



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
FEBRUARY 11, 2025
COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

Register in advance:

<https://us02web.zoom.us/j/86251734298?pwd=Di5SyFaDsjbBpkzd9SkFuqKgVh1P1U.1>

Meeting ID: 862 5173 4298

Passcode: 073320

Dial by your location

1 613 209 3054 Canada

1 647 374 4685 Canada

1 647 558 0588 Canada

1 778 907 2071 Canada

1 438 809 7799 Canada

1 587 328 1099 Canada

Meeting ID: 862 5173 4298

Passcode: 073320

Find your local number: <https://us02web.zoom.us/j/kh5Z5WA7K>

AGENDA

DATE: February 11, 2025

MEETING: 7:00 P.M.

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**



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6. Consent Agenda ≠

6.1. October 8, 2024 Committee of Adjustment Meeting Minutes

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-HAM – Hambly, Chuck – 4576 Victoria Rd S, Township of Puslinch ≠

RECOMMENDATION:

That Report D13-2025-001 entitled Minor Variance Application D13/HAM be received; and,

Whereas the variance requested would provide relief from Section 4.2.c.ii of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission to allow conversion of existing garage into an additional residential unit (ARU) with an interior side yard setback of 1.08 metres instead of 3 meters to comply with the minimum required yards in which the unit is situated; and

Whereas, 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;

Therefore, that planning staff recommends approval of the application with the following conditions:

- 1. That the existing wall closest to the property line to be fire-rated, and no openings be permitted unless protected by an approved closure.*

7.2. Minor Variance Application D13-SIM – Sims, William – 4298 Concession 7, Township of Puslinch ≠

RECOMMENDATION:

That Report D13-2025-002 entitled Minor Variance Application D13/SIM be received; and

Whereas the variance requested would provide relief from Section 11.3, Table 11.2 of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission for a reduction in minimum lot frontage to be 68 meters instead of 120 meters for the retained parcel as required; and



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Whereas this application is required as condition of consent application B53/24 that was conditionally approved in September 2024; the consent application would sever a 0.43 ha (1.06 ac) vacant land for rural residential use within the Secondary Agricultural Area; resulting in frontage of 68 metres for the retained parcel; and

Whereas, 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;

Therefore, that planning staff consider the request to be minor and have no concerns with the application.

7.3. Minor Variance Application D13-NAD – Nadvornik, Milosh – 504 Arkell Rd, Township of Puslinch ≠

RECOMMENDATION:

That Report D13-2025-003 entitled Minor Variance Application D13/NAD be received; and

Whereas the variance requested would provide relief from Section 4.4.2, Table 4.1 of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission for to allow a maximum lot coverage for accessory buildings and structures of 252 m² instead of 200 m² as required; and

Whereas, 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;

Therefore, that planning staff recommends approval of the application with the following conditions:

- 1. That the property owner provide the Township's Building Department with a septic tank pump out receipt, as required following the septic system inspection completed on July 7, 2023.*

7.4. 7:05 P.M. Minor Variance Application D13-SCH – Schram, Nadine – 19 Water Road PV, Township of Puslinch ≠



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RECOMMENDATION:

That Report D13-2025-004 entitled Minor Variance Application D13/SCH be received; and,

Whereas the variance requested would provide relief from Section 14, Site-specific number 86 of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting to allow the interior side yard for accessory building to be 0 meters instead of 0.6 meters as required, and

Whereas the variance requested would provide relief from Section 4.4.2.c.iii) of the Zoning By-law requestion to allow the accessory building to be located 0.93 meters from the principal building instead of a minimum of 1 metre as required; and

Whereas, 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; and

Whereas, the staff are not satisfied with the information provided with respect to the location of the building in relation to the property line and require additional information from the applicant;

Therefore, that planning staff recommends deferral of the application until the following items are provided:

- 1. That owner provides a survey prepared by an Ontario Land Surveyor confirming the final location of the shed.*

8. Reports

9. New Business

10. Adjournment of Committee of Adjustment ≠



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
OCTOBER 8, 2024 COMMITTEE OF ADJUSTMENT MEETING
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AT 7404 WELLINGTON RD 34, PUSLINCH

MINUTES

DATE: October 8, 2024

MEETING: 7:00 p.m.

The October 8, 2024 Committee of Adjustment Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Councillor John Sepulis, Chair
Paul Sadhra
Kim McCarthy
Amanda Knight
Chris Pickard

ABSENT:

None

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Laura Emery, Communications & Committee Coordinator

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2024-039:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Paul Sadhra



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
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That the Committee approves the October 8, 2024 Agenda as circulated.

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

Paul Sadhra declared a potential pecuniary interest related to item 7.24 as he lives within 500 meters of the subject property being 4660 Sideroad 10 N.

6. APPROVAL OF MINUTES

6.1 Approval of the Minutes

6.1. September 10, 2024

Resolution No. 2024-040:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Paul Sadhra

**That the Committee of Adjustment approves the Minutes from the meeting held on
September 10, 2024.**

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-RAW – Curtis Rawnsley – 41 Lake Ave. W. PVT.,
Township of Puslinch. ≠**

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended,
from Section 4.4.2, Table 4.1 to allow, a reduced front yard setback of 2 meters
instead of 6 meters as required.

- Heather Gage, co-owner, provided an overview of the application.
- There were no questions or comments from the public.
- There were no questions or comments from the Committee.

Resolution No. 2024-041:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Paul Sadhra



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That the Minor Variance Decision as made by the Committee be approved with no conditions.

CARRIED.

7.2 Minor Variance Application D13-MAR – John Martinello –4660 Sideroad 10 N., Township of Puslinch. ≠

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, From Section 4.2.a.i) to allow an increased maximum total floor area of an Additional Residential Unit to be 69.63% of the total floor area of the principal dwelling unit, instead of 45% as required.

- Nancy Shoemaker, agent for the applicant, was in attendance at the meeting.
- John Sepulis noted that there are some items that need to be addressed prior to the Committee making a decision on the application and asked Ms. Shoemaker if she is in agreement with deferring the application until the outstanding items have been reviewed.
- Nancy Shoemaker confirmed that a meeting has been set up with Township staff to resolve the outstanding items and further agreed that the application be brought forward for the Committee at a later date.

Resolution No. 2024-042:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Chirs Pickard

That the Minor Variance Decision as made by the Committee be deferred until the items listed below have been provided to the Township and reviewed:

1. That an updated ground floor plan of the garage/ARU is provided to reflect current built conditions and accurate Zoning By-law relief calculations to the satisfaction of the Chief Building Official; and,
2. That a building permit be obtained and finalized for the finished basement of the principal dwelling unit as the current built conditions of the principal dwelling unit are an essential part of the minor variance application for the ARU calculation of habitable room.

CARRIED.



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7.3 Minor Variance Application D13-RSS – RSS Real Estate Holdings Ltd. – 6 Winer Road, Township of Puslinch. ≠

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, for the following:

1. to permit an outdoor storage area in **front yard** in addition to rear and interior side yard.
2. to allow **13 meters** of setback from lot line abutting a street, instead of **20 meters** as required.
3. to allow maximum outdoor storage area to be **33 percent** of the total lot area.
4. to permit shipping containers in an **interior side yard** in addition to a rear yard.
5. To allow a loading space to be **detached** from the building for which it is provided for.

- Rachel Bossie, agent for the applicant, provided an overview of the application.
- There were no questions or comments from the public.
- Chris Pickard asked if the trailers currently on the property are empty.
- Chris Dyke, representative for the owner, confirmed that they are empty.
- Chris Pickard asked what the zoning is for the abutting lands.
- Chris Dyke advised that they are conservation lands.
- Chris Pickard further asked if this will result in increased employment in the Township.
- Chris Dyke confirmed that it will increase employment in the Township.
- John Sepulis asked what the storage containers are used for.
- Chris Dyke advised that they are used for storage for the reefers.
- John Sepulis asked if any part of the property will be leased out to third parties.
- Chris Dyke advised that it will not be leased out.
- There were no further questions or comments from the Committee.

Resolution No. 2024-043:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Amanda Knight



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That the Minor Variance Decision as made by the Committee be approved with the following conditions:

1. That the Owner enter into a Site Plan Agreement with the Township to ensure appropriate screening of the outdoor storage areas, and to ensure that the development of the Subject Lands comply with applicable municipal by-laws and policies.

CARRIED.

8. NEW BUSINESS

8.1 Report CofA 2024-005 – Revised Proposed 2024 Committee of Adjustment Meeting Schedule

Resolution No. 2024-041:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Chris Pickard

That Report CofA 2024-005 be approved by the Committee.

CARRIED.

9. ADJOURNMENT

Resolution No. 2024-044:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Chris Pickard

That the Committee of Adjustment hereby adjourns at 7:29 p.m.

CARRIED.



REPORT D13-2025-001

TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: February 11th, 2025

SUBJECT: Minor Variance Application D13/HAM (Hambly Chuck)
4576 Victoria Road South
Puslinch Concession 8 Rear Part Lot 16

RECOMMENDATION

That Report D13-2025-001 entitled Minor Variance Application D13/HAM be received; and

Whereas the variance requested would provide relief from Section 4.2.c.ii of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission to allow conversion of existing garage into an additional residential unit (ARU) with an interior side yard setback of 1.08 metres instead of 3 meters to comply with the minimum required yards in which the unit is situated; and

Whereas, 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;

Therefore, that planning staff recommends approval of the application with the following conditions:

- 1. That the existing wall closest to the property line to be fire-rated, and no openings be permitted unless protected by an approved closure.**

Purpose

Regulation	By-law Section	Required	Proposed	Relief Requested
Comprehensive Zoning By-law # 23-2018, as amended	Additional Residential Units, Section 4.2.c.ii.	Shall comply with the minimum required yard standards in which the unit is situated. This property is zoned Agricultural, and the required interior side yard setback is 3 metres.	1.08 m	1.92 m

Subject Property Key Map



Discussion

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none"> • The subject lands contain an existing single family dwelling and a detached garage. • The purpose of the application is to convert existing detached garage into Additional residential unit (ARU) with 2 floors. • It is noted that the building permit application TOP-2024-126 was being reviewed by Township staff for the replacement of the garage roof, and during this review the applicant subsequently applied to convert the existing garage into an ARU.

	<ul style="list-style-type: none"> • This application reflects the owner's current intention to construct.
<p>That the intent and purpose of the Zoning By-law is maintained</p>	<ul style="list-style-type: none"> • The subject lands are within an Agricultural Zone. • The single detached dwelling unit and accessory building containing an additional residential unit are permitted uses within the Reduced Agricultural Zone, in accordance with section 11.2, Table 11.1 of the Zoning By-law. • The intent of the subject application is to facilitate conversion of a detached garage into an additional residential unit (ARU) with a Reduced interior side yard setback of 1.08 meters, whereas Section 4.2.c) ii) of the Zoning By-law states that the building shall comply with the minimum required yard standards in which the unit is situated, hence the required interior side yard setback for the unit is 3 meters, which exceeds permission by 1.92 meters. • The applicant has indicated that the proposed plan for the accessory building has 2 stories, with both floors used for an ARU. • The total lot coverage of accessory building is 80.46 m² (866 ft²) The ARU habitable floor area is a total of 125.76 m² (1353.67 ft²) according to definition of habitable room in the Zoning By-law, whereas maximum allowed ARU space for the subject land based on primary dwelling is 130 m². • The ARU appears to meet all the requirement of the Zoning By-law. • 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.
<p>That the general intent and purpose of the Official Plan is maintained</p>	<ul style="list-style-type: none"> • The Property is designated Secondary Agricultural within the County Official Plan. • The property also contains GRCA Wetlands and Significant Ecological area, and Significant Wooded Areas. • The subject lands are identified as being within the Paris Galt Moraine Policy. • A single detached dwelling and Additional Residential Unit are permitted uses in the Secondary Agricultural designation.
<p>That the variance is desirable for the</p>	<ul style="list-style-type: none"> • The subject property is surrounded by rural residential and agricultural uses.

<p>appropriate development and use of the land, building or structure</p>	<ul style="list-style-type: none"> • The proposed variance would facilitate conversion of an existing garage into 2 floor ARU to provide a secondary residential space. • Planning staff note that there were two historically existing entrances prior to the application. The entrance permit for historic second driveway was approved by the Public Works Department. The proposed accessory building meets the other required setbacks.
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Conclusion

In conclusion, planning staff is of the opinion that the requested variance application **meets the four tests** of the *Planning Act*. Staff trust that this report will be of assistance to the Committee in their consideration of this matter.

Engagement Opportunities

Township Active Planning Application Website;
 Public Notice of Hearing and Committee Decision (Statutory);
 Notice of Public Hearing Resident Guide.

Attachments

Schedule “A” Application
 Schedule “B” Sketch
 Schedule “C” Staff/Public/Agency Comments

Respectfully submitted,

Reviewed by:

**Mehul Safiwala,
 Junior Planner**

**Justine Brotherston,
 Interim Municipal Clerk**



Affidavit

Township of Puslinch
7404 Wellington County Rd 34, Puslinch, ON N0B 2J0
(519) 763-1226

Cloudpermit application number CA-3523001-P-2024-84
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Applicant		
Last name Haslam	First name Meredith	Corporation or partnership Timberworx Custom Homes
Street address 5-275 Hanlon Creek Blvd	Unit number	Lot / Con.
Municipality Guelph	Postal code N1C 0A1	Province Ontario
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Property owner, Payer		
Last name Hambly	First name Chuck	Corporation or partnership
Street address 4576 Victoria Rd S	Unit number	Lot / Con.
Municipality Puslinch	Postal code N0B 2J0	Province Ontario
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information		
Address	Legal description	Roll number
4576 VICTORIA RD S (Primary)	CON 8 REAR PT LOT 16	2301000006030100000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Timberworx Custom Homes (Meredith Haslam), solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)

[Redacted Signature]

Signature of Commissioner for taking affidavits

[Redacted Signature]

Municipality

Township of Puslinch

Day, month, year

10/12/2024

Place an imprint of your stamp below

Heather Lynne Banks, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Township of Puslinch.
Expires March 10, 2025.

Affidavit and signatures


Applicant

The Meredith Haslam, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.

 Digitally signed on 2024-12-06, 1:33:30 p.m. EST by Meredith Haslam.

Send correspondence to	
Send correspondence to <input checked="" type="checkbox"/> Owner(s) <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Others	
Who to send the Invoice to <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Other	

Provide a description of the "entire" property			
Concession Conc. 8 rear Pt lot 16	Lot 17	Registered Plan Number NA	
Area in Hectares 1.2	Area in Acres 3	Depth in Meters NA	
Depth in Feet NA	Frontage in Meters 97.5	Frontage in Feet 320	Width of road allowance (if known) NA

Reason for Application	
Please indicate the Section of the Planning Act under which this application is being made <input checked="" type="checkbox"/> Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.) <input type="checkbox"/> Section 45(2) relates to a change to or expansion of an existing legal non- conforming use	
What is the nature and extent of the relief that is being applied for? Reduced side interior line setback	Why is it not possible to comply with the provisions of the by-law? Using existing slab on grade and main floor shed structure

What is the current Official Plan and zoning status?	
Official Plan Designation Agricultural	Zoning Designation Agricultural
What is the access to the subject property? <input type="checkbox"/> Provincial Highway <input checked="" type="checkbox"/> Continually maintained municipal road <input type="checkbox"/> Seasonally maintained municipal road <input type="checkbox"/> Other <input type="checkbox"/> Continually maintained county road	
What is the name of the road or street that provides access to the subject property? Victoria Road South	If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.

Existing and Proposed Service		
Indicate the applicable water supply and sewage disposal:		
Private Well	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> Proposed
Communal Water	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Provincial Water Taking Permit	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Private Septic	<input type="checkbox"/> Existing	<input checked="" type="checkbox"/> Proposed
Communal Septic	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Other Provincial Waste Water System	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
How is storm drainage provided? *		
<input type="checkbox"/> Storm Sewers <input type="checkbox"/> Ditches <input checked="" type="checkbox"/> Swales <input type="checkbox"/> Other means		

Existing Subject and Abutting Property Land Uses, Buildings and their Locations	
What is the existing use of the subject property? Single Family Dwelling	What is the existing use of the abutting properties? Residential

Provide the following details for all existing buildings on the subject land		
Main Building Height in Meters NA	Main Building Height in Feet NA	Percentage Lot Coverage in Meters NA
Percentage Lot Coverage in Feet NA	Number of Parking Spaces NA	Number of Loading Spaces NA
Number of Floors NA	Total Floor Area in Square Meters NA	Total Floor Area in Square Feet NA
Ground Floor Area (Exclude Basement) in Square Meters NA	Ground Floor Area (Exclude Basement) in Square Feet NA	

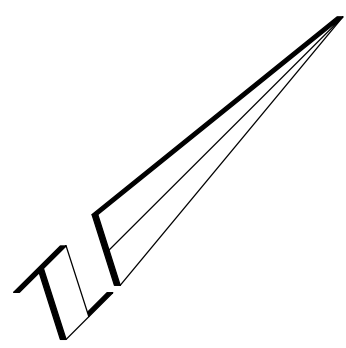
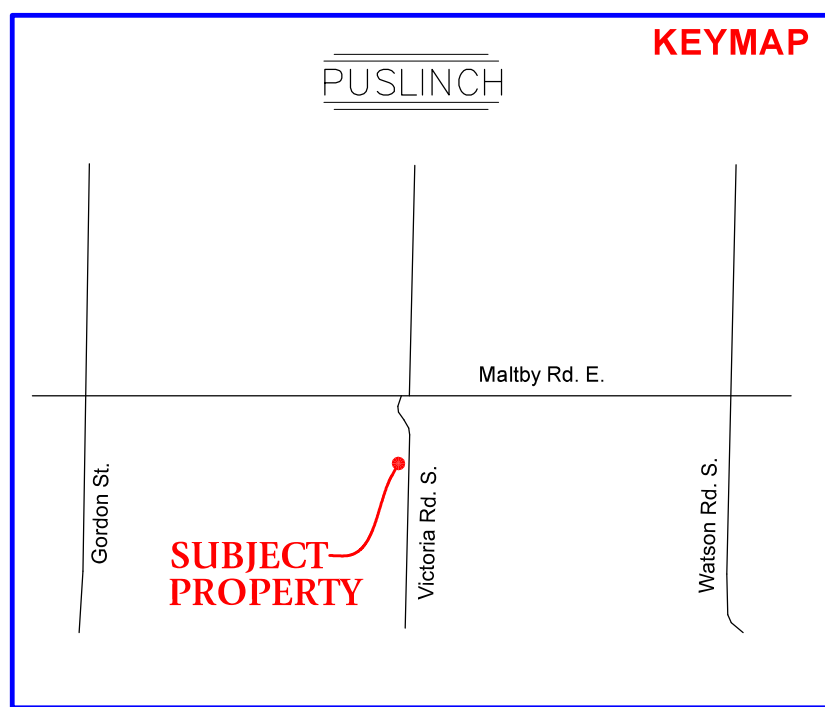
Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters 4.7m	Main Building Height in Feet 15.4'	Percentage Lot Coverage in Meters .05%
Percentage Lot Coverage in Feet 7359.9sqft	Number of Parking Spaces 2	Number of Loading Spaces NA
Number of Floors 2	Total Floor Area in Square Meters 125.32	Total Floor Area in Square Feet 1348.9
Ground Floor Area (Exclude Basement) in Square Meters 68.8m2	Ground Floor Area (Exclude Basement) in Square Feet 741sqft	

What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)		
Front Yard in Meters 82.6m	Front Yard in Feet 270ft	Rear Yard in Meters 22.6m
Rear Yard in Feet 74.1	Side Yard (interior) in Meters 1.16	Side Yard (interior) in Feet 3.8ft
Side Yard (Exterior) in Meters NA	Side Yard (Exterior) in Feet NA	

What are the dates of acquisition and construction of subject property and building property		
Date of acquisition of subject property 2018	Date of construction of buildings property 1971	How long have the existing uses continued on the subject property? NA
Has the owner previously applied for relief in respect of the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Other Related Planning Applications		
Planning Application: Official Plan Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Zoning By-Law Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Planning Application: Plan of Subdivision <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Consent (Severance) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Planning Application: Site Plan <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Minor Variance <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Minor Variance: File Number	Minor Variance: Approval Authority	Minor Variance: Subject Lands
Minor Variance: Purpose		Minor Variance: Status

Minor Variance Application must be commissioned
Please confirm the following <input checked="" type="checkbox"/> 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.

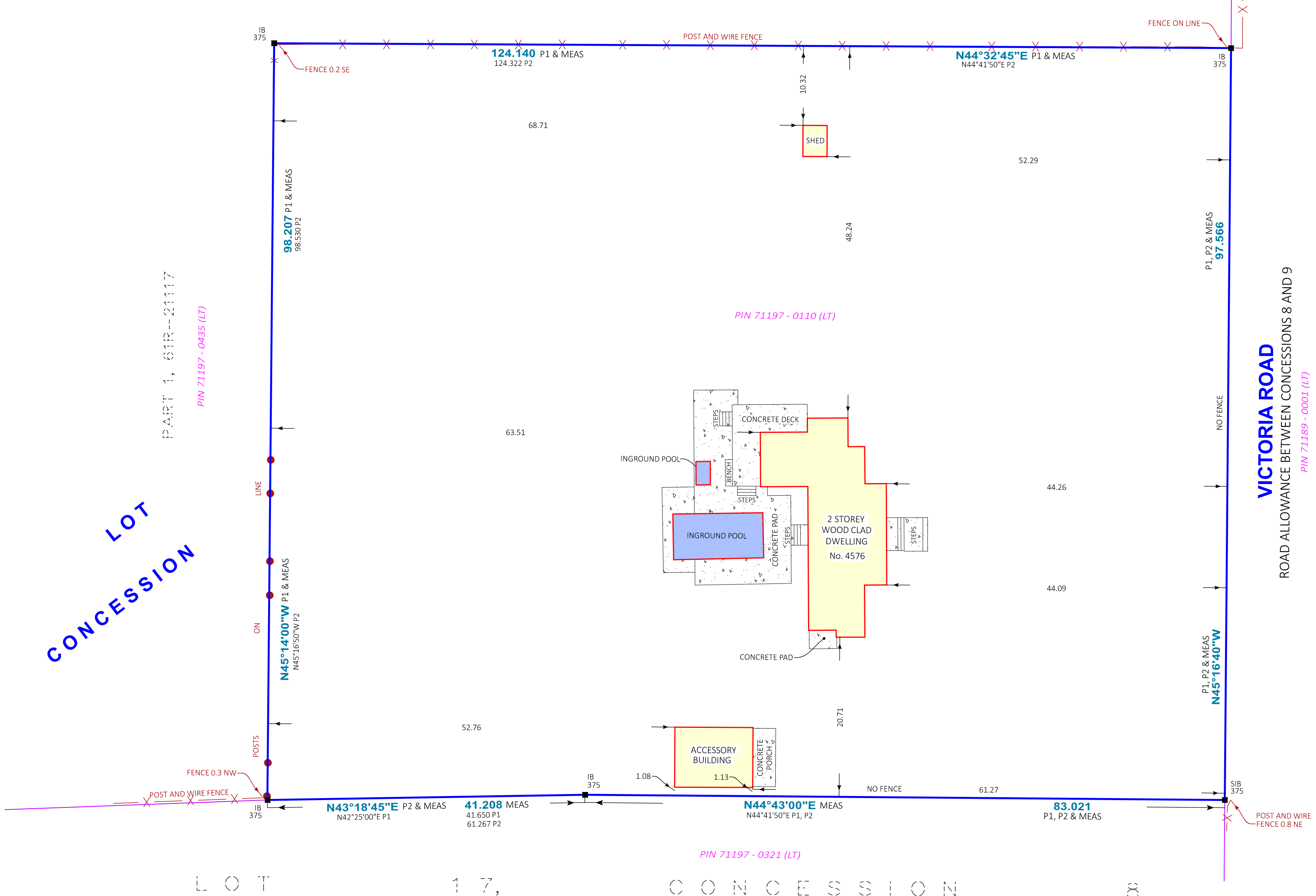


PART 1, 61R--21117

PIN 71197 - 0435 (LT)

16

8



SUMMARY REPORT:
CLIENT:
 THIS PLAN WAS PREPARED FOR THE EXCEL GROUP AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
DESCRIPTION OF PROPERTY:
 ADDRESS: 4576 VICTORIA ROAD SOUTH
 ALL OF PIN 71197-0110 (LT)
 PART OF LOT 16, CONCESSION 8
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON
EASEMENTS:
 NONE FOUND AT REGISTRY OFFICE.

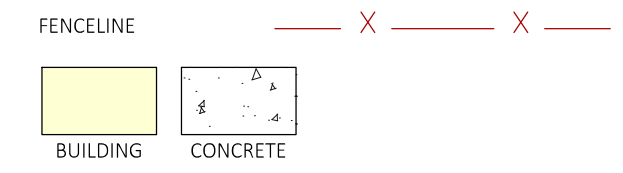
SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY OF
PART OF LOT 16
CONCESSION 8
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



THE INTENDED PLOT SIZE OF THIS PLAN IS 610 mm IN WIDTH BY 457 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:400

- NOTES:**
- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
 - DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999607.

- LEGEND:**
- IB SURVEY MONUMENT FOUND .015 X .015 X 0.60 IRON BAR
 - SIB .025 X .025 X 1.20 STANDARD IRON BAR
 - VH VAN HARTEN SURVEYING INC., O.L.S.'S
 - 375 BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD.
 - P1 DEPOSITED PLAN 61R-21117
 - P2 PLAN OF SURVEY BY (375) DATED DECEMBER 23, 1971 (PROJ. No. 71-2581)

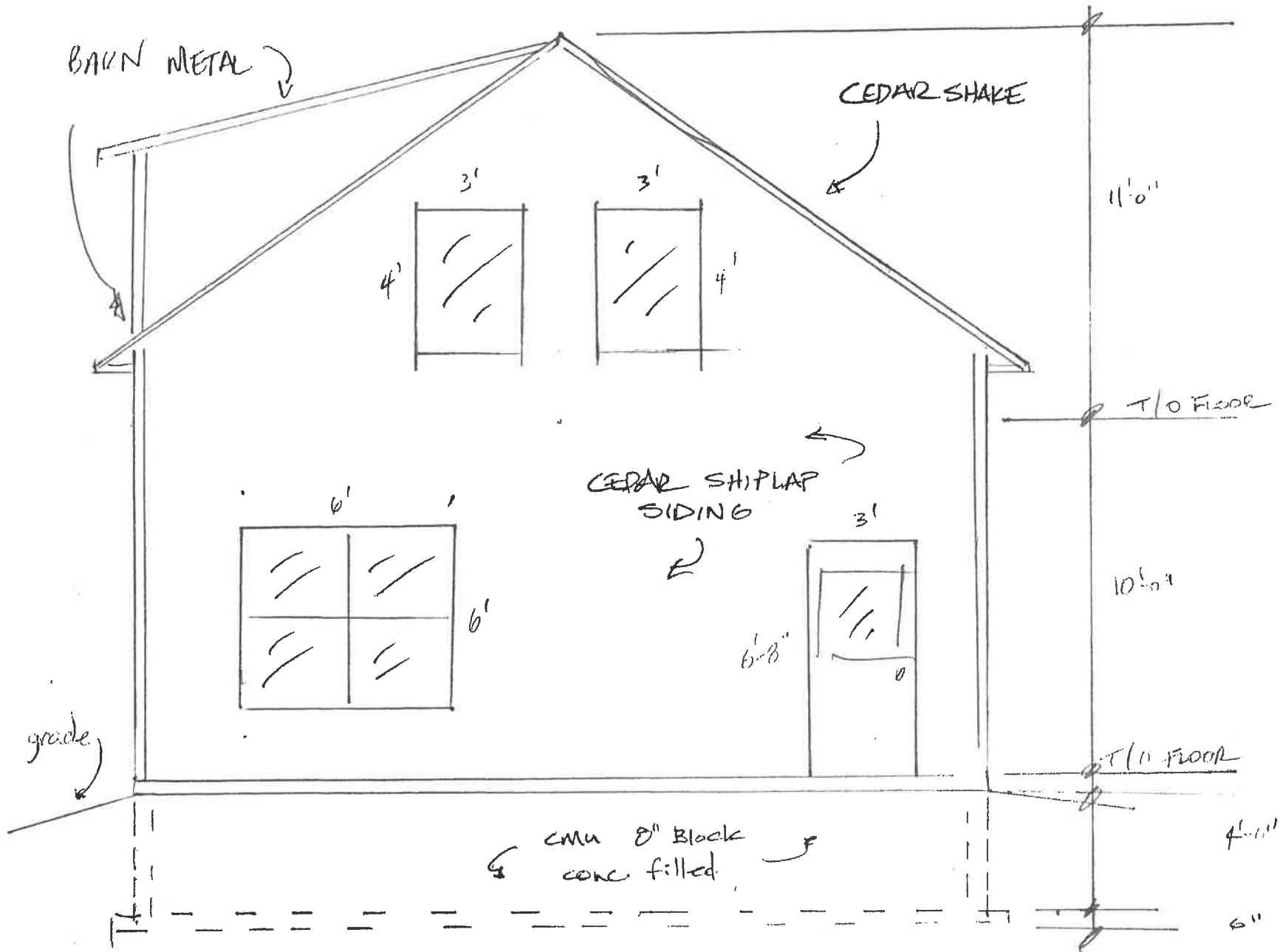


- NOTES:**
- DISTANCES ON THIS PLAN ARE MEASURED IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 - DISTANCES RELATING TO FENCES ARE TO THE CENTRELINE OF FENCE.

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THIS SURVEY WAS COMPLETED ON THE 9th DAY OF JANUARY, 2025.
 DATE: JANUARY 17, 2025
 COLIN VANDERWOERD, O.L.S.
 THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2221967.



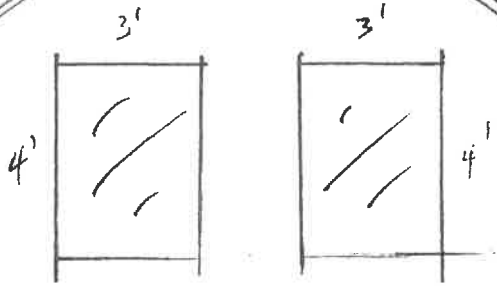
Kitcheener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: D.R.D.	CHECKED BY: C.V.	PROJECT No. 30366-21
<small>Jan 21, 2025 - 11:07am G:\PUSLINCH\Con8\Lot16\Acad\SRPR PT 16 (30366-21-EXCEL) UTM 2010.dwg</small>		
© 2025 VAN HARTEN SURVEYING INC.		NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF VAN HARTEN SURVEYING INC.



