

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: July 18, 2022

Report No: DS-088-22

Subject: Authorization for Submission of a Minor Variance Application on

lands municipally known as 159 Bronte Street South

Recommendation: THAT Report DS-088-22 entitled "Authorization for Submission"

of a Minor Variance Application on lands municipally known as 159 Bronte Street South.", dated July 18, 2022 be received;

AND THAT in accordance with the provisions of subsections 45(1.4) of the *Planning Act; R.S.O. 1990, c.P.13,* as amended, the Owner shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of Zoning By-law 081-2020, before the second anniversary of the

day on which the by-law was approved by Council.

## **EXECUTIVE SUMMARY**

- On October 19, 2020, as recommended through the Mature Neighbourhoods Character Area Study, Milton Council enacted Town-initiated Official Plan Amendment 60 and Zoning By-law 081-2020.
- The amendments introduced new policies and standards that apply to low-density residential development in the Downtown Character Area to ensure that new development is sympathetic to the existing neighbourhood.
- The focus of this report is on the *Planning Act* change that prohibits applying for a minor variance for two years following the passing of a zoning by-law amendment, unless permitted by Council resolution.



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### **EXECUTIVE SUMMARY**

- The intent of the prohibition is to prevent changes to newly approved policies and zoning provisions, but the effect may hinder legitimate applications that do not negatively affect the general intent and purpose of the new provisions.
- This report recommends that the owner of 159 Bronte Street South be permitted to apply to the Committee of Adjustment, as the proposed relief is considered minor in nature and maintains the intent of the Mature Neighbourhood Character Area amendments.

### REPORT

## **Background**

On December 3, 2015, the Province of Ontario enacted Bill 73 "Smart Growth for Our Communities Act, 2015" which amended the *Planning Act* and *Development Charges Act*, 1997. Several changes to the *Planning* Act came into force on July 1, 2016. One of the changes to the *Planning Act* is the introduction of a two year moratorium (or "freeze") on three types of amendments, subject to Council's discretion to provide relief from the prohibition:

- 1. Amendments of a new Official Plan;
- 2. Amendments of a new comprehensive Zoning By-law; and
- Minor variance of a by-law that has already been amended for the land, building or structure.

The focus of this report is on the *Planning Act* change that prohibits applying for a minor variance of a by-law for two years following the passing of a zoning by-law amendment, unless permitted by Council resolution, as detailed below.

Section 45 (1.3)

Subject to subsection (1.4), no person shall apply for a minor variance from the provision of the by-law in respect of the land, building or structure before the second anniversary of the day on which the by-law was amended. 2015, c.26,s.

The only exception to this rule is where Council has declared by resolution, pursuant to Section 45(1.4) of the *Planning Act* that an application can proceed. Section 45(1.4) of the *Planning* Act allows Council to exempt by resolution a specific application, class of applications, or application generally from the two year moratorium.

Section 45(1.4)

Subsection (1.3) does not apply in respect of an application if the council has declared by resolution that such an application is permitted, which resolution may be made in respect



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## **Background**

of a specific application, class of application or in respect of such applications generally. 2015, c.26, s. 29(2)

### Discussion

The Owner of 159 Bronte Street South has indicated their desire to submit a Minor Variance Application to seek the following relief from provisions of the Residential Low Density I (RLD1) Zone to facilitate the construction of a semidetached dwelling:

- 1. To allow a lot frontage of 9.27 metres per unit, whereas 10.0 metres is required
- 2. To allow a maximum height of 10.0 metres, whereas 9.5 metres is permitted.
- 3. To allow a maximum lot coverage of 32%, whereas 30% is permitted.

Since the enactment of Bill 73, the Development Services Department has implemented an approach that assumes no Minor Variance Applications are permitted before the second anniversary of the day on which the by-law was amended, unless Council has declared by resolution that such an application is permitted.

In this instance, staff recommends that Council authorize the Owner to apply to the Committee of Adjustment for a variance from the provisions of Zoning By-law 081-2020 for the following reasons:

- The proposed reduction of the lot frontage is compensated by a respectful design that maintains all other provisions in respect to setbacks.
- The design introduces various transitional features that contribute to mitigating the impact of the increased height. It balances the massing of the dwelling and is sympathetic to surrounding neighbourhood attributes.
- The proposed increase in lot coverage is minimal and accommodates the inclusion of a covered porch which is a positive neighbourhood attribute that will contribute to retaining the overall character of the area through this development.

Any Minor Variance Application submitted for the subject lands would continue to be subject to the standard review process, which involves an evaluation by staff of the appropriateness of the Minor Variance Application, through the lens of the four tests set out by Section 45(1) of the *Planning Act*, and a decision of the Committee of Adjustment.

## Financial Impact

There are no financial impacts associated with this report.

Respectfully submitted,

Jill Hogan, MCIP, RPP Commissioner, Development Services



Report #: DS-088-22 Page 4 of 4

For questions, please contact: Rachel Suffern, MSc, MPA Phone: Ext. 2263

Planner

## **Attachments**

Figure 1 Location Map

Figure 2 Drawings, Elevations and Site Plan

Approved by CAO Andrew M. Siltala Chief Administrative Officer

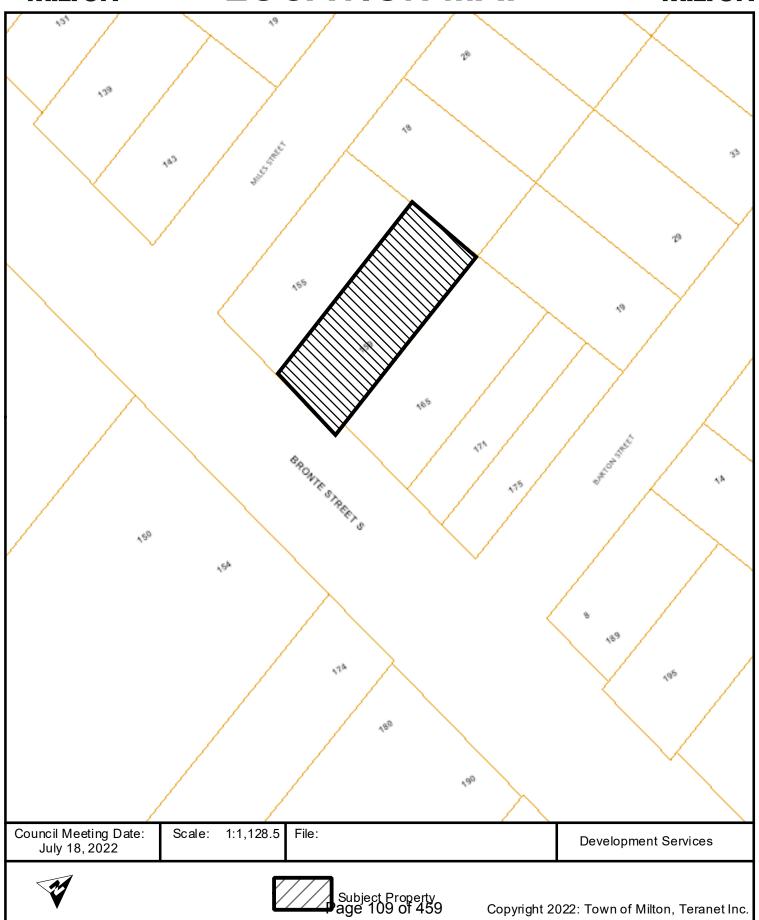
## **Recognition of Traditional Lands**

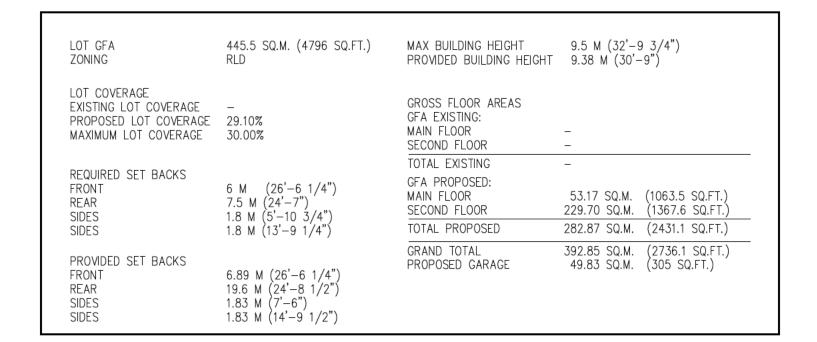
The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.



