PLANNING & DEVELOPMENT ADVISORY COMMITTEE
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE PUSLINCH COMMUNITY CENTRE –
23 BROCK RD S, PUSLINCH
MARCH 14, 2023
7:00 p.m.

Register in advance:
https://us02web.zoom.us/webinar/register/WN_8REObuE2TOKFMuNyB37vsg
Or join by phone:
Dial (for higher quality, dial a number based on your current location):
Canada: +1 613 209 3054
or +1 647 374 4685
or +1 647 558 0588
or +1 778 907 2071
or +1 438 809 7799
or +1 587 328 1099
Webinar ID: 835 4029 0679
Passcode: 283647
International numbers available: https://us02web.zoom.us/u/kbaoXhLka

AGENDA

COMMITTEE OF ADJUSTMENT:

≠ Denotes resolution prepared

1. Call the Meeting to Order (Opening Remarks)

2. Roll Call

3. Moment of Reflection

4. Confirmation of Agenda ≠

5. Disclosure of Conflict of Interest

6. Approval of Minutes ≠

6.1 February 14, 2023

7. Application for Minor Variance or Permission under section 45 of the Planning Act to be heard by the Committee this date:

7.1 Minor Variance Application D13-COA – Brian Coady and Angelina DeLeo – 7262 Gore Road, Concession Gore S, Part Lot 29, Township of Puslinch. **≠**

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended, from Section 4.4.2 Accessory Buildings and Structures, Table 4.1.

The purpose and effect is to provide relief from:

1. Section 4.4.2, Table 4.1, to permit a shed to be 1.83m from the interior side yard rather than 2m as required.

8. New Business

8.1 Appointment of Acting Chair **≠**

9. Adjournment of Committee of Adjustment ≠

M I N U T E S

DATE: February 14, 2023

The February 14, 2023 Committee of Adjustment Meeting was held on the above date and called to order at 7:10 p.m. via electronic participation and in-person at 23 Brock Rd S, Puslinch.

1. **CALL THE MEETING TO ORDER (OPENING REMARKS)**

2. **ROLL CALL**

ATTENDANCE:
Present:
Councillor John Sepulis, Chair
Paul Sadhra
Chris Pickard

Absent:
Jeffery Born
Dennis O'Connor

STAFF IN ATTENDANCE:

1. Lynne Banks, Secretary/Treasurer
2. Courtenay Hoytfox, Municipal Clerk
3. Justine Brotherston, Deputy Clerk
4. Joanna Salsberg, Planner, County of Wellington

3. **MOMENT OF REFLECTION**

4. **CONFIRMATION OF THE AGENDA**

Resolution No. 2023-001: Moved by Committee Member Paul Sadhra and Seconded by Committee Member Chris Pickard

That the Committee approves the February 14, 2023 Agenda as circulated.

CARRIED

5. **DISCLOSURE OF CONFLICT OF INTEREST:**
None

6. **APPROVAL OF MINUTES**

Resolution No. 2023-002: Moved by Committee Member Paul Sadhra and Seconded by Committee Member Chris Pickard

That the Committee of Adjustment approves the Minutes from the meeting held on January 10, 2023.

CARRIED

7. **APPLICATIONS FOR MINOR VARIANCE OR PERMISSION** under section 45 of the Planning Act to be heard by the Committee this date:

7.1 Minor Variance Application D13-DEO – Ramandeep Deol – 6867 Wellington Rd 34, Concession 2, Part Lot 15, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended, from Section 4.10 (a) Height Restrictions

The purpose and effect is to provide relief from Section 4.10 (a) to permit a single family dwelling in the Agricultural zone to have a height of 11.3 m to the midpoint of the roof.

- Amritpal Bansal, agent for the applicant, provided an overview of the application.
- Terry Grensewich, resident and owner of 6865 Wellington Road 34 expressed his opposition to the minor variance request noting that the proposed height of the new residence will restrict access to internet and cell phone signals and further noted that the proposed design of the residence make it look like an institution.
- There were no further public questions or comments.
- There were no questions or comments from the Committee.

Resolution No. 2023-003: Moved by Committee Member Paul Sadhra and Seconded by Committee Member Chris Pickard

THAT Minor Variance Application D13-DEO be approved with no conditions.

CARRIED

7.2 Minor Variance Application D13-GIB – David Gibson – 4565 Watson Rd S, Concession 10, Front Part Lot 17, Township of Puslinch.

Requesting relief of New Comprehensive Zoning By-Law #23-2018, as amended, from Section 4.2 (c) (iii.) Additional Residential Units.

The purpose and effect is to provide relief from Section 4.2 (c) (iii.) to permit an additional residential unit to be 90m from the principal dwelling unit rather than the 40m as required.

- Dave Gibson, owner, provided an overview of the application.
- There were no questions or comments from the public.
- Chris Pickard asked if it would be possible to locate the ARU closer to the house.
- Dave Gibson advised that there are water lines between the barn and the house as well as an entrance on to the property.
- Paul Sadhra asked what was the purpose of the building.
- Dave Gibson advised that it used for his family.
- There were no further questions or comments from the Committee.

Resolution No. 2022-004: Moved by Committee Member Paul Sadhra and Seconded by Committee Member Chris Pickard

THAT Minor Variance Application D13-GIB be approved with the following condition:

That the owner submit a preconsultation request to the Grand River Conservation Authority to address any concerns the Grand River Conservation Authority.

CARRIED

8. **NEW BUSINESS**

8.1 7:05 p.m. - Township Procedural By-Law Review

8.2 7:15 p.m. - Review of Terms of Reference for Committee of Adjustment.

Resolution No. 2022-005: Moved by Committee Member Paul Sadhra and Seconded by Committee Member Chris Pickard

That the Committee of Adjustment receives the new business items 8.1 and 8.2 for information.

CARRIED

9. **ADJOURNMENT:**

Resolution No. 2022-006 Moved by Committee Member Paul Sadhra and Seconded by Committee Member Chris Pickard

That Committee of Adjustment hereby adjourns at 7:49 p.m.

CARRIED

DocuSign Envelope ID: B9FE790A-3B2F-4F97-870B-6500AC70F2E2

From: Township of Puslinch <services@puslinch.ca>
Sent: Tuesday, January 17, 2023 4:15 PM
To: Planning
Subject: New Entry: Minor Variance or Permission Application

How many registered owners are on title?
2

Registered Owner's Name (Person one)
Brian Coady

Registered Owner's Email Address (Person one)
[redacted]

Registered Owner's Phone Number (Person one)
[redacted]

Registered Owner's Name (Person two)
Angelina DeLeo

Registered Owner's Email Address (Person two)

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[redacted]

Registered Owner's Phone Number (Person two)

[redacted]

Property Subject of the Minor Variance

7262 Gore Road
Puslinch, ON
N0B 2J0

Applicant (Agent) Name

Brian Coady

Applicant (Agent) Address

7262 Gore Road
Puslinch, ON
N0B 2J0

Applicant (Agent) Email

[redacted]

Applicant (Agent) Phone Number

[redacted]

DocuSign Envelope ID: B9FE790A-3B2F-4F97-870B-6500AC70F2E2

Name, address, and phone number of all persons having any mortgages, charges, or encumbrances on the property

BMO Bank of Montreal
1375 Weber St., Kitchener, ON N2A 3A7
Tel. No.: [redacted]
Contact Name: [redacted]

Send correspondence to

Owner(s)
Agent

Municipal Address

7262 Gore Road
Puslinch, ON
N0B 2J0

Concession

Puslinch CON Gore S PT

Lot

Lot 29 Part 1

Registered Plan Number

61R11232

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Area in Hectares
0.404687260987

Area in Acres
1

Depth in Meters
133.01472

Depth in Feet
436.4

Frontage in Meters
30.48

Frontage in Feet
100

Please indicate the Section of the Planning Act under which this application is being made

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Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.)

What is the nature and extent of the relief that is being applied for?

Garden shed is located too close to the interior lot line (1.83m). The garden shed must be located at least 2m from the lot line.