BAKIN METAL

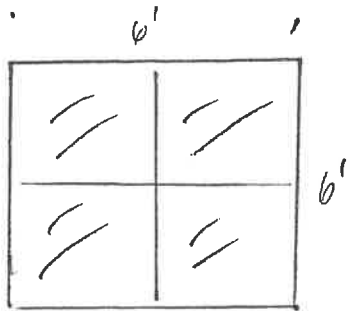
CEDAR SHAKE

11'-0"



T/O FLOOR

CEDAR SHIPLAP SIDING



10'-0"



T/O FLOOR

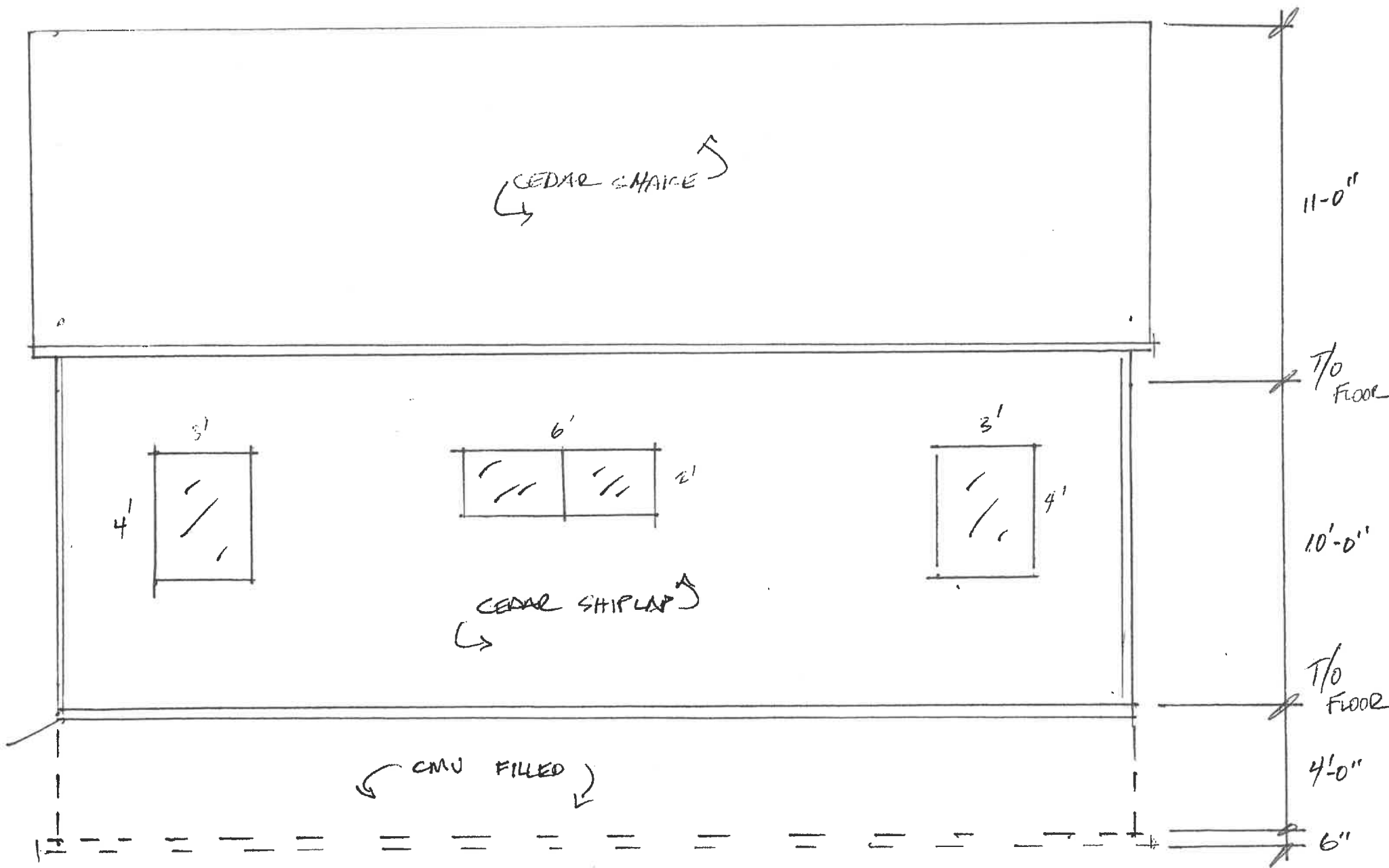
grade

CMU 8" Block conc. filled

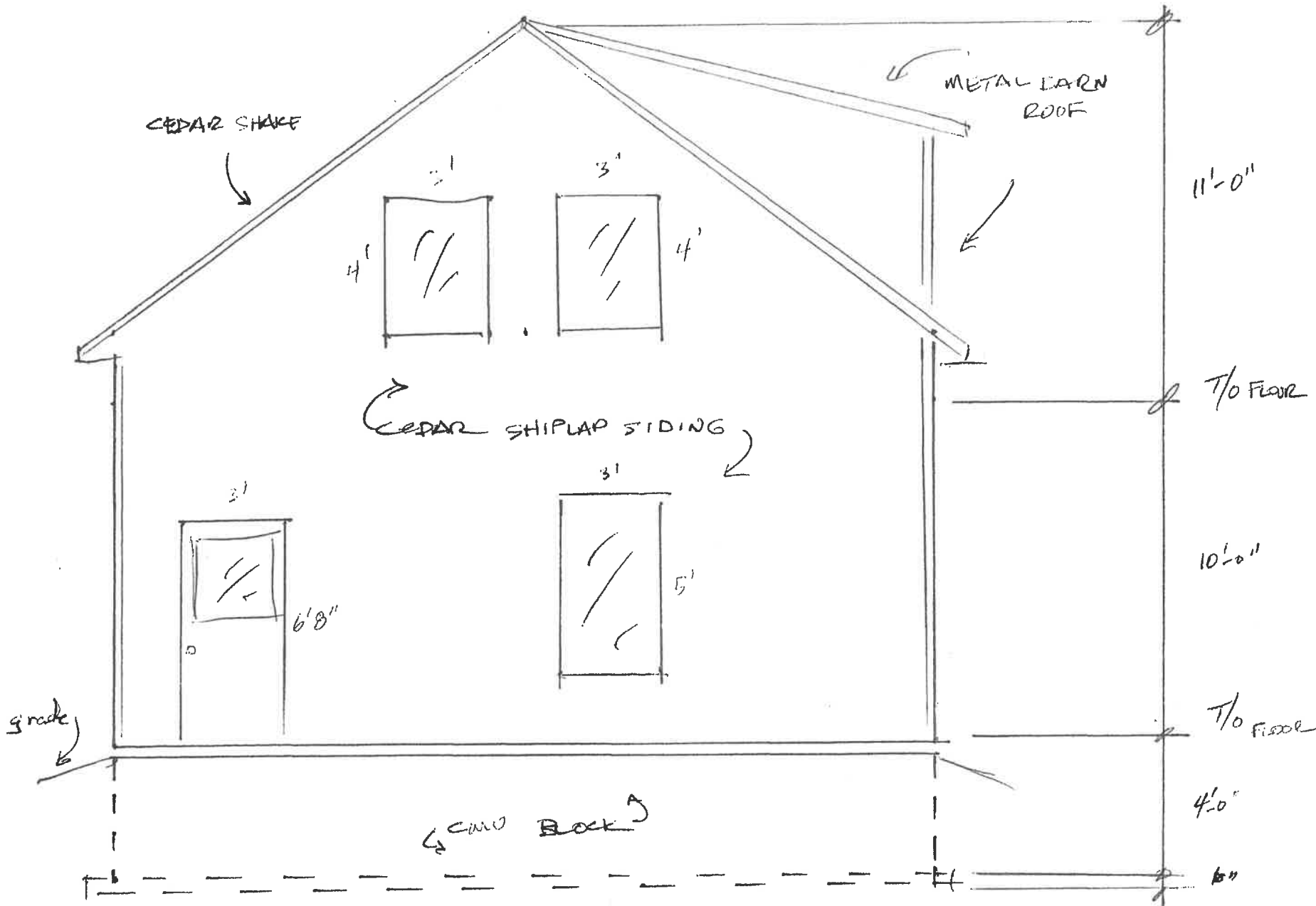
4'-6"

6"

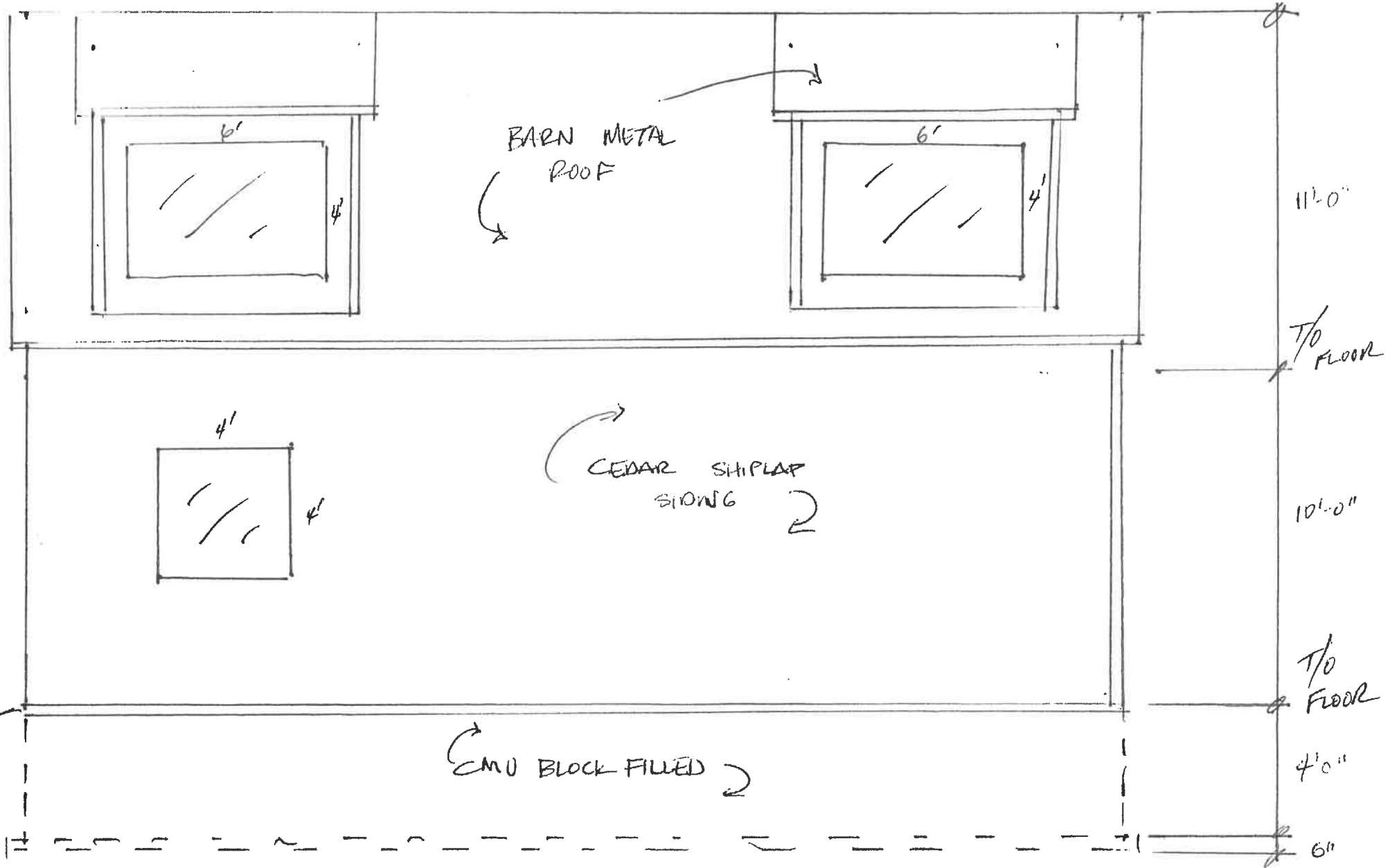
EAST ELEVATION



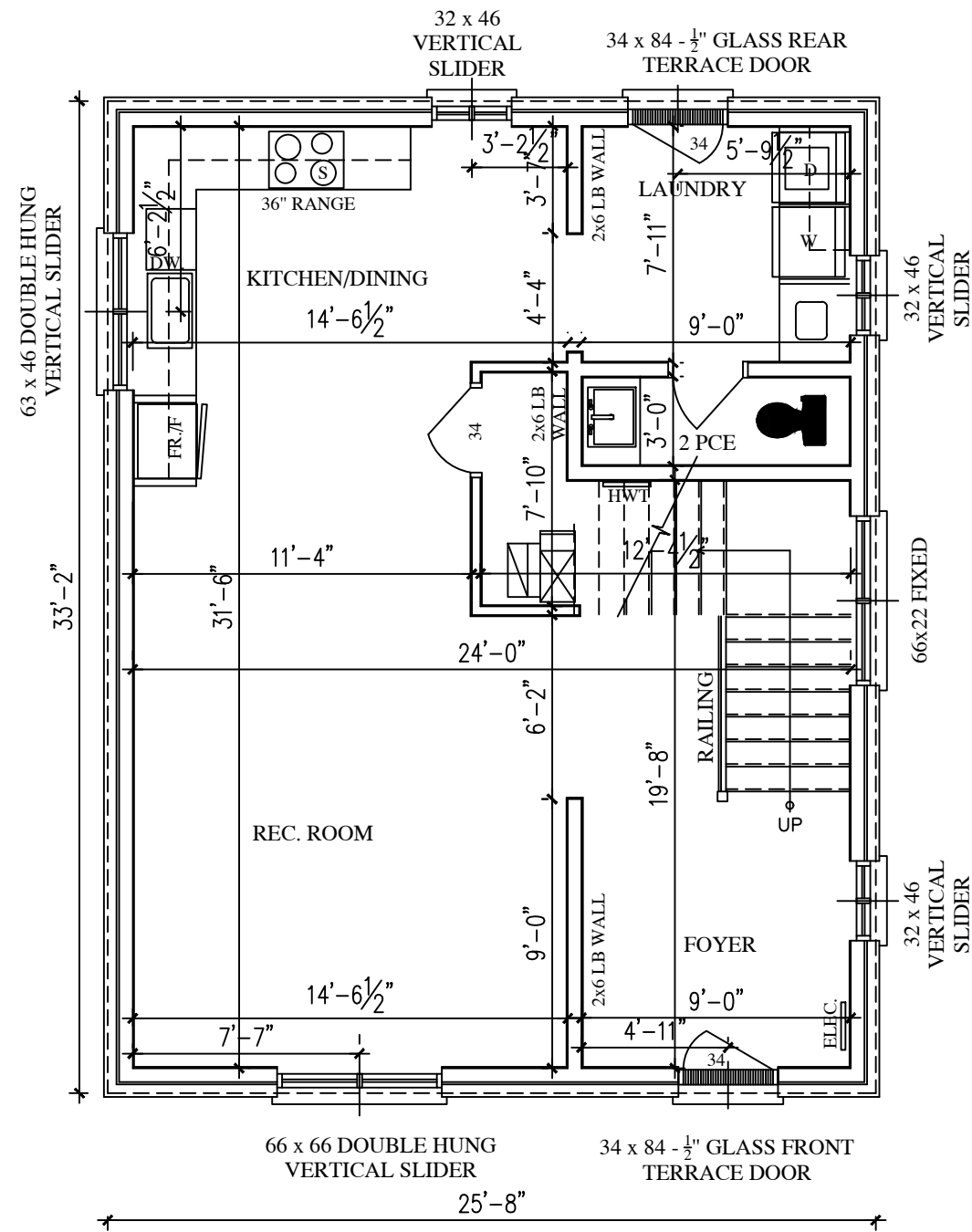
NORTH ELEVATION



WEST ELEVATION

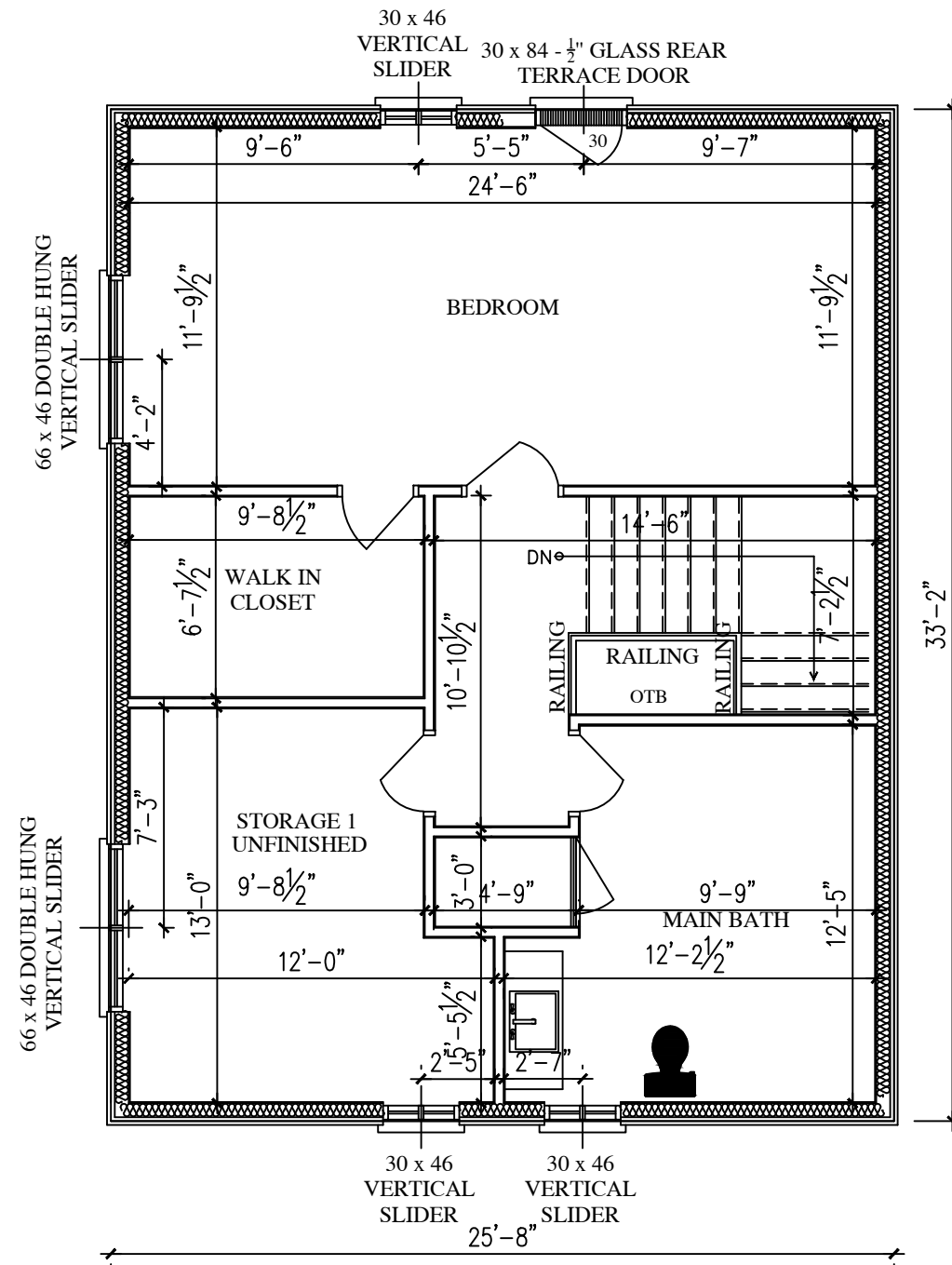


SOUTH ELEVATION



ADU MAIN FLOOR PLAN
 850- 109 SQFT.= 741 SQFT COUNTABLE AREA

4576 VICTORIA RD S



ADU SECOND FLOOR PLAN
 850- 242 SQFT.= 608 COUNTABLE AREA

4576 VICTORIA RD S

Comments received through Cloud Permit to date

Township Roads – no comments

Source Water - Since this property is located in a vulnerable area (wellhead protection area, issues contributing area, intake protection zone etc.), but the activity(ies), as indicated, would not create a significant drinking water threat, the application can be screened out and it does not require a Section 59 notice under the Clean Water Act. Please note that we may provide comments on any future applications subject to this property, given the vulnerable areas.

Township Fire - Puslinch Fire and Rescue Services have no concerns with this application

Building - This minor variance requesting a reduction in the side yard setback of 1.16m. The actual distance should be confirmed by a surveyor. If the distance is confirmed to be less than 1.20m, the existing wall closest to the property line must be fire-rated, and no openings will be permitted unless protected by an approved closure. Building permit applications have been received for this project, including the associated septic system. Further comments will be made under those permit applications.

By-law – no comments or concerns



REPORT D13-2025-002

TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: February 11th, 2025

SUBJECT: Minor Variance Application D13/SIM (William Sims)
4238 Concession 7
Puslinch Concession 1 Part Lot 29

RECOMMENDATION

That Report D13-2025-002 entitled Minor Variance Application D13/SIM be received; and

Whereas the variance requested would provide relief from Section 11.3, Table 11.2 of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission for a reduction in minimum lot frontage to be 68 meters instead of 120 meters for the retained parcel as required; and

Whereas this application is required as condition of consent application B53/24 that was conditionally approved in September 2024; the consent application would sever a 0.43 ha (1.06 ac) vacant land for rural residential use within the Secondary Agricultural Area; resulting in frontage of 68 metres for the retained parcel; and

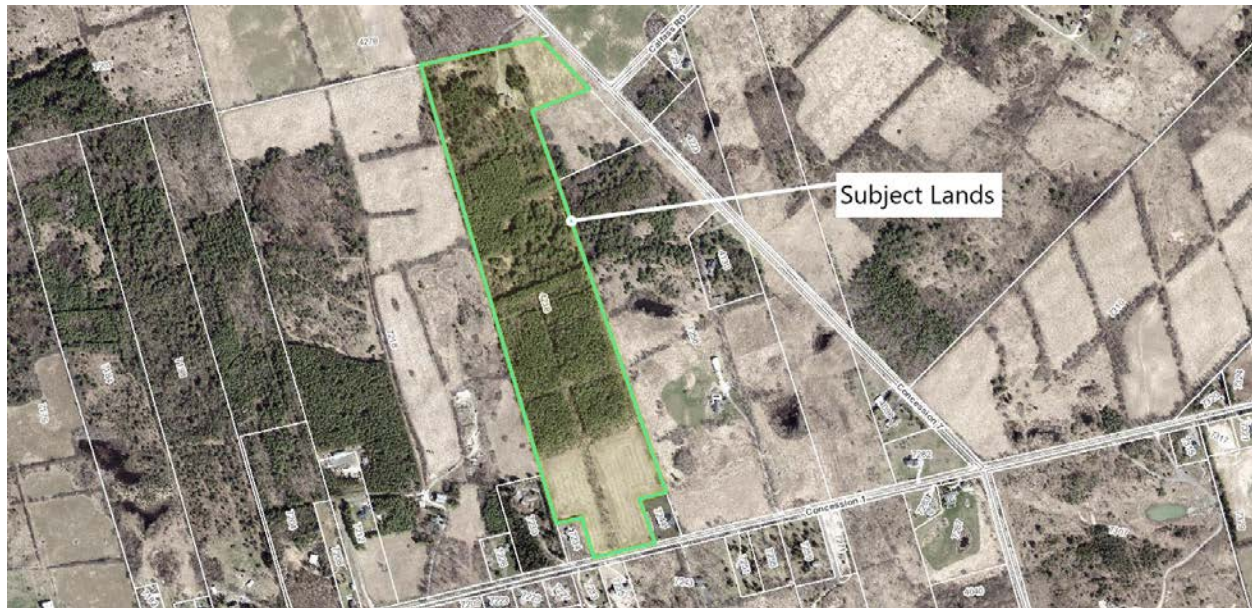
Whereas, the minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property;

Therefore, that planning staff consider the request to be minor and have no concerns with the application.

Purpose

Regulation	By-law Section	Required	Proposed	Relief Requested
Comprehensive Zoning By-law # 23-2018, as amended	Section 11.3, Table 11.2	The minimum required lot frontage for a property greater than 4 hectares is 120 meters.	68 m	52 m

Subject Property Key Map



Discussion

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none"> • The proposed application is requesting relief from the minimum required lot frontage of 120 m for the retained parcel for consent application B53/24. The proposed application is a required condition of the severance application which was conditionally approved in September 2024. • The lot line that divides the lot from the street, if in the case of a corner lot, the shorter lot line that abuts a street is deemed the front lot line in accordance with the Zoning By-law. • The minimum lot area is met for retained parcel. • Although not considered to be the parcel frontage, the frontage on Concession 7 does meet 120m requirement.

<p>That the intent and purpose of the Zoning By-law is maintained</p>	<ul style="list-style-type: none"> • The subjected lands are zoned Agricultural (A) with Natural Environment protection (EP) Overlay. • Lot frontage of 68 meters is proposed for the retained parcel, as opposed to minimum required lot frontage of 120 meters for properties greater than 4 hectares in size. • The minimum lot area and frontage requirements are met for the severed parcel. • The other Zone requirements of Table 11.2 are met for the retain parcel. • The intent of the minimum lot frontage is to ensure that a safe entrance is available, the viability of present and future use of the property and to ensure lot configuration reflects good planning (i.e. flagpole shaped lots, lots that reflect the existing properties in the community).
<p>That the general intent and purpose of the Official Plan is maintained</p>	<ul style="list-style-type: none"> • The property is designated Secondary Agricultural within County Official Plan. • Consent application B53/24 has been conditionally approved by the County of Wellington Land Division Committee and was deemed to consistent with the Official Plan.
<p>That the variance is desirable for the appropriate development and use of the land, building or structure</p>	<ul style="list-style-type: none"> • This application is required as a condition of consent application B53/24 was conditionally approved in September 2024 This application would sever a 0.43 ha (1.06 ac) vacant parcel for rural residential use within the Secondary Agricultural Area. A 20.1 ha (49.67 ac) parcel would be retained. • Planning staff are satisfied that the minor variance is desirable, and appropriate for the development and use of the land.

Conclusion

In conclusion, planning staff is of the opinion that the requested variance application **meets the four tests** of the *Planning Act*. Staff trust that this report will be of assistance to the Committee in their consideration of this matter.

Engagement Opportunities

Township Active Planning Application Website;
 Public Notice of Hearing and Committee Decision (Statutory);
 Notice of Public Hearing Resident Guide.

Attachments

Schedule "A" Application

Schedule "B" Sketch

Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,

Reviewed by:

**Mehul Safiwala,
Junior Planner**

**Justine Brotherston,
Interim Municipal Clerk**



Affidavit

Township of Puslinch
7404 Wellington County Rd 34, Puslinch, ON N0B 2J0
(519) 763-1226

Cloudpermit application number CA-3523001-P-2024-81
--

Applicant, Agent		
Last name Keast	First name Hailey	Corporation or partnership
Street address 2106 Gordon Street	Unit number	Lot / Con.
Municipality Guelph	Postal code N1L 1G6	Province Ontario
Other phone	Mobile phone +1 519-821-2763	
Fax	Email hailey.keast@vanharten.com	

Property owner, Payer		
Last name Sims	First name William	Corporation or partnership
Street address 4238 Concession 7	Unit number	Lot / Con. Lot 29
Municipality Morrison	Postal code N0B 2C0	Province Ontario
Other phone [REDACTED]	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information		
Address	Legal description	Roll number
4238 CONCESSION 7 (Primary)	PUSLINCH CON 1 PT LOT 29 AND;RP 61R21945 PARTS 1 TO 6	2301000004073000000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

and Jeff Buisman of Van Harten Surveying Inc.

I, Hailey Keast, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)

[Redacted Signature]

[Redacted Signature]

Signature of Commissioner for taking affidavits

[Redacted Signature]

Municipality

Guelph

Day, month, year

18/Dec/2024

Place an imprint of your stamp below

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 21, 2027.

Affidavit and signatures


Applicant

The Hailey Keast, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.

 Digitally signed on 2024-12-18, 11:59:05 a.m. EST by Hailey Keast.

Send correspondence to	
Send correspondence to <input type="checkbox"/> Owner(s) <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Others	
Who to send the Invoice to <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Other	

Provide a description of the "entire" property			
Concession 1	Lot 29	Registered Plan Number	
Area in Hectares 20.1	Area in Acres	Depth in Meters 1002	
Depth in Feet	Frontage in Meters 68.0	Frontage in Feet	Width of road allowance (if known) 20.12

Reason for Application	
Please indicate the Section of the Planning Act under which this application is being made <input checked="" type="checkbox"/> Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.) <input type="checkbox"/> Section 45(2) relates to a change to or expansion of an existing legal non- conforming use	
What is the nature and extent of the relief that is being applied for? A Minor Variance request is being made for the Retained Parcel of the Severance Application B53-24 that has been approved subject to conditions. The variance is required to satisfy Condition 6 of the approved application. The Minor Variance request is as follows: A) To permit a reduced lot frontage of the Retained Parcel to be 68.0m instead of 120m as required in Table 11.2 of the Zoning By-law.	Why is it not possible to comply with the provisions of the by-law? With the Retained Parcel having frontage along both Concession 1 and Concession 7, the Zoning By-law definitions dictate that frontage is narrower of the two. Therefore, Concession 1 would be considered the frontage and a minor variance is being requested to permit the reduced lot frontage to be 68.0m vs 120m required.

What is the current Official Plan and zoning status?	
Official Plan Designation Secondary Agricultural	Zoning Designation Zoning
What is the access to the subject property? <input type="checkbox"/> Provincial Highway <input checked="" type="checkbox"/> Continually maintained municipal road <input type="checkbox"/> Seasonally maintained municipal road <input type="checkbox"/> Other <input type="checkbox"/> Continually maintained county road	
What is the name of the road or street that provides access to the subject property? Concession Road 7 and Concession Road 1	If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.

Existing and Proposed Service		
Indicate the applicable water supply and sewage disposal:		
Private Well	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Communal Water	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Provincial Water Taking Permit	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Private Septic	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Communal Septic	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Other Provincial Waste Water System	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
How is storm drainage provided? *		
<input type="checkbox"/> Storm Sewers <input checked="" type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Other means		

Existing Subject and Abutting Property Land Uses, Buildings and their Locations	
What is the existing use of the subject property? Agricultural	What is the existing use of the abutting properties? Agricultural / Rural Residential

Provide the following details for all existing buildings on the subject land		
Main Building Height in Meters 0	Main Building Height in Feet 0	Percentage Lot Coverage in Meters 0
Percentage Lot Coverage in Feet 0	Number of Parking Spaces 0	Number of Loading Spaces
Number of Floors 0	Total Floor Area in Square Meters 0	Total Floor Area in Square Feet 0
Ground Floor Area (Exclude Basement) in Square Meters 0	Ground Floor Area (Exclude Basement) in Square Feet 0	

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters 0	Main Building Height in Feet 0	Percentage Lot Coverage in Meters 0
Percentage Lot Coverage in Feet 0	Number of Parking Spaces 0	Number of Loading Spaces 0
Number of Floors 0	Total Floor Area in Square Meters 0	Total Floor Area in Square Feet 0
Ground Floor Area (Exclude Basement) in Square Meters 0	Ground Floor Area (Exclude Basement) in Square Feet 0	

What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)		
Front Yard in Meters 0	Front Yard in Feet 0	Rear Yard in Meters 0
Rear Yard in Feet 0	Side Yard (interior) in Meters 0	Side Yard (interior) in Feet
Side Yard (Exterior) in Meters 0	Side Yard (Exterior) in Feet 0	

What are the dates of acquisition and construction of subject property and building property		
Date of acquisition of subject property December 1977	Date of construction of buildings property Decades ago	How long have the existing uses continued on the subject property? Decades
Has the owner previously applied for relief in respect of the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Other Related Planning Applications		
Planning Application: Official Plan Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Zoning By-Law Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Planning Application: Plan of Subdivision <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Consent (Severance) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Planning Application: Site Plan <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Minor Variance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Consent (Severance): File Number B53-24	Consent (Severance): Approval Authority Wellington County	Consent (Severance): Subject Lands Part of Lot 29, Concession 1, Puslinch
Consent (Severance): Purpose Rural Residential Severance		Consent (Severance): Status Approved subject to conditions

Minor Variance Application must be commissioned
Please confirm the following <input checked="" type="checkbox"/> 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.



December 18, 2024

27877-19

Jeff.Buisman@vanharten.com

Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario
N0B 2J0

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Minor Variance Application & Sketch for Severance B53-24
4238 Concession 7
Part of Lot 29, Concession 1
PIN 71202-0076
Township of Puslinch**

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, PIN report and map and the required feed. Payment will be made directly with the Township for the application fee of \$1,407.00.

Proposal:

A Minor Variance request is being made for the Retained Parcel of the Severance Application B53-24 that has been approved subject to conditions at the September 2024 Land Division Committee Meeting. The variance is required to satisfy Condition 6 of the approved application. The Minor Variance request is as follows:

A) To permit a reduced lot frontage of the Retained Parcel to be 68.0m instead of 120m as required in Table 11.2 of the Zoning By-law.

The approved severance is creating a new rural residential parcel along Concession 1 with a frontage of 53±m, depth of 85±m for an area of 0.43±ha. The severed parcel was configured to have a similar depth and width as the adjacent parcel to the east. The rear width is slightly narrower at 48.6m, as the intention is to keep the proposed boundary parallel with the tree row on the retained parcel. The severance is an efficient use of open space. Safe access for an entrance can be provided and the Zoning requirements are met for this parcel.

The Retained Parcel (#4238 Concession 7) will have a frontage of 68.0m along Concession 1 and frontage of 136±m along Concession 7, for an area of 20.1±ha where the existing dwelling and garage will remain with access from Concession 7.

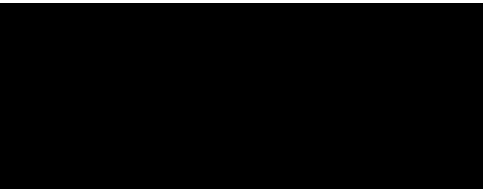


With the Retained Parcel having frontage along both Concession 1 and Concession 7, the Zoning By-law definitions dictate that frontage is narrower of the two. Therefore, Concession 1 would be considered the frontage and a minor variance is being requested to permit the reduced lot frontage to be 68.0m vs 120m required. There is an existing field entrance from Concession 1 that will remain and continue to provide safe access to the field. The reduced frontage will not have a negative impact on the subject property or the neighbouring parcels. We consider this request to be minor and reasonable. The remaining zoning requirements are met for the Retained Parcel.

The Minor Variance for the reduced frontage of the Retained Parcel is reasonable, and we provide the opinion that the minor variance meets the four tests for a variance.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Bill Sims via email: 

Comments received to date:

Public Works – No comments

Sourcewater – no comments

Building – no comments

GRCA – no comments

By-law – no comments

Fire – no concerns



REPORT D13-2025-003

TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: February 11th, 2025

SUBJECT: Minor Variance Application D13/NAD (Milosh Nadvornik)
504 Arkell Road
Puslinch Concession 9 Part Lot 5

RECOMMENDATION

That Report D13-2025-003 entitled Minor Variance Application D13/NAD be received; and

Whereas the variance requested would provide relief from Section 4.4.2, Table 4.1 of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission for to allow a maximum lot coverage for accessory buildings and structures of 252 m² instead of 200 m² as required; and

Whereas, 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;

Therefore, that planning staff recommends approval of the application with the following conditions:

- 1. That the property owner provide the Township's Building Department with a septic tank pump out receipt, as required following the septic system inspection completed on July 7, 2023.**

Purpose

Regulation	By-law Section	Required	Proposed	Relief Requested
Comprehensive Zoning By-law # 23-2018, as amended	Section 4.4.2, Table 4.1, Accessory Building and Structures	The maximum permitted lot coverage for accessory buildings and structures of a lot less than 1 hecter is 200 m2.	252 m ²	52 m ²

Subject Property Key Map



Discussion

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none"> The proposed application is requesting relief from the maximum permitted lot coverage of 200 m2 for a lot less than 1 hecter. The subject property is approximately 0.71 hectares. The subject lands contain an existing dwelling, barn and pool shed. The applicant has indicated that proposed new accessory building is for personal workshop use and extra storage space.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> The subjected lands are zoned Agricultural (A).

	<ul style="list-style-type: none"> • A singled detached dwelling and accessory buildings are a permitted use within the Agricultural (A) zone. • The subject land contains 13.38 m² (144 ft²) existing shed and 71.34 m² (767.9 ft²) barn on the property. • The purpose of subject application is to facilitate construction of new accessory building 167.21 m² (1800 ft²) in size, which results in total accessory lot coverage of 252 m², however Section 4.4.2 Table 4.1 of the Zoning By-law permits an accessory lot coverage to be a maximum of 200 m² on lots less than 1 ha, which exceed the permission by 52 m². • The other zone requirements of Table 4.1 and are met for the proposed building. • It is noted that the total lot coverage of the subject property is 4.9% and the maximum permitted lot coverage is 30%. The proposed accessory structure would result in a total lot coverage of 7.1%. • The intent of providing a maximum lot coverage is to ensure that the property is landscaped for proper grading and drainage, that the size and massing of the buildings/structures on the property are compatible with the neighbourhood, and to ensure there is adequate space to accommodate servicing on a portion of the property.
<p>That the general intent and purpose of the Official Plan is maintained</p>	<ul style="list-style-type: none"> • The property is designated Prime Agricultural within County official Plan. • A single detached dwelling, and associated accessory uses, are permitted in the Prime Agricultural designation.
<p>That the variance is desirable for the appropriate development and use of the land, building or structure</p>	<ul style="list-style-type: none"> • The subject property is surrounded by rural residential and agricultural uses. • The proposed variance would facilitate construction of an accessory building to provide a workshop space for personal use and additional storage space. • The proposed accessory building meets the required setbacks and is located behind the main dwelling approximately 417 meters away from Arkell Road and 118 meters from railway line. • The proposed accessory building meets the height requirement of 5 metres.

	<ul style="list-style-type: none"> • Planning staff are satisfied that the minor variance is desirable, and appropriate for the development and use of the land.
--	---

Conclusion

In conclusion, planning staff is of the opinion that the requested variance application **meets the four tests** of the *Planning Act*. Staff trust that this report will be of assistance to the Committee in their consideration of this matter.

Engagement Opportunities

Township Active Planning Application Website;
 Public Notice of Hearing and Committee Decision (Statutory);
 Notice of Public Hearing Resident Guide.

Attachments

Schedule “A” Application
 Schedule “B” Sketch
 Schedule “C” Staff/Public/Agency Comments

Respectfully submitted,

Reviewed by:

**Mehul Safiwala,
 Junior Planner**

**Justine Brotherston,
 Interim Municipal Clerk**



Affidavit

Township of Puslinch
7404 Wellington County Rd 34, Puslinch, ON N0B 2J0
(519) 763-1226

Cloudpermit application number CA-3523001-P-2024-86
--

Applicant, Property owner, Payer		
Last name Nadvornik	First name Milosh	Corporation or partnership
Street address 504 Arkell Road	Unit number	Lot / Con.
Municipality Puslinch	Postal code N0B 2J0	Province Ontario
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information		
Address	Legal description	Roll number
504 ARKELL ROAD (Primary)	PLAN 131 CON 9 EOBL PT LOT 5;RP 61R6567 PARTS 1 & 2	2301000008109500000

Sworn Declaration of Applicant		
Complete in the presence of a Commissioner for taking affidavits		
I, Milosh Nadvornik, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.		
Signature of Applicant (sign in the presence of a Commissioner for taking affidavits) [REDACTED]		
Signature of Commissioner for taking affidavits [REDACTED]	Municipality Township of Puslinch	Day, month, year 23 / December / 2024

Place an imprint of your stamp below

**Monika Alyse Famcombe, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Township of Puslinch.
Expires February 14, 2027.**

Affidavit and signatures

Applicant

The Milosh Nadvornik, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

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Signature

Date

A solid black rectangular box redacting the signature of Milosh Nadvornik.