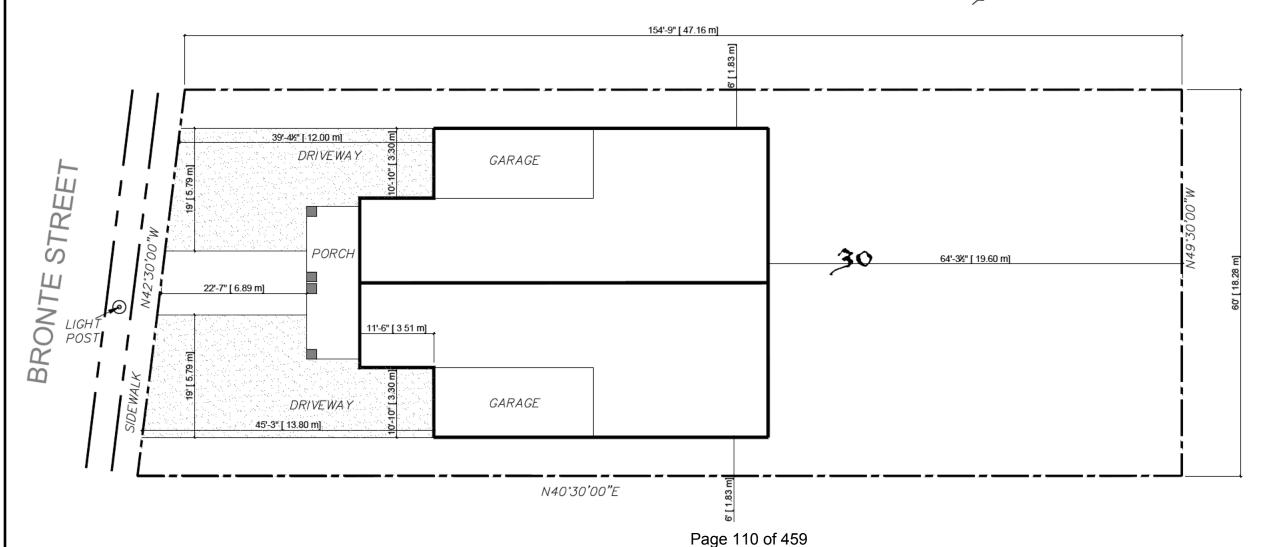
## FIGURE 1 LOCATION MAP











- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH WORK
- DO NOT SCALE DRAWINGS
- ALL WORKS IS TO BE CARRIED OUT ACCORDING TO THE ONTARIO BUILDING CODE 2012 AND BY-LAWS
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- READ THIS DRAWING IN CONJUNCTION WITH OTHER DRAWINGS: ARCHITECT, STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER RELEVANT DRAWINGS AND SPECIFICATIONS
- THESE DRAWING MUST NOT BE DUPLICATED IN ANY FORM, OR USE FOR ANY OTHER PROJECTS, WITHOUT WRITTEN CONSENT OF THE ARCHITECT

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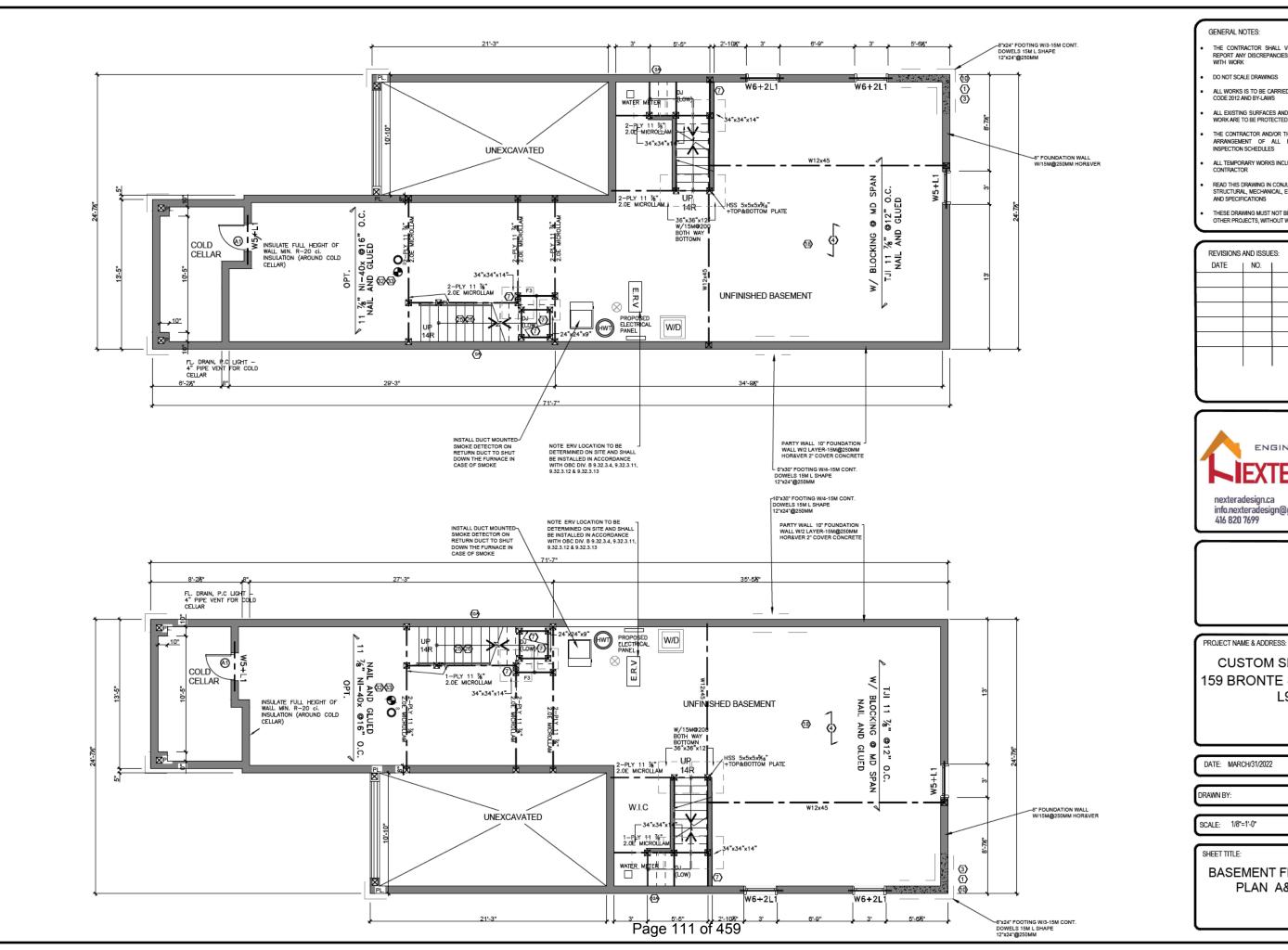
PROJECT NAME & ADDRESS:

**CUSTOM SEMI-DETACHED** 159 BRONTE ST S, MILTON, ON L9T 1Z7

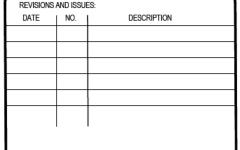
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SHEET TITLE:

SITE PLAN



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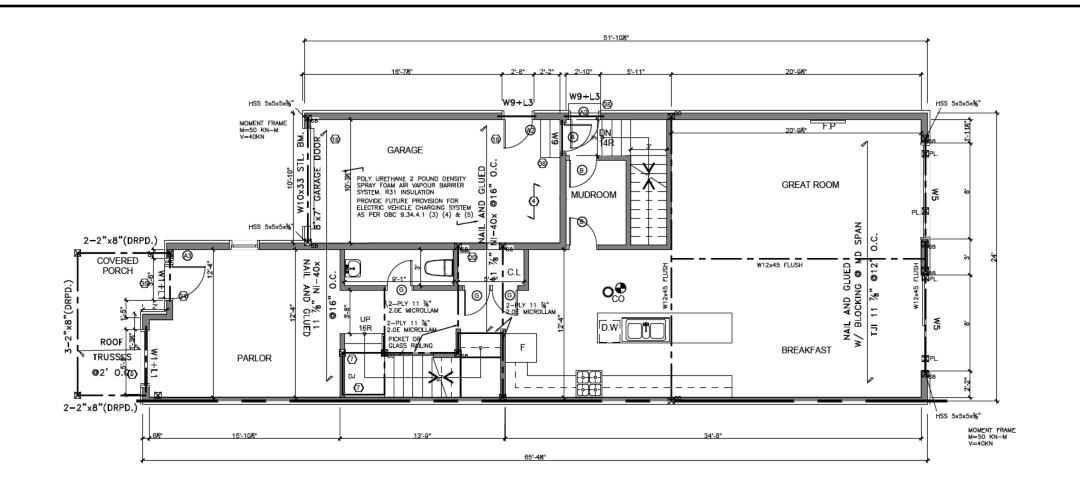


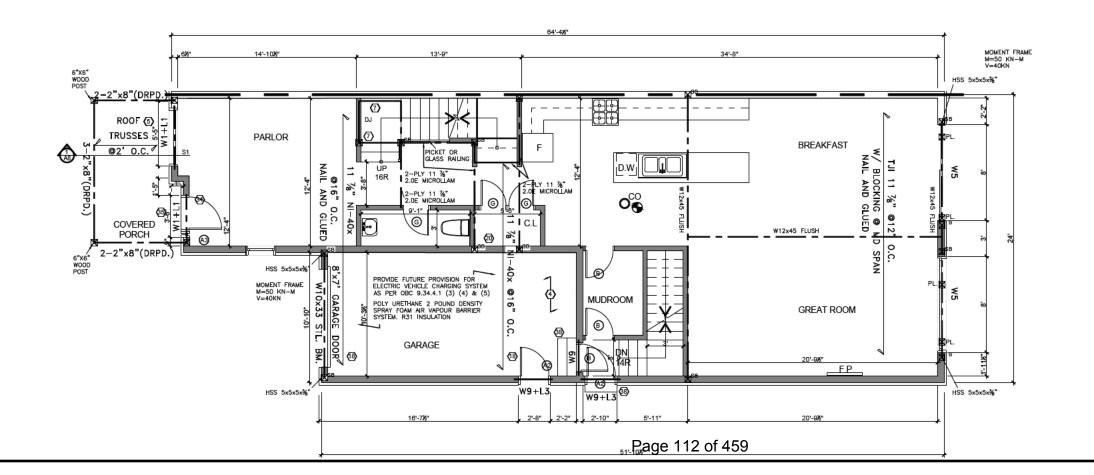
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BASEMENT FLOOR PLAN A&B





