647) 671-8530 email:jsamuel@jpsamuel.com www.jpsamuel.com

ADDITIONAL DWELLING UNIT DETACHED

96 8TH ROAD EAST STONEY CREEK, ONTARIO

SITE / GRADING PLAN

2024-JPS-125 Project number 28/08/2024 Drawn by Checked by

SP1.01

As indicated



Committee of Adjustment

City Hall, 5<sup>th</sup> 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	MAILIN	G ADDRESS	
Registered		Jason Timothy Baird			
Owners(s)		Alessandra Baird			
		1 2 1	-		
Applicant(s)		Jason Timothy Baird			
		Alessandra Baird			
Agent or		Jason Petty			
Solicitor		Lionize Contracting Inc.			
					П о
1.2 Primary co	ontact		☐ Applica	nt	<ul><li>☐ Owner</li><li>☑ Agent/Solicitor</li></ul>
			<u> Пррпоа</u>		_ / rgontroonottor
1.3 Sign shou	ld be s	ent to			Owner
			☐ Applicant		☐ AgentSolicitor
1.4 Request for digital copy of sign		al copy of sign	☑ Yes*	□No	*
· · · · · · · · · · · · · · · · · · ·					
If YES, provide email address where sign is to be sent					
.5 All correspondence may be sent by email			il	✓ Yes*	□ No
					AND the Applicant/Agent
		nly one email address s			
inis reque	est doe	es not guarantee all corre	espondence	e will sent by e	
1.6 Payment t	type		☐ In perso		☑ Credit over phone*
			☐ Cheque		
				*Must pro	vide number above

#### 2. LOCATION OF SUBJECT LAND

2.1 Complete the applicable sections:

Municipal Address	96 8th Road Eas	t, Hamilton, ON, L8J 3L	9		
Assessment Roll Number	003810115000000				
Former Municipality	Township of Salt	fleet			
Lot	8	Concession	8		
Registered Plan Number	62R-11398	Lot(s)			
Reference Plan Number (s)		Part(s)	1		

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
	litional sheets can be submitted if there is not sufficient room to answer the following stions. Additional sheets must be clearly labelled
All c	limensions in the application form are to be provided in metric units (millimetres, metres, hectares,
3.1	Nature and extent of relief applied for:
	additional detached dwelling unit in the front yard additional detached dwelling unit on existing lot (0.4 hectares) having a lot area less than 1.5 hectares
	☑ Second Dwelling Unit ☐ Reconstruction of Existing Dwelling
3.2	Why it is not possible to comply with the provisions of the By-law?
	Additional dwelling unit cannot be located in the rear yard due to existing septic bed and property line setback requirements
3.3	Is this an application 45(2) of the Planning Act.  ☐ Yes

#### 4. DESCRIPTION OF SUBJECT LAND AND SERVICING INFORMATION

#### 4.1 Dimensions of Subject Lands:

Lot Frontage	Lot Depth	Lot Area	Width of Street
38.10m	106.68m	4064.51m <sup>2</sup>	8m

Existing:	,			
Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Single Family Dwelling	48.18m	44.8m	13.88m & 9.2m	Approx 1990
Garage	48.26m	49.04m	30.82&0.77m	11
Proposed:			,	
Type of Structure	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Date of Construction
Additional Dwelling Unit	19.87m	73.24m	4m & 21.92m	Jan. 2025
sheets if neces	ssary).			
Existing: Type of Structure	Ground Floor Area	Gross Floor Area	Number of Storeys	Height
Existing:		Gross Floor Area 280 m <sup>2</sup>	Number of Storeys	Height a,7 m
Existing: Type of Structure	Ground Floor Area			
Existing: Type of Structure Single Family Dwelling	Ground Floor Area			
Existing: Type of Structure Single Family Dwelling  Proposed:	Ground Floor Area	280 m²	2	9,7 m
Existing: Type of Structure Single Family Dwelling  Proposed: Type of Structure Additional Dwelling Unit	Ground Floor Area  156m²  Ground Floor Area  118m²	280 m <sup>2</sup> Gross Floor Area	Number of Storeys	A,7 m Height
Existing:  Type of Structure  Single Family Dwelling  Proposed:  Type of Structure  Additional Dwelling Unit  4.4 Type of water  publicly ow	Ground Floor Area  156m²  Ground Floor Area	Gross Floor Area  118m²  Driate box) Ded water system	Number of Storeys	Height 6.0m  r water body s (specify)

4.2

4.6	Type of sewage disposal proposed: (check appropriate box)
	<ul> <li>□ publicly owned and operated sanitary sewage</li> <li>□ system privately owned and operated individual</li> <li>☑ septic system other means (specify)</li> </ul>
4.7	Type of access: (check appropriate box)  ☐ provincial highway ☐ municipal road, seasonally maintained ☐ municipal road, maintained all year ☐ municipal road, maintained all year
4.8	Proposed use(s) of the subject property (single detached dwelling duplex, retail, factory etc.):  Existing Single Family Dwelling house to remain New additional dwelling unit
4.9	Existing uses of abutting properties (single detached dwelling duplex, retail, factory etc.):
	Agriculture Farming
7	HISTORY OF THE SUBJECT LAND
7.1	Date of acquisition of subject lands: August 2017
	3
7.2	Previous use(s) of the subject property: (single detached dwelling duplex, retail, factory etc) Single family dwelling
7.3	Existing use(s) of the subject property: (single detached dwelling duplex, retail, factory etc) Single Family dwelling
7.4	Length of time the existing uses of the subject property have continued: 1990 - present (Approx. 34 years)
7.5	What is the existing official plan designation of the subject land?
	Rural Hamilton Official Plan designation (if applicable): Agriculture
	Rural Settlement Area: RU183
	Urban Hamilton Official Plan designation (if applicable)
	Please provide an explanation of how the application conforms with the Official Plan.  The application maintains the existing residential use of the property without affecting nearby lands agricultural farming.
7.6	What is the existing zoning of the subject land? A1 Agriculture
7.8	Has the owner previously applied for relief in respect of the subject property?  (Zoning By-lawAmendment or Minor Variance)  ☐ Yes
	If yes, please provide the file number: A1 Agriculture

	?	Yes	✓ No	
If yes, please	provide the file numb	oer:		
ADDITIONAL	_ INFORMATION			
Number of Di	welling Units Existing	: <u>1</u>		
Number of D		vd. 2		
	welling Units Propose	u. <u>Z</u>		

# 11 COMPLETE APPLICATION REQUIREMENTS 11.1 All Applications Application Fee Site Sketch 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