DEC 23 / 2024

Milosh Nadvornik

Send correspondence to	
Send correspondence to <input checked="" type="checkbox"/> Owner(s) <input type="checkbox"/> Agent <input type="checkbox"/> Others	
Who to send the Invoice to <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Other	

Provide a description of the "entire" property			
Concession CON 9	Lot LOT 5	Registered Plan Number RP 61R6567 PARTS 1 & 2	
Area in Hectares .728	Area in Acres 1.80	Depth in Meters Average 199.27	
Depth in Feet Average 653.8	Frontage in Meters 36.574	Frontage in Feet 120	Width of road allowance (if known)

Reason for Application	
Please indicate the Section of the Planning Act under which this application is being made <input checked="" type="checkbox"/> Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.) <input type="checkbox"/> Section 45(2) relates to a change to or expansion of an existing legal non-conforming use	
What is the nature and extent of the relief that is being applied for? We require a larger shop and need an additional 50m2 more than the 200m2 allowed on the property.	Why is it not possible to comply with the provisions of the by-law? Need the additional work and storage space.

What is the current Official Plan and zoning status?	
Official Plan Designation AGRICULTURAL	Zoning Designation RESIDENTIAL/ AGRICULTURAL
What is the access to the subject property? <input type="checkbox"/> Provincial Highway <input checked="" type="checkbox"/> Continually maintained municipal road <input type="checkbox"/> Seasonally maintained municipal road <input type="checkbox"/> Other <input type="checkbox"/> Continually maintained county road	
What is the name of the road or street that provides access to the subject property? ARKELL ROAD	If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.

Existing and Proposed Service		
Indicate the applicable water supply and sewage disposal:		
Private Well	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Communal Water	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Provincial Water Taking Permit	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Private Septic	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Communal Septic	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Other Provincial Waste Water System	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
How is storm drainage provided? *		
<input checked="" type="checkbox"/> Storm Sewers <input type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Other means		

Existing Subject and Abutting Property Land Uses, Buildings and their Locations	
What is the existing use of the subject property? RESIDENTIAL	What is the existing use of the abutting properties? RESIDENTIAL

Provide the following details for all existing buildings on the subject land		
Main Building Height in Meters 4.27	Main Building Height in Feet 14	Percentage Lot Coverage in Meters 3
Percentage Lot Coverage in Feet 3	Number of Parking Spaces 12	Number of Loading Spaces
Number of Floors 1	Total Floor Area in Square Meters 217.37	Total Floor Area in Square Feet 2340
Ground Floor Area (Exclude Basement) in Square Meters 217.37		Ground Floor Area (Exclude Basement) in Square Feet 2340

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters 4.877	Main Building Height in Feet 16	Percentage Lot Coverage in Meters 2.3
Percentage Lot Coverage in Feet 2.3	Number of Parking Spaces 2	Number of Loading Spaces 1
Number of Floors 1	Total Floor Area in Square Meters 167.2	Total Floor Area in Square Feet 1800
Ground Floor Area (Exclude Basement) in Square Meters 167.2		Ground Floor Area (Exclude Basement) in Square Feet 1800

What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)		
Front Yard in Meters 38.4	Front Yard in Feet 126	Rear Yard in Meters 53.7
Rear Yard in Feet 176.3	Side Yard (interior) in Meters 7.4	Side Yard (interior) in Feet 24.3
Side Yard (Exterior) in Meters 8.85	Side Yard (Exterior) in Feet 29.5	

What are the dates of acquisition and construction of subject property and building property		
Date of acquisition of subject property JULY 31 1997	Date of construction of buildings property MARCH 31 1994	How long have the existing uses continued on the subject property? SINCE PURCHASE
Has the owner previously applied for relief in respect of the subject property? <input type="checkbox"/> Yes <input type="checkbox"/> No		

Other Related Planning Applications	
Planning Application: Official Plan Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Zoning By-Law Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Planning Application: Plan of Subdivision <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Consent (Severance) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Planning Application: Site Plan <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Minor Variance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Minor Variance Application must be commissioned
Please confirm the following <input checked="" type="checkbox"/> 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.

PLAN OF SURVEY
OF PART OF
LOT 5, East of THE BLIND LINE
REGISTERED PLAN 131
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE: 1 INCH = 50 FEET
L. VAN HARTEN, O.L.S. - 1994

SCHEDULE			
PART	LOCATION	INST.	AREA Acres
1	P1 LOT 5 East of THE BLIND LINE REG'D PLAN 131 TWP OF PUSLINCH	720090, 720089, 715227	1.754
2		715227	0.047

I REQUIRE THIS PLAN TO
BE DEPOSITED UNDER THE
REGISTRY ACT.

DATE: SEPTEMBER 8, 1994

PLAN: 61R-6567

RECEIVED AND DEPOSITED

DATE: Sept. 8/94

L. VAN HARTEN

LAND REGISTRAR FOR THE
REGISTRY DIVISION OF
WELLINGTON No. 61

CAUTION: THIS PLAN IS NOT A PLAN OF SUBDIVISION
WITHIN THE MEANING OF THE PLANNING ACT.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT AND THE REGULATIONS MADE THEREUNDER.
- THE SURVEY WAS COMPLETED ON THE 27th DAY OF AUGUST, 1994

DATE: SEPTEMBER 8, 1994

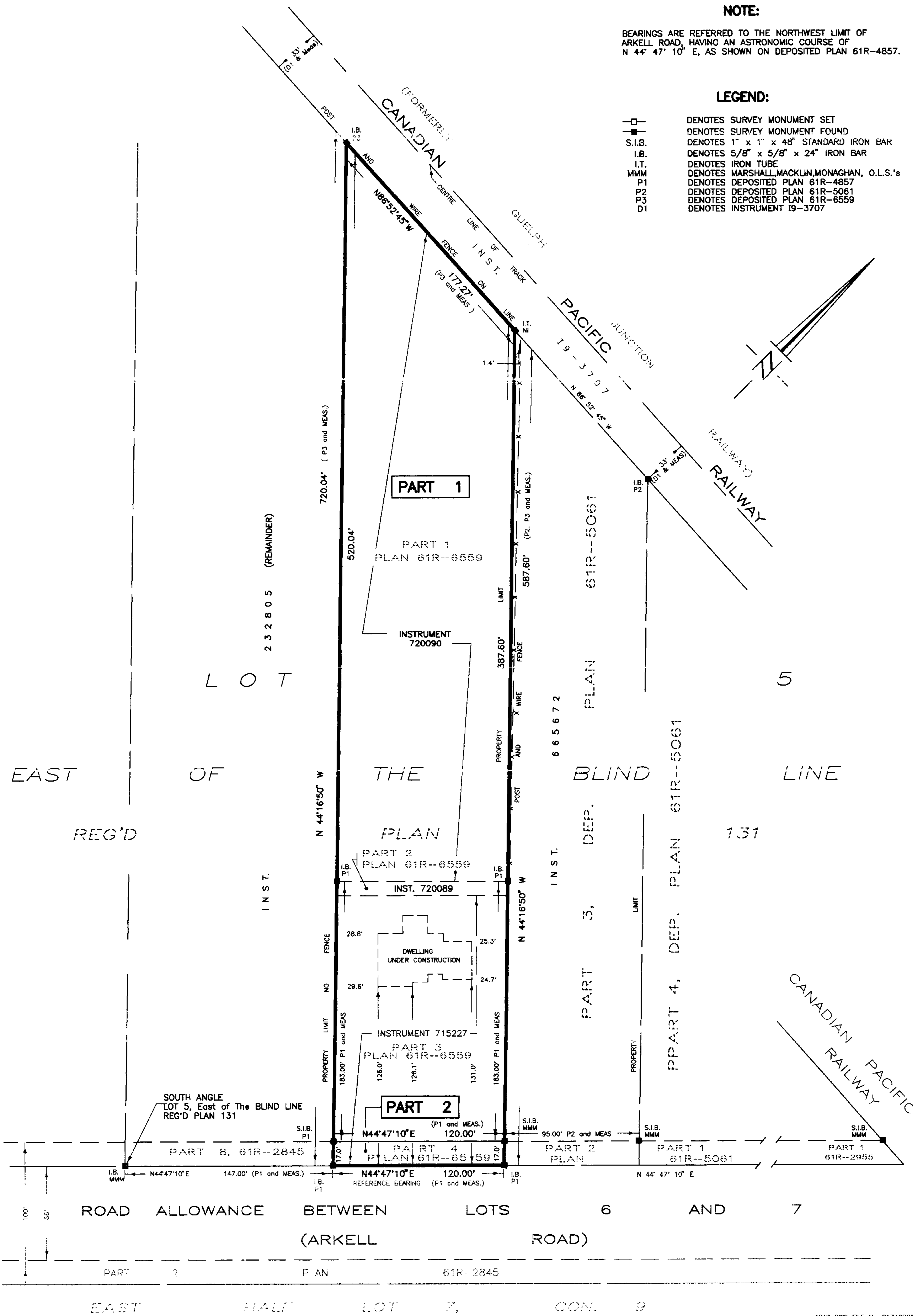
L. VAN HARTEN
ONTARIO LAND SURVEYOR

NOTE:

BEARINGS ARE REFERRED TO THE NORTHWEST LIMIT OF
ARKELL ROAD, HAVING AN ASTRONOMIC COURSE OF
N 44° 47' 10" E, AS SHOWN ON DEPOSITED PLAN 61R-4857.

LEGEND:

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- S.I.B. DENOTES 1" x 1" x 48" STANDARD IRON BAR
- I.B. DENOTES 5/8" x 5/8" x 24" IRON BAR
- I.T. DENOTES IRON TUBE
- MMM DENOTES MARSHALL, MACKLIN, MONAGHAN, O.L.S.'s
- P1 DENOTES DEPOSITED PLAN 61R-4857
- P2 DENOTES DEPOSITED PLAN 61R-5061
- P3 DENOTES DEPOSITED PLAN 61R-6559
- D1 DENOTES INSTRUMENT 19-3707



ACAD DWG FILE No. R1742P05

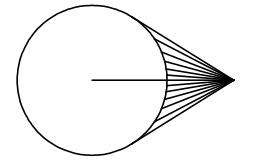
VAN HARTEN SURVEYING LTD.
ONTARIO LAND SURVEYORS

423 WOOLWICH STREET
GUELPH - ONTARIO
PHONE: 519 - 821 - 2763

PROJECT NO.
61R-11742

HK

PROJECT NORTH



NOTE: DIMENSIONS SHOWN ARE APPROXIMATE
BASED ON VANHARTEN SURVEY DRAWING (= / - .2')

Approximate Areas	%	ft2	Acres	m2
Property		78448	1.801	7287.346
House	3.0%	2349		218.208
Garage	0.7%	535		49.698
Shed	0.2%	144		13.377
Barn	1.0%	768		71.343
Shop	2.3%	1800		167.209
Total Lot Coverage	7.1%			

504 ARKELL ROAD
PUSLINCH, ON

PLAN 61R-6559

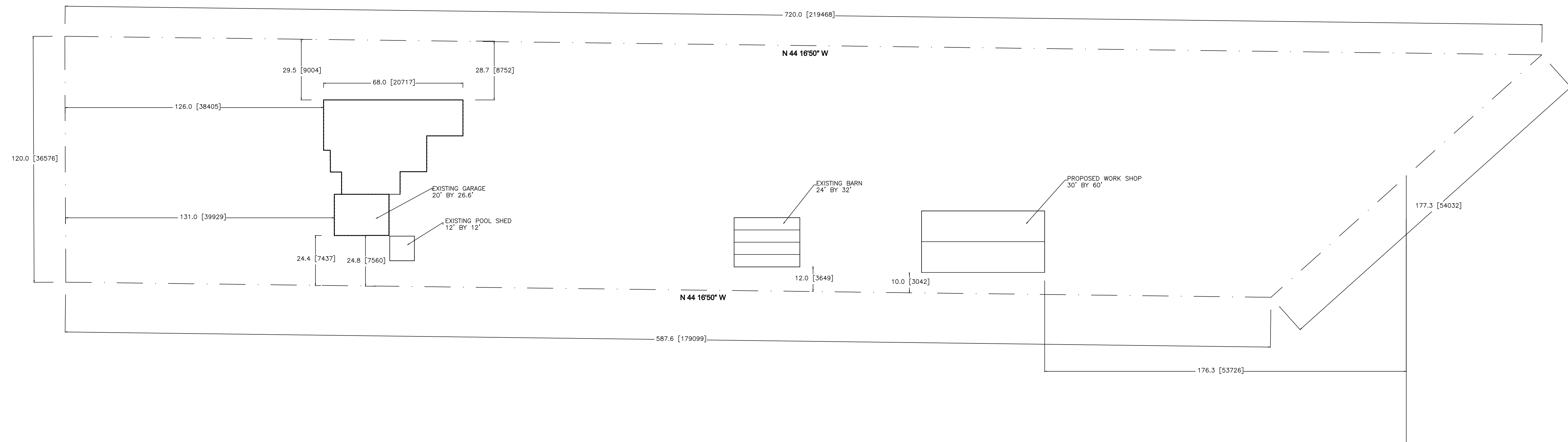
PLAN 61R-6559

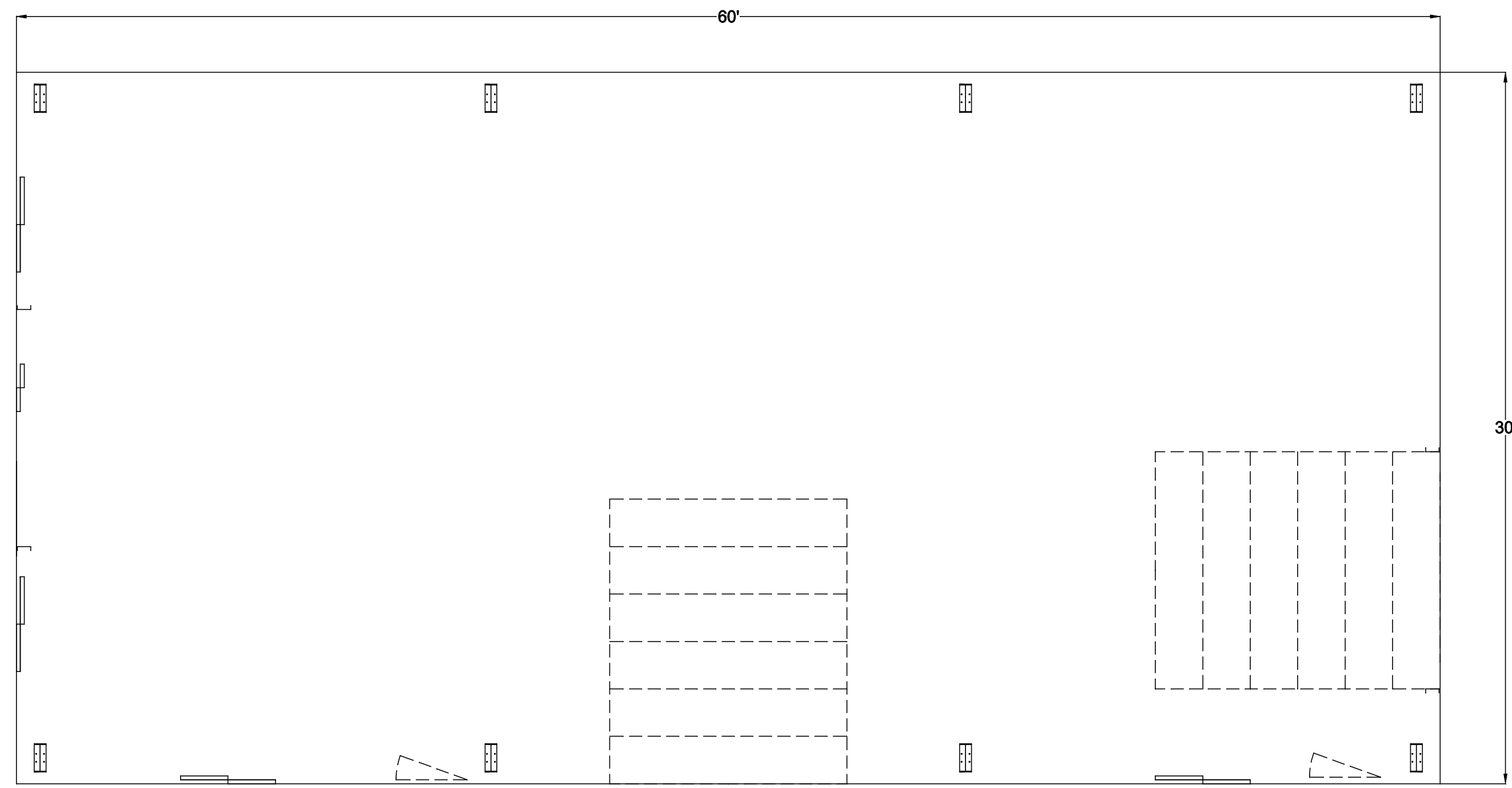
PART 1 & 2

DATE: 12/21/2024

PROPOSED SITE PLAN

SCALE: N.T.S.





PLAN VIEW

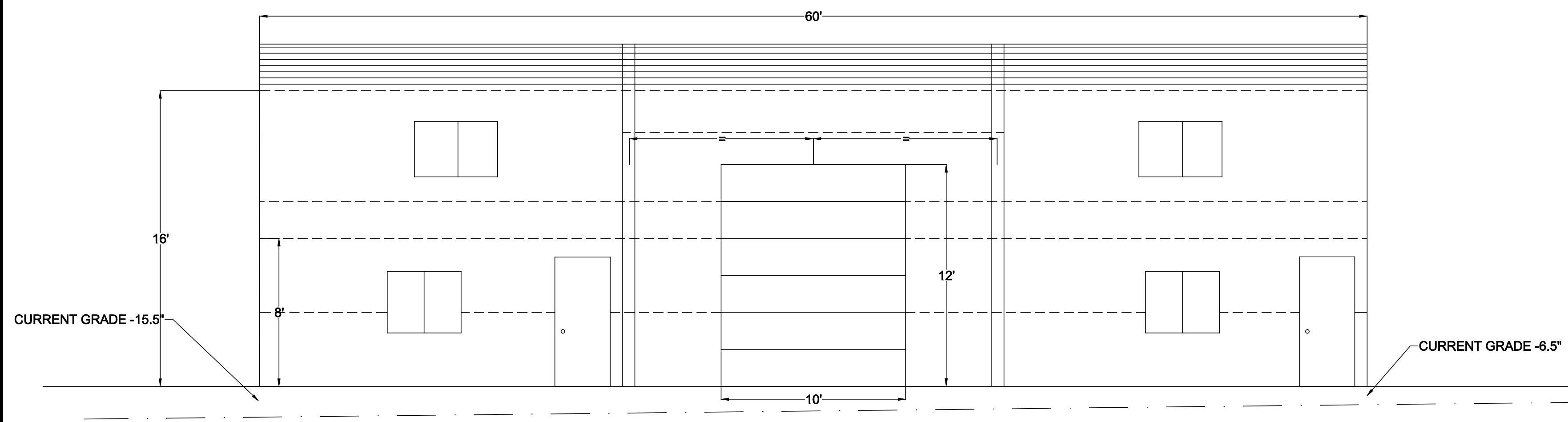


504 ARKELL ROAD
PUSLINCH, ON

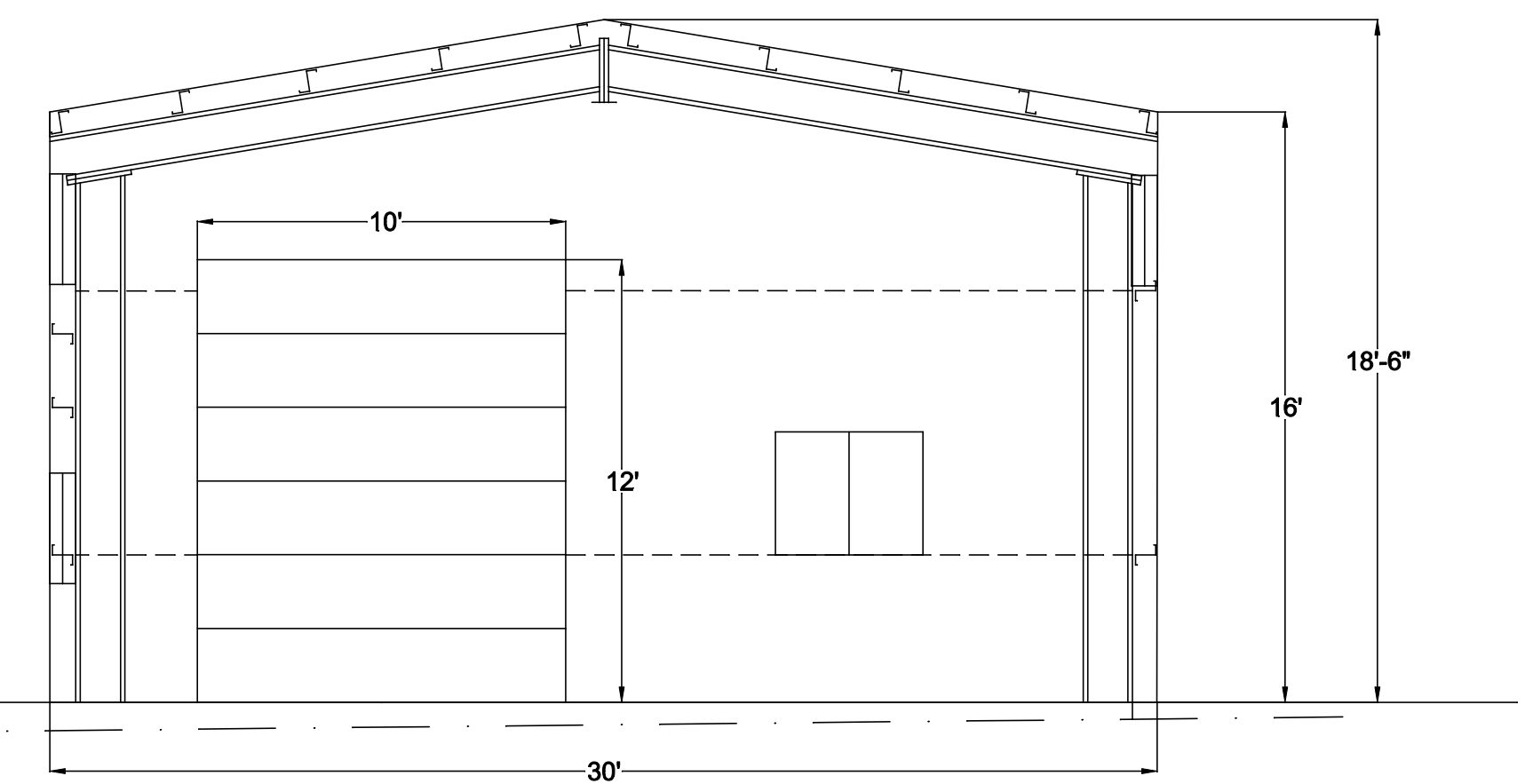
12/16/2024

PLAN AND ELEVATIONS

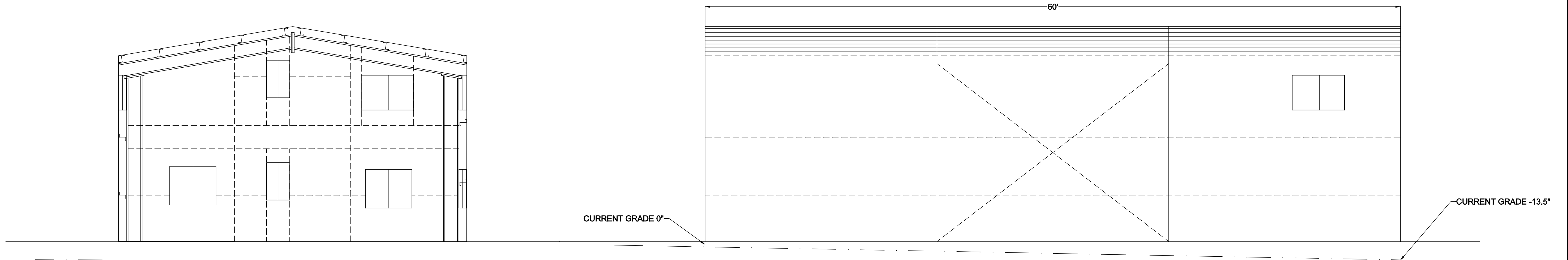
REVISIONS:



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

EAST ELEVATION



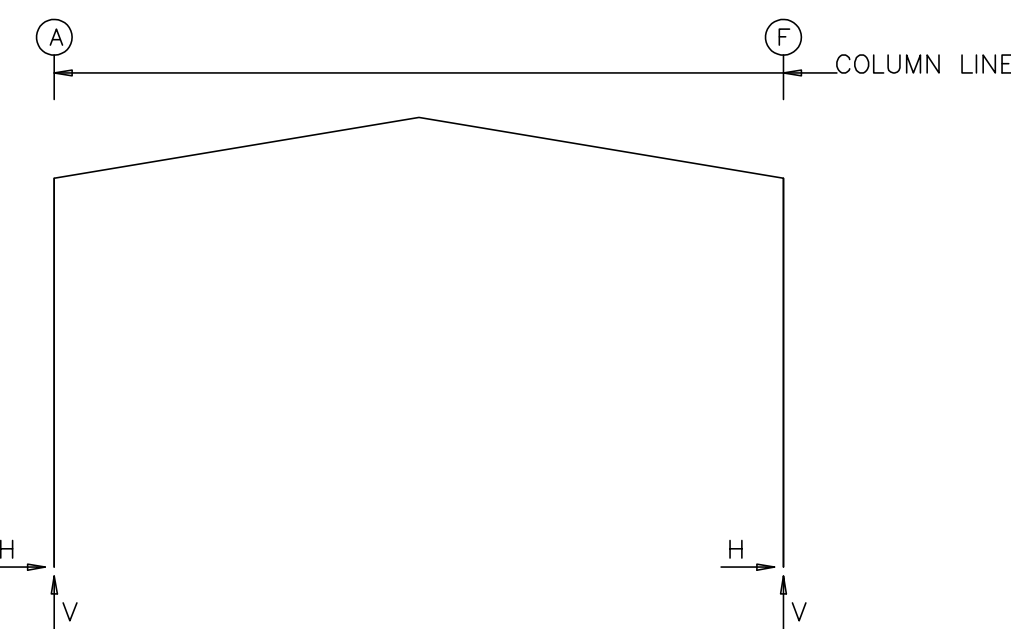
Certificate of Design and Manufacturing Conformance

This Certificate is to affirm that all components of the steel building system described below, to be supplied by the named Manufacturer certified in accordance with CSA A660, have been or will be designed and fabricated in accordance with the following Standards to carry the loads and load combinations specified.

<p>1. DESCRIPTION Manufacturer's Name and Address: Steelway Building Systems, Springwater Rd., Aylmer, ON, Canada Manufacturer's Certificate No. under CSA A660: STEEL0 Customer Order Number: 76776 Building Type and Size: Allsteel [9144Wx18288Lx4877/4877H] (mm) Intended Use and Occupancy: Commercial Importance Category (OBC, Sentence 4.1.2.1.(3)): II - Normal Site Location: Guelph, ON, Canada Applicable Building Code: OBC 2012-88/19 Builder's Name and Address: MKS Foundation Mfg., 9170 County Rd. 3, Suite 302, Midland, ON Owner's Name and Address: Milosh, Guelph, ON</p>	<p>Engineer's Initials * <input type="text" value="PB"/></p>	<p>(d) Wind Load Application <input type="text" value="PB"/> (i) Applied as per <i>OBC</i>, Part 4, Section 4.1.7 (ii) Pressure coefficients as per User's Guide – <i>NBC</i> 2015 Structural Commentaries (Part 4 of Division B), <i>Commentary I: Wind Loads</i>, Figures 4.1.7.6 A-H, A-4.1.7.5 (iii) Building internal pressure Category 2 per User's Guide – <i>NBC</i> 2015 Structural Commentaries (Part 4 of Division B), <i>Commentary I: Wind Loads</i> (e) Crane Loads (where applicable) <input type="text" value="N/A"/> Type: (top running)(under-running)(jib) Capacity: (tonnes) Wheel base: (m) Maximum static, vertical wheel load: (kN) Vertical impact factor: % Lateral factor: % Lateral wheel load: (kN) Longitudinal factor: % Maximum longitudinal load: (kN/side) (f) Mezzanine Live Load: (kPa) <input type="text" value="N/A"/> (g) Seismic Load: <input type="text" value="PB"/> (Applied as per <i>OBC</i>, Part 4, Sub-section 4.1.8 $S_a(0.2)$ 0.133, $S_a(0.5)$ 0.082, $S_a(1.0)$ 0.047, $S_a(2.0)$ 0.0240, $S_a(5.0)$ 0.0058, $S_a(10.0)$ 0.0024, F_a 1.24, F_v 1.55, I_E 1.00) (h) Other Live Loads <input type="text" value="N/A"/> (Specify):(kPa) (i) Dead Loads <input type="text" value="PB"/> Dead load of building components is incorporated in the design Collateral load (mechanical, electrical, ceiling, sprinklers, etc.): 0.05 (kPa) Mezzanine: (kPa) Other (specify): () (j) Load Combinations <input type="text" value="PB"/> Applied in accordance with <i>OBC</i>, Part 4, Section 4.1.</p>
<p>2. DESIGN STANDARDS Ontario Building Code, 2012-88/19, Part 4: <i>Structural Design</i> CAN/CSA-S16-14, <i>Limit States Design of Steel Structures</i> CAN/CSA-S136-16, <i>North American Specification for the Design of Cold-Formed Steel Structural Members</i> Other (specify): N/A</p>	<p>Engineer's Initials * <input type="text" value="PB"/></p>	<p>6. GENERAL REVIEW DURING CONSTRUCTION The Manufacturer does not provide general review during construction for regulatory purposes.</p>
<p>3. MANUFACTURING STANDARDS <input type="text" value="PB"/> (a) Fabrication has been or will be in accordance with CAN/CSA-S16 and CAN/CSA-S136, as applicable. (b) Welding has been or will be performed in accordance with CSA W59 and CAN/CSA-S136, as applicable. (c) The Manufacturer has been certified in accordance with CSA W47.1, for Division 1 or Division 2, and/or CSA W55.3, if applicable. (d) Welders have been qualified in accordance with CSA-W47.1.</p>	<p>Engineer's Initials * <input type="text" value="PB"/></p>	<p>7. CERTIFICATION BY ENGINEER I Peter Blokker, a Professional Engineer registered or licensed to practice in the Province or Territory of Ontario, hereby certify that I have reviewed the design and manufacturing process for the steel building system described. I certify that the foregoing statements, initialed by me, are true.</p>
<p>4. PURLIN STABILITY <input type="text" value="PB"/> Purlin braces are provided in accordance with CAN/CSA-S136, Clause D3 and Appendix B, Clause D3.2.2. In particular, for a standing seam roof supported on movable clips, braces providing lateral support to both top and bottom purlin flange have been or will be provided. The number of rows is determined by analysis but in no case is less than 1 for spans up to 7m inclusive or less than 2 for spans greater than 7m.</p>	<p>Engineer's Initials * <input type="text" value="PB"/></p>	<p>Name: Peter Blokker, P.Eng Title: Structural Engineer Affiliation: Steelway Building Systems Date: Dec 10, 2024</p>
<p>5. LOADS</p> <p>(a) Snow, Ice, and Rain Load <input type="text" value="PB"/> 1-in-50 year ground snow load, S_s, 1.9 (kPa) 1-in-50 year associated rain load, S_r, 0.4 (kPa) Wind exposure factor, C_w, 1.00 Importance factor, I_s, 1.00 Roof snow load, S, 1.9 (kPa) Drift load considered (<i>OBC</i> Sub-section 4.1.6.2.8) refer to drawing of specific building Specified rain load (<i>OBC</i>, Article 4.1.6.4) 103 (mm).</p> <p>(b) Full and Partial Snow Load <input type="text" value="PB"/> (i) Applied on any one and any two adjacent spans of continuous purlins (ii) Applied on any one and any two adjacent spans of modular rigid frames with continuous roof beams (iii) Applied as described for the building geometry in <i>OBC</i>, Part 4, and in the User's Guide - <i>NBC</i> 2015 Structural Commentaries (Part 4), <i>Commentary G: Snow Loads</i></p> <p>(c) Wind Load <input type="text" value="PB"/> 1-in-50 year reference velocity pressure 0.36 (kPa) Importance factor, I_w 1.00 Wind Topographic factor, C_t, 1.0</p>	<p>Engineer's Initials * <input type="text" value="PB"/></p>	<div style="background-color: black; width: 100%; height: 100%;"></div>

* Initial each true statement. Mark N/A if statement does not apply.