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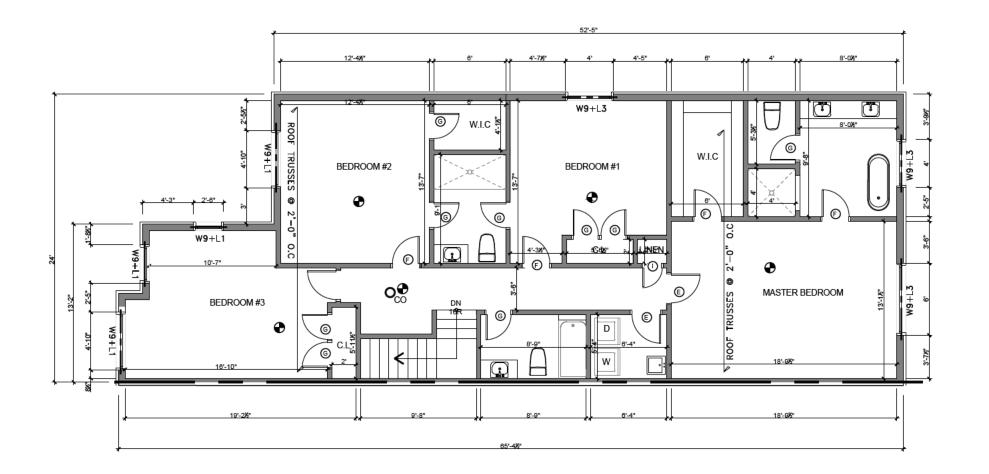
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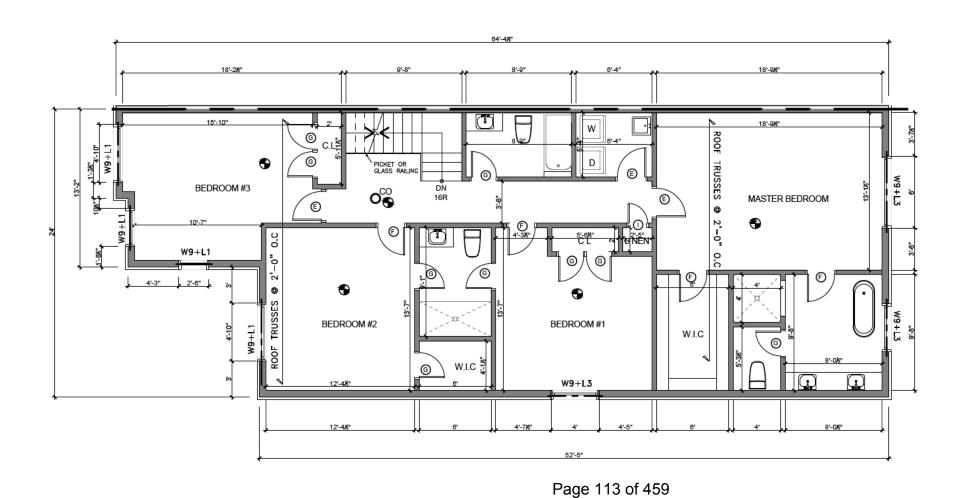
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MAIN FLOOR PLAN A&B DRAWING NO.

SIZE: LEDGER 11"X1





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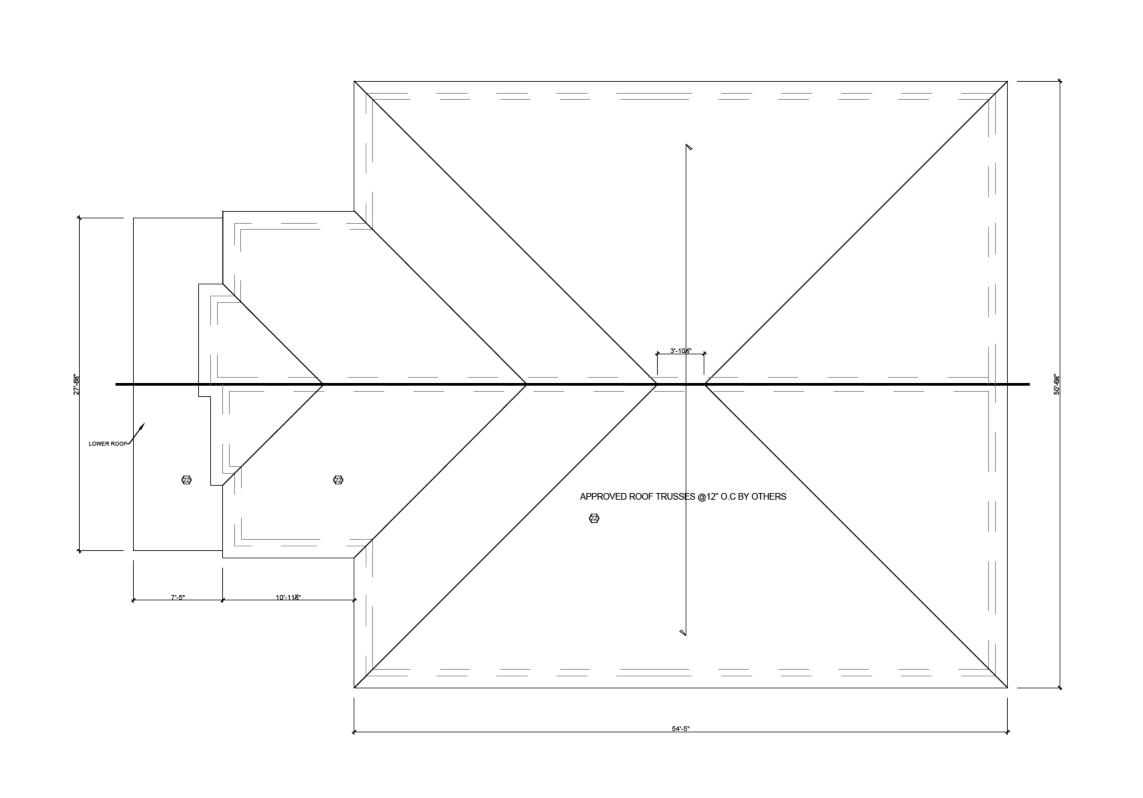
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SECOND FLOOR PLAN A&B DRAWING NO.