Sketch of the nature and extent of the relief that is being applied for

Site-Plan-Garden-Shed.pdf

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

The concrete pad was installed 6 ft. (1.83 meters) from the property line.

Sketch for why is it not possible to comply with the provisions of the by-law

Garden-Shed-Drawings.pdf

Official Plan Designation

Secondary Agriculture, Selected Bedrock Resource Areas

Zoning Designation

Agricultural

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What is the access to the subject property?

Continually maintained municipal road

What is the name of the road or street that provides access to the subject property?

Gore Road

Private Well

Existing

Private Septic

Existing

How is storm drainage provided?

Ditches

What is the existing use of the subject property?

Residential

What is the existing use of the abutting properties?

Residential

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Main Building Height in Meters
3.175

Main Building Height in Feet
10.417

Percentage Lot Coverage in Meters
0.90

Percentage Lot Coverage in Feet
0.90

Number of Parking Spaces
0

Number of Loading Spaces
0

Number of Floors
1

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Total Floor Area in Square Meters
36.418

Total Floor Area in Square Feet
392

Ground Floor Area (Exclude Basement) in Square Meters
36.418

Ground Floor Area (Exclude Basement) in Square Feet
392

Front Yard in Meters
59.436

Front Yard in Feet
195

Rear Yard in Meters
65.04432

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Rear Yard in Feet
213.4

Side Yard (1) in Meters
1.8288

Side Yard (1) in Feet
6

Side Yard (2) in Meters
24.384

Side Yard (2) in Feet
80

Date of acquisition of subject property
September 1, 2022

Date of construction of buildings property
May 31, 2021

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How long have the existing uses continued on the subject property?
May 31, 2021

Has the owner previously applied for relief in respect of the subject property?
No

Planning Application: Official Plan Amendment
No

Planning Application: Zoning By-Law Amendment
No

Planning Application: Plan of Subdivision
No

Planning Application: Consent (Severance)
No

Planning Application: Site Plan
No

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Planning Application: Minor Variance
No

The Agent/Solicitor is different than the owner
No

Please select your Minor Variance Type
Minor Variance Type 1 - $ 806.00

Convenience Fee (1.75%)
$ 14.11

Total
$ 820.11

Credit Card
[redacted]

Name
Brian Coady

DocuSign Envelope ID: B9FE790A-3B2F-4F97-870B-6500AC70F2E2

Minor Variance Application must be commissioned

I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.

Sent from Township of Puslinch

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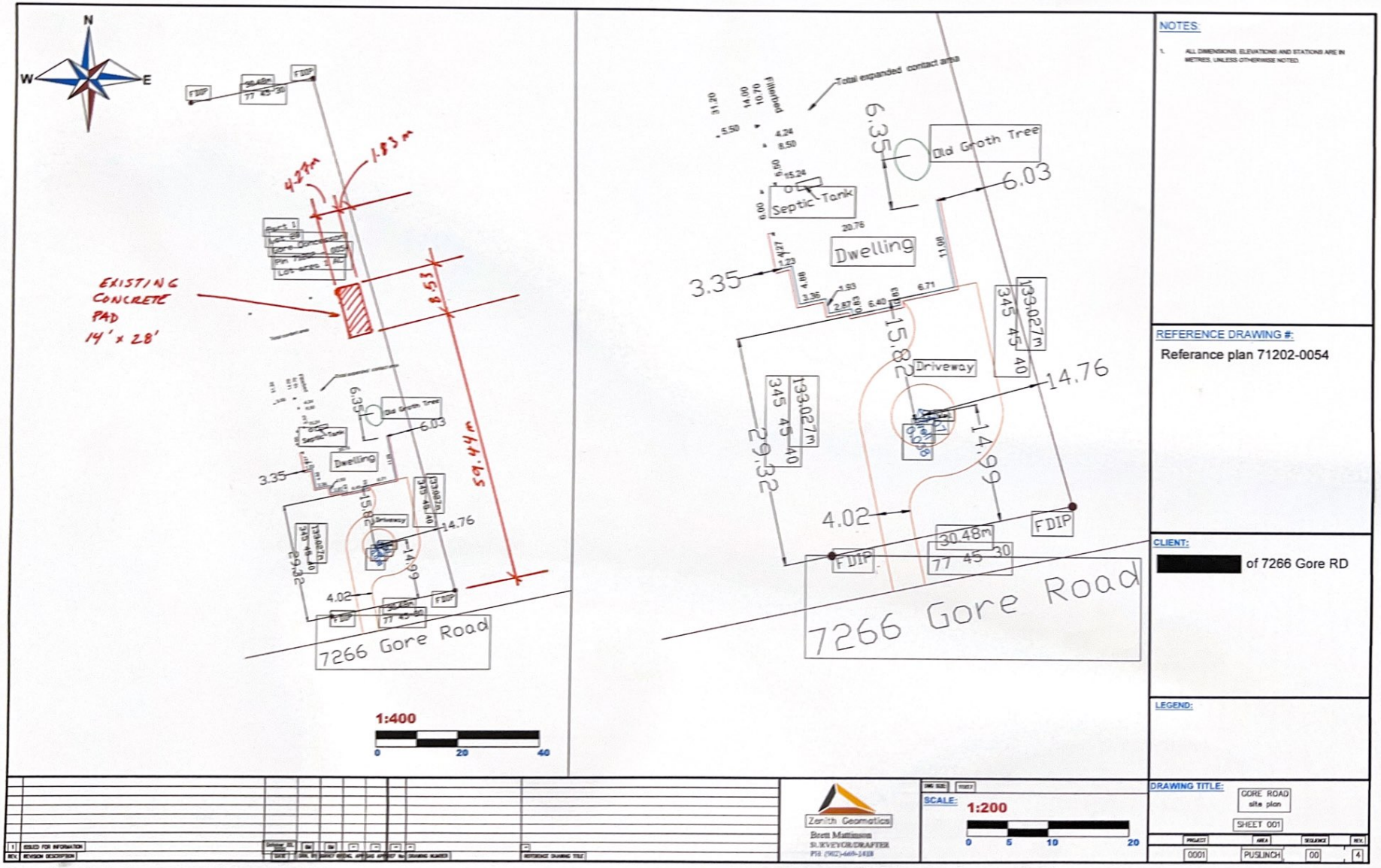

NOTES:

1. ALL DIMENSIONS, ELEVATIONS AND STATIONS ARE IN METRES, UNLESS OTHERWISE NOTED.

REFERENCE DRAWING #:

Referance plan 71202-0054

CLIENT:

[redacted] of 7266 Gore RD

LEGEND:

DRAWING TITLE:

CORE ROAD
site plan

SHEET 001

SCALE: 1:200

PROJECT	AREA	SEQUENCE	REV.
0001	PUSLINCH	00	4

REV.	REVISION DESCRIPTION
1	ISSUED FOR INFORMATION

Zenith Geomatics
Brett Mattinson
SURVEYOR/DRAFTER
PH: (902)-669-2488

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Alpine Systems Corporation
120 Travail Road
Markham, ON L3S 3J1
Phone: (905)417-2766

Site Information:	**Page 1:**
Customer: Hidden Enterprises	*Job Number:* H22055
Job Description: 14 x 28 Shed - St. Catherines	
Address: St. Catherines, ON	

Job Engineering Criteria:			
Building Code: NBCC 2015		*Ground Snow Load (psf):* 60.00	*JRef #:* 1Xf292660001
Design Criteria: RESIDENTIAL	*Rain Load (psf):* 8.35	*Floor Load (psf):* N/A	*Wind Pressure (psf):* N/A
TPIC Standard: TPIC 2014		*IntelliVIEW Version:* 21.01.01A	
CSA Standard: CSA O86-14			