FRAME LINES: 1 2 3 4



GENERAL NOTES

- INFORMATION ON THIS DRAWING IS INTENDED FOR CONSTRUCTION ONLY WHEN BEARING A STEELWAY ENGINEER'S SIGNED PROFESSIONAL SEAL AND WHEN FREE OF ANY NOTATIONS STATING OTHERWISE.
- REACTIONS ARE BASED ON THE ORDER DOCUMENTS AT THE TIME OF TRANSMITTAL. ANY CHANGES TO BUILDING LOADS OR DIMENSIONS MAY CHANGE THE REACTIONS. THE REACTIONS WILL BE SUPERCEDED AND VOIDED BY ANY FUTURE TRANSMITTAL.
- THE BUILDING REACTION DATA REPORTS THE LOADS WHICH THIS BUILDING PLACES ON THE FOUNDATIONS. POSITIVE REACTIONS ARE AS SHOWN IN THE SKETCH. FOUNDATION LOADS ARE IN OPPOSITE DIRECTIONS.
- BRACING REACTIONS (UNFACTORED) ARE NOT INCLUDED IN BASIC COLUMN REACTIONS (UNFACTORED). HORIZONTAL BRACING REACTIONS (UNFACTORED) ARE IN THE PLANE OF THE BRACE. VERTICAL BRACING REACTIONS (UNFACTORED) ARE UPWARD OR DOWNWARD.
- UNITS ARE KIPS/KIP-FT FOR IMPERIAL UNITS OR KN/KN-M FOR METRIC UNITS.
- FOUNDATION DESIGN AND CONSTRUCTION IS NOT THE RESPONSIBILITY OF STEELWAY BUILDING SYSTEMS.
- UNFACTORED "SERVICE" REACTIONS ARE PROVIDED FOR EACH LOAD CASE. IT IS THE RESPONSIBILITY OF THE FOUNDATION DESIGNER TO USE THESE REACTIONS IN CONJUNCTION WITH THE APPLICABLE LOAD COMBINATIONS, CODES AND STANDARDS FOR THE DESIGN OF THE FOUNDATION.
- REFER TO ANCHOR PLAN & DETAILS FOR ANCHOR ROD DIAMETER, QUANTITY AND PLACEMENT. FOUNDATION DESIGNER MAY REQUEST ALTERNATE DETAILS IF REQUIRED FOR FOUNDATION DESIGN. STEELWAY IS NOT RESPONSIBLE FOR ANCHOR EMBEDMENT LENGTH & STYLE (HOOKED, WELDED PLATE, ETC).
- ALL APPLICABLE BUILDING CODES AND CSA CRANE GUIDE LOAD COMBINATIONS HAVE BEEN APPLIED TO THE STEELWAY STRUCTURE.
- REFER TO G1 SHEET FOR ADDITIONAL INFORMATION ON DESIGN RESPONSIBILITIES.
- ALL ANCHOR RODS SHALL BE MINIMUM 1554 GR36 OR EQUIVALENT.
- COLUMN BASE PLATES ARE DESIGNED ASSUMING A MINIMUM SPECIFIED COMPRESSIVE STRENGTH (f_c) OF CONCRETE OF 2,900 P.S.I. (20 MPA) AT 28 DAYS.
- RIGID FRAME SEISMIC REACTIONS HAVE NOT BEEN AMPLIFIED BY R_d, R_o.
- BRACING & PORTAL FRAME SEISMIC REACTIONS HAVE NOT BEEN AMPLIFIED BY R_d, R_o, UNLESS "SEISMIC HAZARD INDEX" >0.45 (SEE SECTION C), IN WHICH CASE THEY ARE AMPLIFIED BY R_o=1.3
- THE BASIC UNFACTORED COLUMN REACTIONS ARE BASED ON THE FOLLOWING LOADS:

BASIC LOAD DEFINITIONS
 DEAD - SELF-WEIGHT OF THE BUILDING SYSTEM.
 COLLAT/COLLATERAL - MECHANICAL, ELECTRICAL, CEILINGS, SPRINKLERS, ETC.
 LIVE - ROOF LIVE LOAD.
 FLOOR - FLOOR LIVE LOAD DUE TO INTENDED USE & OCCUPANCY.
 SNOW - ROOF SNOW LOAD.
 DRIFT - SNOW LOAD DUE TO SNOW ACCUMULATION.
 EXTERNAL WIND PERPENDICULAR TO RIDGE
 WIND_LEFT1 - FROM LEFT, COMBINED WITH INTERNAL PRESSURE.
 WIND_RIGHT1 - FROM RIGHT, COMBINED WITH INTERNAL PRESSURE.
 WIND_LEFT2 - FROM LEFT, COMBINED WITH INTERNAL SUCTION.
 WIND_RIGHT2 - FROM RIGHT, COMBINED WITH INTERNAL SUCTION.
 EXTERNAL WIND PARALLEL TO RIDGE
 WIND_LONG1 - FROM RIGHT, COMBINED WITH INTERNAL PRESSURE.
 WIND_LONG2 - FROM LEFT, COMBINED WITH INTERNAL PRESSURE.
 WIND_P - EXTERNAL PRESSURE COMBINED WITH INTERNAL SUCTION.
 WIND_S - EXTERNAL SUCTION COMBINED WITH INTERNAL PRESSURE.
 SEISMIC_LEFT - SEISMIC FORCE PERPENDICULAR TO RIDGE & FROM LEFT.
 SEISMIC_RIGHT - SEISMIC FORCE PERPENDICULAR TO RIDGE & FROM RIGHT.
 SEISMIC_LONG - SEISMIC FORCE PARALLEL TO RIDGE.
 UNB_SL_L - FULL & PARTIAL SNOW LOAD
 UNB_SL_R - FULL & PARTIAL SNOW LOAD
 PAT_SL - PATTERNED SNOW LOAD (MULTI-SPAN FRAMES ONLY)
 CRANE# - CRANE LIVE LOAD; #=LOAD CASE FOR UNIQUE LOAD POSITION AND LATERAL LOAD DIRECTION

RIGID FRAME: BASIC COLUMN REACTIONS (UNFACTORED) (k)

Frame Line	Column Line	Dead	Collateral	Live	Snow	Wind_Left1	Wind_Right1
Line	Line	Horiz	Vert	Horiz	Vert	Horiz	Vert
1*	A	0.3	1.8	0.1	0.3	1.3	6.1
1*	F	-0.3	1.8	-0.1	0.3	-1.3	6.1

Frame Line	Column Line	Wind_Left2	Wind_Right2	Wind_Long1	Wind_Long2	Seismic_Left	Seismic_Right
Line	Line	Horiz	Vert	Horiz	Vert	Horiz	Vert
1*	A	-2.5	-1.3	0.4	0.8	-0.1	-4.4
1*	F	-0.4	0.8	2.5	-1.3	-1.6	-2.0

Frame Line	Column Line	Seismic_Long	F1UNB_SL_L	F1UNB_SL_R	
Line	Line	Horiz	Vert	Horiz	Vert
1*	A	-0.9	-0.9	1.9	10.3
1*	F	-0.9	0.9	-1.9	10.3

1* Frame lines: 1 2 3 4

DESIGN PARAMETERS:

- CLIMATIC DESIGN DATA BASED ON THE FOLLOWING
 - Design Code = OBC 2012-88/19
 - Province = Ontario
 - Location* = Guelph
 - Snow Load S_s (1/50) = 39.71 psf
 - Rain Load S_r (1/50) = 8.36 psf
 - Wind Pressure q (1/50) = 7.52 psf
 - Seismic Data: S_a(0.2) = 0.133
 - S_a(0.5) = 0.082
 - S_a(1.0) = 0.047
 - S_a(2.0) = 0.024
 - S_a(5.0) = 0.0058
 - S_a(10.0) = 0.0024
 - PGA = 0.0820
- *Actual Site Location May Differ.
- Building Importance Category = II - Normal
- SEISMIC INFORMATION
 - Importance Seismic I_e = 1.00
 - Structural Configuration = Regular
 - Fundamental Lateral Period T_a = 0.2789 seconds (Moment Frames)
 - Fundamental Lateral Period T_a = 0.1219 seconds (Braced Frames)
 - Site Class = D
 - Acceleration Coefficient F_a = 1.24
 - Velocity Coefficient F_v = 1.55
 - Seismic Hazard Index = 0.16492
 - Design Method = Equivalent Static Force Method
 - SFRS = Conventional Steel Construction of Moment-Resisting Frames
 - R_d = 1.5
 - R_o = 1.3
 - Restrictions = None
 - Steelway Building Systems confirms that the seismic force resisting system, diaphragms, and all connections within the SFRS have been designed in accordance with the 2012-88/19 Ontario Building Code, Part 4, Clause 4.1.8 and CSA S16-14, Clause 27.11 for Conventional Construction.
- ROOF
 - Roof Dead Load = 4.0 psf (Excluding Self-Weight of Rigid Frames)
 - Collateral Load = 1.00 psf
 - Roof Live Load = 20.90 psf
 - Importance Snow (ULS) I_s = 1.00
 - Importance Snow (SLS) I_s = 0.9
 - Exposure Factor C_w = 1.00
 - Slope Factor C_s = 1.00
 - Basic Roof Snow Load Factor C_b = 0.8000
 - Shape Factor C_a = 1.0000
 - Specified Roof Snow Load S = I_s[S_s(C_bC_wC_sC_a)+S_r] = 40.13 psf
- WIND
 - Importance Wind (ULS) I_w = 1.00
 - Importance Wind (SLS) I_w = 0.75
 - Topographic Factor C_t = 1.0
 - Internal Pressure Category = 2
 - Exposure = 0
 - R - Rough Terrain >= 1.0km,
 - R1 - 0.75km rough
 - R2 - 0.50km rough
 - R3 - 0.25km rough
 - O - Open terrain

ENDWALL COLUMN: BASIC COLUMN REACTIONS (UNFACTORED) (k)

Frm Line	Col Line	Dead	Wind Press	Wind Suct	Seis Long
Line	Line	Vert	Horz	Horz	Vert
1	B	0.0	-0.6	0.4	0.0
1	D	0.1	-1.3	0.9	0.0
4	E	0.1	-0.9	0.7	0.0
4	C	0.1	-0.9	0.7	0.0

BUILDING BRACING REACTIONS (UNFACTORED)

Loc	Line	Col Line	± Reactions(k)				Note
			Wind Horz	Wind Vert	Seismic Horz	Seismic Vert	
L_EW	1						(h)
F_SW	F	1,2	1.2	0.9	1.1	0.9	
		2,3	1.2	0.9	1.1	0.8	
R_EW	4						(h)
B_SW	A		Torsional Bracing Used				

(h)Rigid frame at endwall

Reactions for seismic represent shear force, --

APPROVAL REQUIRED

THIS DRAWING REPRESENTS STEELWAY'S INTERPRETATION OF THE CONTRACT REQUIREMENTS FOR THIS PROJECT. PLEASE PERFORM A THOROUGH REVIEW OF ALL ITEMS SHOWN. APPROVAL OF THIS DRAWING CONSTITUTES ACCEPTANCE OF OUR INTERPRETATION. SEE "PRELIMINARY DRAWINGS" ON PAGE G1 FOR MORE INFORMATION ON OUR APPROVAL PROCESS.

- APPROVED FOR FABRICATION -- NO CHANGES
- APPROVED FOR FABRICATION AS NOTED NO FURTHER APPROVAL REQUIRED
- REVISE AND RESUBMIT

THE BUILDING ORDER'S DELIVERY SCHEDULE WILL BE DETERMINED ONCE FINAL APPROVALS ARE RETURNED TO STEELWAY WITH NO FURTHER CHANGES.

BY _____ DATE: _____

Rev.	Date	By	Description
0	12/06/2024	PB	ISSUED FOR INFORMATION

CLIENT
MK5 FOUNDATION MFG.

PROJECT
HB4631-MILOSH

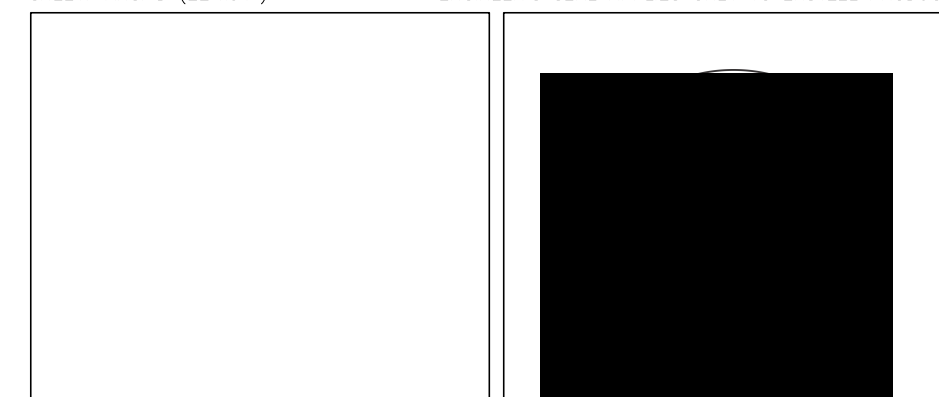
PROJECT LOCATION
GUELPH, ON

DRAWING NAME
REACTIONS

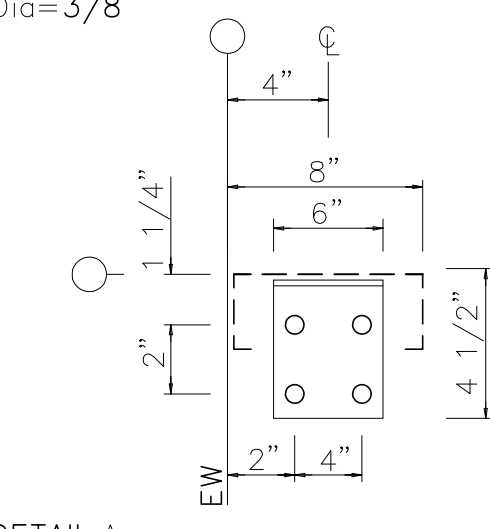
DRAWING No.
76776-R1

DRAWN BY **KT** CHECKED BY _____

SHEET: ANSI D (22"x34") ENGINEER'S SEAL APPLIES ONLY TO EXSTEEL PRODUCTS

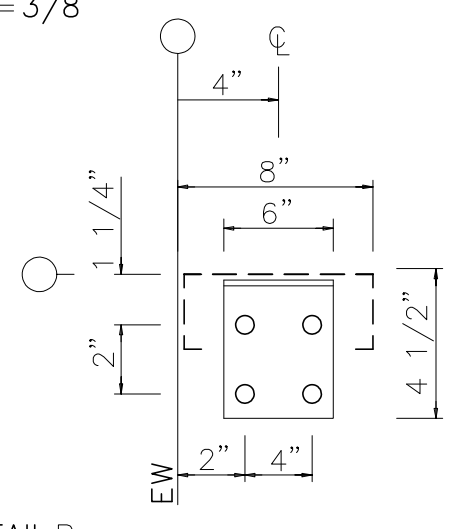


Dia=3/8"



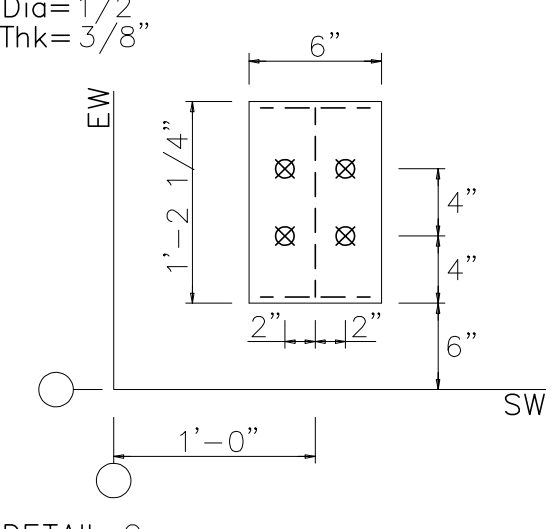
DETAIL A

Dia=3/8"



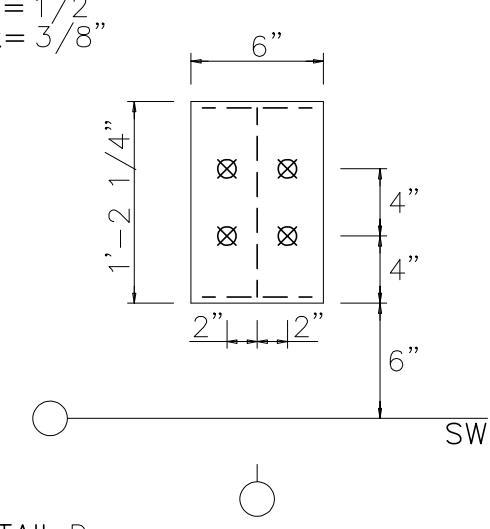
DETAIL B

Dia=1/2\"/>
Thk=3/8"



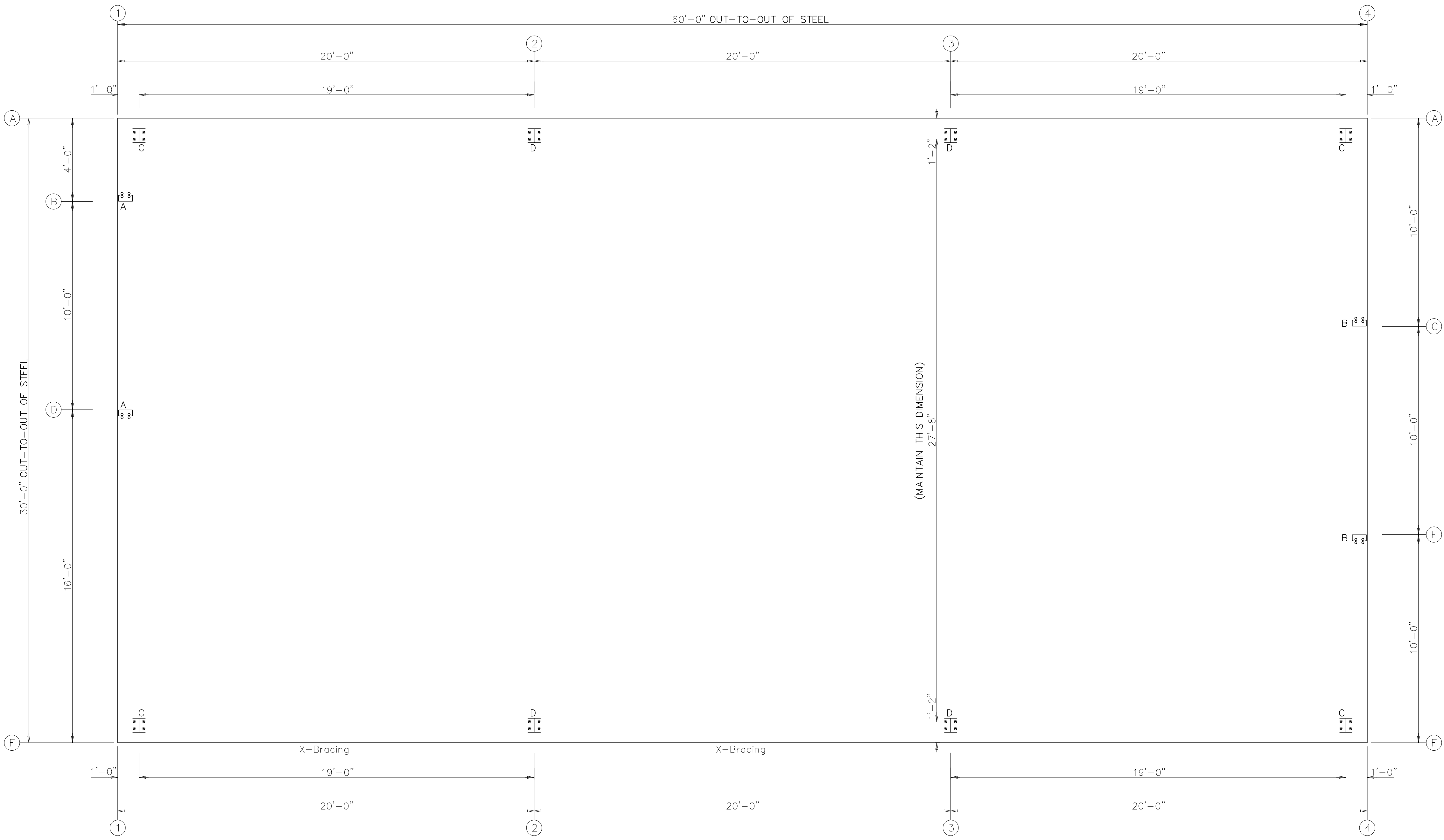
DETAIL C

Dia=1/2\"/>
Thk=3/8"



DETAIL D

LEGEND:
Dia=Anchor Bolt Diameter
Thk=Base Plate Thickness
EW=Endwall
SW=Sidewall



ANCHOR BOLT PLAN
NOTE: Underside of All Base Plates @ 100'-0" (U.N.)
Finished Floor @ 100'-0"

APPROVAL REQUIRED

THIS DRAWING REPRESENTS STEELWAY'S INTERPRETATION OF THE CONTRACT REQUIREMENTS FOR THIS PROJECT. PLEASE PERFORM A THOROUGH REVIEW OF ALL ITEMS SHOWN. APPROVAL OF THIS DRAWING CONSTITUTES ACCEPTANCE OF OUR INTERPRETATION. SEE 'PRELIMINARY DRAWINGS' ON PAGE G1 FOR MORE INFORMATION ON OUR APPROVAL PROCESS.

- APPROVED FOR FABRICATION - NO CHANGES
APPROVED FOR FABRICATION AS NOTED NO FURTHER APPROVAL REQUIRED
REVISE AND RESUBMIT

THE BUILDING ORDER'S DELIVERY SCHEDULE WILL BE DETERMINED ONCE FINAL APPROVALS ARE RETURNED TO STEELWAY WITH NO FURTHER CHANGES.

BY: DATE:

Table with 4 columns: Rev., Date, By, Description. Row 1: 0, 12/06/2024, PB, ISSUED FOR INFORMATION

Table with 2 columns: CLIENT (MK5 FOUNDATION MFG.), PROJECT (HB4631-MILOSH), PROJECT LOCATION (GUELPH, ON)

Table with 2 columns: DRAWING NAME (ANCHOR BOLT PLAN & DETAILS), DRAWING No. (76776-S1)

Table with 2 columns: DRAWN BY (KT), CHECKED BY

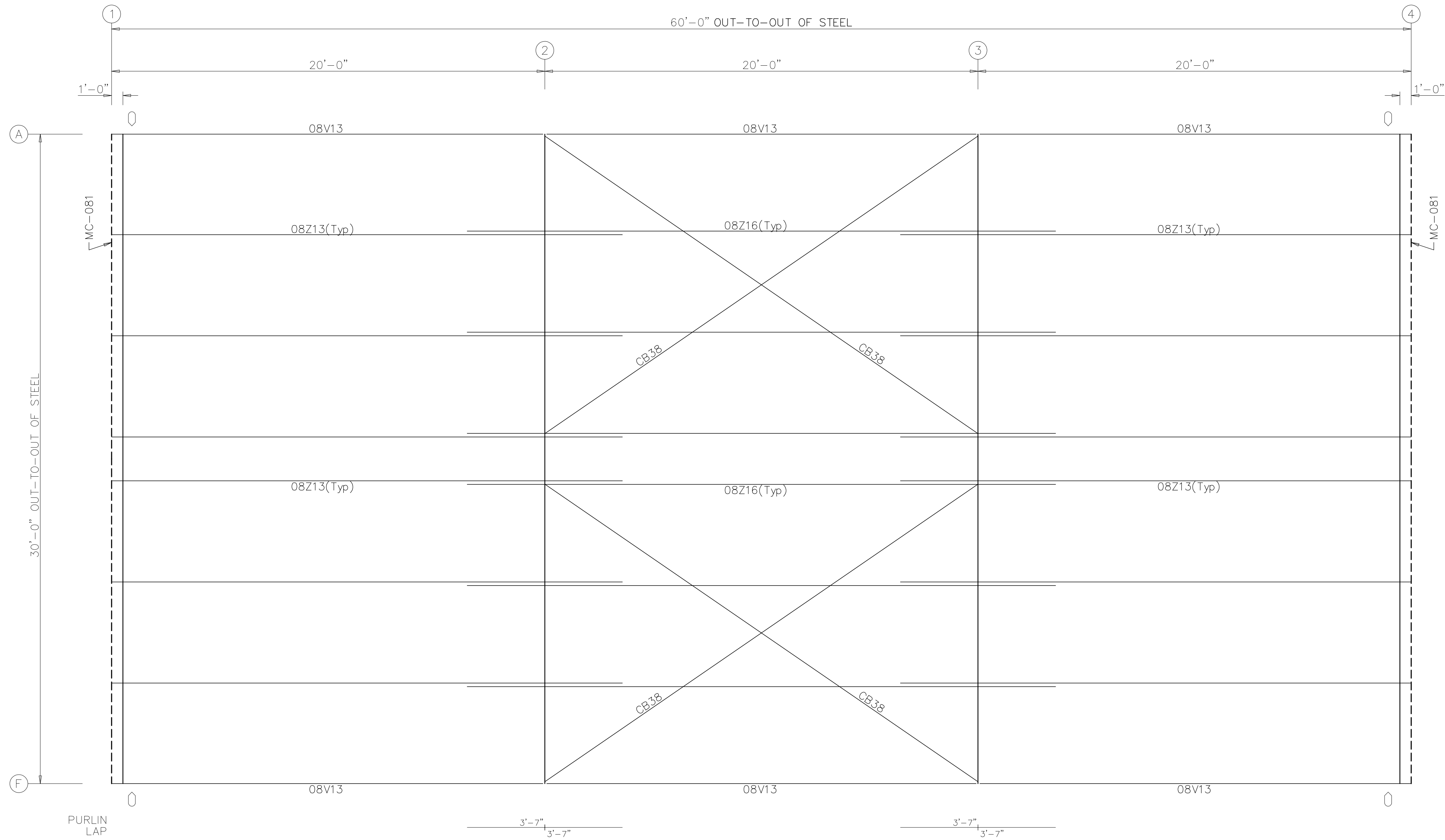
SHEET: ANSI D (22"x34") ENGINEER'S SEAL APPLIES ONLY TO EXSTEEL PRODUCTS



exsteel logo and contact information: 7825 Springwater Road, Aylmer, Ontario N5H 2R4, 519.765.2244, exsteel.com

NOTE: REFER TO WEDGE ANCHOR MANUFACTURERS INSTALLATION INSTRUCTIONS INCLUDED WITH WEDGE ANCHORS

NOTE:
 ALL CONNECTIONS TO PURLINS FOR ANY COMPONENT WITH A
 LOAD IS TO BE CONNECTED TO THE WEB OF THE PURLIN.
 PLEASE CONSULT WITH STEELWAY BUILDING SYSTEMS OR A
 PROFESSIONAL ENGINEER IF CONNECTION TO THE FLANGE OF
 THE PURLIN IS REQUIRED.



ROOF FRAMING PLAN

□ DOWNSPOUTS LOCATION

M01
(3)

14'-8 3/4"
(20)

14'-8 3/4"
(20)

ROOF SHEETING

PANELS: 26Ga. STORM SEAL -
 NRO - GALVALUME

APPROVAL REQUIRED

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BY _____ DATE: _____

Rev.	Date	By	Description
0	12/06/2024	PB	ISSUED FOR INFORMATION

CLIENT	MK5 FOUNDATION MFG.
PROJECT	HB4631-MILOSH
PROJECT LOCATION	GUELPH, ON

DRAWING NAME	ROOF PLAN
DRAWING No.	76776-S2

DRAWN BY	KT	CHECKED BY	
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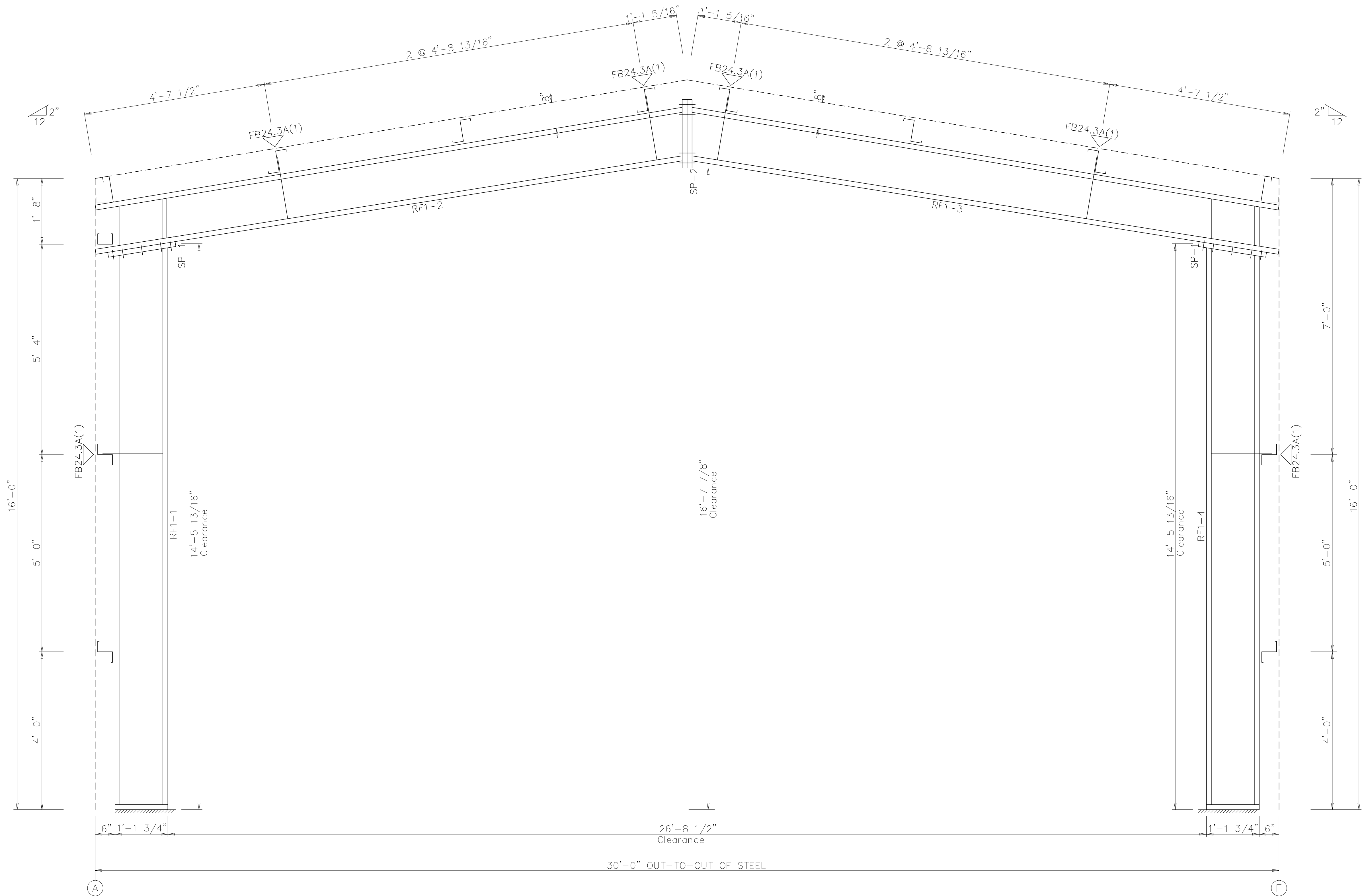
SHEET: ANSI D (22"x34") ENGINEER'S SEAL APPLIES ONLY TO EXSTEEL PRODUCTS



SPLICE PLATE & BOLT TABLE									
Mark	Qty		Int	Type	Dia	Length	Width	Thick	Length
	Top	Bot							
SP-1	4	4	2	A325	0.750	2.00	6"	3/8"	1'-8 3/4"
SP-2	4	4	0	A325	0.750	2.25	6"	1/2"	1'-8 3/4"

MEMBER SIZE TABLE		
MARK	MEMBER	LENGTH
RF1-1	W14@022	14'-2 15/16"
RF1-2	W14@022	14'-8 7/16"
RF1-3	W14@022	14'-8 7/16"
RF1-4	W14@022	14'-2 15/16"

▽ FLANGE BRACES: (1) One Side; (2) Two Sides
 FBxxA(1): xx=length(in)
 A = L2X13GA



APPROVAL REQUIRED
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 REVISE AND RESUBMIT

THE BUILDING ORDER'S DELIVERY SCHEDULE WILL BE DETERMINED ONCE FINAL APPROVALS ARE RETURNED TO STEELWAY WITH NO FURTHER CHANGES.

BY: _____ DATE: _____

Rev.	Date	By	Description
0	12/06/2024	PB	ISSUED FOR INFORMATION

CLIENT
MK5 FOUNDATION MFG.