SIZE: LEDGER 11"X1



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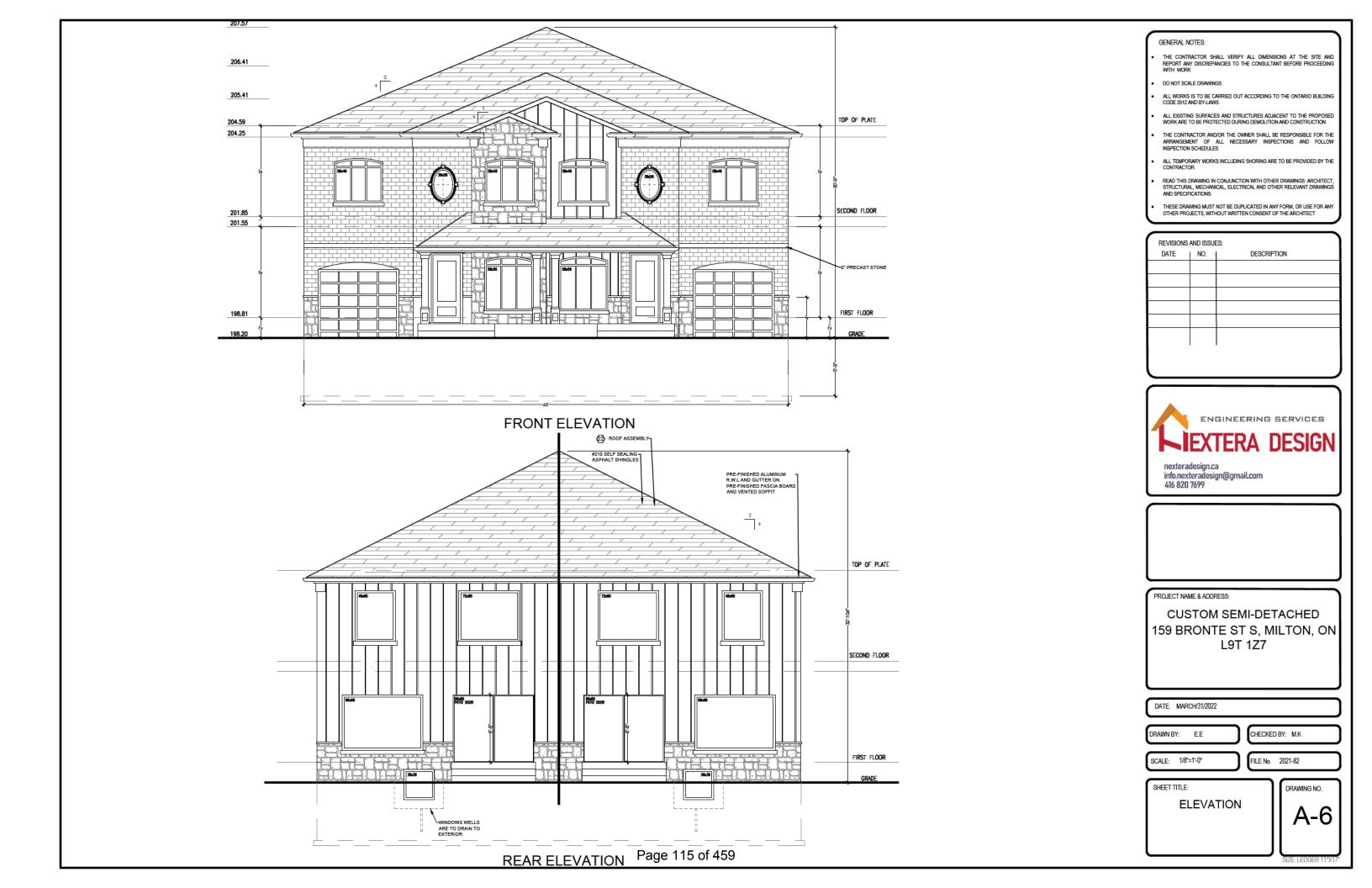
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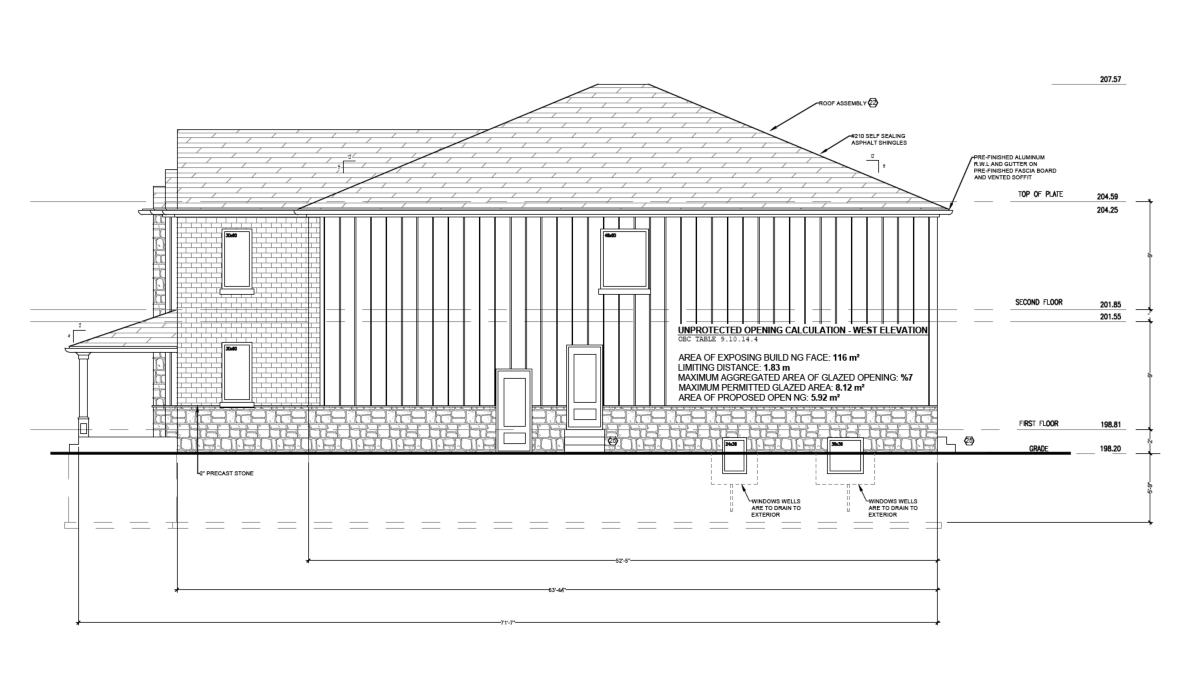
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**ROOF PLAN** 

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SIDE ELEVATION

#### GENERAL NOTES:

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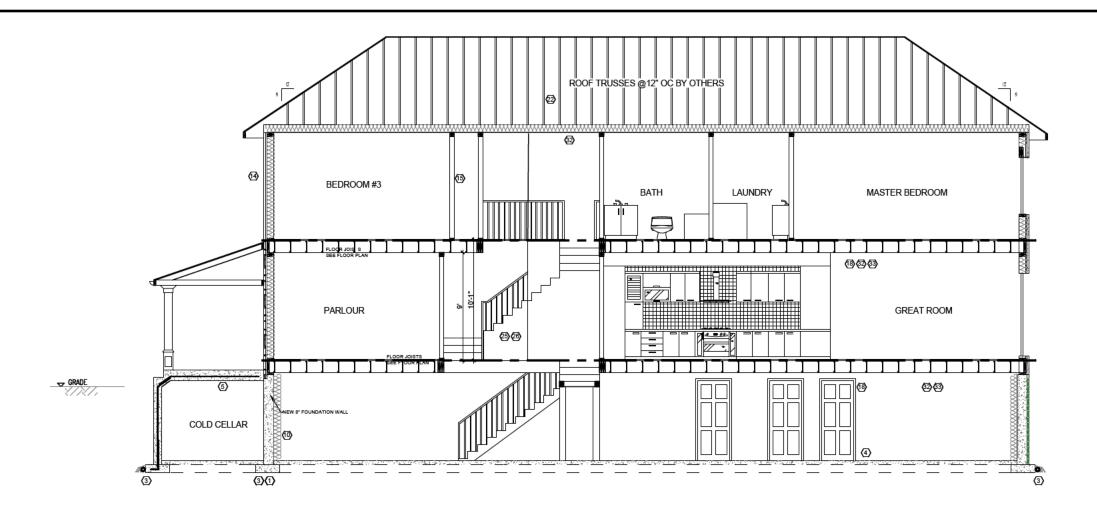
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A-7



SECTION S1 SCALE 1/4=1'