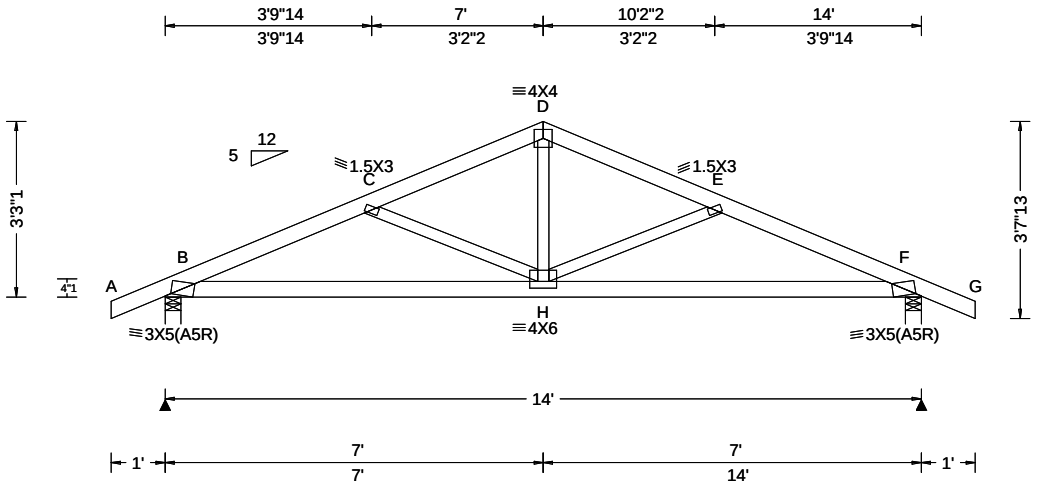
This package contains general notes pages, 1 truss drawing(s) and 1 detail(s).

Item	Drawing Number	Truss
1	117.22.1110.29773	A01

Item	Drawing Number	Truss
2	A100	

DocuSign Envelope ID: B9FE790A-3B2F-4F97-870B-6500AC70F2E2

SEQN: 10265 COMN FROM:	Ply: 1 Qty: 15	**Job Number:** H22055 14 x 28 Shed - St. Catherines **Truss Label:** A01	Cust: R 9266 JRef: 1Xf292660001 T1 DrwNo: 117.22.1110.29773 / FS 04/27/2022



Conforms To:
Bldg Code: NBCC 2015
Design Criteria: Residential
TPIC Std: TPIC 2014
CSA Std: CSA 086-14

Ground Snow Load: 60.00
Rain Load: 8.35
Cb: 0.55
Cs: 1.00
Cw: 1.00
Is: 1.00
Slippery Roof: N/A
Wind Exposed: N/A

Loading Criteria (psf)
TCLL: 41.35
TCDL: 3.00
BCLL: 0.00
BCDL: 7.00
Des Ld: 51.35
Lumber Duration: 1.00
Plate Duration: 1.00
Spacing: 24.0 "
Load Sharing: Yes
PT/IT/RT: 4sx/10%/ 5 deg Standard Pressed
Plate Type:
Wave-Canada

Wind Criteria
q: NA
Ref Ht: NA
Calc'd Int. Press: NA
Exposure: NA
BLDG Cat: NA
Ceiling Attached: NA
TCDL: NA
BCDL: NA
Duration of Load: NA

Defl/CSI Criteria

PP Deflection	in	loc	L/defl	L/D
VERT(LL):	0.059	H	999	360
VERT(TL):	0.092	H	999	360
HORZ(LL):	0.023	F	-	-
HORZ(TL):	0.035	F	-	1.00

Creep Factor: 1.0
Overhang: Non-removable
Max TC CSI: 0.18
Max BC CSI: 0.39
Max Web CSI: 0.15
VIEW Ver: 21.01.01A.0521.20

Lumber
Top Chord: 2x4 SPF #1/#2;
Bot Chord: 2x4 SPF #1/#2;
Webs: 2x3 SPF #1/#2;

Plating Notes
See A-100, Specification Note 7.E for standard plate positioning.
Plates designed for fabrication using seasoned lumber.

Additional Notes
Interaction equation as per Clause 6.5.13 of CSA-O86-14.
Note: This truss design conforms to OBC 2012 O.REG. 88/19.

** Truss Is Not Designed to Support Loads for Cladding, Outlooker or site framing.

▲Bearing Locations

Loc	Ht	/ W
B	8'1"2	/ 3"8
F	8'1"2	/ 3"8

▲Bearing Reactions (lbs)

Loc	/ S	/ L	/ D	/ F	/ Hz	/ U
B	/ 661	/ 0	/ 145	/ 1174	/ 0	/
F	/ 661	/ 0	/ 145	/ 1174	/ 0	/

Members not listed have forces less than 375#

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
B - C	0	- 2010	D - E	0	- 1442
C - D	0	- 1442	E - F	0	- 2010

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
B - H	1791	0	H - F	1791	0

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
C - H	0	- 614	H - E	0	- 614
D - H	688	0			

LICENSED PROFESSIONAL ENGINEER
[redacted]
04/27/2022
PROVINCE OF ONTARIO

THIS DRAWING MUST BE REVIEWED BY A REGISTERED PROFESSIONAL ENGINEER BEFORE USE.
SEE A100 FOR GENERAL NOTES, IMPORTANT SPECIFICATIONS AND WARNINGS. CCMC #12182-L, 12802-L, 13124-L
THIS DWG PREPARED FROM COMPUTER IMPUT (LOADS AND DIMENSIONS) SUBMITTED BY TRUSS MFR

Hidden Enterprises
52181 Talbot Line
Malahide ON N5H 2R1
( ) -

ALPINE AN ITW COMPANY
120 Travail Road Markham, ON L3S 2J1

DocuSign Envelope ID: B9FE790A-3B2F-4F97-870B-6500AC70F2E2

A100 General Notes

rev - Nov 2021
by - MB

ALPINE®
AN ITW COMPANY
Markham, ON / Coquitlam, BC / Gatineau, QC

SPECIFICATIONS:

Design standards conform to applicable provisions of TPIC, CSA 086 and NBCC, BCBC, ABC, and OBC (latest adopted editions) Alpine Systems Corporation certifies that trusses manufactured to its design are suitable for the use specifically indicated provided that:

1. The truss loading, as well as load transfer mechanism, is indicated on the drawing.
2. The building matches the type of building requested by the manufacturer, which is indicated on the drawing.
3. Compression chords, typically Top Chords, are braced using a continuous rigid diaphragm sheathing, or are braced at intervals not exceeding 12.5 times their thickness [18.75" o.c.], or as specified on the individual design. Tension chords, typically Bottom Chords, are braced using a continuous rigid diaphragm sheathing, or are braced at intervals not exceeding 80 time their thickness, 10'-0" o.c. maximum, or as specified on the individual design. All other members are to be braced as indicated by the individual design. Bracing that is referred to here is to be securely anchored to prevent overall movement of the structures as a whole.
4. A properly designed bracing system, maintaining the trusses in a plumb position and providing resistance to wind, seismic loads and sway is installed. Bracing appearing on Alpine drawings is used as a component of the truss and forms an integral part of the truss component design.
5. Proper care and handling of trusses during fabrication, shipping and erection are the responsibilities of the fabricator and the erectors respectively. Procedures consistent with good workmanship and good building practices are the responsibility of the building contractor.
6. Trusses are supported where indicated on the design sheet and anchored where considered necessary by the designer of the overall structure. Bearing sizes and bearing details shown on the design are adequate or more than adequate to prevent crushing of the truss member. This does not, however, take into account the overall stability of the supporting structure. Alpine does not design supporting structures.
7. Material:
   - A. The lumber used shall be of the size and species, or better, as indicated on the truss drawing.
   - B. Unless expressly noted, this truss design is not applicable for use with fire retardant, preservative treated or unseasoned lumber.
   - C. The moisture content of the lumber shall not exceed 19% at time of fabrication, unless otherwise noted.
   - D. Plates used by the fabricator are supplied by Alpine and are of that type, size and gauge as indicated on the drawings and placed on both faces of the truss.
   - E. Plate positioning: Laterally centered on the joint left to right. Chord and web member bites according to Table 5.1.(7), TPIC 1996/2011 or Table 7.1.7, TPIC 2014, unless otherwise specified on plate positioning table or when shown on truss drawing.
   - F. The truss is manufactured by an authorized fabricator in accordance with a design approved by a registered professional engineer authorized by Alpine.
   - G. Unless otherwise specified on the individual design sheets, the component is designed for a Dry Service Condition, i.e. the in-service average moisture content of the lumber is not to exceed 15% in any one year and is never to exceed 19%. Failure to comply with this requirement will affect the structural integrity of the component and Alpine Systems will not guarantee the components performance.
8. Dimensions and geometry of the installed truss match that of the design sheet.
9. Brace Locations and Lengths:
   - A. One (1) continuous lateral brace, (CLB) to be placed at the center of the web length.
   - B. Two (2) CLB's to be placed at third points of web length.
   - C. T-Brace, Scab Brace & L-Braces are to be a minimum of 90% of the length of the web.
10. MINIMUM DEFLECTION REQUIREMENTS:
    Maximum truss deflection shall be based on the greater of live or dead load deflection for trusses; 1-1/3 live plus dead load deflection for Part 9 Housing and Small Building and Sectional/Mobile home roof trusses Live Load or Total Load deflection for Part 4 and Part 4 Low Human Occupancy [Farm] Trusses Live Load or Total Load deflection for Part 4 Floor truss designs for Residential and Small Building occupancy