PROJECT
HB4631-MILOSH

PROJECT LOCATION
GUELPH, ON

DRAWING NAME
FRAME CROSS SECTION

DRAWING No.
76776-S3

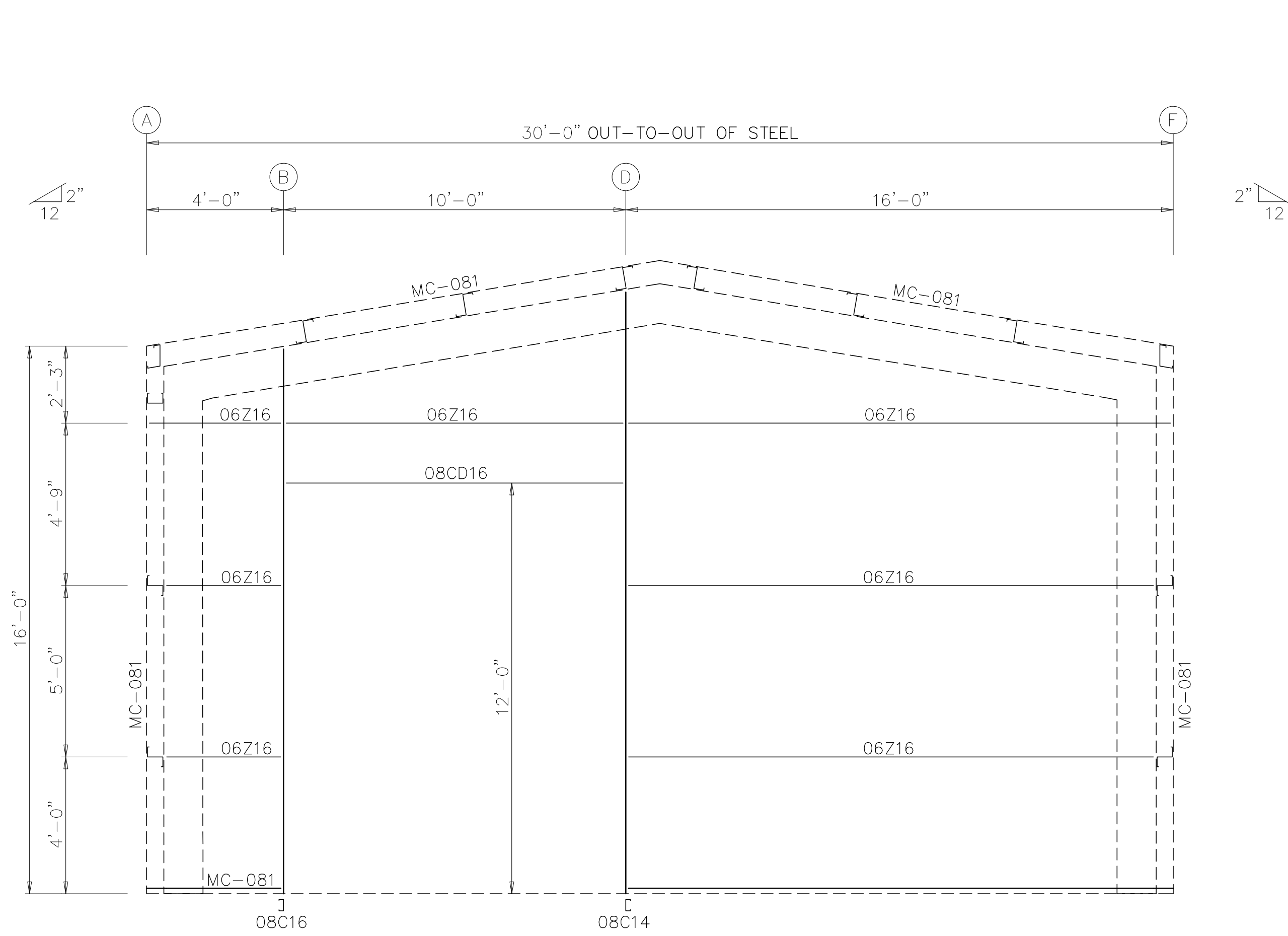
DRAWN BY **KT** CHECKED BY _____
SHEET: ANSI D (22"x34") ENGINEER'S SEAL APPLIES ONLY TO EXSTEEL PRODUCTS



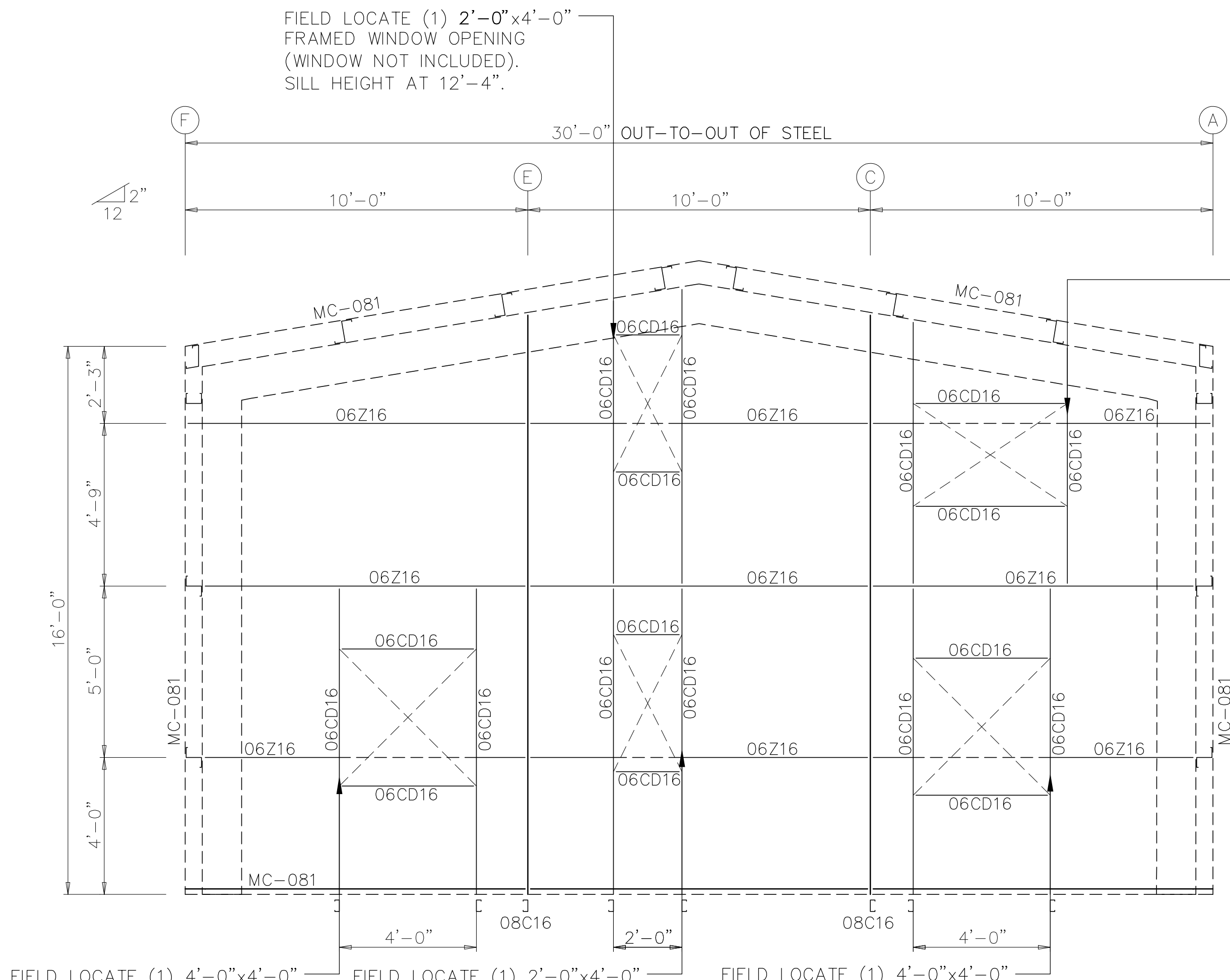
exsteel BUILDING COMPONENTS
 7825 Springwater Road
 Aylmer, Ontario N5H 2R4
 519.765.2244
 exsteel.com

RIGID FRAME CROSS SECTION: FRAME LINE 1 2 3 4

BOLT TABLE				
FRAME LINE 1 & 4				
LOCATION	QUAN	TYPE	DIA	LENGTH
Columns/Raf	6	A325	1 1/2"	1 3/4"
Jamb	4	Gr8.8	1 1/2"	1 1/2"



ENDWALL FRAMING: FRAME LINE 1



ENDWALL FRAMING: FRAME LINE 4

FIELD LOCATE (1) 4'-0"x4'-0"
FRAMED WINDOW OPENING
(WINDOW NOT INCLUDED).
SILL HEIGHT AT 3'-2".

FIELD LOCATE (1) 2'-0"x4'-0"
FRAMED WINDOW OPENING
(WINDOW NOT INCLUDED).
SILL HEIGHT AT 3'-7".

FIELD LOCATE (1) 4'-0"x4'-0"
FRAMED WINDOW OPENING
(WINDOW NOT INCLUDED).
SILL HEIGHT AT 2'-10 3/4".

FIELD LOCATE (1) 4'-6"x3'-0"
FRAMED WINDOW OPENING
(WINDOW NOT INCLUDED).
SILL HEIGHT AT 11'-4".

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0	12/06/2024	PB	ISSUED FOR INFORMATION

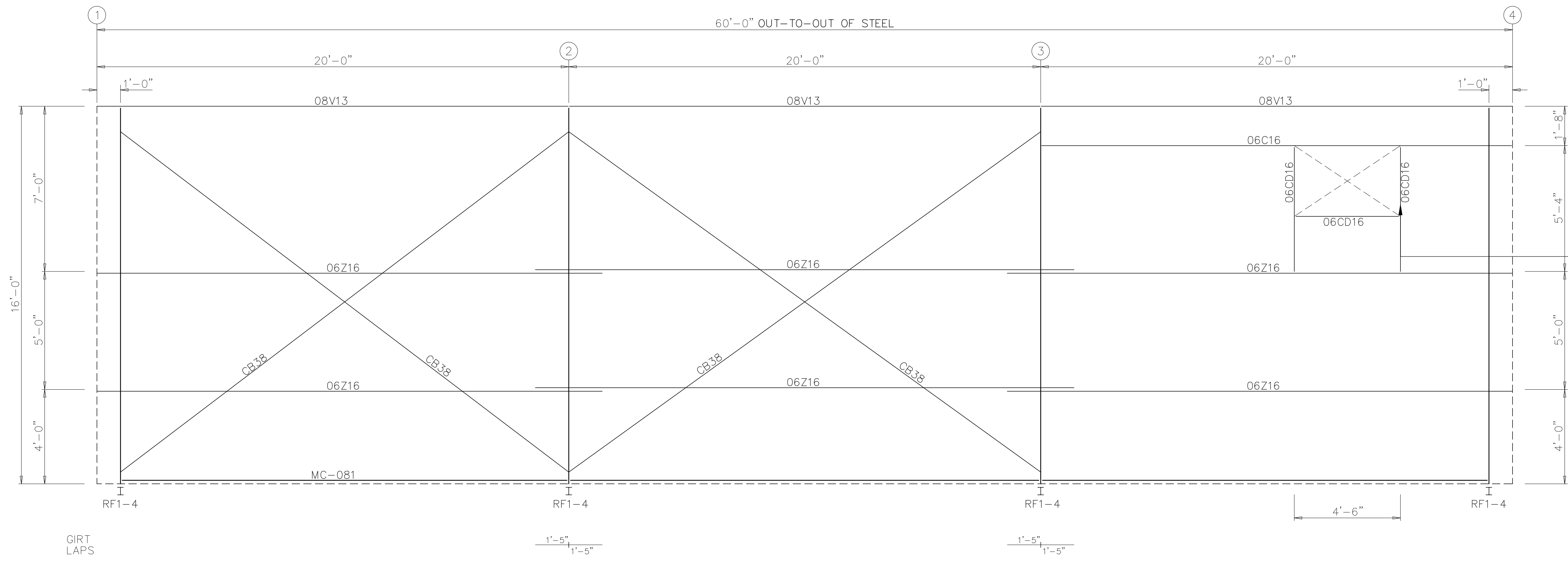
CLIENT	MK5 FOUNDATION MFG.
PROJECT	HB4631-MILOSH
PROJECT LOCATION	GUELPH, ON

DRAWING NAME	ENDWALL ELEVATIONS
DRAWING No.	76776-S4

DRAWN BY	KT	CHECKED BY	
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SHEET: ANSI D (22"x34") ENGINEER'S SEAL APPLIES ONLY TO EXSTEEL PRODUCTS

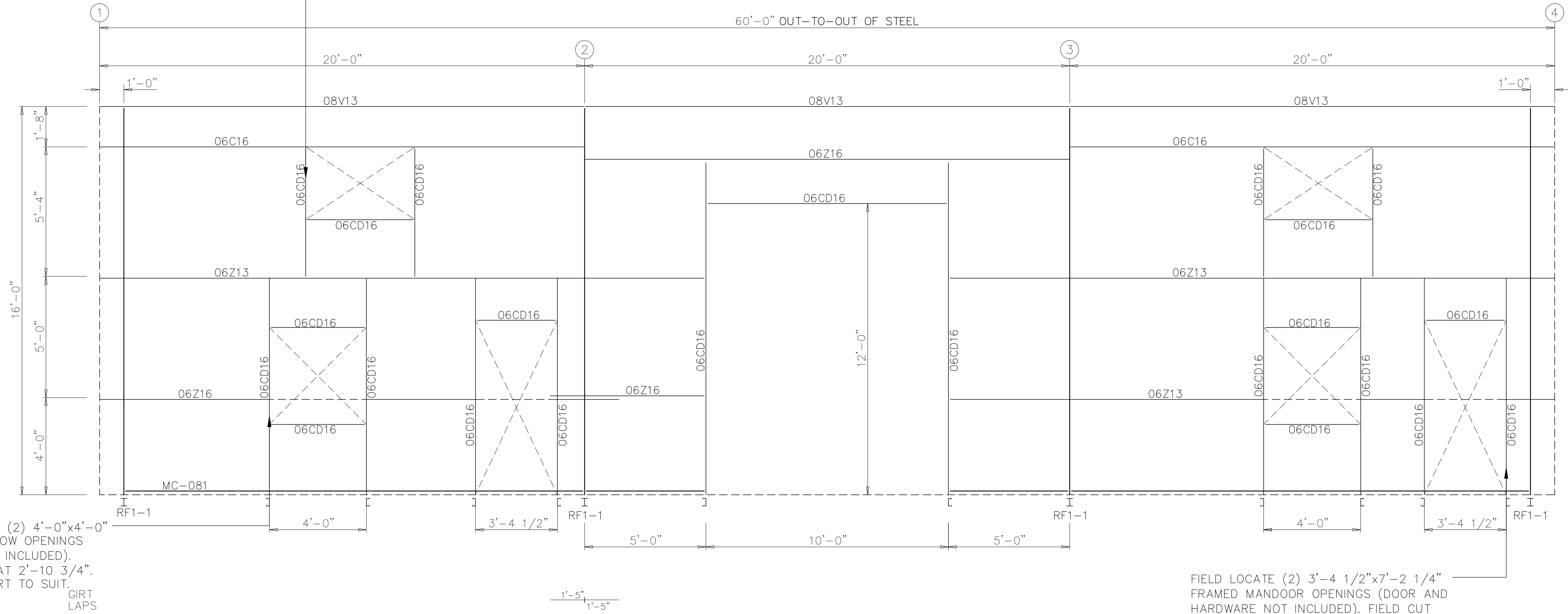




FIELD LOCATE (2) 4'-6" x 3'-0" FRAMED WINDOW OPENING (WINDOW NOT INCLUDED). SILL HEIGHT AT 11'-4".

SIDEWALL FRAMING: FRAME LINE F

FIELD LOCATE (2) 4'-6" x 3'-0" FRAMED WINDOW OPENINGS (WINDOW NOT INCLUDED). SILL HEIGHT AT 11'-4"



FIELD LOCATE (2) 3'-4 1/2" x 7'-2 1/4" FRAMED MANDOR OPENINGS (DOOR AND HARDWARE NOT INCLUDED). FIELD CUT GIRTS TO SUIT.

SIDEWALL FRAMING: FRAME LINE A

APPROVAL REQUIRED

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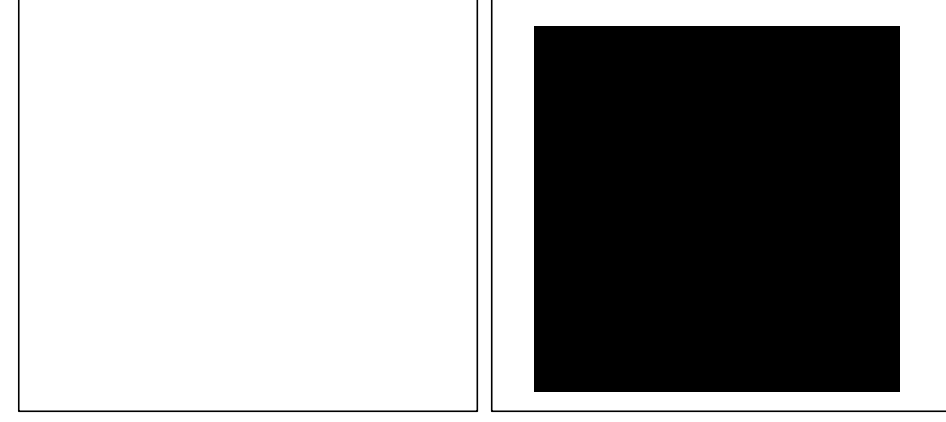
BY: _____ DATE: _____

Rev.	Date	By	Description
0	12/06/2024	PB	ISSUED FOR INFORMATION

CLIENT	MK5 FOUNDATION MFG.
PROJECT	HB4631-MILOSH
PROJECT LOCATION	GUELPH, ON

DRAWING NAME	SIDEWALL ELEVATIONS
DRAWING No.	76776-S5

DRAWN BY: **KT** CHECKED BY: _____
SHEET: ANSI D (22"x34") ENGINEER'S SEAL APPLIES ONLY TO EXSTEEL PRODUCTS



exsteel BUILDING COMPONENTS
 7825 Springwater Road
 Aylmer, Ontario N5H 2R4
 519.765.2244
 exsteel.com

Comments received to date:

Public Works – No comments

GRCA – no comments

By-law – no comments

Building – The building department has no concerns with the increased floor from a building code perspective on the condition that the proposed building is for personal/residential use only.

If the use were to change to a farm or commercial use, the spatial separation would need to be reviewed, and upgrades to cladding and fire-resistance rating on the wall closest to the property line would be required.

We are in receipt of the building permit application for this project and technical comments will be made under that permit application.

Source water – in addition to the Section 59 Notice, we recommend the following condition be included in the Minor Variance, to address outstanding actions required from the mandatory septic inspection completed in 2023:

"That the property owner provide the Township's Building department with a septic tank pump out receipt, as required following the septic system inspection completed on July 7, 2023."



Restricted Land Use Notice

No Prohibition or Risk Management Plan Requirement

Issued under the *Clean Water Act*, Section 59 (2) (a)

Notice Number: PUS-S59-25-002

Description and Date of Application/Supporting Documents: Minor Variance, January 27, 2024 / Application documents, Screening Form, WHPA Maps

Applicant: Milosh Nadvornik

Email: miloshn@rogers.com

Roll Number: 230100000810950 **WHPA:** WHPA-B, ICA

Vulnerability Score: 10, 8, Trichloroethylene or another DNAPL that could degrade to Trichloroethylene **Threats:** Sewage System Or Sewage Works - Septic System, Handling Of Fuel, Storage Of Fuel, Handling Of A Dense Non Aqueous Phase Liquid (DNAPL), Storage Of A Dense Non Aqueous Phase Liquid (DNAPL), Storage Of An Organic Solvent

Property Address: 504 Arkell RD **Town:** Puslinch

Municipality: Puslinch **Province:** Ontario

Postal Code: N1H 6H8

Source Protection Plan: Grand River **Drinking Water System:** City of Guelph

Property Owner Information

Name: Milosh Nadvornik

Mailing Address: 504 ARKELL RD

Guelph, Ontario

N1H 6H8



This Notice is being issued under subsection 59 2(a) of the Clean Water Act, 2006 and was prepared in response to an Application (as described above under Description / Supporting Documents) received for the property that is identified above. One or more of the land uses proposed to be engaged in, at the above noted property, has been designated as a restricted land use under Section 59 of the *Clean Water Act* and the application is either for a provision of the *Planning Act* prescribed under Section 62, Ontario Regulation 287/07 of the *Clean Water Act* or for a building permit under the *Ontario Building Code*.

The Application was reviewed in accordance with the *Clean Water Act* and the Grand River Source Protection Plan as amended. Based on the information submitted as part of the Application, Section 57 (Prohibition) or Section 58 (Risk Management Plan) of the *Clean Water Act* **do not** apply, at this time, to the activities outlined in the Application for the above referenced property.

Rationale: This Notice pertains to a Minor Variance application for increased building size submitted for 504 Arkell RD. Based on the application and submitted documents, the activities proposed at the subject property would not be considered a significant drinking water threat, therefore neither Section 57 nor 58 of the *Clean Water Act* apply. A Section 59 2 (a) Notice to proceed is being provided. The existing on-site septic system will continue to remain a Significant Drinking Water Threat and will continue to be subject to the mandatory inspection program.

- This Notice is only effective as it relates to the above referenced Application
- Any change to the information submitted under the Application nullifies this Notice, unless otherwise permitted by the Risk Management Official.
- This Notice is not valid for any subsequent approvals under the *Planning Act* or building permits under the *Ontario Building Code* for the property. Further Section 59 notices will be required for subsequent applications at the property and a risk management plan may be required.
- Pursuant to Section 53 (3), Ontario Regulation 287/07 under the *Clean Water Act*, this notice, once issued, is a public document. All information submitted for development of this notice is subject to the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA).

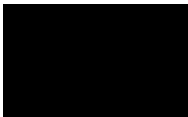


This Notice has been issued under the Authority of the Risk Management Official appointed for the Township of Puslinch under by-law 058-2017 and/or 62/15. This Notice has been issued in accordance with the *Clean Water Act*, 2006, Section 59, Ontario Regulation 287/07 and the Grand River Source Protection Plan as amended.

If you require further information, please contact the undersigned.

Signature:

Date:

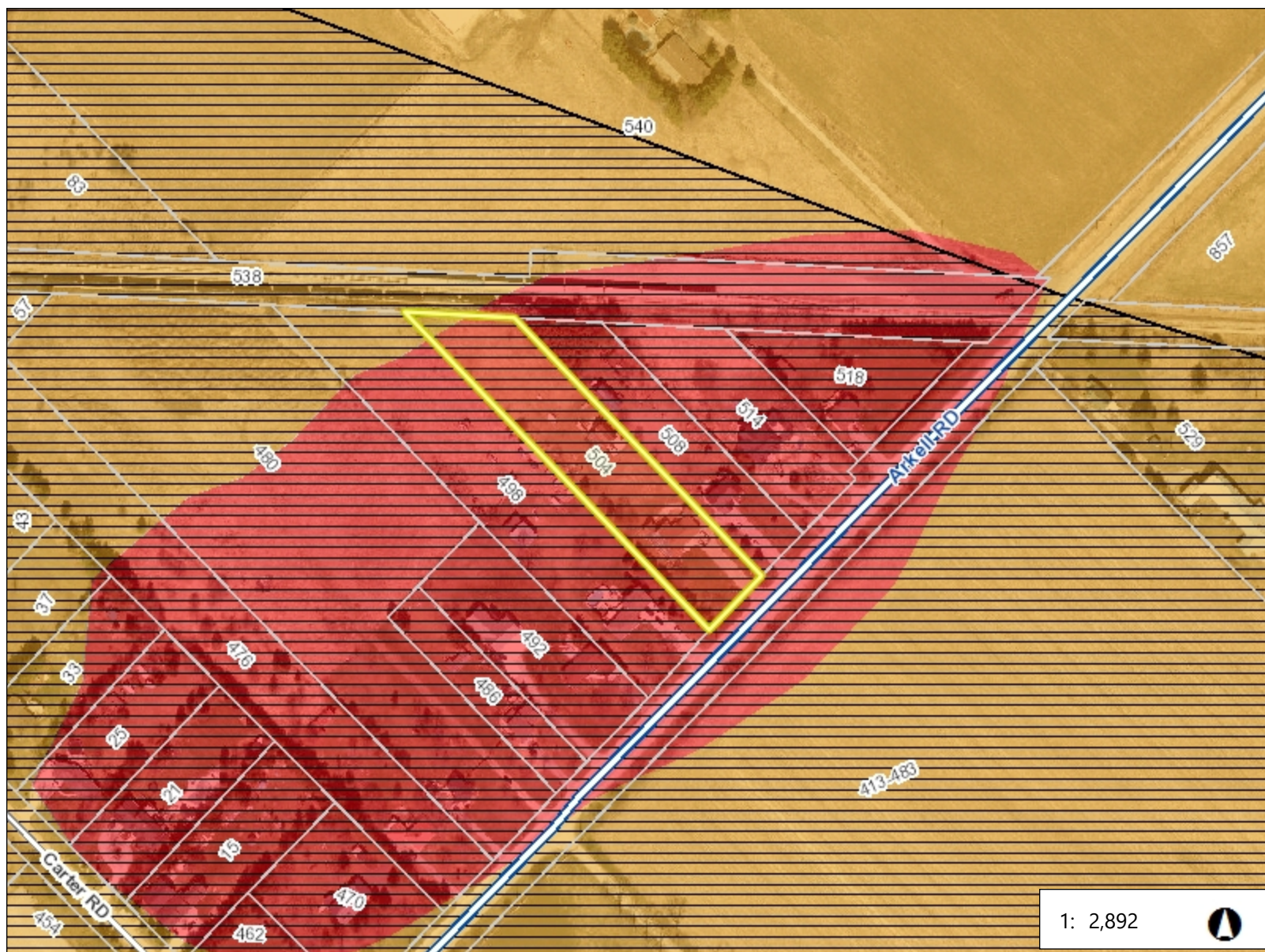


28 Jan 2025

Kyle Davis, Risk Management Official
519-846-9691 ext. 362
kdavis@centrewellington.ca

Attachment(s): WHPA Map(s)

Wellington Source Water Protection is a municipal partnership between Township of Centre Wellington | Town of Erin | Guelph / Eramosa Township | Township of Mapleton | Town of Minto | Township of Puslinch | Township of Wellington North | County of Wellington. The purpose of the Clean Water Act is to protect existing and future sources of drinking water.



Legend

- Parcels
- Roads**
 - Local Road
 - County Road
 - Highway
- Well Locations**
 - Existing
 - Proposed
- Issue Contributing Area**
 - Chloride
 - Nitrate
 - Sodium
 - TCE
- Wellhead Protection Area**
 - A
 - B
 - C
 - D
- Vulnerability Score**
 - 10
 - 8, D; 8; 8, C
 - 2, 4, 6 (A, B or C)
 - 2, 4, 6, D; 2, 4, D; 2, 4, 6 (D); 4, D; 6,

1: 2,892



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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Notes



REPORT D13-2025-003

TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: February 11th, 2025

SUBJECT: Minor Variance Application D13/SCH (Nadine Schram)
19 Water Road PV
PLAN 61M203 LOT 95

RECOMMENDATION

That Report D13-2025-004 entitled Minor Variance Application D13/SCH be received; and

Whereas the variance requested would provide relief from Section 14, Site-specific number 86 of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting to allow the interior side yard for accessory building to be 0 meters instead of 0.6 meters as required, and

Whereas the variance requested would provide relief from Section 4.4.2.c.iii) of the Zoning By-law requestion to allow the accessory building to be located 0.93 meters from the principal building instead of a minimum of 1 metre as required; and

Whereas, 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; and

Whereas, the staff are not satisfied with the information provided with respect to the location of the building in relation to the property line and require additional information from the applicant;

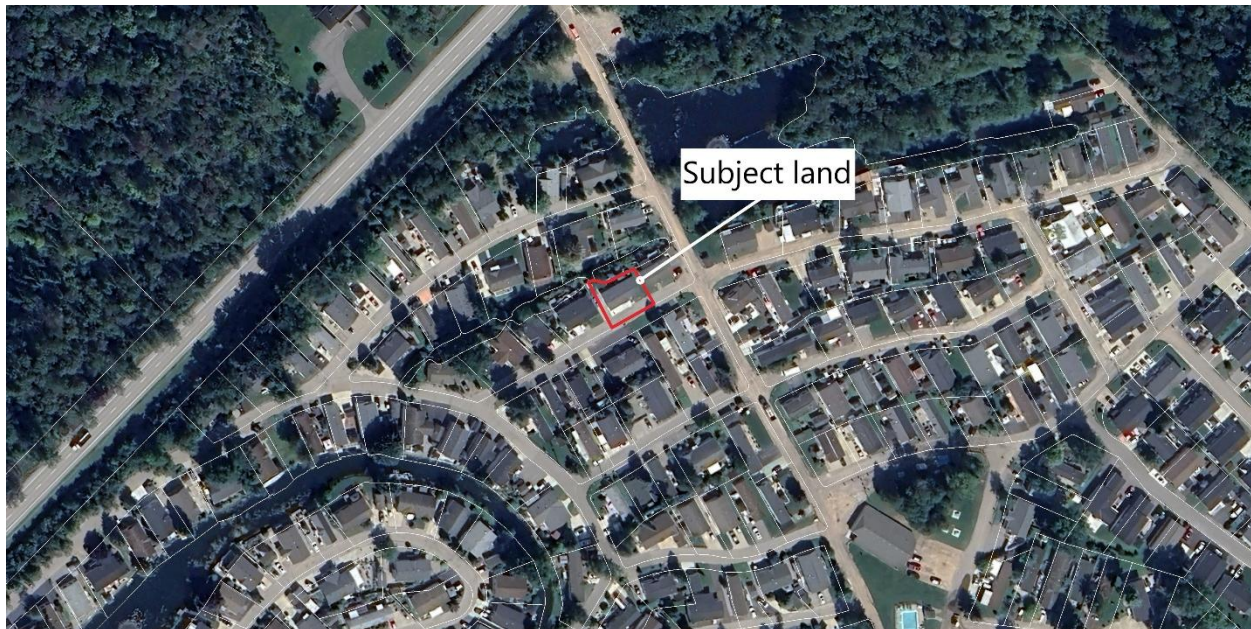
Therefore, that planning staff recommends deferral of the application until the following items is provided:

1. That owner provides a survey prepared by an Ontario Land Surveyor confirming the final location of the shed.

Purpose

Regulation	By-law Section	Required	Proposed	Relief Requested
Comprehensive Zoning By-law # 23-2018, as amended	Section 14, Site-specific number 86	Each accessory building or structure shall have a minimum side yard of 0.6 metres.	0.0 m	0.6 m
Comprehensive Zoning By-law # 23-2018, as amended	Section 4.4.2.c.iii), Accessory Building and Structures.	No accessory building or structure or part shall be located within One (1) metre from the principal building on the lot.	0.93 m	0.07 m

Subject Property Key Map



Discussion

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none"> • The subject property is located within the Mini Lakes community. • The subject lands are 0.09 acre (364.22 m²) in size.

	<ul style="list-style-type: none"> • The proposed application is requesting relief from the minimum required interior side yard of 0.6 m to facilitate construction of a shed, and 1 meter required setback from principal dwelling.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subjected lands are zoned Site Specific Rural Residential (RUR(sp86)) with Environment protection (EP) Overlay. • One dwelling unit per site and accessory uses are permitted use within the Site-Specific Zone no. 86. • The intention of application is to facilitate construction of a shed to be located within 0.93 meter to the principal building, where as section 4.4.2.c.iii) state that no accessory building or structure or part shall be located within one (1) meter from the principal building on the lot. Further, it is permit a reduced interior setback of 0.0 meters, whereas Section 14 Site-Specific Provision 86 states that the minimum required setback is 0.6 meters. • The shed is 22.30 m² in size, resulting in a total lot coverage of 32.9%, whereas 35% is allowed according to section 14, Site-specific number 86 within the Zoning By-law. • The proposed shed appears to meet all other requirements of the site specific provision (RUR(86)). • The intent of providing a minimum setback is to ensure that the property is landscaped for proper grading and drainage, that the size and massing of the buildings/structures on the property are compatible with the neighbourhood, and to ensure there is adequate space to accommodate servicing on a portion of the property.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The subject lands are within Special Policy Area PA7-6 Mini Lakes and as an Environmentally Sensitive Area (ESA) within the County of Wellington Official Plan. • The land designated PA7-6 may be used for an adult lifestyle community including dwelling units. • Section 5.5.5 Environmentally Sensitive Areas (ESA's) state that the areas will be protected from development or site alterations which would negatively impact them or their ecological functions.
That the variance is desirable for the appropriate development	<ul style="list-style-type: none"> • The subject land is surrounded by residential uses and abuts small stream in the back. • The surrounding properties contain a variety of side yards less than 0.6 meters and accessory building located closer than 1

<p>and use of the land, building or structure</p>	<p>meter to a primary building which existed prior to the date of passing of Site-Specific Provision By-law 86 in the neighbourhood.</p> <ul style="list-style-type: none"> • In order to determine if the variance is desirable for the appropriate development and use of the land, building or structure, a survey confirming the final location of the shed would require.
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Conclusion

In conclusion, planning staff is recommending deferral until a survey confirming the final location of the shed is submitted. Staff trust that this report will be of assistance to the Committee in their consideration of this matter.

Engagement Opportunities

Township Active Planning Application Website;
 Public Notice of Hearing and Committee Decision (Statutory);
 Notice of Public Hearing Resident Guide.

Attachments

Schedule "A" Application
 Schedule "B" Sketch
 Schedule "C" Staff/Public/Agency Comments

Respectfully submitted,

Reviewed by:

Mehul Safiwala,
 Junior Planner

Justine Brotherston,
 Interim Municipal Clerk



Affidavit

Township of Puslinch
7404 Wellington County Rd 34, Puslinch, ON N0B 2J0
(519) 763-1226

Cloudpermit application number
CA-3523001-P-2025-2

Applicant, Property owner, Payer		
Last name Schram	First name Nadine	Corporation or partnership
Street address 19 Water St	Unit number	Lot / Con.
Municipality Puslinch	Postal code N0B2J0	Province Ontario
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information		
Address	Legal description	Roll number
19 WATER ROAD PV (Primary)	PLAN 61M203 LOT 95	2301000006166150000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Nadine Schram, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)
[REDACTED]

Signature of Commissioner for taking affidavits [REDACTED]	Municipality Township of Puslinch	Day, month, year Jan 9 2025
---	--------------------------------------	--------------------------------

Place an imprint of your stamp below

**Monika Alyse Famcombe, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Township of Puslinch.
Expires February 14, 2027.**

Affidavit and signatures


Applicant

The Nadine Schram, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.

 Digitally signed on 2025-01-09, 4:13:17 p.m. EST by Nadine Schram.

Send correspondence to	
Send correspondence to <input checked="" type="checkbox"/> Owner(s) <input type="checkbox"/> Agent <input type="checkbox"/> Others	
Who to send the Invoice to <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Other	

Provide a description of the "entire" property			
Concession		Lot	Registered Plan Number
Area in Hectares		Area in Acres	Depth in Meters
Depth in Feet	Frontage in Meters	Frontage in Feet	Width of road allowance (if known)

Reason for Application	
Please indicate the Section of the Planning Act under which this application is being made <input checked="" type="checkbox"/> Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.) <input type="checkbox"/> Section 45(2) relates to a change to or expansion of an existing legal non- conforming use	
What is the nature and extent of the relief that is being applied for? Relief from reduced setback to detached garage of 0m from 0.6m	Why is it not possible to comply with the provisions of the by-law? Existing concrete pad where previous sheds were built before ownership was taken over. Previous sheds have been removed and new shed placed on existing concrete pad.

What is the current Official Plan and zoning status?	
Official Plan Designation N/A	Zoning Designation RUR (sp86)
What is the access to the subject property? <input type="checkbox"/> Provincial Highway <input type="checkbox"/> Continually maintained municipal road <input type="checkbox"/> Seasonally maintained municipal road <input checked="" type="checkbox"/> Other <input type="checkbox"/> Continually maintained county road	If other please specify Private
What is the name of the road or street that provides access to the subject property? Wellington Rd 34 E	If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.