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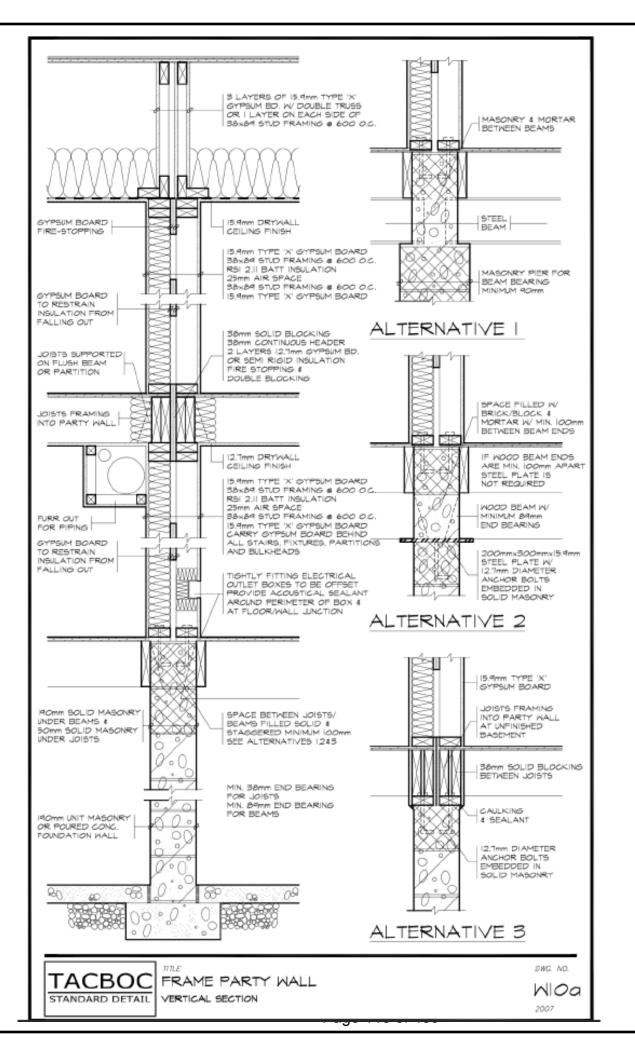
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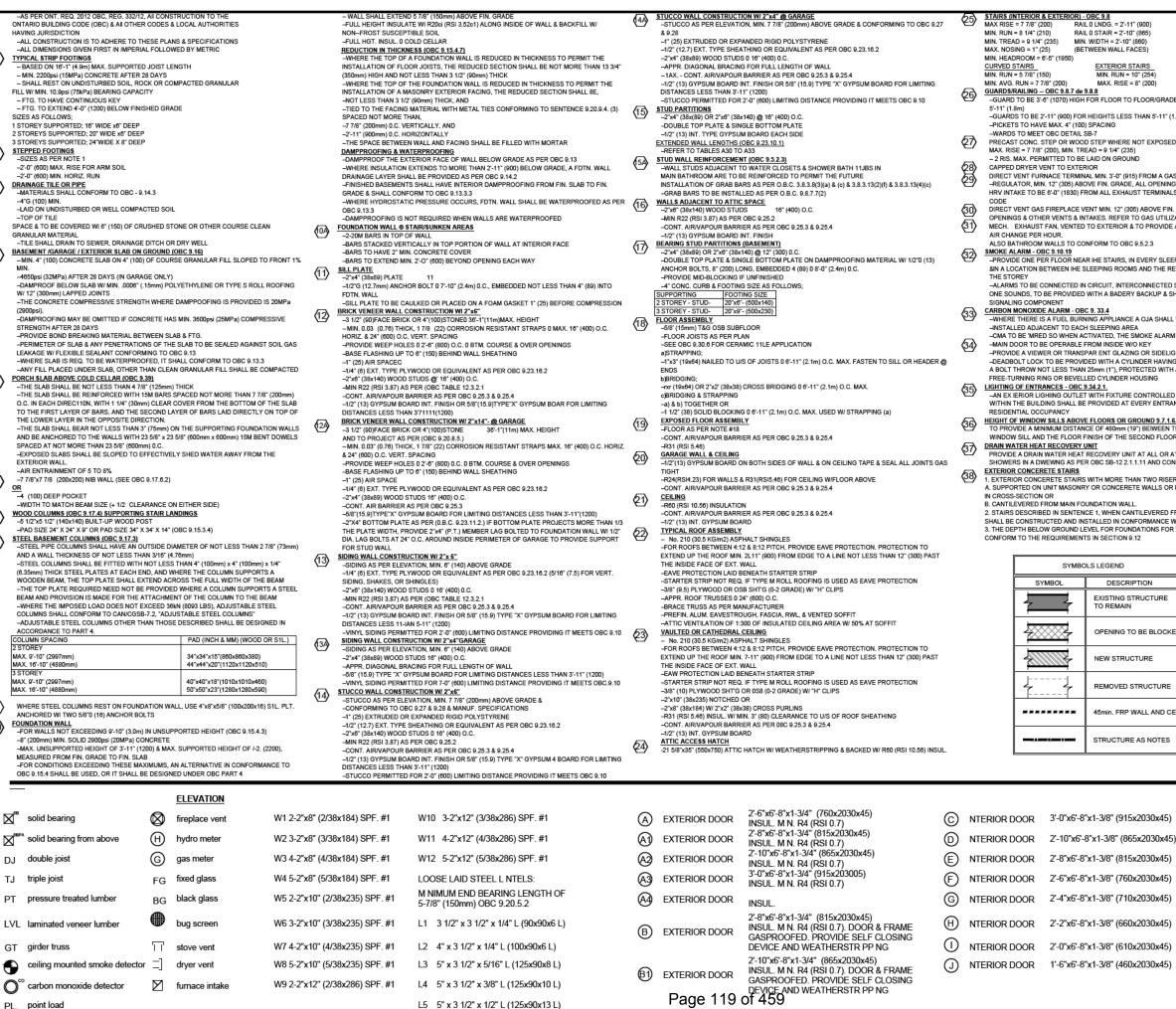
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PARTY WALL DETAILS

A-9

DRAWING NO.

SIZE: LEDGER 11"X1



L4 5" x 3 1/2" x 3/8" L (125x90x10 L)

L5 5" x 3 1/2" x 1/2" L (125x90x13 L)

W9 2-2"x12" (2/38x286) SPF. #1

carbon monoxide detector

point load

furnace intake

(B1) EXTERIOR DOOR

RAIL 0 LNDG. = 2'-11" (900) MAX RISE = 7 7/8" (200) MIN PLIN = 8 1/4" (210) RAIL 0 STAIR = 2'-10" (865 MIN. WIDTH = 2'-10" (860) MIN. TREAD = 9 1/4" (235) MAX. NOSING = 1" (25) (BETWEEN WALL FACES) MIN. HEADROOM = 6'-5" (1950) EXTERIOR STAIRS CURVED STAIRS MIN PUN = 5.7/8" (150) MIN RUN = 10" (254 MIN. AVG. RUN = 7 7/8" (200) MAX. RISE = 8" (200) GUARD SIRAILING -- OBC 9.8.7 de 9.8.8 -GUARD TO BE 3'-6" (1070) HIGH FOR FLOOR TO FLOOR/GRADE HEIGHTS GREATER THAN -GUARDS TO BE 2'-11" (900) FOR HEIGHTS LESS THAN 5'-11" (1.8m) PICKETS TO HAVE MAX. 4" (100) SPACING -WARDS TO MEET OBC DETAIL SB-7
PRECAST CONC. STEP OR WOOD STEP WHERE NOT EXPOSED TO WEATHER MAX. RISE = 7 7/8" (200), MIN. TREAD = 9 1/4" (235) - 2 RIS. MAX. PERMITTED TO BE LAID ON GROUND CAPPED DRYER VENT TO EXTERIOR DIRECT VENT FURNACE TERMINAL MIN. 3'-0" (915) FROM A GAS -REGULATOR, MIN. 12" (305) ABOVE FIN. GRADE, ALL OPENINGS, & OIHER VENTS &: INTAK E HRV INTAKE TO BE 6'-0" (1830) FROM ALL EXHAUST TERMINALS, REFER TO GAS UTILIZATION DIRECT VENT GAS FIREPLACE VENT MIN. 12" (305) ABOVE FIN. GRADE, ALL OPENINGS & OTHER VENTS & INTAKES. REFER TO GAS UTILIZATION CODE MECH. EXHAUST FAN, VENTED TO EXTERIOR & TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR ALSO BATHROOM WALLS TO CONFORM TO OBC 9.5.2.3 SMOKE ALARM - OBC 9.10.19

-PROVIDE ONE PER FLOOR NEAR IHE STAIRS, IN EVERY SLEEPING ROOM BIN A LOCATION BETWEEN IHE SLEEPING ROOMS AND THE REMAINDER OF SIGNALING COMPONENT

CARBON MONOXIDE ALARM - OBC 9, 33.4

-WHERE THERE IS A FUEL BURNING APPLIANCE A OJA SHALL BE -INSTALLED ADJACENT TO EACH SLEEPING AREA -CMA TO BE 'MRED SO WHEN ACTIVATED, THE SMOKE ALARM 'MILL SOUND -MAIN DOOR TO BE OPERABLE FROM INSIDE W/O KEY
-PROVIDE A VIEWER OR TRANSPAR ENT GLAZING OR SIDELIGHT RESIDENTIAL OCCUPANCY DRAIN WATER HEAT RECOVERY UNIT
PROVIDE A DRAIN WATER HEAT RECOVERY UNIT AT ALL OR AT LEAS T 2 SHOWERS IN A DWEWNG AS PER OBC SB-12 2.1.1.11 AND CONFORMS TO CSA EXTERIOR CONCERETE STAIRS

CONFORM TO THE REQUIREMENTS IN SECTION 9.12

EXISTING STRUCTURE

NEW STRUCTURE

REMOVED STRUCTURE

STRUCTURE AS NOTES

45min. FRP WALL AND CEILING

TO REMAIN

-ALARMS TO BE CONNECTED IN CIRCUIT, INTERCONNECTED SO ALL ALARMS SOUND WHI ONE SOUNDS, TO BE PROVIDED WITH A BADERY BACKUP & SHALL HAVE A VISUAL DESCRIPTION -DEADBOLT LOCK TO BE PROVIDED WITH A CYLINDER HAVING NO FEW:R THAN 5 PINS AND A BOLT THROW NOT LESS THAN 25mm (1"), PROTECTED WITH A SOLID OR HARDENED FREE-TURNING RING OR BEVELLED CYLINDER HOUSING 35 LIGHTING OF ENTRANCES - OBC 9.34.2.1.