    MAXIMUM DEFLECTION shall be limited as follows:
    - A. With plaster or gypsum board ceiling finish:
      - Part 4: LL= L/360 TL= L/240
      - Part 9: TL= L/360
    - B. Other than plaster or gypsum board ceiling finish:
      - Part 4 including Low Human Occupancy: LL= L/240 TL= L/180
      - Part 9: TL= L/360
    - C. Part 4 floor truss design:
      - With plaster or gypsum board ceiling: LL= L/360 TL= L/240
      - Other than plaster or gypsum board ceiling: LL= L/240 TL= L/180
    - D. Cantilever deflection shall be limited to length of cantilever/120.
    - E. Overhang Deflection - Maximum overhang deflection shall be based on total load and shall be limited to overhang length/120.
    - F. Top Chord Panel Deflection - Maximum top chord panel deflection shall be based on total load and shall be limited to panel length/180.
    - G. Bottom Chord Panel Deflection - Maximum bottom chord panel deflection shall be based on total load and shall be limited to panel length/360.
    - H. Horizontal Deflection at Supports - Maximum horizontal total load deflection shall not exceed 25 mm.

SPECIAL ENGINEERING NOTES:

1. Handling care should be taken during shipping and erection of trusses.
2. Warning: Special handling care should be taken during shipping and erection. We recommend seeking the advice of a local Professional Engineer.
3. Warning: The configuration/length of this truss is such that extreme caution must be exercised in handling and installation to prevent damage. Refer to BCSI-B1C for recommendations. We Recommend seeking the advice of a local Professional Engineer.
4. ********** WARNING ********** DANGER ******** Special and extreme precautions should be taken to insure that these trusses do not bend more than 3'0" out of plane during fabrication, handling, shipping and installation. Special attention is required so that the handling and bracing recommendations set forth in TPI publication BCSI-B1C are strictly adhered to. Ensure that the temporary and permanent bracing is adequate and that trusses are installed straight and plumb. Be advised that trusses with broken or damaged members or connector plates shall be scrapped and replaced. Repair of any member is impossible due to the critical nature of this structure. A temporary support at the center of the span is strongly recommended during the erection of these trusses and should remain there until all permanent bracing is in place. Seek the advice of a local Professional Engineer.
5. Truss shall be used in enclosed buildings in non-corrosive environments with adequate ventilation. Failure to provide proper ventilation will result in the eventual damage to the component.
6. The bottom chord of an attic frame must be adequately braced by using cross bracing and/or strapping as required by the National Building Code, latest adopted edition, in conjunction with appropriate chord size and room size.

HARSH ENVIRONMENTAL CONDITIONS:

NOTE: If this truss is to be used in harsh environmental conditions, we recommend the following:
1. Relative humidity must not exceed 70% for more than six consecutive days.
2. End of lumber segments are to be coated with sealant such as 'Thompsons Water Seal' to prevent movement of moisture through lumber.
3. After fabrication, all connector plates are to recieve two coats of Glidden Coal Tar Epoxy #5270/5271. All material is to be applied at a rate of 10.5 Mils wet to achieve 8.0 Mils dry. Plates must be completely coated to prevent air access to exposed portions of plate including teeth outside the surface of the wood.
4. Trusses to be inspected periodically for signs of corrosion in metal connector plates. Plates that become corroded must be immediately repaired or replaced.
5. Lumber and plate values have been reduced to take into account the harsh environmental conditions.

TO THE BEST OF OUR KNOWLEDGE THESE RECOMMENDATIONS WILL EXTEND SERVICEABLE LIFE OF THE TRUSS UNDER HARSH ENVIRONMENT CONDITIONS. NO WARRANTY OR GUARANTEE OF ANY KIND IS EXPRESSED OR IMPLIED. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR APPLICATION OF PRODUCTS USED.

DUE TO THE CORROSIVE NATURE OF THE ENVIRONMENT IN WHICH THIS DESIGN IS TO BE USED, THE PERFORMANCE OF THIS FRAME AND ITS CONNECTIONS CAN NOT BE GUARANTEED BY ALPINE SYSTEMS CORPORATION.

LICENSED PROFESSIONAL ENGINEER
[redacted]
04/27/2022
PROVINCE OF ONTARIO

MAXIMUM ALLOWABLE CHORD CSI'S FOR 4 & 5 PLY GIRDERS:

	TOP OR BOTTOM CHORD SIZE			
FASTENER TYPE	2X6	2X8	2X10	2X12
1/2"Ø Bolts	0.90	0.93	0.94	0.95
0.22"Ø Simpson SDW screws	0.96	0.96	0.97	0.98
0.25"Ø RSS GRK screws	0.95	0.96	0.97	0.97
0.25"Ø Simpson SDS screws	0.95	0.96	0.97	0.97

www.alpineitw.com

CCMC #12182-L, 12802-L, 13124-L

WARNING TRUSSES REQUIRE EXTREME CARE IN FABRICATING, HANDLING, SHIPPING, INSTALLING AND BRACING. REFER TO BCSI-B1C (HANDLING, INSTALLING, RESTRAINING AND BRACING), JOINTLY PRODUCED BY TPIC, TPI AND SBCA, AND AVAILABLE AT WWW.SBCINDUSTRY.COM/BCSI-CANDA FOR BEST PRACTICES PRIOR TO PERFORMING THESE FUNCTIONS. UNLESS OTHERWISE INDICATED, TOP CHORD SHALL HAVE PROPERLY ATTACHED STRUCTURAL PANELS AND BOTTOM CHORD SHALL HAVE A PROPERLY ATTACHED RIGID CEILING. **IMPORTANT** FURNISH A COPY OF THIS DESIGN TO THE INSTALLATION CONTRACTOR. ALPINE SYSTEMS CORPORATION SHALL NOT BE RESPONSIBLE FOR ANY DEVIATION FROM THIS DESIGN; ANY FAILURE TO BUILD THE TRUSSES IN CONFORMANCE WITH TPIC; OR FABRICATING, HANDLING, SHIPPING, INSTALLING AND BRACING OF TRUSSES. DESIGN CONFORMS WITH APPLICABLE PROVISIONS OF CSA O86 (CANADIAN STANDARDS ASSOCIATION), NBCC, AND TPIC. ALPINE CONNECTORS ARE MADE OF 20GA ASTM A653 GR40 GALV. STEEL EXCEPT AS NOTED. APPLY CONNECTORS TO EACH FACE OF TRUSS AND, UNLESS OTHERWISE LOCATED ON THIS DESIGN, POSITION CONNECTORS PER DRAWINGS 160 A-Z. THE SEAL ON THIS DRAWING INDICATES ACCEPTANCE OF PROFESSIONAL ENGINEERING RESPONSIBILITY SOLELY FOR THE TRUSS COMPONENT DESIGN SHOWN. THE SUITABILITY AND USE OF THIS COMPONENT FOR ANY SPECIFIC BUILDING IS THE RESPONSIBILITY OF THE BUILDING DESIGNER, PER APPLICABLE TPIC DESIGN STANDARD.