Existing and Proposed Service		
Indicate the applicable water supply and sewage disposal:		
Private Well	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Communal Water	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Provincial Water Taking Permit	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Private Septic	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Communal Septic	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Other Provincial Waste Water System	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
How is storm drainage provided? *		
<input checked="" type="checkbox"/> Storm Sewers <input type="checkbox"/> Ditches <input type="checkbox"/> Swales <input type="checkbox"/> Other means		

Existing Subject and Abutting Property Land Uses, Buildings and their Locations	
What is the existing use of the subject property? Residential single family dwelling	What is the existing use of the abutting properties? Residential single family dwelling

Provide the following details for all existing buildings on the subject land		
Main Building Height in Meters N/A	Main Building Height in Feet N/A	Percentage Lot Coverage in Meters 31%
Percentage Lot Coverage in Feet N/A	Number of Parking Spaces 4	Number of Loading Spaces n/a
Number of Floors 1	Total Floor Area in Square Meters 115.57	Total Floor Area in Square Feet 1244
Ground Floor Area (Exclude Basement) in Square Meters 115.57	Ground Floor Area (Exclude Basement) in Square Feet 1244	

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters 2.65m	Main Building Height in Feet N/A	Percentage Lot Coverage in Meters 32.9%
Percentage Lot Coverage in Feet 32.9%	Number of Parking Spaces 2	Number of Loading Spaces 0
Number of Floors 1	Total Floor Area in Square Meters 8.4m2	Total Floor Area in Square Feet n/a
Ground Floor Area (Exclude Basement) in Square Meters 8.4m2	Ground Floor Area (Exclude Basement) in Square Feet n/a	

What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)

Front Yard in Meters N/a	Front Yard in Feet 8 ft	Rear Yard in Meters N/a
Rear Yard in Feet 8ft	Side Yard (interior) in Meters 0m	Side Yard (interior) in Feet n/a
Side Yard (Exterior) in Meters n/a	Side Yard (Exterior) in Feet n/a	

What are the dates of acquisition and construction of subject property and building property

Date of acquisition of subject property June 9 2023	Date of construction of buildings property 2004	How long have the existing uses continued on the subject property? always
Has the owner previously applied for relief in respect of the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Other Related Planning Applications

Planning Application: Official Plan Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Zoning By-Law Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Planning Application: Plan of Subdivision <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Consent (Severance) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Planning Application: Site Plan <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Minor Variance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Minor Variance Application must be commissioned

Please confirm the following <input checked="" type="checkbox"/> 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.
--

SMALL STREAM

CONCRETE PAD
THAT HOUSED
2 OLD SHEDS
10 X24
WANTING TO
PUT ONE BUILDING
INSTEAD OF 2

DECK 10 X43

9X10
SHED

5'3" X 53' SIDE YARD

48'

HOUSE

24'

DRIVE WAY

12'9"X40

15'X21' FRONTAGE

PORCH
8'2" X6'3"

15'X14 FRONTAGE

ROAD

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE



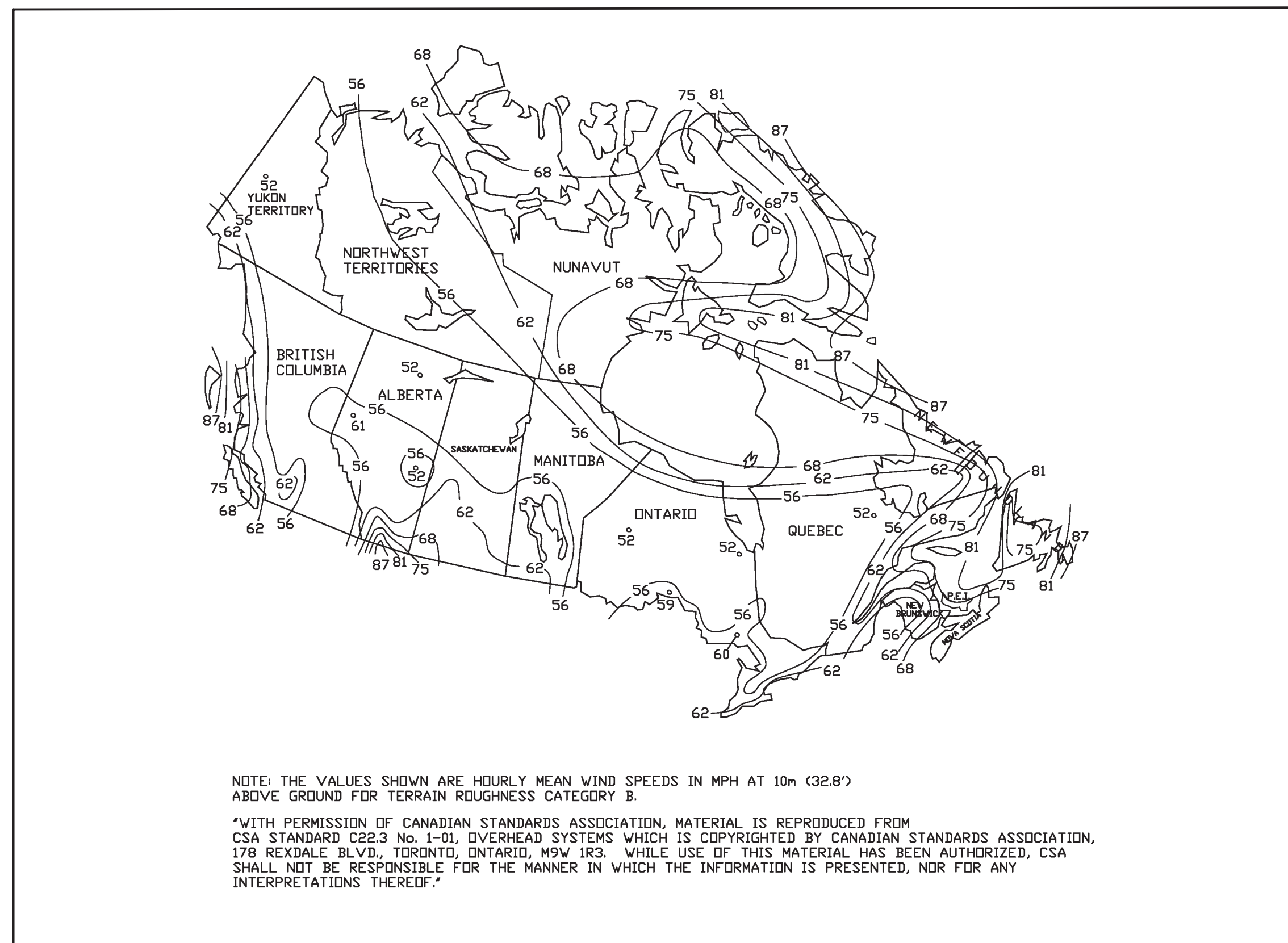
UTILITY SHED PLANS

ONTARIO - CANADA



PORTABLE BUILDINGS

WIND CHART



GENERAL NOTES:

- NATIONAL BUILDING CODE OF CANADA 2020 AND PROVINCIAL CODE OF ONTARIO AND ALL SUPPLEMENTS AND REVISIONS/ERRATA.
- ALL MATERIALS AND LABOR SHALL BE IN ACCORDANCE WITH THE ABOVE CODE AND ALL OTHER APPLICABLE LOCAL CODES AT THE TIME OF MANUFACTURE.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THE FOUNDATION PLAN IS A SEPARATE SET OF PLANS FOR APPROVAL BY LOCAL MUNICIPALITIES.
- EXTERIOR DIMENSIONS CAN VARY BETWEEN LIMITS SHOWN @ 2'-0" o/c BUT MEMBER SPACING SHALL NOT EXCEED LIMITS AS INDICATED.
- ALL THE FOLLOWING LUMBER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA USE CATEGORY UC4B (GROUND CONTACT, HEAVY DUTY) SKIDS.
- ALL THE FOLLOWING LUMBER SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA USE CATEGORY UC3B (EXTERIOR ABOVE GROUND, UNCOATED OR POOR WATER RUNOFF), FLOORS JOISTS, PLYWOOD FLOOR DECKING, AND EXTERIOR RATED WOOD STRUCTURAL PANEL SIDING. TREATED SOUTHERN YELLOW PINE MAY BE USED AS AN APPROVED MATERIAL (SEE PAGE 11 OF DRAWINGS FOR APPROVAL LETTER).
- LP PROSTRUCT SUB-FLOORING 1/2" MAY BE USED IN LIEU OF PRESSURE TREATED PLYWOOD FLOORING.
- P.T. PLYWOOD FLOORING NOT REQUIRED WHERE THE BOTTOM OF THE FLOORING IS OVER 18" ABOVE GROUND.
- ALL FASTENERS AND CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED GALVANIZED (G185) OR STAINLESS STEEL.
- FOR ROOFS WITH ASPHALT SHINGLES AND A SLOPE BETWEEN 2 TO 12 AND 4 TO 12 SHALL HAVE A DOUBLE UNDERLAYMENT APPLICATION AS REQUIRED IN ACCORDANCE TO NBCC 2020.
- ASPHALT SHINGLES SHALL CONFORM TO NBCC 2020.
- FASTENERS FOR ASPHALT SHINGLES SHALL CONFORM TO NBCC 2020.
- TIE-DOWNS SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE CODES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY AND PLACEMENT OF LAWN STORAGE UNIT TO INSURE THE INTEGRITY OF THE BUILDING AND ITS COMPONENT PARTS.
- NO FIELD REVISIONS TO ANY STRUCTURAL COMPONENT OR DEVIATION FROM THESE DRAWINGS SHALL BE MADE.
- THE OWNER AND THE CONTRACTOR SHALL HOLD HARMLESS THE ENGINEER FROM AND AGAINST ALL LIABILITY CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING LEGAL FEES ARISING OUT OF OR RESULTING FROM ERROR OR OMISSIONS IN THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.
- SECTIONS AND DETAILS ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY AT ALL SIMILAR LOCATIONS, UNLESS OTHER SECTIONS AND DETAILS ARE SPECIALLY REFERENCED.
- REFER TO SUPPLIED FASTENING SCHEDULE FOR FASTENING BASE ON CONNECTION AND LOCATION OF MEMBERS AS PER 2020 BUILDING CODE TABLE 2304.9.1 UNLESS NOTED OTHERWISE.
- BUILDINGS HAVE BEEN DESIGNED FOR LP SMARTSIDE PREVISION PANEL SIDING, LP SMARTSIDE PRECISION LAP SIDING SHALL NOT BE USED.
- FASTENERS IN LP SMARTSIDE PRECISION PANEL SIDING MUST NOT BE INSTALLED IN PANEL SIDING GROOVES IN THE FIELD OF THE PANEL SIDING OR WHEN THE PANEL SIDING GROOVES OCCUR AT CUT EDGES OF THE PANEL SIDING.
- REFER TO THE ICC-ES EVALUATION REPORT ESR-1301 FOR ADDITIONAL DATA AND SPECIFICATIONS OF LP SMARTSIDE PRECISION PANEL SIDING. MINNESOTA PRODUCT APPROVAL 9190.5 & 9190.6
- MAX OPENING WIDTHS MUST COMPLY WITH DESIGN RATIOS AS PER ANSI/AF&PA SDPWS-2008. BUILDING HAVE DESIGNED TO HAVE ONLY OPENINGS WITH MAX WIDTHS EQUAL TO THOSE IN THE ENDWALL SHEAR WALL CHART.
- THE DESIGN OF THESE BUILDING MEETS CNRC-NRC (CANADA NATIONAL RESEARCH COUNCIL), AND THE (PROVINCIAL BUILDING CODE).
- BUILDING HAVE BEEN DESIGNED TO HAVE ANCHORS DIRECTLY ATTACHED TO ALL FOUR CORNERS OR THE BUILDING TO RESIST TENSION FORCES FROM LATERAL WIND LOADS, THIS DESIGN CONSIDERATION MUST BE MADE BY INSTALLER WHEN ATTACHING ANCHORING SYSTEM TO BUILDING.
- UNLESS NOTED OTHERWISE, ATTACH ALL MANUFACTURED PRODUCTS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

NOTES:

THIS BUILDING DOES NOT HAVE RUNNING WATER OR SANITATION SERVICES. THIS BUILDING IS DESIGNED AS A UTILITY SHED TO STORE LAWN EQUIPMENT SUCH AS WHEEL BARROWS GARDENING SUPPLIES, FLOWER POTS, AD CARDBOARD BOXED WITH VARIOUS SMALL ITEMS.

SITE INSTALLED ITEMS:

- NOTE THAT THIS LIST DOES NOT NECESSARILY LIMIT THE ITEMS OF WORK AND MATERIALS THAT MAY BE REQUIRED FOR A COMPLETE INSTALLATION. ALL SITE RELATED ITEMS ARE SUBJECT TO LOCAL JURISDICTIONAL APPROVAL.
- THE COMPLETE FOUNDATION SUPPORT AND TIE-DOWN SYSTEM.
 - RAMPS, STAIRS, AND GENERAL ACCESS TO THE BUILDING IF NECESSARY.
 - GUTTERS AND DOWNSPOUTS ON ALL BUILDINGS WITH EAVES OF LESS THAN 6 INCHES HORIZONTAL PROJECTION EXCEPT FOR GABLE END RAKES.
 - ANCHORS & PADS ARE OPTIONAL, TO BE DETERMINED BY LOCAL CONDITIONS AND BUILDING PROFESSIONALS.

DESIGN CRITERIA:	
1. WIND VELOCITY	1/50 kPa. Column Div B App C 75 mph = 14.4 psf
2. BUILDING CATEGORY	I
3. WIND EXPOSURE	C
4. INT. PRESSURE COEFFICIENT	±0.18
5. ENCLOSURE CLASSIFICATION	ENCLOSED
6. BASED ON HEIGHT	15 FEET
7. OVERHANG	NO
8. FLOOR DESIGN LIVE LOAD FLOOR DESIGN DEAD LOAD	50 PSF 4 PSF
9. ROOF DESIGN LIVE LOAD ROOF DESIGN DEAD LOAD	20 PSF 7 PSF
10. WALL DESIGN DEAD LOAD	3 PSF
11. SNOW LOAD	S=0.8 (0.8SS+SR) Ss<4.4kpa IF Ss>4.4, (67 psf) SPECIAL ORDER. TRUSSES/ RAFTERS AT 12" FOR SNOW BETWEEN 67 & 85 PSF
12. CONSTRUCTION TYPE	IV B
13. BUILDING OCCUPANCY =	U
14. FIRE RATING EXT. WALLS	0
15. ALLOWABLE NUMBER OF FLOORS	1
16. THE CONTRACTOR / MANUFACTURER MUST COMPLY WITH THE FOLLOWING CODES AND ALL OF THEIR AMENDMENTS / SUPPLEMENTS.	

CANADA CODE SUMMARY

LATEST BUILDING CODE
2020 NBCC

SHEET LIST	
SHEET NUMBER	SHEET TITLE
C-1	COVER SHEET
C-2	FASTENING SCHEDULE / WIND LOADING / SHEARWALL CHART
A-1	FRAMING PLANS & DETAILS
A-2	FRAMING PLANS & DETAILS
A-3	SECTIONS
A-4	PLANS & DETAILS
A-5	TYPICAL DETAILS
A-6	TYPICAL DETAILS
A-7	OPTIONAL PORCH DETAILS
A-8	ANCHORING DETAILS & SCHEDULES
A-9	ANCHORING SPEC SHEETS
A-10	TRUSS DETAILS

AREA FOR APPROVAL STAMPS

PROJECT: UTILITY SHED

COVER SHEET & GENERAL NOTES

DON VAN GERVE, P.E.
SPECIALTY STRUCTURAL ENGINEER



ENGINEERING SERVICES PROVIDED FOR:
PREMIER PORTABLE BUILDINGS
317 EAST STATE LINE ROAD
SOUTH FULTON, TN 38257
WWW.PREMIERBUILDINGS.US

REVISION	DESCRIPTION	DATE	BY
▲			
▲			
▲			
▲			

DATE:	6.30.24
PROJECT NO.:	18285
DRAWING BY:	JH
CHK BY:	DVG
DWG NO.:	C-1

FASTENING SCHEDULE (2304.9.1 MBC)

CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRDER	3 - 8d COMMON (2½"x0.131") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOE-NAIL
2. BRIDGING TO JOIST	2 - 8d COMMON (2½"x0.131") 2 - 3"x0.131" NAILS 2 - 3" 14 GAGE STAPLES	TOE-NAIL EACH END
3. SOLE PLATE TO JOIST OR BLOCKING	16d (3½"x0.135") @ 16" o/c 3"x0.131" NAILS @ 8" o/c 3" 14 GAGE STAPLES @ 12" o/c	TYPICAL FACE NAIL
4. SOLE PLATE TO JOIST OR BLOCKING @ BRACED WALL PANEL	3 - 16d (3½"x0.135") @ 16" o/c 4 - 3"x0.131" NAILS @ 16" o/c 4 - 3" 14 GAGE STAPLES @ 16" o/c	BRACED WALL PANELS
5. TOP PLATE TO STUD	2 - 16d (3½"x0.162") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	END NAIL
6. STUD TO SOLE PLATE	4 - 8d COMMON (2½"x0.131") 4 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOE-NAIL
		END NAIL
7. DOUBLE STUDS	16d (3½"x0.135") @ 24" o/c 3"x0.131" NAILS @ 8" o/c 3" 14 GAGE STAPLES @ 8" o/c	FACE NAIL
8. DOUBLE TOP PLATES	16d (3½"x0.135") @ 16" o/c 3"x0.131" NAILS @ 12" o/c 3" 14 GAGE STAPLES @ 12" o/c	TYPICAL FACE NAIL
		LAP SPLICE
9. BLOCKING BETWEEN JOISTS OR TRUSSES TO TOP PLATE	3 - 8d COMMON (2½"x0.131") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOE-NAIL
10. TOP PLATES, LAPS AND INTERSECTIONS	2 - 16d (3½"x0.162") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	FACE NAIL
11. CONTINUOUS HEADER (2) PIECES	8 - 16d COMMON (3½"x0.162")	16" o/c ALONG EDGE
12. CONTINUOUS HEADER TO STUD	4 - 8d COMMON (2½"x0.131")	TOE-NAIL
13. BUILT-UP CORNER STUDS	16d (3½"x0.135") @ 24" o/c 3"x0.131" NAILS @ 16" o/c 3" 14 GAGE STAPLES @ 16" o/c	@ 24" o/c @ 16" o/c @ 16" o/c
14. DOUBLE TOP PLATES	20d (4"x0.192") @ 32" o/c 3"x0.131" NAILS @ 24" o/c 3" 14 GAGE STAPLES @ 24" o/c	FACE NAIL @ TOP & BOTTOM STAGGERED ON OPP. SIDES
		FACE NAIL @ ENDS AND AT EACH SPLICE
15. JOIST TO BAND JOIST	3 - 16d COMMON (3½"x0.162") 4 - 3"x0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
16. WOOD STRUCTURAL PANELS AND PARTICLE BOARD SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	½" AND LESS 6d ^J 2½"x0.113" NAIL ^L 1¼" 16 GAGE ^M 1½" TO ¾" 8d ^I OR 2½"x0.113" NAIL ^N 2" 16 GAGE ^O 8d ^I ¾" TO 1" 10d ^I OR 8d ^I 1½" TO 1¼" 10d ^I OR 8d ^I	FACE NAIL @ TOP & BOTTOM STAGGERED ON OPP. SIDES
		FACE NAIL @ ENDS AND AT EACH SPLICE
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING)	¾" AND LESS 6d ^I ¾" TO 1" 8d ^I 1½" TO 1¼" 10d ^I OR 8d ^I	
17. 29ga. STEEL SIDING (TO FRAMING)	½" OR LESS 6d ^I ¾" 8d ^I	NAILS @ 6" o/c IN FIELD AND 3" o/c ALONG ALL PANEL EDGES.
18. FIBERBOARD SHEATHING ⁹	½" NO. 11 GAGE ROOFING NAIL ^h 6d COMMON NAIL (2"x0.113") NO 16 GAGE STAPLE ¹	
		2½" NO. 11 GAGE ROOFING NAIL ^h 8d COMMON NAIL (2½"x0.131") NO 16 GAGE STAPLE ¹

SHEARWALL CHART

BUILDING WIDTH	OPENING WIDTHS IN ENDWALL	MAX. LENGTH OF BUILDING		
		19/32" T1-11 ¹	¾" LP SMARTSIDE PANEL ²	ALUMINUM OVER 7/16" OSB ⁴
8'-0"	3'-0" MAX.	24'-0"	20'-0"	24'-0"
10'-0"	3'-0" MAX.	30'-0"	30'-0"	30'-0"
	6'-0"		16'-0"	
11'-2"	3'-0" MAX.	36'-0"	36'-0"	36'-0"
	6'-0"		24'-0"	
	9'-0"		28'-0"	
14'-0"	3'-0" MAX.	40'-0"	40'-0"	40'-0"
	6'-0"		34'-0"	
16'-0"	3'-0" MAX.	40'-0"	40'-0"	40'-0"
	6'-0"		30'-0"	

- COMMON OR BOX NAIL ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
- NAILS SPACED @ 6" o/c AT EDGES, 12" AT INTERMEDIATE SUPPORTS EXCEPT 6" AT SUPPORTS WHERE SPANS ARE 48" OR MORE, FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305 FBC. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
- COMMON OR DEFORMED SHANK (6d - 2"x0.113"; 8d - 2½"x0.131"; 10d 3"x0.148").
- COMMON (6d - 2"x0.113"; 8d - 2½"x0.131"; 10d 3"x0.148").
- DEFORMED SHANK (6d - 2"x0.113"; 8d 2½"x0.131" 10d 3"x0.148").
- CORROSION-RESISTANT SIDING (6d - 1½"x0.106"; 8d 2½"x0.128") OR CASING (6d2"x0.099"; 8d 2 ½"x0.113") NAIL. FASTENERS SPACED 3" o/c AT EXTERIOR EDGES AND 6" o/c AT INTERMEDIATE SUPPORTS WHEN USED AS STRUCTURAL SHEATHING.
- CORROSION-RESISTANT ROOFING NAILS w/ 7/16" DIAMETER HEAD AND 1 ½" LENGTH FOR ½" SHEATHING AND 1 ¾" LENGTH FOR ¾" SHEATHING.
- CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16" CROWN OR 1" CROWN AND 1 ¼" LENGTH FOR ½" SHEATHING AND 1 ½" LENGTH FOR ¾" SHEATHING. PANEL SUPPORTS @ 16" o/c(20" IF STRENGTH AXIS IS THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED.)
- FOR ROOF SHEATHING APPLICATIONS, 8d NAILS (2½"x0.113") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16".
- FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4" o/c AT EDGES, 8" o/c AT INTERMEDIATE SUPPORTS.
- FASTENERS SPACED 4" o/c AT EDGES, 8" o/c AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3" o/c AT EDGES, 6" AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
- FASTENERS SPACED 4" o/c AT EDGES, 8" AT INTERMEDIATE SUPPORTS.
- 1 ½" T1-11 SHALL BE FASTENED USING 8d COMMON OR DEFORMED NAILS @ 6" o/c IN FIELD AND 3" o/c ALONG ALL PANEL EDGES.
- ¾" LP SMARTPANEL SHALL BE FASTENED USING 8d COMMON OR DEFORMED NAILS @ 6" o/c IN FIELD AND 3" o/c ALONG ALL PANEL EDGES.
- LIMITATIONS ON THE TOTAL OPENING DIMENSIONS SHALL BE BASED ON THE SHEAR WALL HEIGHT TO WIDTH RATION OF 3.5:1 AND SHALL NOT EXCEED (2/3) OF TOTAL LENGTH OF BUILDING. NAILING IN SIDEWALL USE 8d NAILS COMMON OR DEFORMED AT 6" EVERYWHERE WHEN TOTAL OPENING WIDTHS IN SIDE WALL ARE LESS THAN (2/3) OF TOTAL LENGTH OF BUILDING.
- 29ga. STEEL SIDING OVER 7/16" OSB FASTENED USING 8d COMMON OR DEFORMED NAILS @ 6" o/c IN FIELD AND 3" o/c ALONG ALL PANEL EDGES.

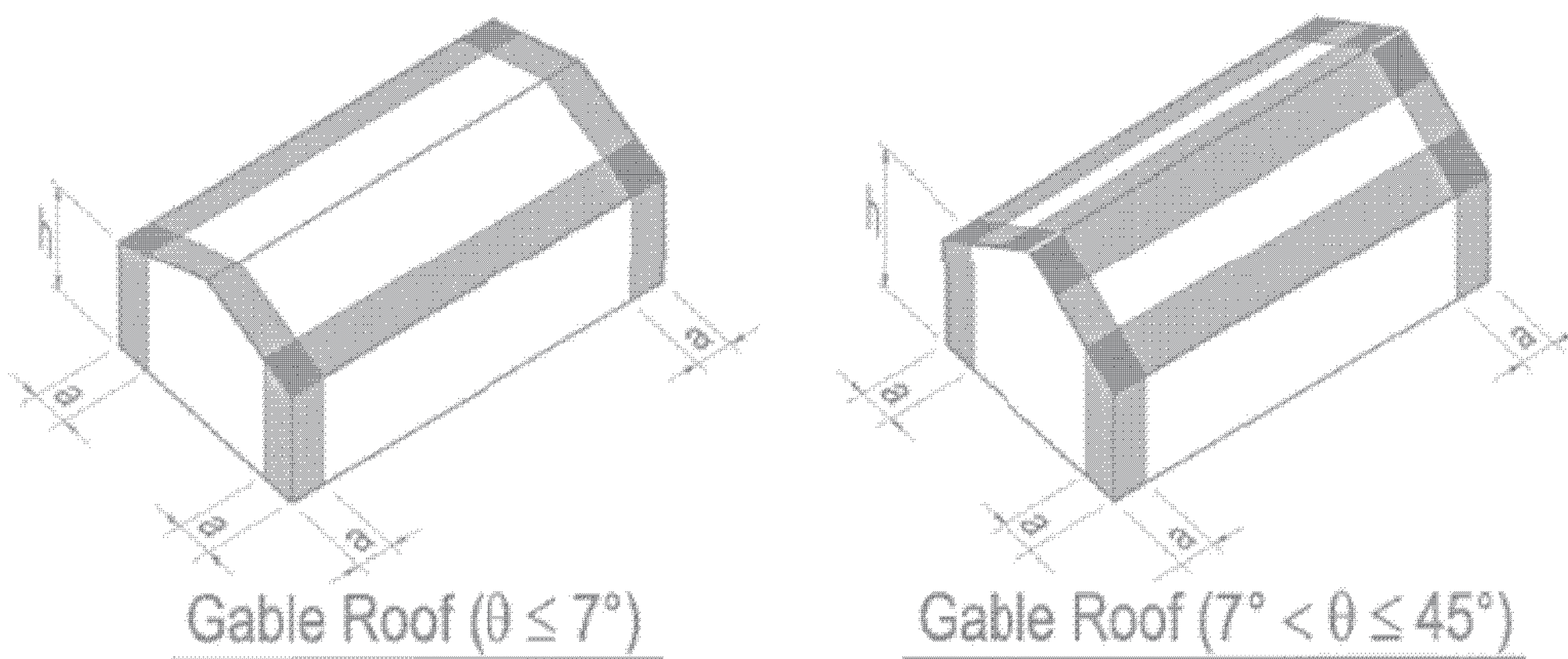
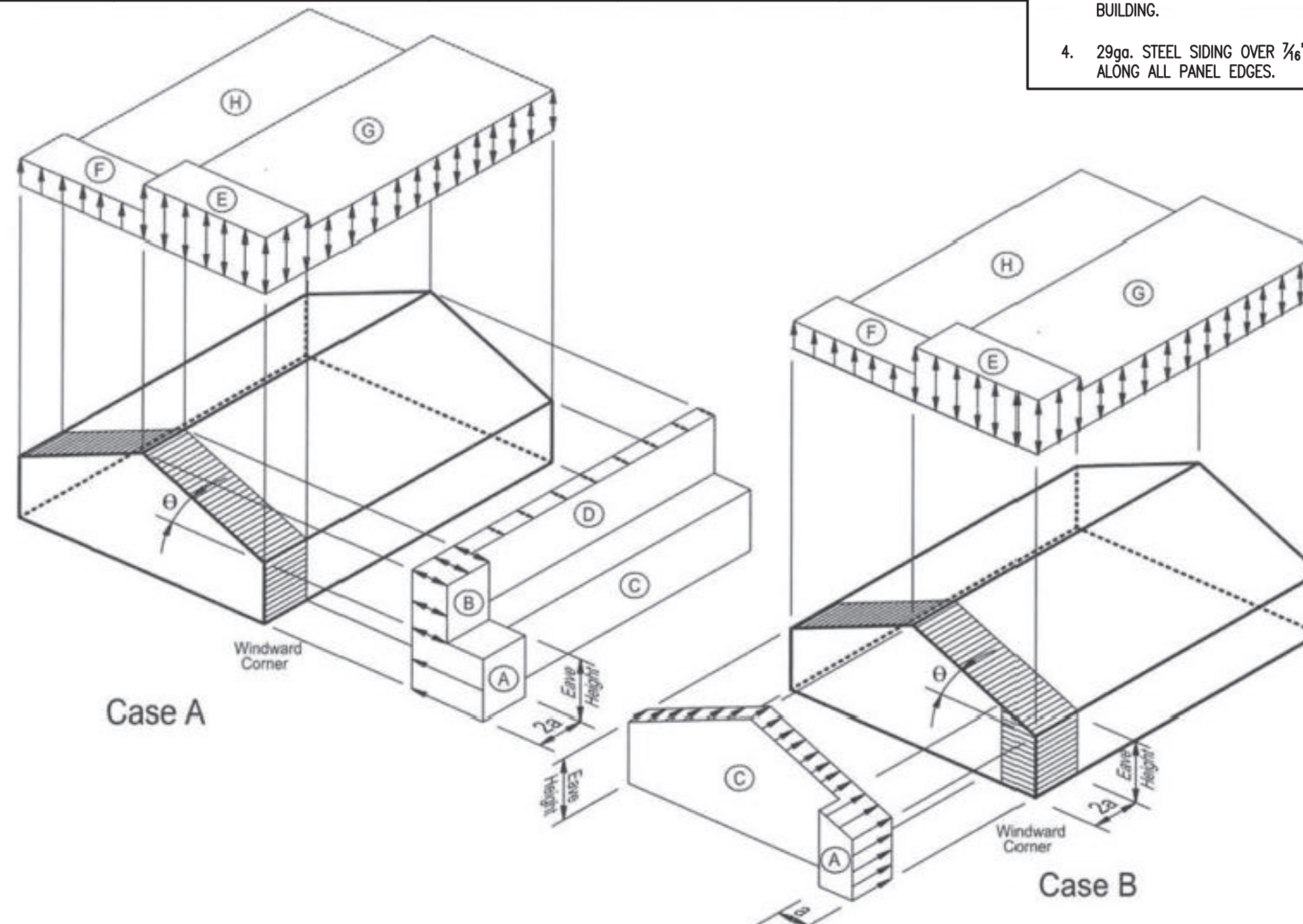
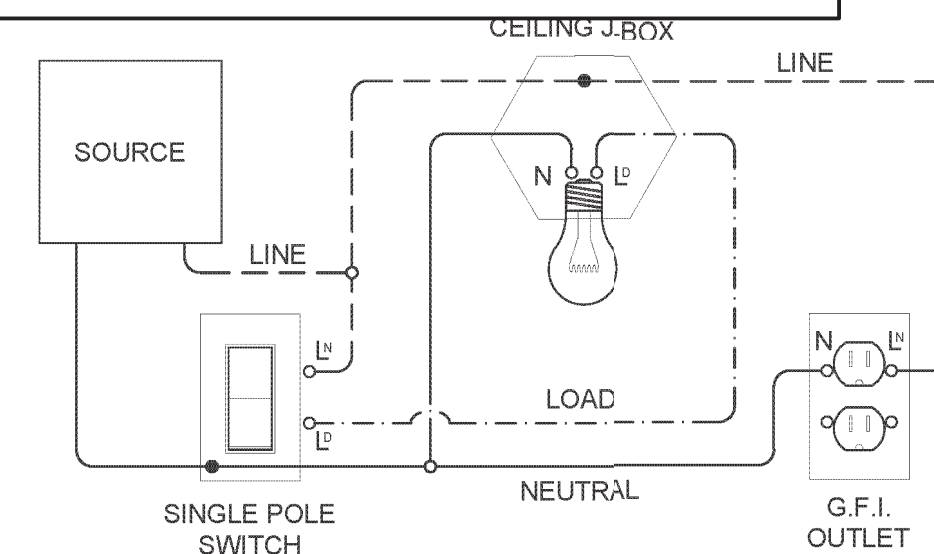
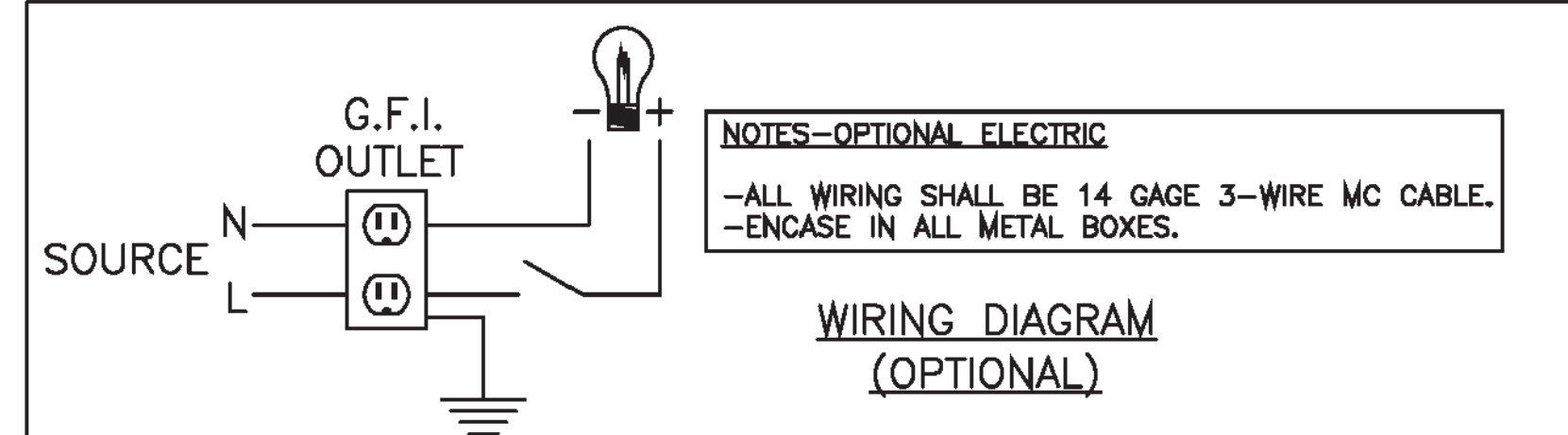
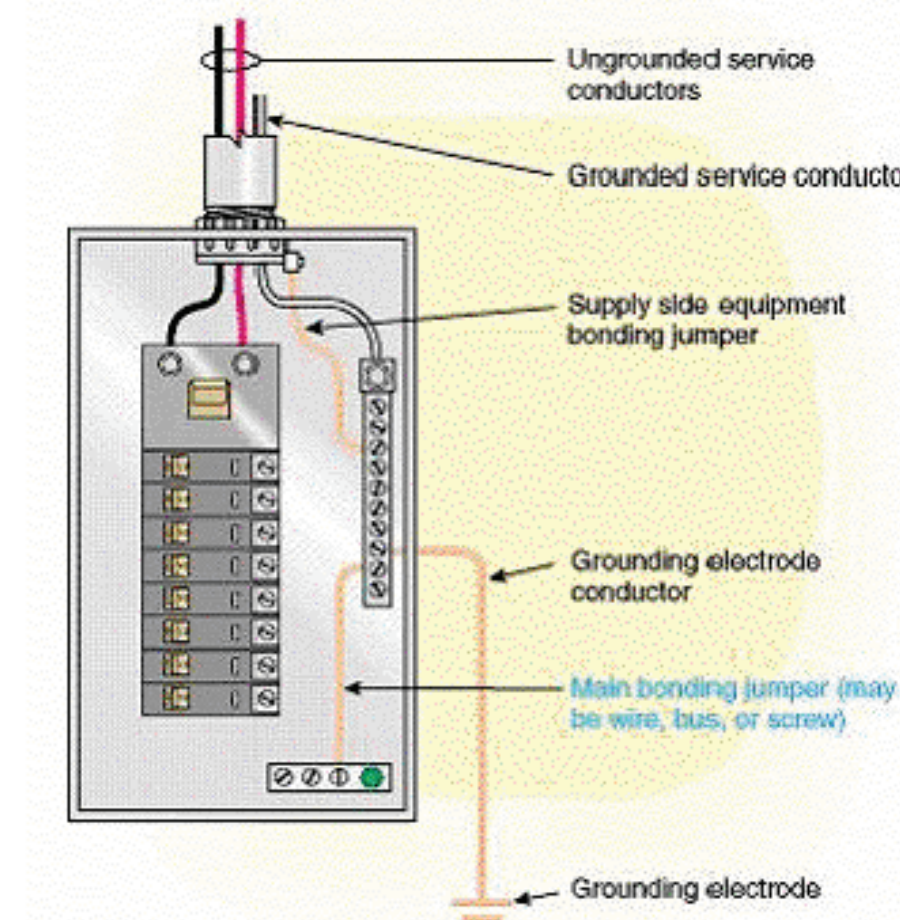