-AN EX IERIOR LIGHIING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH LOCATED WITHIN THE BUILDING SHALL BE PROVIDED AT EVERY ENTRANCE TO BUILIDINGS OF HEIGHT OF WINDOW SILLS ABOVE FLOORS OR GROUND 9.7.1.6.
TO PROVIDE A MINIMUM DISTANCE OF 480mm (19") BEIWEEN THE TOP SURFACE OF THE WINDOW SILL AND THE FLOOR FINISH OF THE SECOND FLOOR. 1. EXTERIOR CONCERETE STAIRS WITH MORE THAN TWO RISERS AND TWO TREADS SHALL BI ENGINEERING SERVICES A. SUPPORTED ON UNIT MASONRY OR CONCERETE WALLS OR PIERS NOT LESS THAN 150 MM •IEXTERA DESIGN B. CANTILEVERED FROM MAIN FOUNDATION WALL 2. STAIRS DESCRIBED IN SENTENCE 1, WHEN CANTILEVERED FROM THE FOUNDATION WALL SHALL BE CONSTRUCTED AND INSTALLED IN CONFORMANCE WITH SUBSECTION 9.8.10. 3. THE DEPTH BELOW GROUND LEVEL FOR FOUNDATIONS FOR EXTERIOR STEPS SHALL

GENERAL NOTES:

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CODE 2012 AND BY-LAWS

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022/JUNE/21

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DRAWN BY: E.E	CHECKED BY: M.K
SCALE: 1/8"=1'-0"	FILE No. 2021-82

SHEET TITLE:

CONSTRUCTION NOTES

## NEEPER TILE

100 MM (4") DIA. WEEPER TILE W/ 150 MM (6") MIN. CRUSHED GRANULAR

POURED CONCRETE BASEMENT SLAB

100 MM (4") 25 MPa POURED CONCRETE SLAB W/ 6"x6"x 6/6 WMM C/W 6 VAPOUR BARRIER OVER 2" RIGID INSULATION ON 150 MM (6") CRUSHED GRANULAR FILL

POURED CONCRETE GARAGE SLAB

100 MM (4") 32 MPa (4640 psi) POURED CONCRETE SLAB W/5-8% AIR ENTRAINMENT W/ 6"x6"x 6/6 WMM ON 100MM (4") COARSE GRANULAR LL W/COMPACTED SUB-BASE OR COMPACTEDSUB-BASE OR

COMPACTED NATIVE FILL 98% (SPMDD). SLOPE TO

FRONT OF GARAGE MIN. 1% COLD STORAGE PORCH SLAB

FOR A MAX. 2500 MM (8'-3") PORCH DEPTH 130 MM (5") 32 MPa

CONCRETE SLAB W/ 5-8% ÁIR ENTRAINMENT. RE NFÓRCE W/ 10M BARS @ 200MM (8") O.C. EACH WAY IN BOTTOM THIRD OF SLAB, 610MM x 610MM (24" x 24") DOWELS @ 600MM (24") O.C. ANCHORED IN PERIMETER FOUNDATION WALLS. SLOPE SLAB M N. 1% FROM DOOR.

38MM x 89MM (2" x 4") SILL PLATE W/ 13MM (1/2") DIA. 200MM (8") LONG ANCHOR BOLTS EMBEDDED MIN. 100MM (4") INTO CONCRETE FOUNDATION WALL @ 2400MM (7'-10") O.C. PROV DE CAULK NG OR 25MM (1") MIN. MINERAL WOOL B/W SILL PLATE AND TOP OF CONCRETE FOUNDATION WALL. USE NON-SHR NK GROUT TO LEVEL SILL PLATE WHERE REQUIRED.

WOOD IN CONTACT WITH CONCRETE

WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND IN CONTACT WITH CONCRETE THAT IS LESS THAN 150 MM (6") ABOVE GRADE OR CONCRETE SLAB SHALL BE PROTECTED WITH 6MIL. POLYETHYLENE FILM OR 45 LB (NO. 50) ROLL ROOF NG DAMPPROOFING BETWEEN WOOD AND

EXTERIOR/INTERIOR GUARDS

NTERIOR GUARDS: 900MM (2'-11") M N.

EXTERIOR GUARDS: 900MM (2'-11") MIN. FOR A GRADE DIFFERENCE LESS THAN 1800 MM (6'-0") 1070MM (3'-6") MIN

FOR A GRADE DIFFERENCE MORE THAN 1800 MM (6'-0") HANDRAILS AT

LANDING TO HAVE A MIN. HEIGHT OF 900MM(2'-11").

HANDRAILS AT STAIRS TO HAVE A MIN. HEIGHT OF 800MM (2'-7"). MIN. ONE HANDRA L SHALL BE PROV DED WITH STAIRS HAV NG A WIDTH LESS THAN 1100MM (3'-7"). TWO HANDRA LS SHALL BE PROV DED WITH STAIRS HAV NG A WIDTH GREATER THAN 1100MM (3'-7").

TWO STOREY VOLUME SPACES

FOR A MAX. OF 5490MM (18-0") HEIGHT, PROVIDE 2-38MM x140MM (2-2" x 6") SPRUCE NO. 2 CONTINUOUS STUDS @ 300MM (1'-0") O.C. FOR BRICK AND 400MM (1'-4") O.C. FOR SIDING C/W 9.6MM (3/8") EXTERIOR GRADE PLYWOOD SHEATHING. PROVIDE SOLID WOOD BLOCKING BETWEEN WOOD STUDS @ 1220MM (4'-0") O.C. VERTICALLY.

FOR HORIZONTAL DISTANCES NOT ÈXCEED NG 2900MM (9'-6"), PROV DE

38MM x 140MM (2" x 6") WOOD STUDS @ 400MM (1'-4")O.C C/W 3-38MM : 184MM (3-2" x 8") CONT. HEADER AT GROUND FLOOR CEILING LEVEL

TOE NAILED & GLUED AT TOP PLATES, BOTTOM PLATES AND HEADERS.

INTERIOR GARAGE PARTITION

13MM (1-1/2") GYPSUM WALL BOARD ON INTERIOR PARTITION AND CEILING BETWEEN HOUSE AND GARAGE. PROVIDE RSI 3.34 (R22) IN WALLS

AND RSI 5.46 (R31) IN CE LING. TÁPE, SEAL AND STRUCTURALLY SUPPORT ALL JOINTS IN ORDER TO

INTERIOR GARAGE MAN DOOR

DOOR AND FRAME TO BE GAS-PROOFED. DOOR TO BE EQU PPED W/ SELF CLOSING DEVICE AND WEATHERSTRIPPING.

DRYFR FXHAUST

CAPPED DRYER EXHAUST VENTED TO EXTERIOR. DUCTS SHALL CONFORM TO PART 6 OF THE O.B.C

MECHANICAL EXHAUST FAN

MECHANICAL EXHAUST FAN VENTED TO EXTERIOR TO PROVIDE AT LEAST ONE A R CHANGE PER HOUR. PROV DE DUCT SCREEN AS PER 9.32.3.12.

DIRECT VENT FURNACE TERMINAL

DIRECT VENT FURNACE TERMINAL MIN. 900 MM (2'-11") FROM A GAS REGULATOR, MIN. 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPENINGS AND AWAY FROM EXHAUST AND INTAKE VENTS. HRV NTAKE TO BE MIN. 1830MM (6'-0") FROM ALL EXHAUST TERM NALS. REFER TO LOCAL GAS UTILIZATION CODE

DIRECT VENT GAS FIREPLACE

DIRECT VENT GAS FIREPLACE VENT TO BE A MIN. OF 300MM (1'-0") ABOVE FINISHED GRADE, AWAY FROM ALL OPEN NGS AND AWAY FROM EXHAUST AND INTAKÈ VENTS. REFER TO LOCAL GAS UTILIZATION CODE. FIREPLACE TO COMPKY WITH CAN/ULC-S610-M "FACTORY BU LT FIREPLACES" NSTALLED WITH EXHAUST AS PER MANUFACTURER'S SPEC FICATIONS.

ATTIC ACCESS HATCH

500MM x 700MM (1'-8" x 2'-4") ATTIC ACCESS HATCH W/ WEATHERSTRIPPING AND RSI 8.81 (R50) RIGID NSULATION BAKING.

EXPOSING BUILDING FACE

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 45 M N WHERE LIMITING DISTANCES ARE LESS THAN 1200MM (3'-11").

WHERE THE LIMIT NG DISTANCE IS LÈSS THAN 600MM (1'-11"), THE EXPOSING BU LDING FACE SHALL BE CLAD IN NON-COMBUSTIBLE MATERIAL. INSTALL M N 15 9MM TYPE X GYPSUM BOARD INSIDE.

STUD WALL REINFORCEMENT

PROVIDE WOOD BLOCKING REINFORCEMENT TO STUD WALLS FOR FUTURE GRAB BAR INSTALLATION EXTERIOR FOUNDATION WALL, INSULATED N MAIN BATHROOM. GRAB BAR TO BE 840MM - 920MM (2'-9" - 3'-0") A F.F. BEHIND TOILET AND 840MM (2'-9") A.F.F. ON THE WALL OPPOSITE TO THE ENTRANCE TO THE BATHTUB OR SHOWER

PROV DE ONE ROW OF 10M DOWELS SPACED 16" O.C. VERTICALLY. SET DOWELS 8" IN 5/8" DR LLED HOLES FILLED WITH EPOXY RESIN IN EXISTING FOUNDATION WALL ALLOW FOR 16" DOWEL PROJECTION INTO PROPOSED WALL. WATERPROOF AND SEAL JOINT ON EXTERIOR FACE

OF CONCRETE FOUNDATION WALL

ASPHALT SHINGLES (CONFORMING TO SECTION 9.26.2.1 OF THE O.B.C.), 10mm (3/8") PLYWOOD SHEATH NG WITH "H" CLIPS. APPROVED WOOD TRUSSES @ 600mm (24") O.C. MAX. OR CONVENTIONAL FRAM NG, APPROVED EAVES PROTECTION TO EXTEND 900mm (3'-0") FROM EDGE OF ROOF AND MIN. 300mm (12") BEYOND INNER FACE OF EXTERIOR WALL. (EAVES PROTECTION NOT REQ'D FOR ROOF SLOPES 8:12 OR GREATER), 38x89 (2"x4") TRUSS BRACING @ 1830mm (6'-0") O.C. AT BOTTOM CHORD. PREF N. ALUM. EAVESTROUGH, FASCIA, RWL & VENTED SOFFIT. ATTIC VENT LATION 1:300 OF INSULATED CEILING AREA WITH MIN 25% AT EAVES & MIN. 25% AT RIDGE (O.B.C. 9.19.1 2). 8" ALUMINUM FASCIA CLADDING - 5" SEAMLESS ALUM NUM EAVES ROUGH NG (CONCEALED SCREW ON BRACKETS - LARGE SQUARE 3"X3" DOWN P PES WITH ELBOWS AS REQUIRED.