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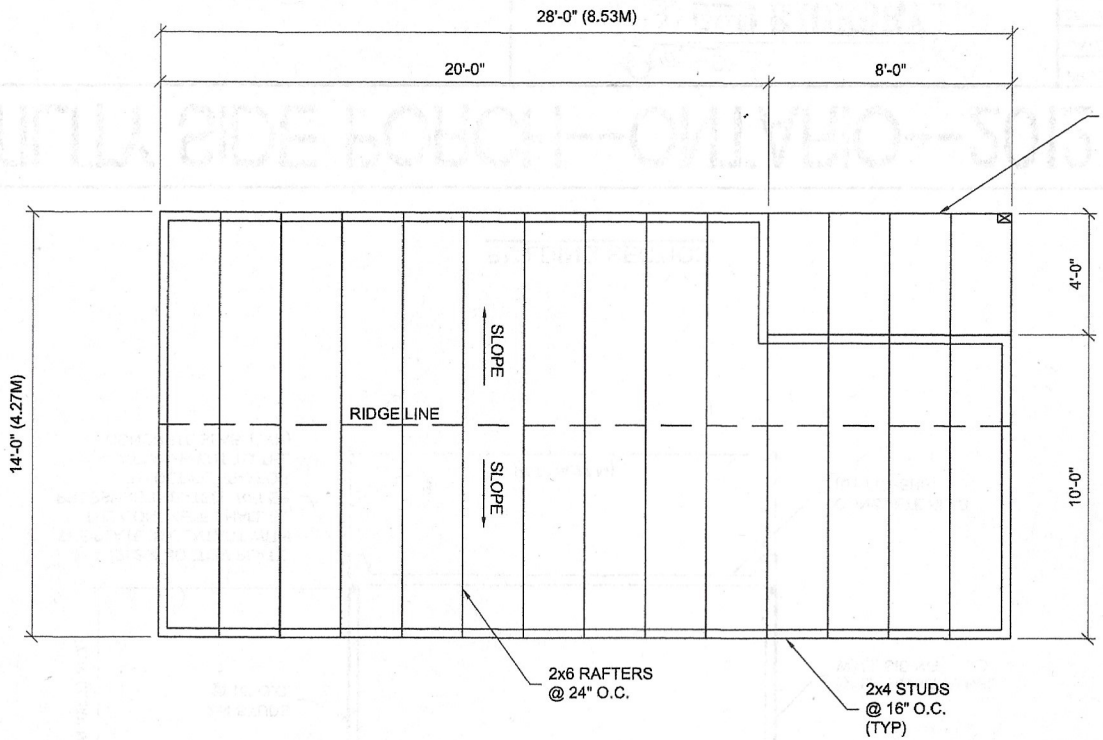

ROOF FRAMING PLAN

[redacted]

K. L. NOLAN
100231398
PROVINCE OF ONTARIO

11-11-22

UTILITY SIDE PORCH--ONTARIO--2012 OBC

PROJECT NO:	564152
DATE:	11-11-2022
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER

S-1.1

SCALE: 1/4" = 1'-0"

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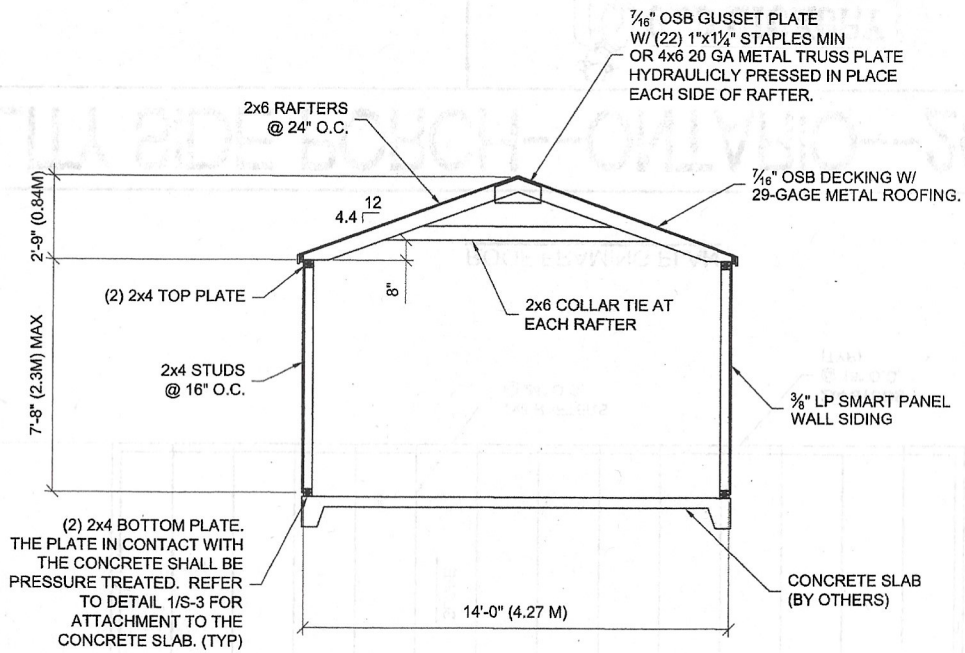

BUILDING SECTION

[redacted]

K. L. NOLAN
100231398
PROVINCE OF ONTARIO
11-11-22

UTILITY SIDE PORCH--ONTARIO--2012 OBC

PROJECT NO:	564152
DATE:	11-11-2022
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER

S-2

SCALE: 1/4" = 1'-0"

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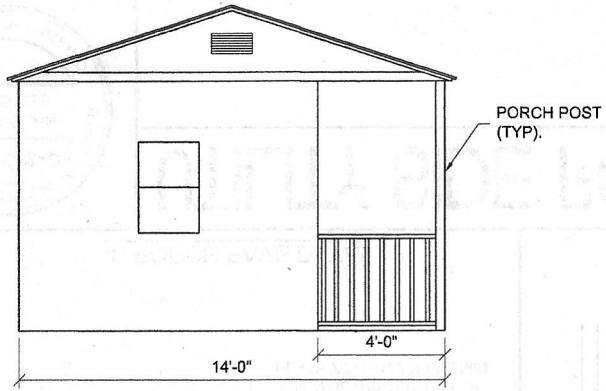
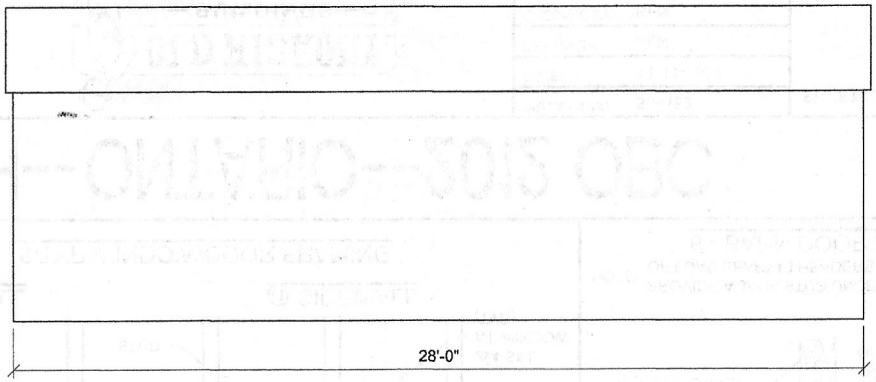
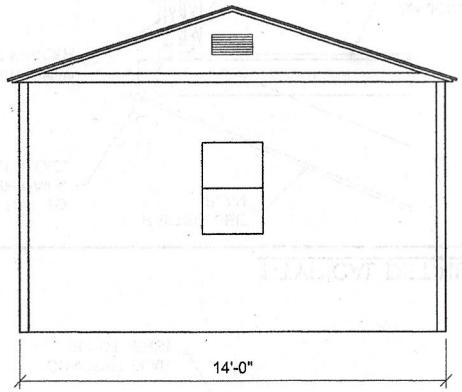