FIGURE 1609.6.2.2 COMPONENT AND CLADDING PRESSURE



ELECTRICAL NOTES & OPTIONS:
 - AS PER NEX ARTICLE 330.30(B) SECURING OF MC TYPE CABLE, UNLESS OTHERWISE PROVIDED, CABLES SHALL BE SECURED AT INTERVALS NOT EXCEEDING 6FT. CABLES CONTAINING FOUR OR FEWER CONDUCTORS SIZED NO LARGER THAN 10 AWG SHALL BE SECURED WITHIN 12 IN. OF EVERY BOX, CABINET, FITTING, OR OTHER CABLE TERMINATION.
 - ALL WIRING SHALL BE 14 GAUGE 3-WIRE MC CABLE.
 - ENCASE IN ALL METAL BOXES.
 MAXIMUM NO. OF OUTLETS: 7
 MAXIMUM NO. OF LIGHTS: 8

ELECTRICAL WIRING DIAGRAM SCALE: NOT TO SCALE



AREA FOR APPROVAL STAMPS

PROJECT: UTILITY SHED

FASTENING SCHEDULE / WIND LOADING

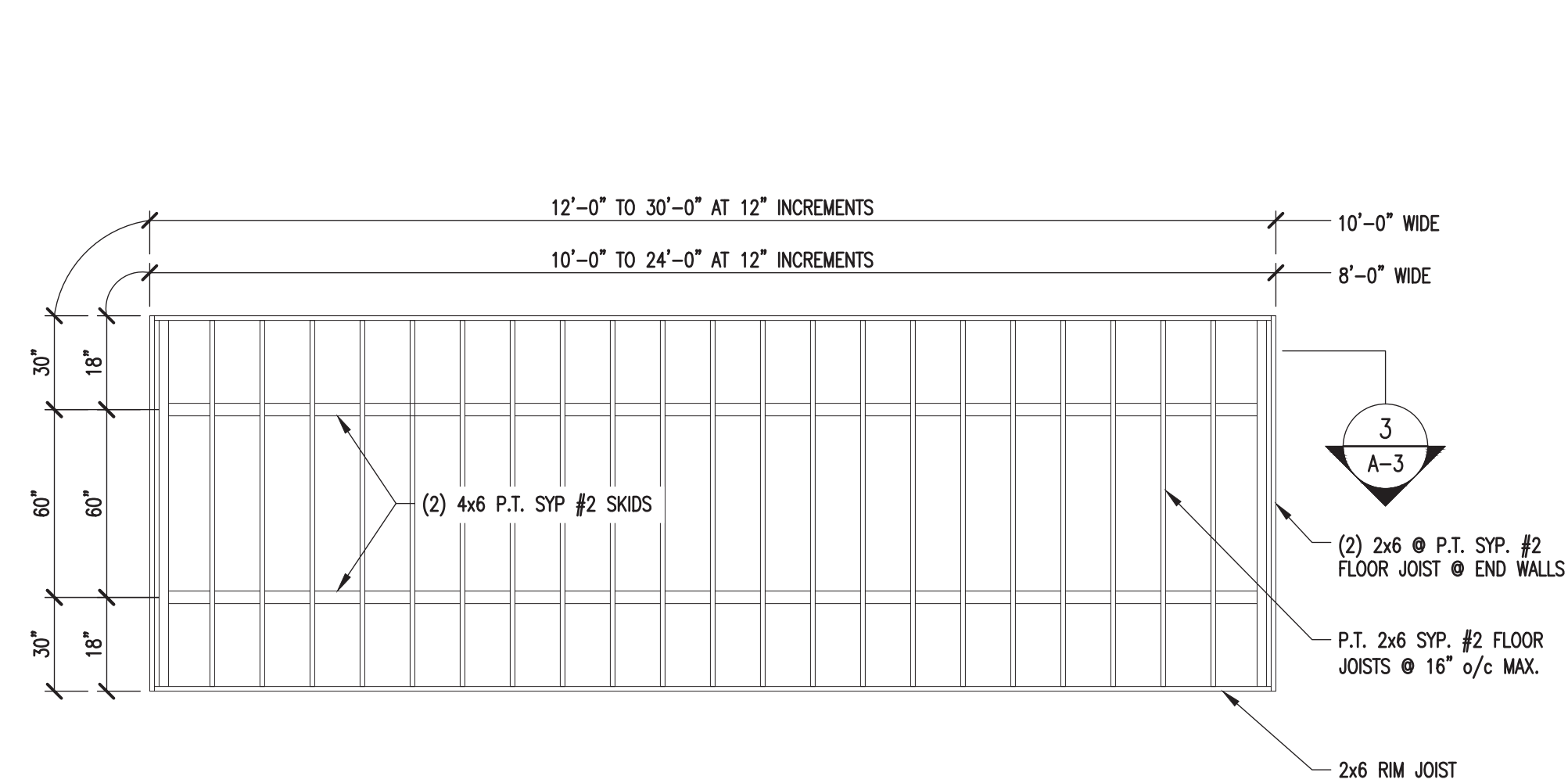
DON VAN GERVE, P.E.
SPECIALTY STRUCTURAL ENGINEER



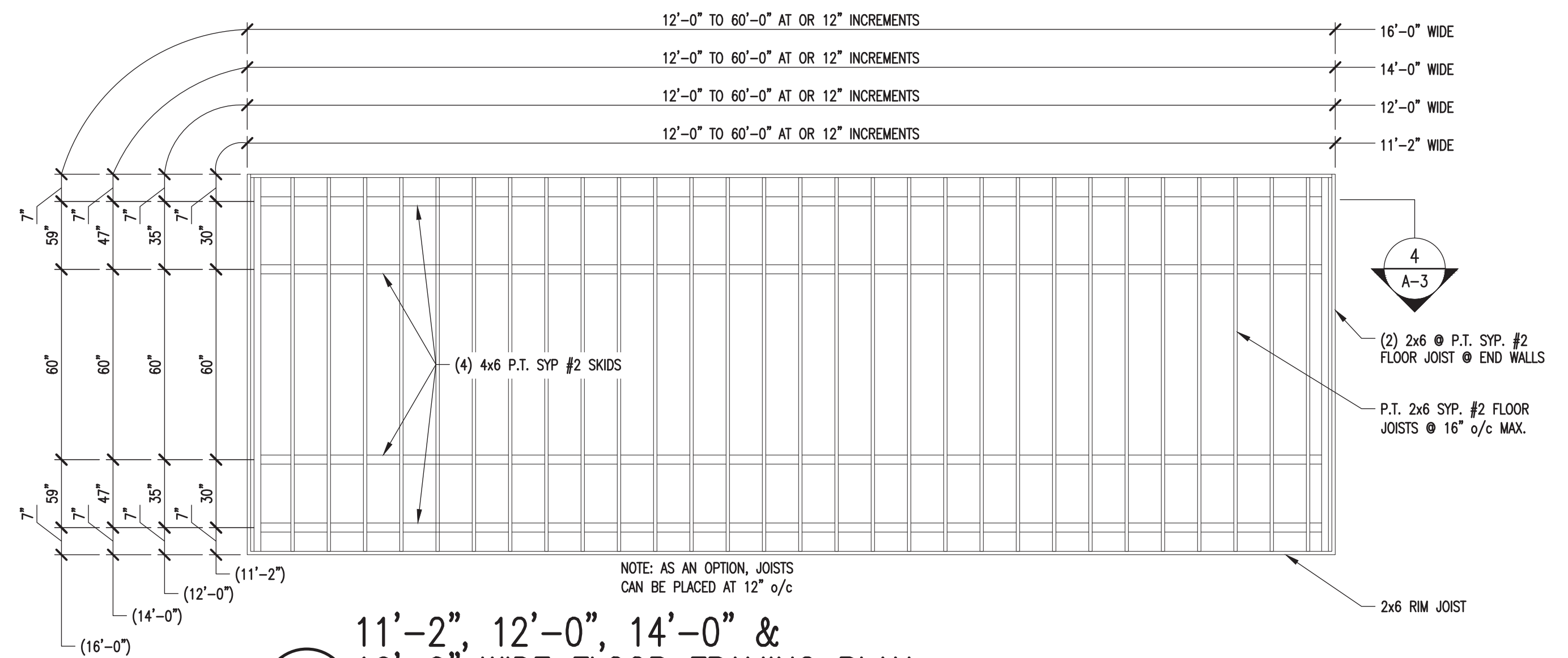
ENGINEERING SERVICES PROVIDED FOR:
PREMIER PORTABLE BUILDINGS
 317 EAST STATE LINE ROAD
 SOUTH FULTON, TN 38257
 WWW.PREMIERBUILDINGS.US

REVISION	DESCRIPTION	DATE	BY
▲			
▲			
▲			
▲			

DATE: 6.30.24
 PROJECT NO.: 18285
 DRAWING BY: JH
 CHK BY: DVG
 DWG NO.: C-2

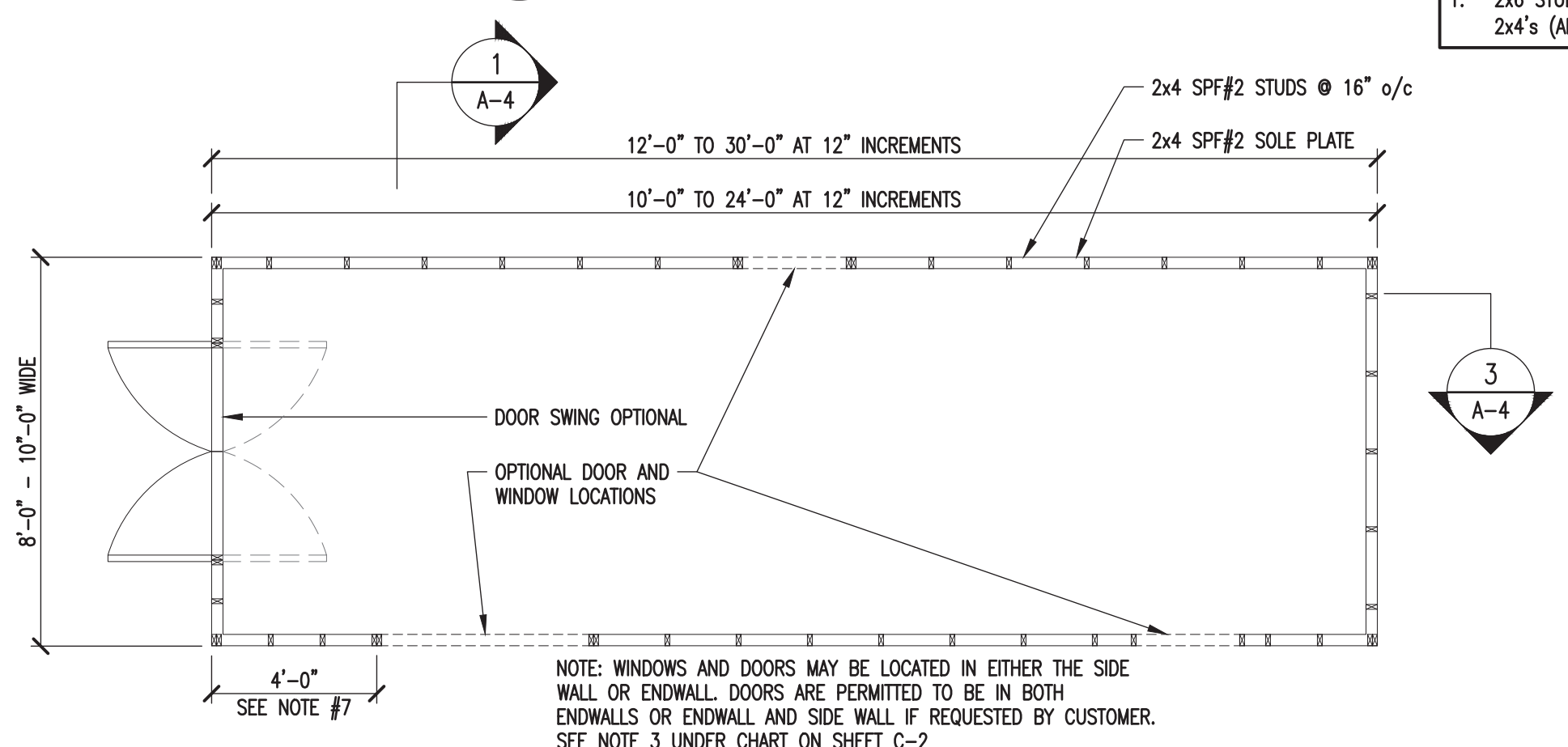


1 8'-0" & 10'-0" WIDE FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)

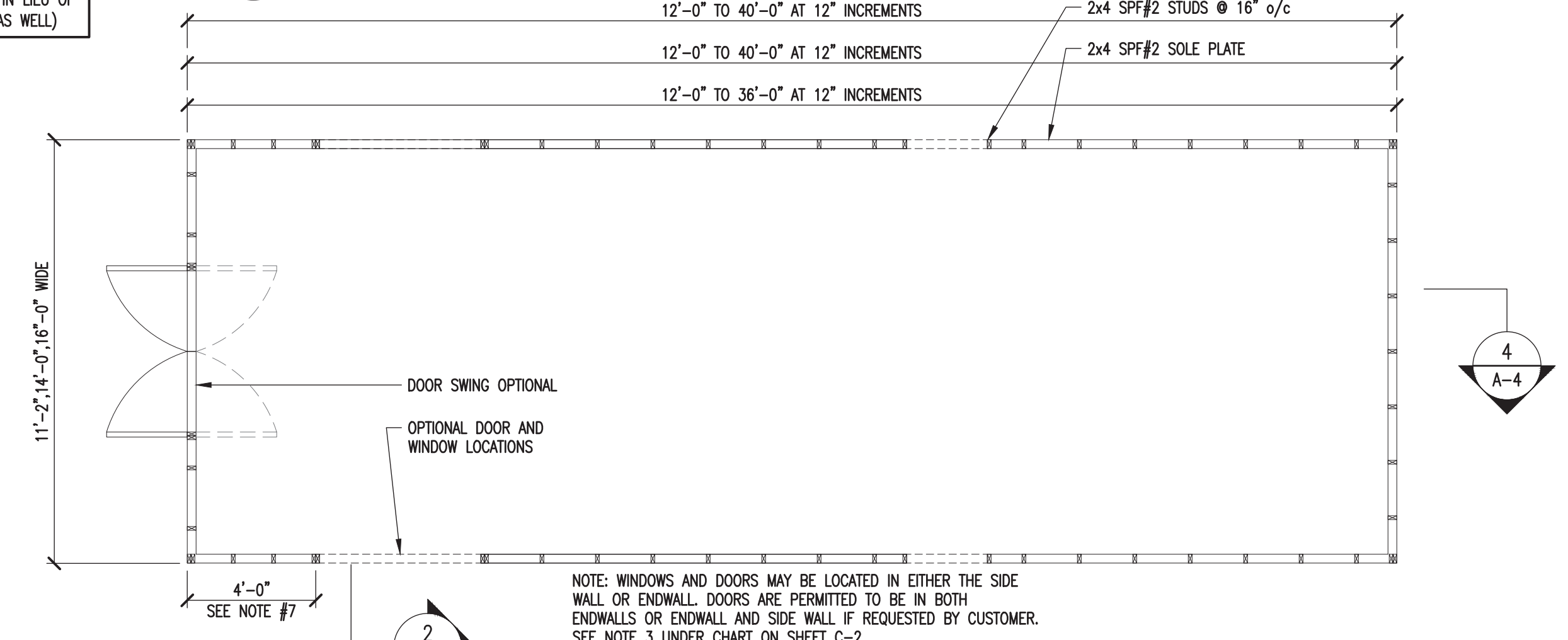


2 11'-2", 12'-0", 14'-0" & 16'-0" WIDE FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)

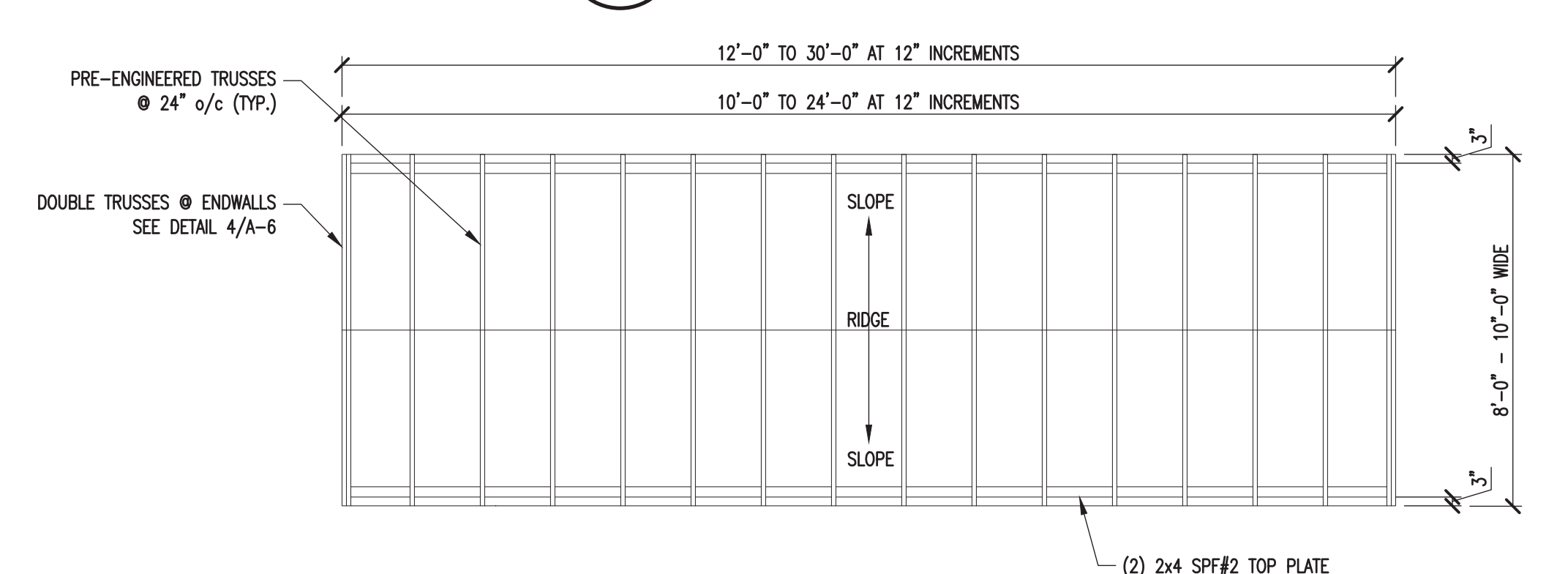
NOTE:
1. 2x6 STUD FRAMING MAY BE USED IN LIEU OF 2x4s (ALSO FOR ROOF TRUSSES AS WELL)



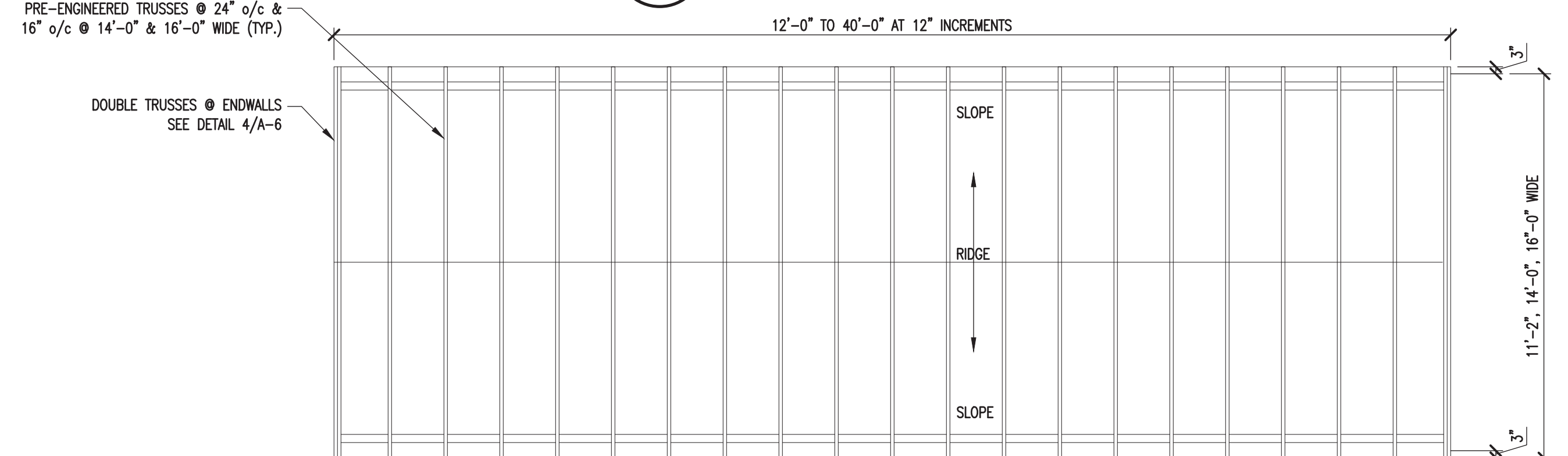
3 FLOOR DECK PLAN
SCALE: 1/4"=1'-0"



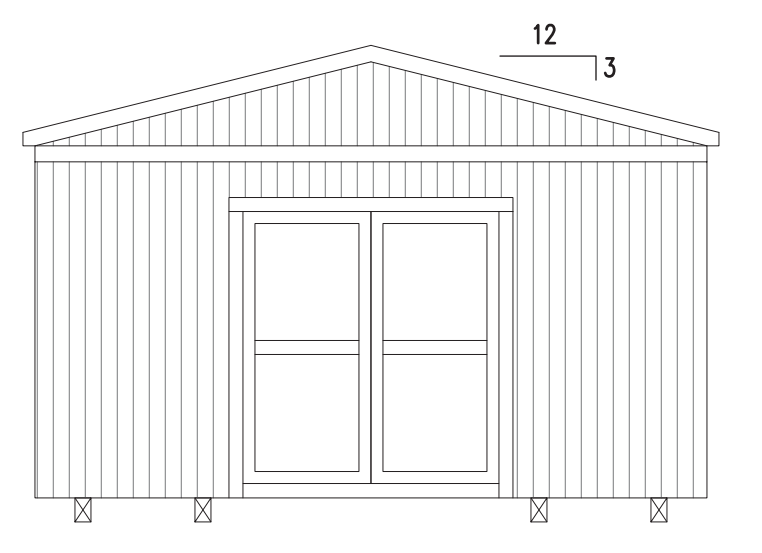
4 FLOOR DECK PLAN
SCALE: 1/4"=1'-0"



5 ROOF PLAN
SCALE: 1/4"=1'-0"

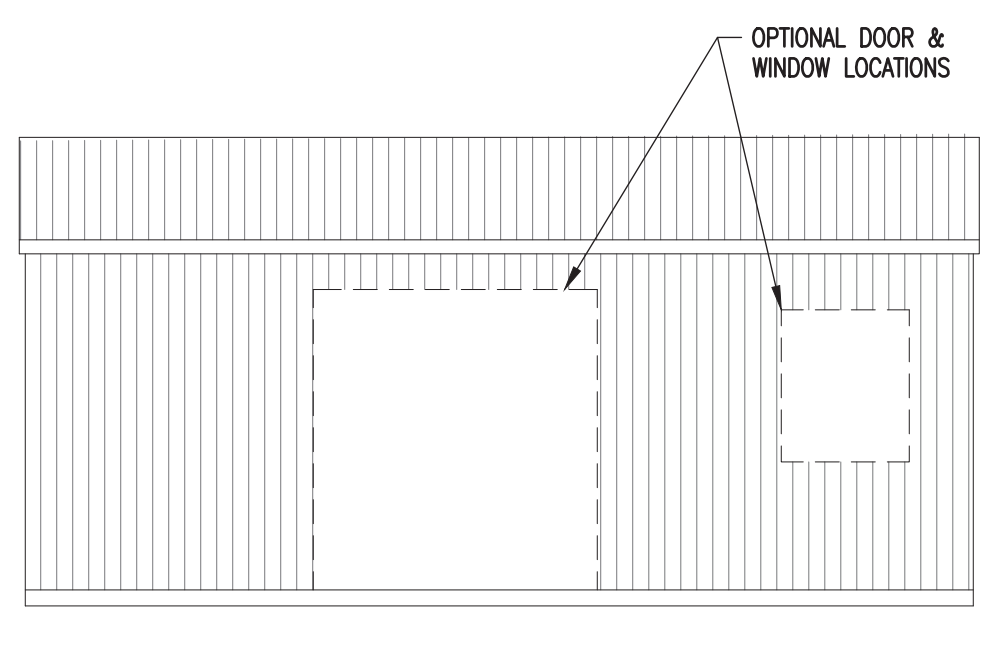


6 ROOF PLAN
SCALE: 1/4"=1'-0"

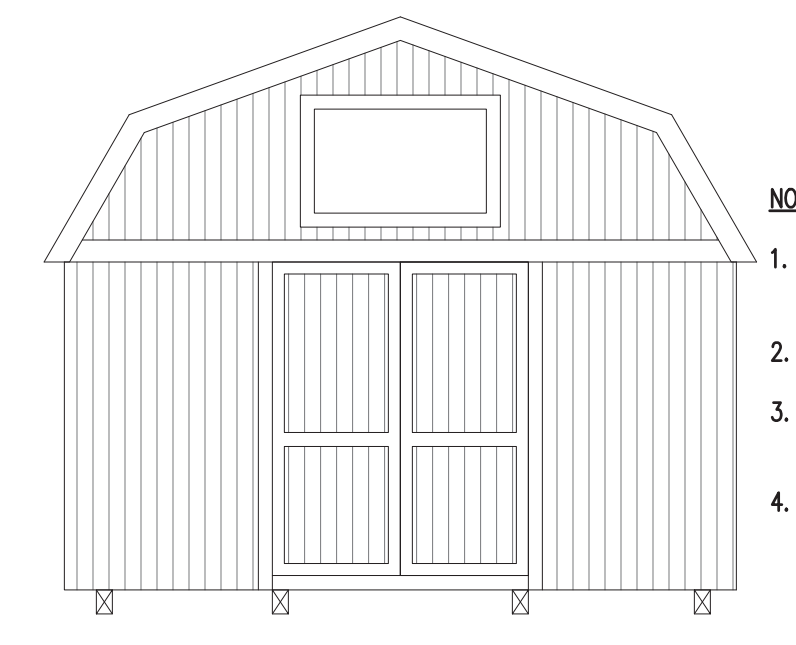


7 GABLE ENDWALL ELEVATION
SCALE: 1/4"=1'-0"

NOTE:
1. DOUBLE WALL STUDS SHALL BE FASTENED AS PER FASTENING SCHEDULE PROVIDED.
2. SEE 12/A-4 FOR CORNER STUD DETAIL. FOR ALL FASTENING NOT SHOWN, SEE FASTENING SCHEDULE ON SHEET C-2.
3. AS AN OPTION, STUDS CAN BE PLACED @ 16" o/c.
4. ALL BUILDING w/ TRUSSES AND STUDS 2'-0" o/c CAN ONLY USE SINGLE TOP PLATE.
5. STUDS SHALL FALL IN LINE w/ TRUSSES.
6. STUDS @ 16" o/c FOR FIRST 4' FOR ALL CORNERS.

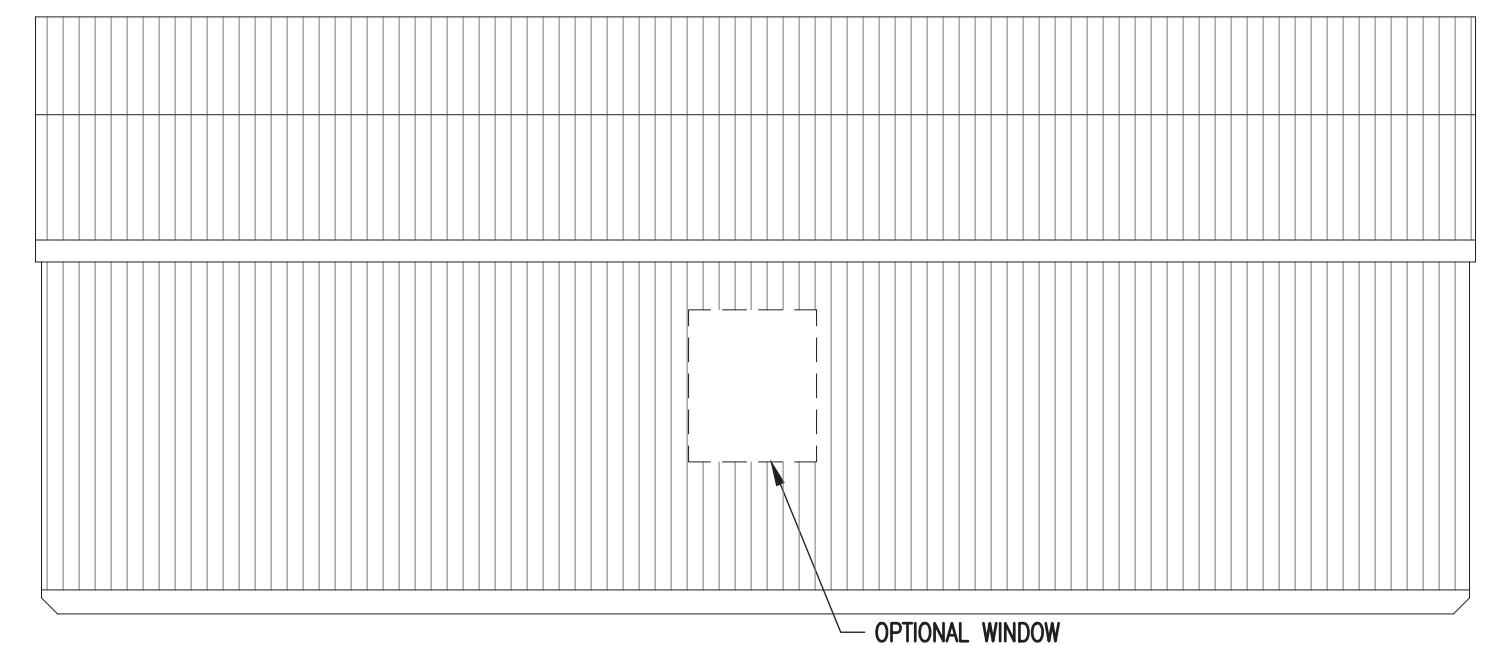


8 SIDEWALL ELEVATION
SCALE: 1/4"=1'-0"



9 GAMBREL ENDWALL ELEVATION
SCALE: 1/4"=1'-0"

NOTE:
1. DOUBLE WALL STUDS SHALL BE FASTENED AS PER FASTENING SCHEDULE PROVIDED.
2. SEE 12/A-4 FOR CORNER STUD DETAIL.
3. FOR ALL FASTENING NOT SHOWN, SEE FASTENING SCHEDULE ON SHEET C-2.
4. AS AN OPTION, STUDS CAN BE PLACED @ 16" o/c.