ROOF INSULATION

RSI 10.57 (R60) ROOF INSULATION AND APPROVED 6 M L POLY. VAPOUR BARRIER, 16MM (5/8") INTERIOR DRYWALL FINISH OR APPROVED EQUAL

ROOF VENTILATION

ROOF VENT LATION AS PER 9.19.1. VENT AREA SHALL BE NO LESS THAN 1/300 OF THE NSULATED CEILING WHERE THE ROOF SLOPE IS LESS THAN 1 N 6 OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNUBSTRUCTED VENT AREA SHALL BE NO LESS THAN 1/150 W/ NO LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF SPACE AND NO LESS THAN 25% LOCATED AT THE BOTTOM OF THE SPACE. NO LESS THAN 63MM OF SPACE SHALL BE PROVIDED BETWEEN TOP OF INSULATION AND UNDERSIDE OF ROOF SHEATHING. FULL 60 SQ IN OF NET FREE VENT LATING AREA (NFA) PER VENT.

MINIMUM BEDROOM WINDOW (O B.C. 9.7.1.3.) AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35 SQ. M. UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN. CLEAR WIDTH OF 380 MM (1'-3"). BEDROOMS SHALL HAVE A M NIMUM UNOBSTRUCTED GLASS AREA OF 5% OF AREA SERVED

WINDOW GUARDS (O.B.C. 9.7.1.6.) A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480 MM (1'-7") ABOVE FINISHED FLOOR AND THE DISTANCE FROM THE FINISHED FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800 MM (5'-11")

WINDOW OVER STAIRS AND LANDINGS (9.7.5.3.)

A GUARD IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 900MM (2'-11") ABOVE THE SURFACE OF THE TREAD, RAMP OR LANDING.

LUMBER

ALL LUMBER SHALL BE SPRUCE NO. 2 GRADE, UNLESS NOTED OTHERWISE STUDS SHALL BE STUD GRADE SPRUCE, UNLESS NOTED OTHERWISE LUMBER EXPOSED TO THE EXTERIOR TO BE SPRUCE NO. 2 GRADE PRESSURE TREATED OR CEDAR. UNLESS NOTED OTHERWISE ALL LAM NATED VENEER LUMBER (LVL) BEAMS, GIRDER TRUSSES, AND METAL HANGER CONNECTIONS SUPPORTING ROOF FRAM NG TO BE DESIGNED AND CERT FIED BY TRUSS MANUFACTURER

LVL BEAMS SHALL BE 3.0E WS MICRO-LAM LVL (FB=3100 PSI MIN.) OR EQUIVALENT. NAIL EACH PLY OF LVL WITH 89 MM (3-1/2") LONG COMMON WIRE NAILS @ 300 MM (11-0") O.C. STAGGERED IN 3 ROWS FOR GREATER DEPTHS AND FOR 4 PLY MEMBERS ADD 13 MM (1/2") DIA. GALVANIZED BOLTS BOLTED AT MID-DEPTH OF BEAM @ 601 MM (24-0") O.C. PROV DE TOP MOUNT BEAM HANGERS TYPE "SCL"

MANUFACTURED BY SIMPSON STRON-TIE. OR EQUAL FOR ALL LVL BEAM TO BEAM CONNECTIONS UNLESS NOTED OTHERWISE JOIST HANGERS: PROVIDE METAL HANGERS FOR ALL JOISTS AND BUILT-UP WOOD MEMBERS INTERSECTING FLUSH BUILT-UP WOOD MEMBERS, WOOD FRAM NG NOT TREATED WITH WOOD RESERVATIVE, OR IN CONTACT WITH CONCRETE SHALL BE SEPARATED FROM THE CONC. BY AT LEAST 2 M L. POLYETHYLENE FILM NO 50 (45 LBS) ROLL FORMING OR OTHER DAMPPROOF NG MATERIAL, EXCEPT WHERE THE WOOD MEMBER IS AT LEAST 150 MM (6")

TERMITE AND DECAY PROTECTION

IN LOCATIONS WHERE TERMITES ARE KNOWN TO OCCUR, CLEARANCE BETWEEN STRUCTURAL WOOD ELEMENTS AND THE F NISHED GROUND LEVEL DIRECTLY BELOW THEM SHALL BE NOT LESS THAN 450MM (17-3/4") AND ALL SIDES OF SUPPORTING ELEMENTS SHALL BE VISIBLE TO INSPECTION. STRUCTURAL WOOD ELEMENTS SUPPORTED BY WOOD ELEMENTS IN CONTACT WITH THE GROUND OR OVER EXPOSED BARE SOIL SHALL BE PRESSURE TREATED WITH CHEMICAL THAT IS TOXIC TO TERMITES.

STEFI

STRUCTURAL STEEL SHALL CONFORM TO CAN/CSA-G40-21 GRADE 300W. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO CAN/CSA-G40-21 GRADE 350W CLASS "H". REINFORCING STEEL SHALL CONFORM TO CSA-G30-18M GRADE 400R

SMOKE ALARM (REFER TO O.B.C. 9.10.19.)

SMOKE ALARMS CONFORMING TO CAN/ULC-S531, "SMOKE ALARMS", SHALL BE INSTALLED IN EACH DWELL NG UNIT AND IN EACH SLEEPING ROOM NOT WITH N A DWELLING UNIT (9.10.19.1.). THE SOUND PATTERNS OF SMOKE ALARMS SHALL MEET THE TEMPORAL PATTERN OF ALARM SIGNALS, OR BE A COMBINATION OF TEMPORAL PATTERN AND VOICE RELAY (9.10.19.2.).

SMOKE ALARMS INSTALLED SHALL BE INSTALLED SO THAT THERE IS AT LEAST ONE SMOKE ALARM INSTALLED ON EACH STOREY, NCLUDING BASEMENTS.

THEY SHALL BE INSTALLED IN EACH SLEEPING ROOM, AND IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY, A SMOKE ALARM SHALL BE INSTALLED IN THE HALLWAY. WHERE MORE THAN ONE ONE SMOKE ALARM IS REQUIRED IN A DWELLING UNIT, THE SMOKE ALARMS SHALL BE WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELL NG UNIT TO SOUND (9.10.19.5.)

SMOKE ALARM SHALL HAVE A VISUAL COMPONENT AS REQUIRED BY OBC

9.10.19.1.(2).

CARBON MONOXIDE ALARMS (REFER TO O.B.C. 9.33.4.)

WHERE A FUEL BURNING APPLIANCE IS INSTALLED IN A SUITE OF A RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITE. AN ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE SERVICE ROOM OR STORAGE GARAGE

ASPHALTIC WATERPROOFING (BELOW GRADE) - 10" CAST IN PLACE REINFORCED CONCRETE BASEMENT WALL C/W CEMENTITIOUS PARGING ON EXTERIOR FACE - PLATON FOUNDATION PROTECTOR MEMBRANE OR EQUAL INSTALLED WITH PLATON PLUGS C/W TAB SEALING, PLATON MOLDING AND CAULKING FROM TOP OF FOOTING TO FINISH GRADE, LEVEL TO TOP OF BASEMENT. - FLOOR SLAB CONTINUOUSLY WRAPPED AROUND TOP AND BOTTOM PLATES OF STUD WALLS. - 2"X4" WOOD STUDS © 16" 0/C - 3-1/2" F BERGLASS BATT INSULATION (R12 MIN) - 6M L POLYETHYLENE VAPOUR BARRIER - 1/2" GYPSUM BOARD TAPED AND SANDED - POURED REINFORCED FOUNDATION WALL - 4" PVC WEEPING TILE, PERFORATED, C/W FILTER CLOTH AT JOINT - 6" MIN. GRAVEL COVER OVER WEEPING TILES. EXCAVATE DOWN TO UNDISTURBED SOIL. SOIL TO BE UNDISTURBED WITH 75kPA CAPACITY.

HORIZONTAL BARS CONTINUOUS KEY FOOTING TO FOUNDATION WALL W/10m REBAR DOWELS © 32" (812mm) O.C.