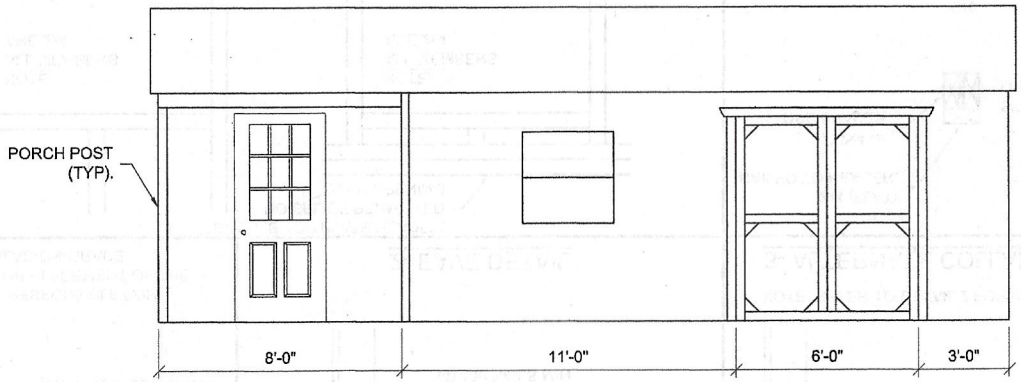
FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

[redacted]

K. L. NOLAN
100231398
PROVINCE OF ONTARIO

11-11-22

UTILITY SIDE PORCH--ONTARIO--2012 OBC

PROJECT NO:	564152
DATE:	11-11-2022
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REVISION:	

SHEET NUMBER

S-4

SCALE: 1/4" = 1'-0"

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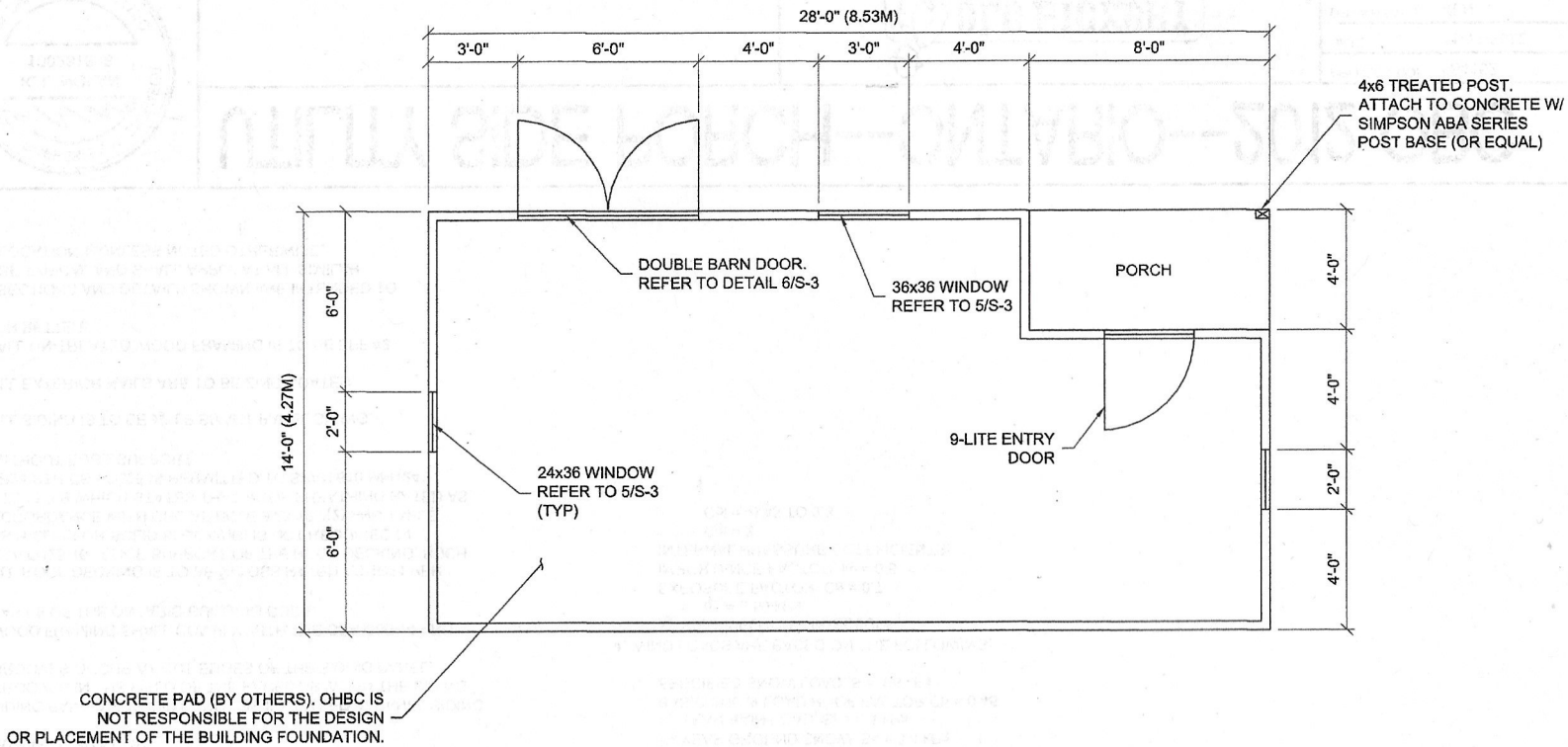


FLOOR PLAN

UTILITY SIDE PORCH--ONTARIO--2012 OBC

[redacted]

K. L. NOLAN
100231398
PROVINCE OF ONTARIO
11-11-22

PROJECT NO:	564152
DATE:	11-11-2022
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
S-1.0
SCALE: 1/4" = 1'-0"

DocuSign Envelope ID: B9FE790A-3B2F-4F97-870B-6500AC70F2E2

GENERAL NOTES:

1. STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE (OBC).
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ABOVE CODES AT THE TIME OF MANUFACTURE.
3. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
4. STRUCTURES ARE CLASSIFIED AS "MINOR STORAGE BUILDINGS" (LOW RISK) AND SHOULD NOT BE USED FOR HUMAN HABITATION.
5. SIDING FASTENERS SHALL NOT BE INSTALLED IN PANEL SIDING GROOVES IN THE FIELD OF THE PANEL OR WHEN THE SIDING GROOVES OCCUR AT CUT EDGES OF THE SIDING PANEL.
6. WOOD FRAMING SHALL COMPLY WITH THE CSA O86-14 AND PART 9 OF THE ONTARIO BUILDING CODE.
7. ALL ROOF DECKING IS TO BE 7/16" OSB RATED AS 1R24 PER CSA O325-16. EDGE SUPPORT OF THE ROOF DECKING, SUCH AS H-CLIPS OR SOLID BLOCKING, IS NOT REQUIRED IN ACCORDANCE WITH OBC ARTICLE 9.23.15.7(2) AND TABLE 9.23.15.7.B WHICH STATES THAT ROOF SHEATHING RATED AS 1R24 PER CSA O325 IS PERMITTED TO SPAN 610 MM (24") WITHOUT EDGE SUPPORT.
8. ALL SIDING IS TO BE 3/8" LP SMART PANEL SIDING.
9. ALL EXTERIOR NAILS ARE TO BE ZINC COATED.
10. ALL UN-TREATED WOOD FRAMING IS TO BE SPF #2 OR BETTER.
11. SECTIONS AND DETAILS SHOWN ARE INTENDED TO BE TYPICAL AND SHALL APPLY AT ALL SIMILAR LOCATIONS, UNLESS NOTED OTHERWISE.

CLIMATIC DESIGN CRITERIA:

1. DESIGN LOADS ARE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, 2012
2. IMPORTANCE CATEGORY IS LOW, IN ACCORDANCE WITH OBC TABLE 4.1.2.1.B. DESIGN LOADS SHALL INCORPORATE THE IMPORTANCE FACTORS ACCORDINGLY.
3. SPECIFIED DESIGN SNOW LOAD DETERMINED IN ACCORDANCE WITH OBC ARTICLE 9.4.2.2
   S = (Cb x Ss) + Sr
   1/50 YEAR GROUND SNOW, Ss = 3.4 kPa
   1/50 YEAR RAIN LOAD, Sr = 0.4 kPa
   BASIC SNOW LOAD ROOF FACTOR,Cb = 0.45
   SPECIFIED SNOW LOAD, S = 1.9 kPa
4. WIND LOADS ARE BASED ON THE FOLLOWING:
   1/50 YEAR VELOCITY PRESSURE,
   q_{50} = 0.50 kPa
   EXPOSURE FACTOR, Ce = 0.7
   IMPORTANCE FACTOR, Iw = 0.8
   INTERNAL PRESSURE COEFFICIENTS:
   Cgi = 2
   Cpi = -0.45 TO 0.3

ITEMS BY OTHERS:

THE FOLLOWING ITEMS ARE TO BE SUPPLIED AND INSTALLED BY OTHERS. THESE ITEMS MAY BE SUBJECT TO LOCAL JURISDICTION APPROVAL. OHB OF CANADA IS NOT RESPONSIBLE FOR THESE ITEMS.

1. THE COMPLETE FOUNDATION AND TIE-DOWN SYSTEM
2. RAMPS, STAIRS, AND GENERAL ACCESS
3. ELECTRICAL SERVICE HOOKUP

[redacted]

K. L. NOLAN
100231398
PROVINCE OF ONTARIO

11-11-22

UTILITY SIDE PORCH--ONTARIO--2012 OBC

PROJECT NO:	564152
DATE:	11-11-2022
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
S-0
SCALE:

DocuSign Envelope ID: B9FE790A-3B2F-4F97-870B-6500AC70F2E2

Sworn (or Affirmed or Declared) remotely by DocuSigned by: [redacted] 38AD62913F7E41D... Angelina DeLeo

of (City, Town, etc.) of Puslinch

in the (County, Regional Municipality, etc.) of Wellington

before me at the (City, Town, etc.) of Puslinch

in the (County, Regional Municipality, etc.) of Wellington

on 1/26/2023 (date) in accordance with O.Reg. 431/20, Administering Oath or Declaration Remotely

DocuSigned by: [redacted] FE9B91DB76694B7... illary Miller

Commissioner for Taking Affidavits
Township of Puslinch
County of Wellington

[redacted]

Sealed by: The Corporation of the Township of Puslinch
Sealed Time: 1/26/2023

Sworn (or Affirmed or Declared) remotely by DocuSigned by: [redacted] 274F4A8FEB1C451... Brian Coady

of (City, Town, etc.) of Puslinch

in the (County, Regional Municipality, etc.) of Wellington

before me at the (City, Town, etc.) of Puslinch

in the (County, Regional Municipality, etc.) of Wellington

on 1/26/2023 (date) in accordance with O.Reg. 431/20, Administering Oath or Declaration Remotely

DocuSigned by: [redacted] Hillary Miller

Commissioner for Taking Affidavits
Township of Puslinch
County of Wellington

[redacted]

Sealed by: The Corporation of the Township of Puslinch
Sealed Time: 1/26/2023

Hillary Miller

From: Brent Smith
Sent: Thursday, February 23, 2023 2:43 PM
To: Hillary Miller
Cc: Tom Mulvey
Subject: RE: Minor Variance Notice of Public Hearing - D13/COA - 7262 Gore Road

Hi Hillary,
Puslinch Fire and Rescue Services reviewed the Minor Variance application for the property at 7262 Gore Road on Feb 23, 2023. The department has no concerns with the proposal.
Thanks
Brent Smith
CFPO
Puslinch Fire and Rescue Services

From: Hillary Miller <hmiller@puslinch.ca>
Sent: Wednesday, February 22, 2023 1:49 PM
To: Brent Smith <bsmith@puslinch.ca>; Mike Fowler <mfowler@puslinch.ca>; Andrew Hartholt <ahartholt@puslinch.ca>; Services <services@puslinch.ca>; Jacob Normore <jnormore@puslinch.ca>; Building <building@puslinch.ca>; Lynne Banks <lbanks@puslinch.ca>
Subject: Minor Variance Notice of Public Hearing - D13/COA - 7262 Gore Road

Good afternoon,

Attached please find the Notice of Public Hearing with respect to the above property for your review and comment. Please provide any comments you might have by noon on March 3, 2023.

Kind regards,

PUSLINCH
Hillary Miller
Legislative Assistant
Township of Puslinch
7404 Wellington Rd. 34, Puslinch, ON N0B 2J0
P: 519-763-1226 x207/Fax: 519-763-5846 www.puslinch.ca

PLANNING REPORT
for the TOWNSHIP OF PUSLINCH

Prepared by the County of Wellington Planning and Development Department in our capacity as planning consultants for the Township

MEETING DATE:	March 14th, 2023
TO:	Lynne Banks, Development and Legislative Coordinator Township of Puslinch
FROM:	Joanna Salsberg, Planner County of Wellington
SUBJECT:	**MINOR VARIANCE APPLICATION D13/COA (Brain Coady)** **7262 Gore Road,** **PUSLINCH CON GORE S PT LOT;29 RP 61R11232 PART 1**
ATTACHMENTS:	**1 – Submitted Site Plan**

We have reviewed the application for minor variance and provide the following comments. These comments are offered without the benefit of a site visit.

Planning Opinion

The applicant is proposing to construct an accessory structure (garden shed) on the subject property on an existing concrete pad. The variance requested would provide relief from Section 4.4.2, Table 4.1. of the Zoning By-law requesting permission for a decrease in the interior side yard setback (right). The applicant has advised that the concrete pad, on which a future garden shed is proposed to be constructed, was installed 1.83 m (6.0 ft) from the interior side yard, whereas the by-law requires a minimum interior side yard setback 2 m (6.6 ft). When constructed, the garden shed would not meet the 2 m (6.6 ft) setback requirement.

The minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property provided any concerns of the Building and Public Works Departments are addressed including adequate servicing, as well as drainage and grading. We consider the request minor and have no concerns with the application.

Section of the By-law	Required	Proposed	Relief Requested
Section 4.4.2 – Accessory Buildings and Structures, Table 4.1 – Additional Regulations – Accessory Buildings and Structures	The by-law requires an interior side yard setback to be 2 m (6.6 ft)	1.83 m (6.0 ft)	0.17 m (0.6 ft)

Figure 1: Subject Property

Our discussion of this application relative to the four tests under the Planning Act is as follows:

Four Tests	Discussion
That the requested variance is **minor** in nature	• The subject lands contain an existing dwelling and a concrete pad. The applicant is proposing to construct a garden shed on the existing pad. • The relief is requested is to allow for the construction of the 36.42 m^2 (392.02 ft^2) garden shed on an existing concrete pad, which would result in the shed being located to close to the interior lot line (right). • An interior side yard setback of 1.83 m (6.0 ft) is proposed for the garden shed, whereas the by-law requires a minimum interior side yard setback 2 m (6.6 ft) • The garden shed will be located to the rear of the existing residential dwelling. It appears that there is partial visual screening from the shed location to adjacent properties due to the location of existing trees on the subject lands and the abutting lands. • We would consider the variance minor in terms of impact and context with the surrounding neighbourhood.
That the intent and purpose of the **Zoning By-law** is maintained	• The subject property is located within Agricultural (A) Zone. • A single detached dwelling is a permitted use within the A Zone. Accessory uses are also permitted in accordance with the requirements of section 4.4. • Section 4.4.2, Table 4.1 of the Zoning By-law requires an interior side yard setback (right) of 2.0 m for the accessory structure. • The applicant is proposing to construct an accessory structure of 36.42 m^2 (392.02 ft^2) on a concrete pad that has already been installed. Once constructed