FOOT NGS (MINIMUM (15MPa) 2200 PSI CO 28 DAYS CONCRETE) MUST BEAR ON UNDISTURBED SO L CAPABLE OF 75KPa (10.9 PSI) LOAD NG BOTTOM OF FOOTING TO BE MIN. 4'-0" (1 2m) BELOW LOWEST GRADE ON UNDISTURBED SOIL

#### EXTERIOR FOUNDATION WALL, UNINSULATED

ASPHALTIC WATERPROOFING (BELOW GRADE) - 10" OR 8" CAST-IN PLACE RE NFORCED CONCRETE OR CONCRETE BLOCK WALL, REINFORCED, C/W 3/8" CEMENTITOUS PARGING ON EXTERIOR FACE. - 2" RIGID "SM" NSULATION TO 2'-0" BELOW GRADE. - POURED REINFORCED CONCRETE FOOTINGS. REFER TO PLANS, REINFORCED AS SHOWN, CONCRETE SHALL BE 20MPa IN 28 DAYS. - 4" PVC WEEPING TILE, PERFORATED, C/W FILTER CLOTH AT JO NTS - 6" MIN. GRAVEI COVER OVER WEEP NG TILES.

POURED CONCRETE STEP FOOT NGS TO HAVE A MIN. HORIZONTAL STEP OF 600MM (1'-11 5/8"). VERTICAL STEP TO HAVE MAX. 600MM ((1'-11 5/8) STEP ON FIRM SOIL.

#### 6" STUD WALL C/W EXTERIOR STUCCO FINISH

DUROCK EXTERIOR INSULATION AND FINISH SYSTEM COMPRISED OF 1/2" TO 3/4" ACRYLIC BASE COAT F BER MESH AND DUROCK F NISHING COAT APPL ED ONTO: - 1-1/2" THICK TYPE#1 STYROFOAM INSULATION. - STUCCO WRAP APPLIED ON 1/2" EXTERIOR SHEETING. - 2"X6" SPR. STUDS NSTALLED AT 16" O.C. - R24 BATT INSULATION BETWEEN STUDS. - 6M L POLYETHYLENE VAPOUR BARRIER. - 1/2" GYPSUM BOARD, TAPED, SANDED, PRIMED AND PAINTED.

#### 6" STUD WALL C/W EXTERIOR STONE FINISH

STONE F NISH - AIR BARRIER - 3/4" EXTERIOR SHEATHING - 2"x6" WOOD STUDS @ 16" O.C. - ROXU COMFORT PLUS R24 INSU\_ATION - 6M L POLYETHYLENE VAPOUR BARRIER. - 1/2" GYPSUM BOARD TAPED, SANDED, PRIMED AND PAINTED.

#### QUARRY ROCK THIN STONE VENEER

ON THE ELEVATIONS WHERE NOTED ON THE DRAWINGS AND UP TO THE HEIGHT NOTED: INSTALI OVER 1/2" EXTERIOR SHEATHING OR PARGED CONCRETE BLOCK FOUNDATION WALL WITH A WEATHER BARRIER METAL LATH, MORTAR AND THE VENEER STONE AS CHOSEN BY THE OWNER STONE VENEER COLOUR AND GRADE TO BE VERIFIED AND APPROVED BY THE DESIGNER PRIOR TO INSTALLATION

#### 6-1/2" LOADBEARING PARTITION WALLS

1/2" GYPSUM BOARD, TAPED, SANDED, PR MED AND PAINTED - 2"X6" WOOD STUDS INSTALLED © 16" O.C. - 1/2" GYPSUM BOARD, TAPED, SANDED OR MOISTURE RESISTANT CEMENT BOARD IN SHOWER AND WET AREA. - SOUND ATTENUATION BATTS WHERE NOTED IN PLANS.

#### 4-1/2" INTERIOR PARTITION

1/2" GYPSUM BOARD, TAPED, SANDED, PR MED AND PAINTED - 2"X4" WOOD STUDS INSTALLED © 16" O.C. - 1/2" GYPSUM BOARD, TAPED, SANDED OR MOISTURE RESISTANT CEMENT BOARD IN SHOWER AND WET AREA. - SOUND ATTENUATION BATTS WHERE NOTED IN PLANS.

#### STEEL BEARING PLATE FOR MASONRY WALLS

280x280x16 (11"x11"x5/8") STL. PLATE FOR STL. BEAMS AND 280x280x12 (11"x11"x1/2") STL. PLATE FOR WOOD BEAMS BEARING ON CONC. BLOCK PARTYWALL, ANCHORED WITH 2-19mm (3/4") x 200mm (8") LONG GALV. ANCHORS WITHIN SOLID BLOCK COURSE. LEVEL WITH NON SHRINK GROUT.

15A. SOLID WOOD BEARING FOR WOOD STUD WALLS SOLID BEARING TO BE AT LEAST AS WIDE WAS THE SUPPORTED MEMBER. SOLID WOOD BEARING COMPRISED OF BUILT-UP WOOD STUDS TO BE CONSTRUCTED IN ACCORDANCE TO OBC. 9.17.4.2.(2)

3-38x89 (3-2"x4") BUILT-UP-POST ON METAL BASE SHOE ANCHORED TO CONCRETE WITH 12.7 DIA. BOLT, 610x610x300 (24"x24"x12") CONC. FOOTING.

WHERE APPLICABLE - REFER TO PLANS

#### EXPOSED BUILDING FACE-O.B.C. 9.10.14.11-

EXTERIOR WALLS TO HAVE A FIRE RESISTANCE RATING OF NOT LESS THEN 45 min. WHERE LIMITING DISTANCE IS LESS THEN 1.2m (3'-11"). WHERE THE LIMITING DISTANCE IS LESS THAN 600mm (1'-11") THE EXPOSING FACE SALL BE CLAD IN NON-COMBUSTIBLE MATERIAL WINDOWS: MINIMUM BEDROOM WINDOW-OBC.9.7.1.3- AT LEAST ONE BEDROOM WINDOW ON A GIVEN FLOOR IS TO HAVE MIN. 0.35m2 UNOBSTRUCTED GLAZED OR OPENABLE AREA WITH MIN., CLEAR WIDTH OF 380mm (1'-3")

WINDOW GUARDS -OBC 9.7.1.6 AND 9.8 8-

A GUARD OR A WINDOW WITH A MAXIMUM RESTRICTED OPENING WIDTH OF 100mm (4") IS REQUIRED WHERE THE TOP OF THE WINDOW SILL IS LOCATED LESS THAN 480mm (1'-6") ABOVE FIN. FLOOR AND THE DISTANCE FROM THE FIN. FLOOR TO THE ADJACENT GRADE IS GREATER THAN 1800mm (5'-11")

#### WINDOW IN EXIT STAIRWAYS -OBC 9.7.5.3-

WINDOWS IN EXIT STAIRWAYS THAT EXTEND TO LESS THAN 1070mm (3'-6") SHALL BE PROTECTED BY GUARDS IN ACCORDANCE WITH NOTE 2 (ABOVE). OR THE WINDOW SHALL BE NON-OPERABLE AND DESIGNED TO WITHSTAND THE SPECIFIED LOADS FOR BALCONY GUARDS AS PROVIDED IN PART 4 OF THE ONTARIO BUILDING CODE

#### MECHANICAL VENTILATION

MECHANICAL VENTILATION IS REQUIRED TO PROVIDE 0 3 AIR CHANGES PER HOUR AVERAGED OVER 24 HOURS, SEE MECHANICAL DRAWINGS.

#### FLAT ARCHES

- FOR 2440mm (8'-0") CEILINGS, FLAT ARCHES TO BE 2080mm (6'-10") A.F.F.
- 2) FOR 2740mm (9'-0") CEILINGS, FLAT ARCHES TO BE 2480mm (7'-10") A.F.F.
- FOR 3040mm (10'-0") CEILINGS, FLAT ARCHES TO BE 2780mm (8'-10") A.F.F.

#### GENERAL NOTES:

- HE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDII
- DO NOT SCALE DRAWINGS
- ALL WORKS IS TO BE CARRIED OUT ACCORDING TO THE ONTARIO BUILDING CODE 2012 AND BY-LAWS
- ALL EXISTING SURFACES AND STRUCTURES ADJACENT TO THE PROPOSED WORK ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION
- THE CONTRACTOR AND/OR THE OWNER SHALL BE RESPONSIBLE FOR THE ARRANGEMENT OF ALL NECESSARY INSPECTIONS AND FOLLOW INSPECTION SCHEDULES
- ALL TEMPORARY WORKS INCLUDING SHORING ARE TO BE PROVIDED BY THE
- READ THIS DRAWING IN CONJUNCTION WITH OTHER DRAWINGS: ARCHITECT STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER RELEVANT DRAWINGS
- THESE DRAWING MUST NOT BE DUPLICATED IN ANY FORM, OR USE FOR AN' OTHER PROJECTS, WITHOUT WRITTEN CONSENT OF THE ARCHITECT

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)22/JUNE/21

PROJECT NAME & ADDRESS:

416 820 7699

**CUSTOM SEMI-DETACHED** 159 BRONTE ST S. MILTON, ON L9T 1Z7

DATE:	MARCH/31/2022		
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CHECKED BY: M.K DRAWN BY:

SHEET TITLE:

**GENERAL** NOTES

SCALE: 1/8"=1'-0"

DRAWING NO

FILE No. 2021-82

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