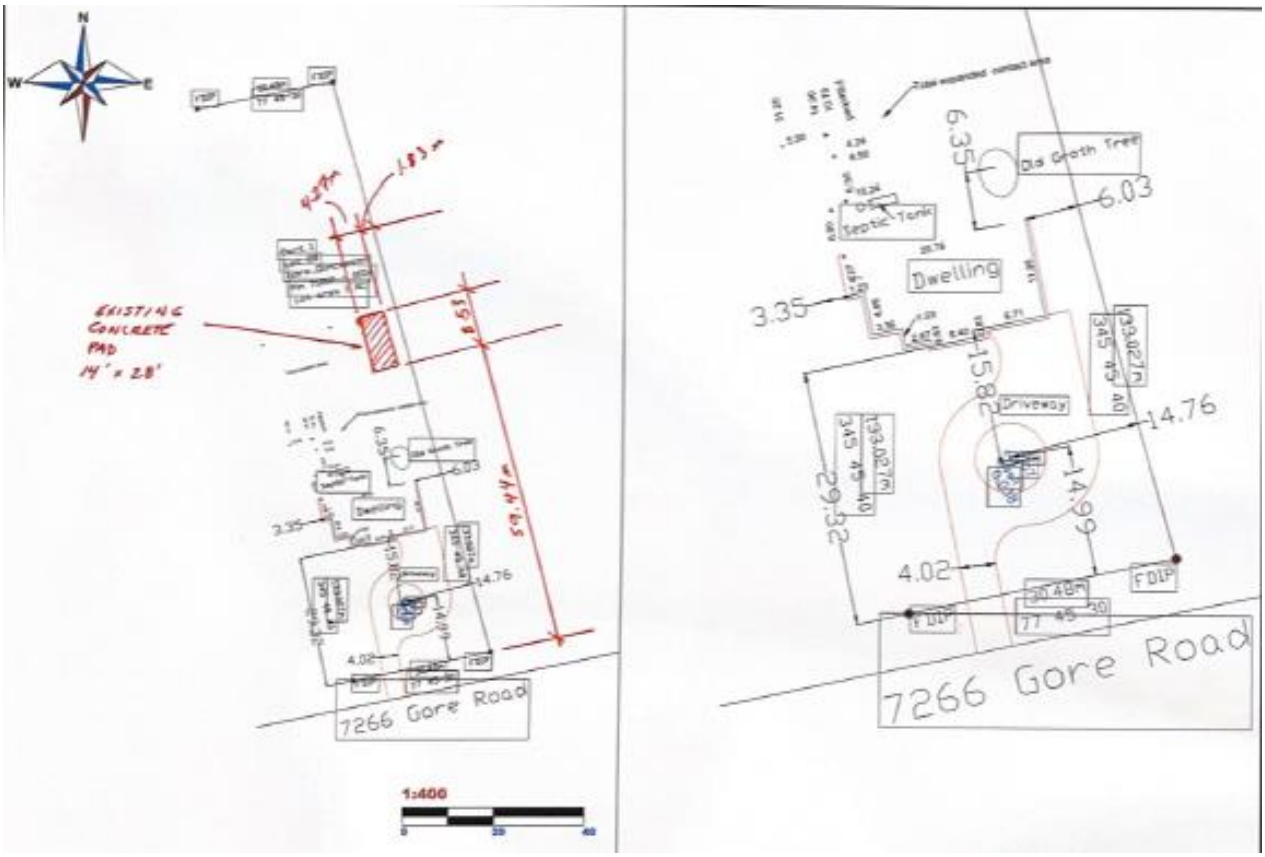
	on the pad, the garden shed would be located too close to the interior side yard lot line. • The intent of requiring a minimum interior side yard setback is to ensure that drainage can be addressed adequately on the subject property, to allow for unencumbered movement between the front and rear yard of the property, to allow for access and maintenance of the entire parcel including private septic systems, and to create a sense of consistency within the surrounding neighbourhood. • The proposed shed meets all the other applicable requirements for accessory buildings within Table 4.1. • The proposal meets all other requirements of the A Zone. Township staff have advised that the subject property will have total a lot coverage of 6.3% with the proposed shed. The A Zone allows for a maximum of 30% lot coverage.
That the general intent and purpose of the **Official Plan** is maintained	• The subject property is designated as Secondary Agricultural within the County of Wellington Official Plan. • Single detached homes are permitted within the Secondary Agricultural Designation.
That the variance is **desirable** and **appropriate** development and use of the land, building or structure	• The subject lands are immediately surrounded by rural residential uses to the east and west, and a resort commercial use (Emerald Lake) to the north and east, and appears to have open space uses to the south in the City of Hamilton • The abutting rural residential parcels are characterized by varied lots sizes and widths. • The variance would facilitate construction of an garden shed on an existing concrete pad. Due to the location of the pad, the shed would be located too close to the interior side yard lot line (right). • The proposed reduction in the interior side yard (right) will still maintain sufficient setback for access for the maintenance of the property. • From the aerial maps it appears that there is partial visual screening from the proposed addition to adjacent properties due to the location of existing trees on the subject lands and abutting properties. • The location of the garden shed is setback considerably from Gore Road. • The Committee should consider comments received from the Public Works Department and Building Department regarding any concerns regarding site grading or drainage or servicing.

In conclusion, planning staff is of the opinion that the requested variance application meets **the four tests of the Planning Act** provided that any proposed changes to the servicing as well as grading and drainage are acceptable to the Building and Public Works Departments. We trust that these comments will be of assistance to the Committee in their consideration of this matter. We would appreciate a copy of the Committee's decision with respect to this application.

Respectfully submitted
County of Wellington Planning and Development Department

_____
Joanna Salsberg, B.A., M.PL.
Planner, B.A., M.PL

ATTACHMENT 1: Submitted Site Plan



REPORT C of A-2023-001

TO: Committee of Adjustment and Planning & Development Advisory Committee Members

PREPARED BY: Lynne Banks, Secretary/Treasurer Committee of Adjustment

MEETING DATE: March 14, 2023

SUBJECT: Alternate Chair Schedule in the event of the Chair's absence or vacancy

RECOMMENDATION

That this Report regarding the Alternate Chair Schedule in the event of the Chair's absence or vacancy be received; and

That the Committee adopts the Alternate Chair Schedule in the event of the Chair's absence or vacancy as outlined in this report.

Purpose

It is expedient for the Committee to pass a resolution that defines when Committee members shall act in the place of the Chair during an absence or vacancy for the duration of the 2022-2026 term of the Committee.

Members of the Committee are appointed on a monthly basis in alphabetical order starting April, 2023 to act in the place and instead of the Chair during an absence or vacancy.

Member	Term
Jeffrey Born	April 2023
Dennis O'Connor	May 2023
Chris Pickard	June 2023
Paul Sadhra	July 2023
Jeffrey Born	August 2023
Dennis O'Connor	September 2023
Chris Pickard	October 2023
Paul Sadhra	November 2023
Jeffrey Born	December 2023
Dennis O'Connor	January 2024
Chris Pickard	February 2024

Paul Sadhra	March 2024
Jeffrey Born	April 2024
Dennis O'Connor	May 2024
Chris Pickard	June 2024
Paul Sadhra	July 2024
Jeffrey Born	August 2024
Dennis O'Connor	September 2024
Chris Pickard	October 2024
Paul Sadhra	November 2024
Jeffrey Born	December 2024
Dennis O'Connor	January 2025
Chris Pickard	February 2025
Paul Sadhra	March 2025
Jeffrey Born	April 2025
Dennis O'Connor	May 2025
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Paul Sadhra	July 2025
Jeffrey Born	August 2025
Dennis O'Connor	September 2025
Chris Pickard	October 2025
Paul Sadhra	November 2025
Jeffrey Born	December 2025
Dennis O'Connor	January 2026
Chris Pickard	February 2026
Paul Sadhra	March 2026
Jeffrey Born	April 2026
Dennis O'Connor	May 2026
Chris Pickard	June 2026
Paul Sadhra	July 2026
Jeffrey Born	August 2026
Dennis O'Connor	September 2026
Chris Pickard	October 2026
Paul Sadhra	November 2026

Background

The Township's Terms of Reference, section 6(b)(ii) states that "When the Chair is absent from a meeting, the Acting Chair may exercise all the rights, powers and authorities of the Chair. The Acting Chair will be identified based on a scheduled prepared for the full 4 (four) year term." Under those guidelines, the Alternate Chair will be for each month during the 2022-2026 term will be as set out in the schedule above.

Financial Implications

None

Applicable Legislation and Requirements

None