10 SIDEWALL ELEVATION
SCALE: 1/4"=1'-0"

PROJECT: UTILITY SHED

GABLE & GAMBREL SHEDS
FLOOR DECK FRAMING PLANS & DETAILS

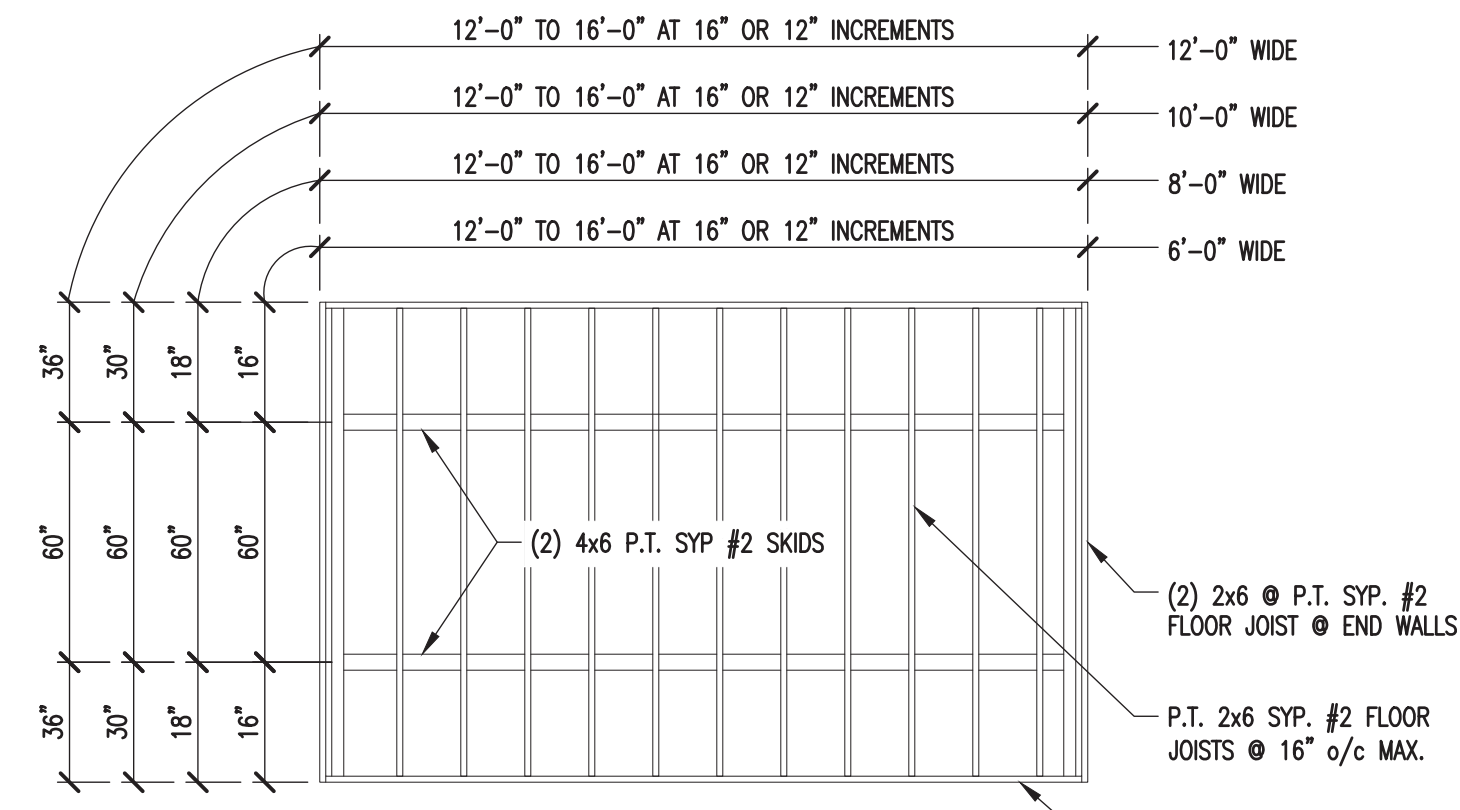
DON VAN GERVE, P.E.
SPECIALTY STRUCTURAL ENGINEER



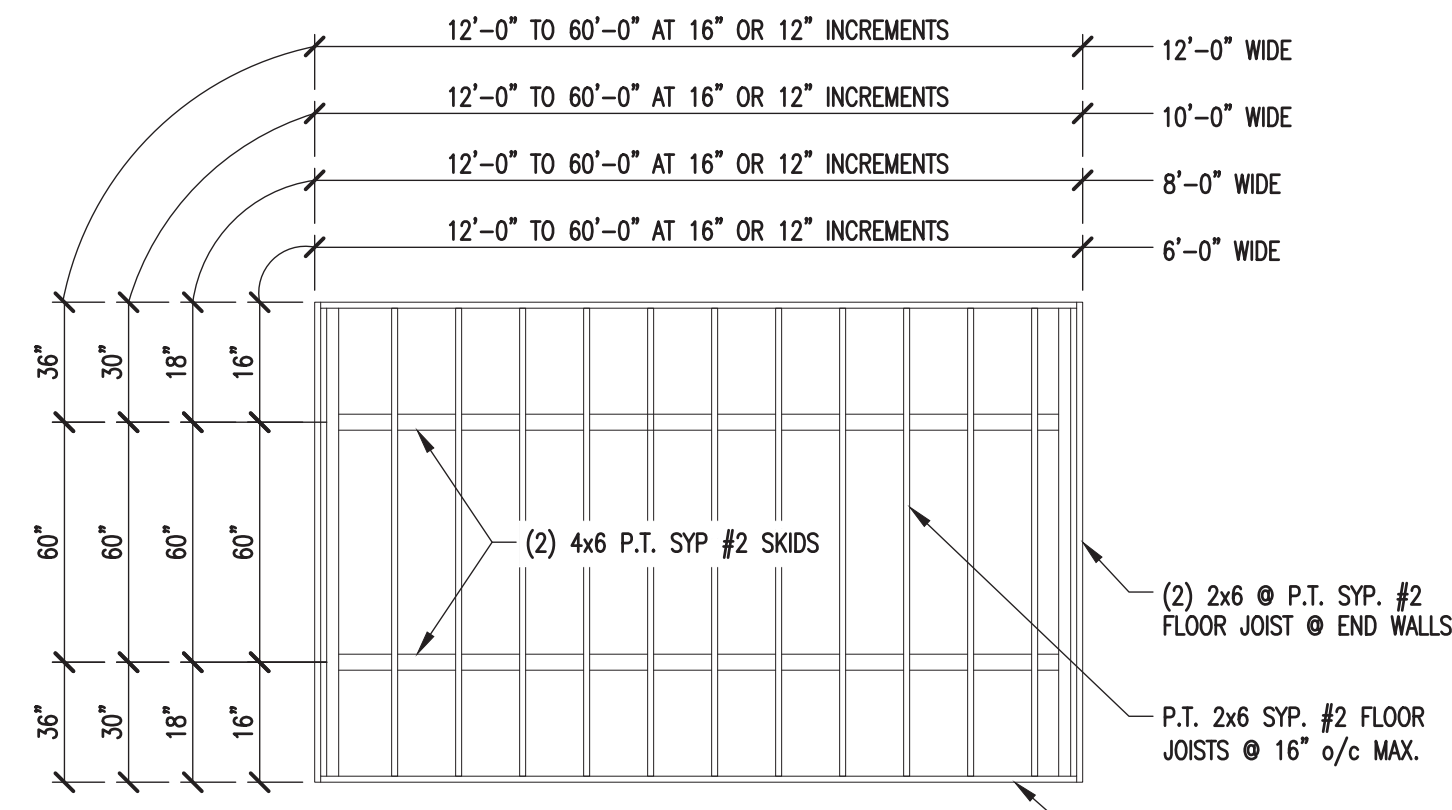
ENGINEERING SERVICES PROVIDED FOR:
PREMIER PORTABLE BUILDINGS
317 EAST STATE LINE ROAD
SOUTH FULTON, TN 38257
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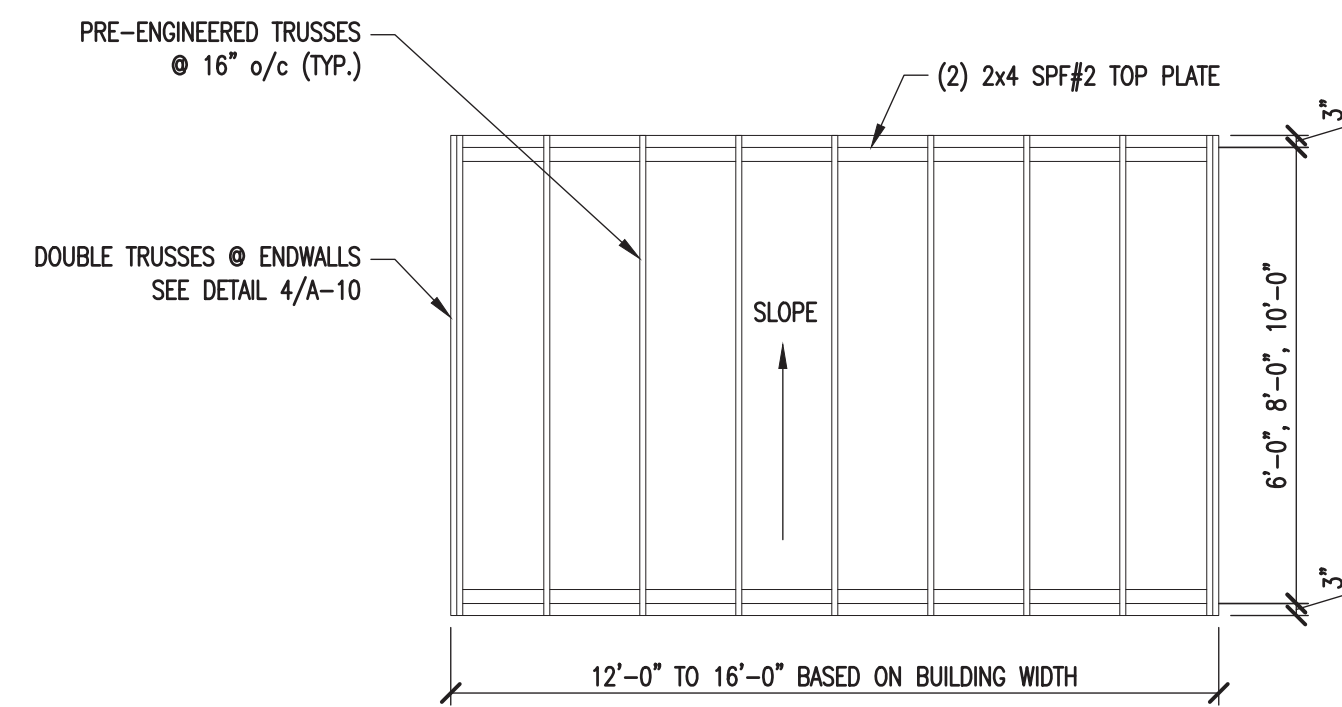
DATE: 6.30.24
PROJECT NO.: 18285
DRAWING BY: JH
CHK BY: DVG
DWG NO.: **A-1**



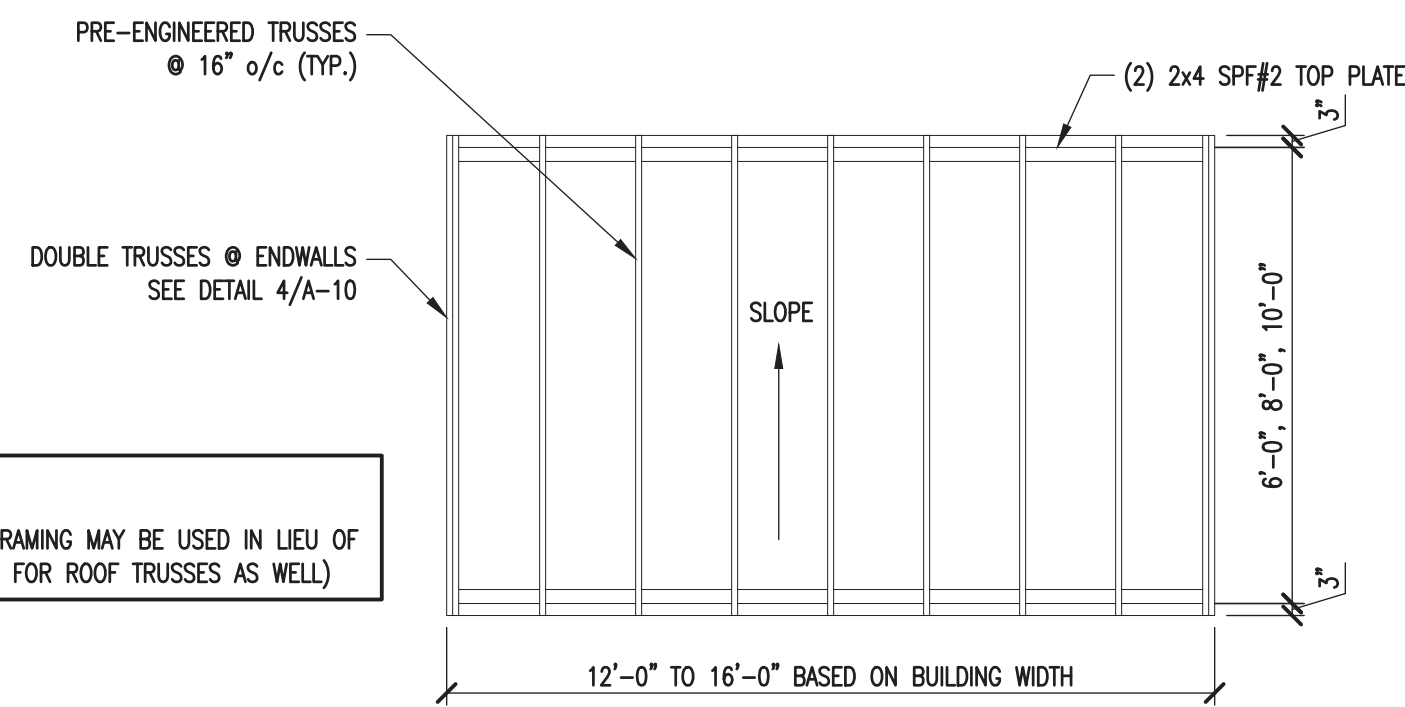
1 GARDEN SHED FLOOR FRAMING PLAN
A-2 SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)



2 COTTAGE SHED FLOOR FRAMING PLAN
A-2 SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)

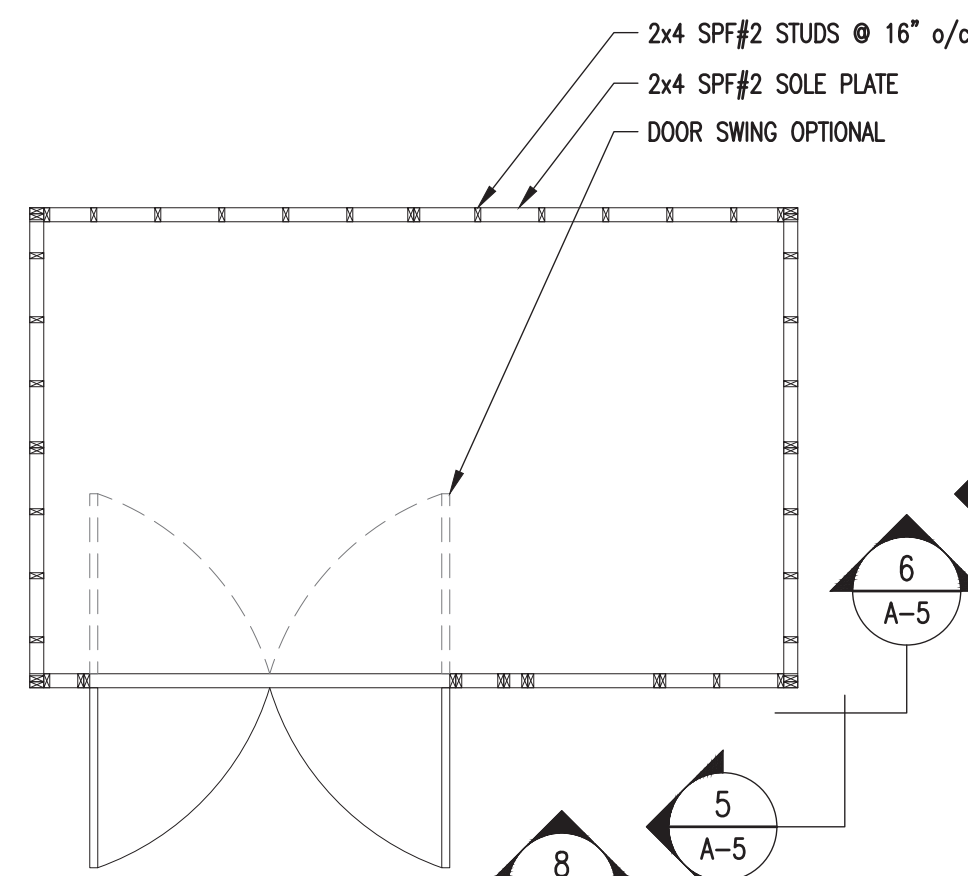


3 ROOF FRAMING PLAN
A-2 SCALE: 1/4"=1'-0"

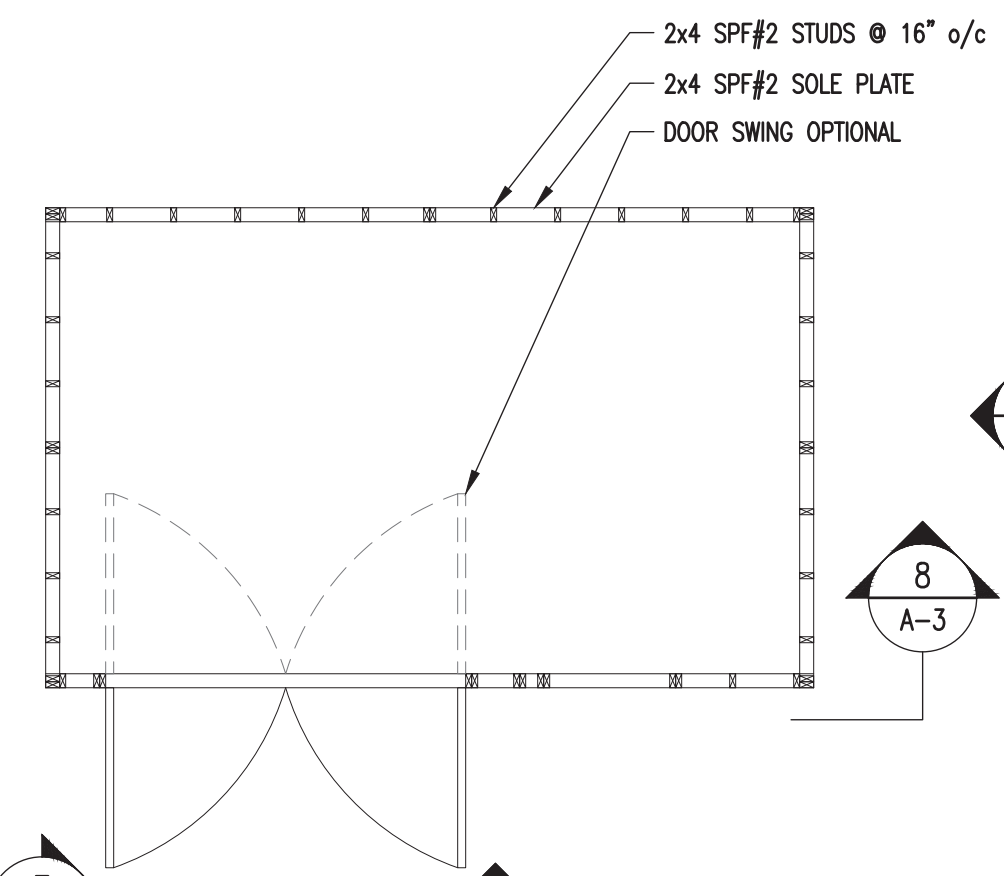


4 ROOF FRAMING PLAN
A-2 SCALE: 1/4"=1'-0"

NOTE:
1. 2x6 STUD FRAMING MAY BE USED IN LIEU OF 2x4's (ALSO FOR ROOF TRUSSES AS WELL)

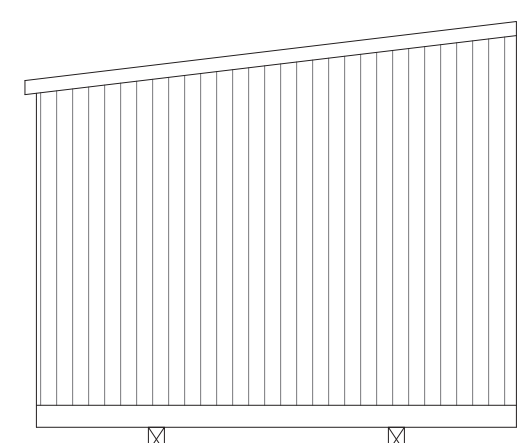


5 FLOOR DECK PLAN
A-2 SCALE: 1/4"=1'-0"

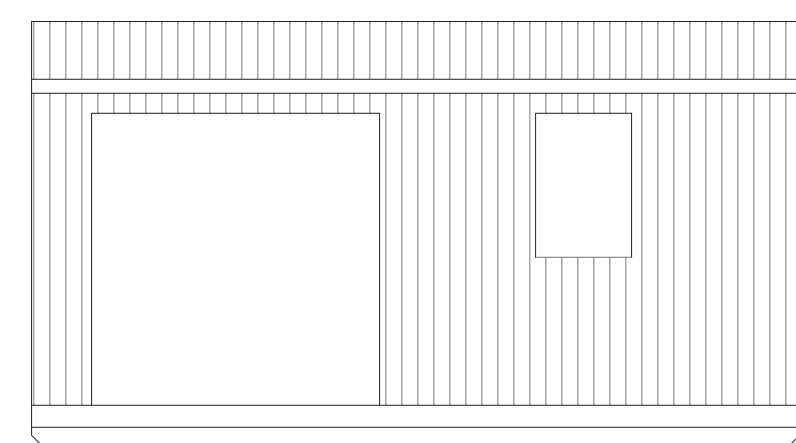


6 FLOOR DECK PLAN
A-2 SCALE: 1/4"=1'-0"

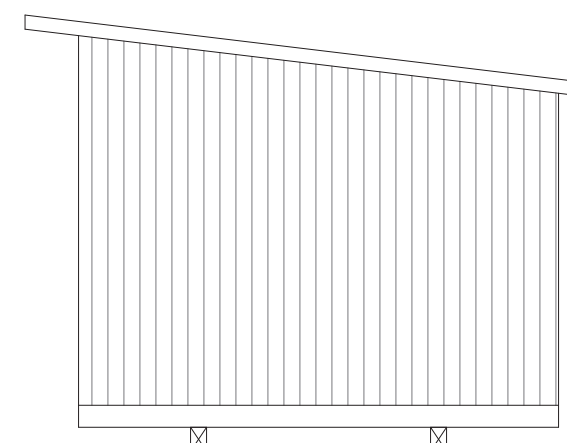
NOTE:
1. DOUBLE WALL STUDS SHALL BE FASTENED AS PER FASTENING SCHEDULE PROVIDED.
2. SEE 12/A-5 FOR CORNER STUD DETAIL.
3. FOR ALL FASTENING NOT SHOWN, SEE FASTENING SCHEDULE ON SHEET C-2.
4. AS AN OPTION, STUDS CAN BE PLACED @ 16" o/c.
5. ALL BUILDING W/ TRUSSES AND STUDS 2'-0" o/c CAN ONLY USE SINGLE TOP PLATE.
6. STUDS SHALL FALL IN LINE W/ TRUSSES.



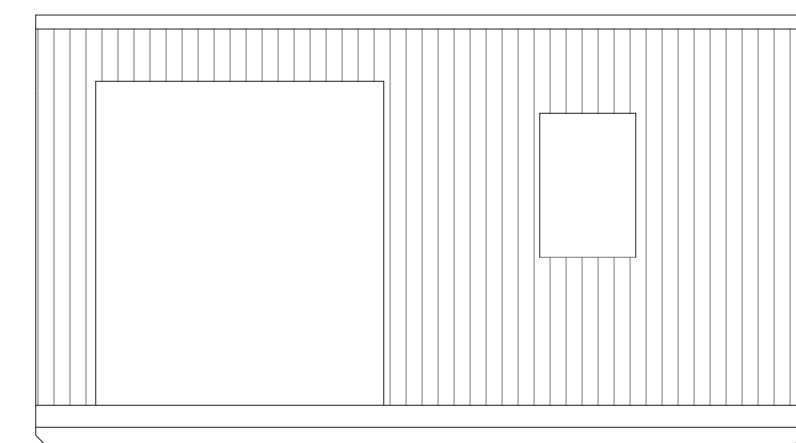
7 ENDWALL ELEVATION
A-2 SCALE: 1/4"=1'-0"



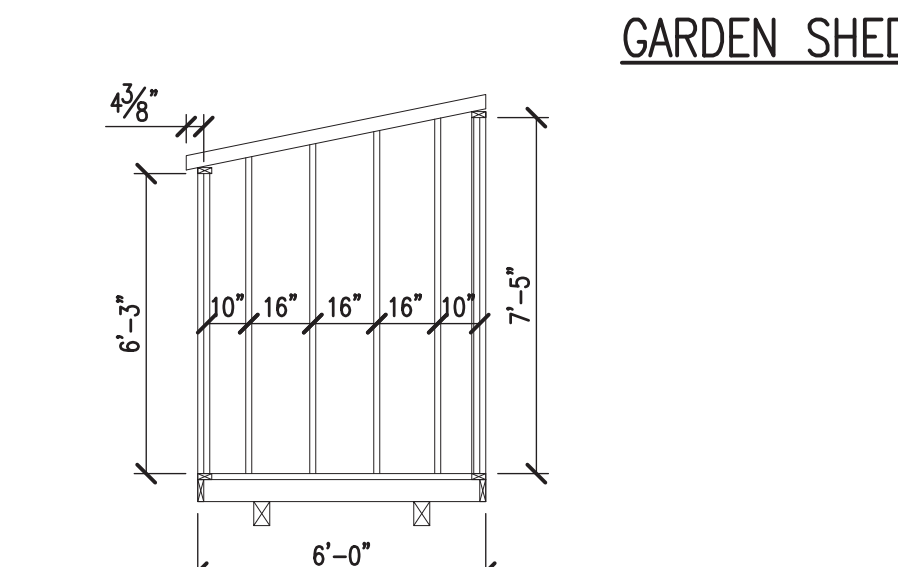
8 SIDEWALL ELEVATION
A-2 SCALE: 1/4"=1'-0"



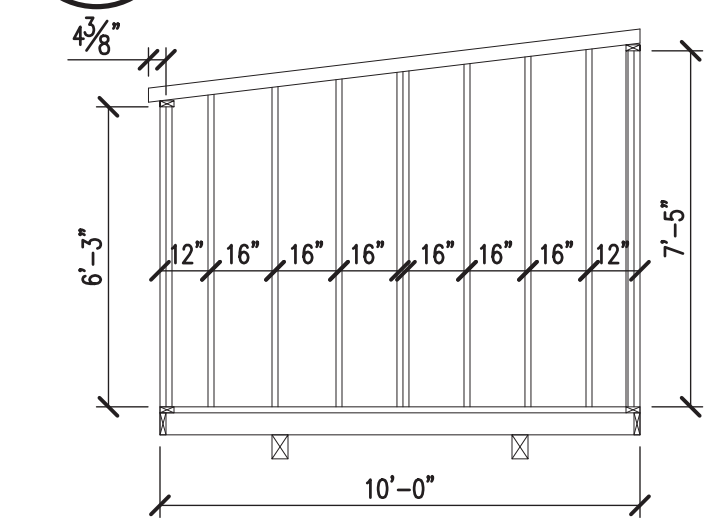
9 ENDWALL ELEVATION
A-2 SCALE: 1/4"=1'-0"



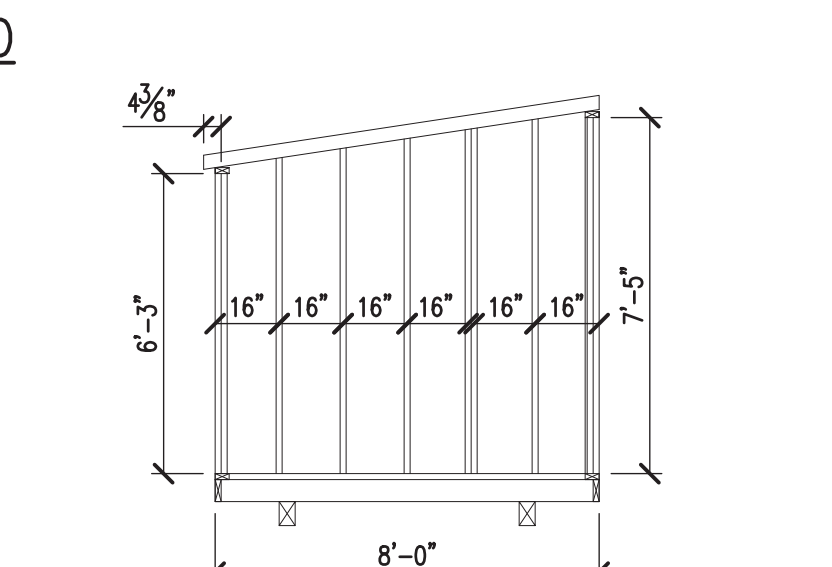
10 SIDEWALL ELEVATION
A-2 SCALE: 1/4"=1'-0"



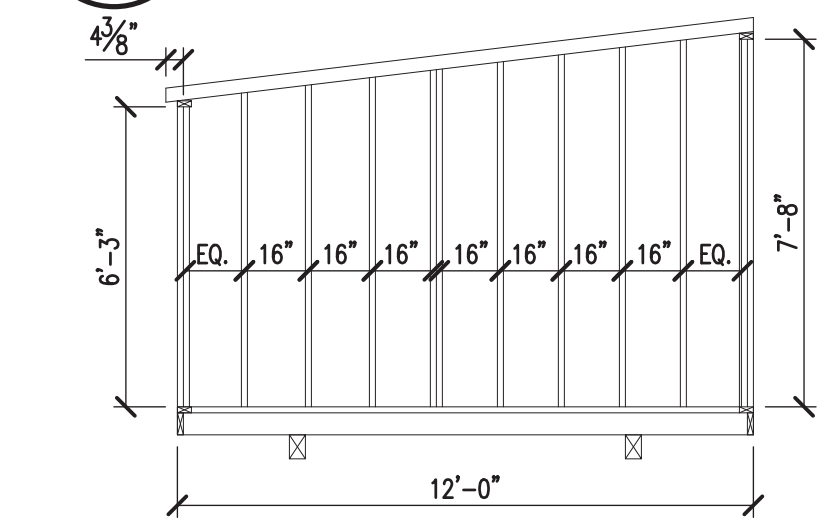
11 6'-0" WIDE ENDWALL ELEVATION
A-2 SCALE: 1/4"=1'-0"



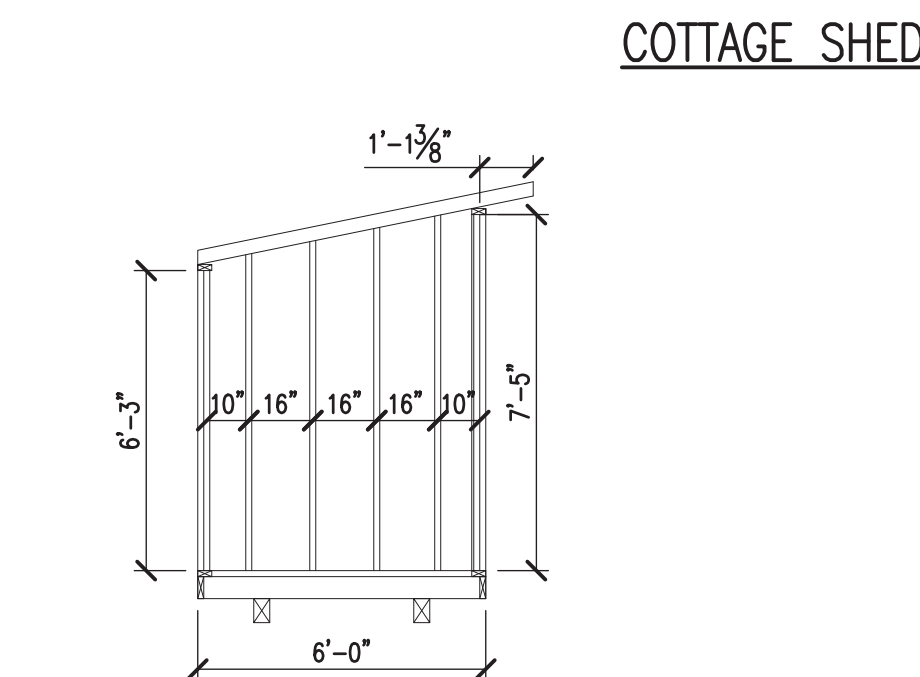
13 10'-0" WIDE ENDWALL ELEVATION
A-2 SCALE: 1/4"=1'-0"



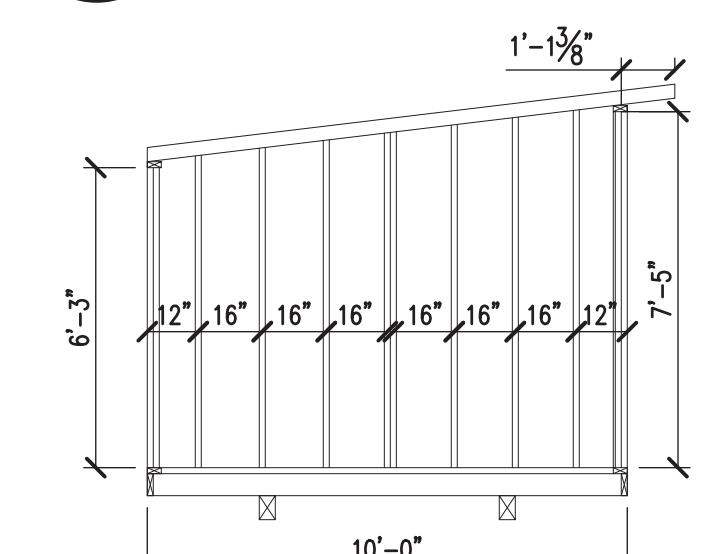
12 8'-0" WIDE ENDWALL ELEVATION
A-2 SCALE: 1/4"=1'-0"



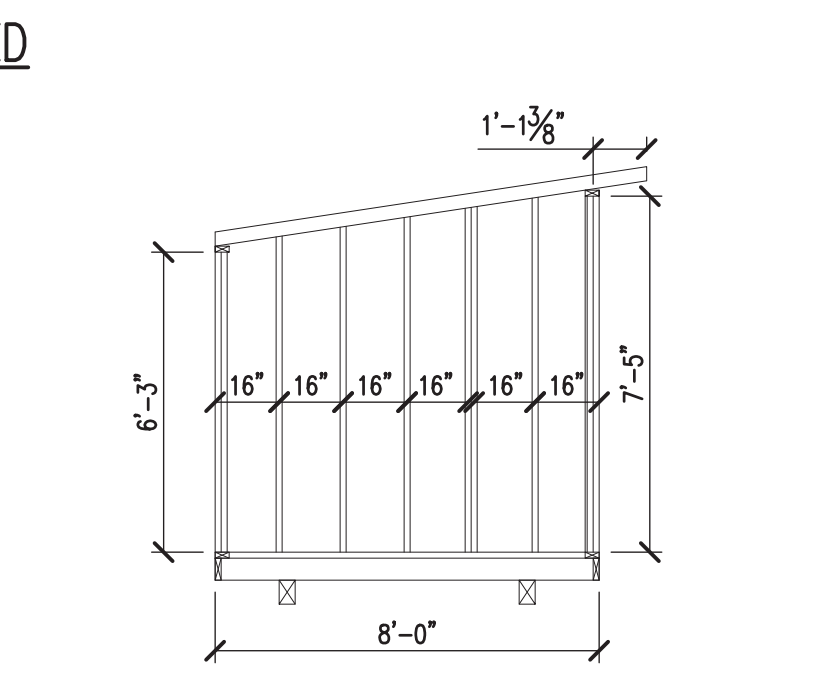
14 12'-0" WIDE ENDWALL ELEVATION
A-2 SCALE: 1/4"=1'-0"



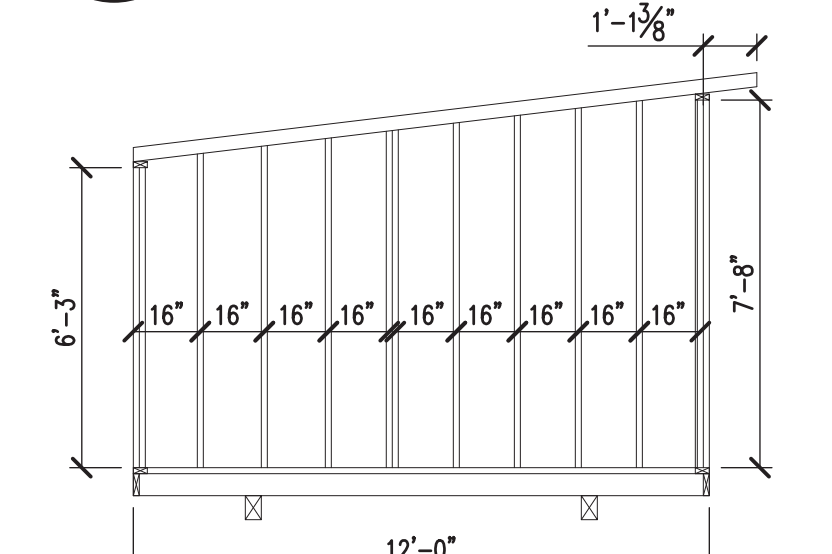
15 6'-0" WIDE ENDWALL ELEVATION
A-2 SCALE: 1/4"=1'-0"



17 10'-0" WIDE ENDWALL ELEVATION
A-2 SCALE: 1/4"=1'-0"



16 8'-0" WIDE ENDWALL ELEVATION
A-2 SCALE: 1/4"=1'-0"



18 12'-0" WIDE ENDWALL ELEVATION
A-2 SCALE: 1/4"=1'-0"

PROJECT: UTILITY SHED

GARDEN & COTTAGE SHEDS
FLOOR DECK FRAMING PLANS & DETAILS

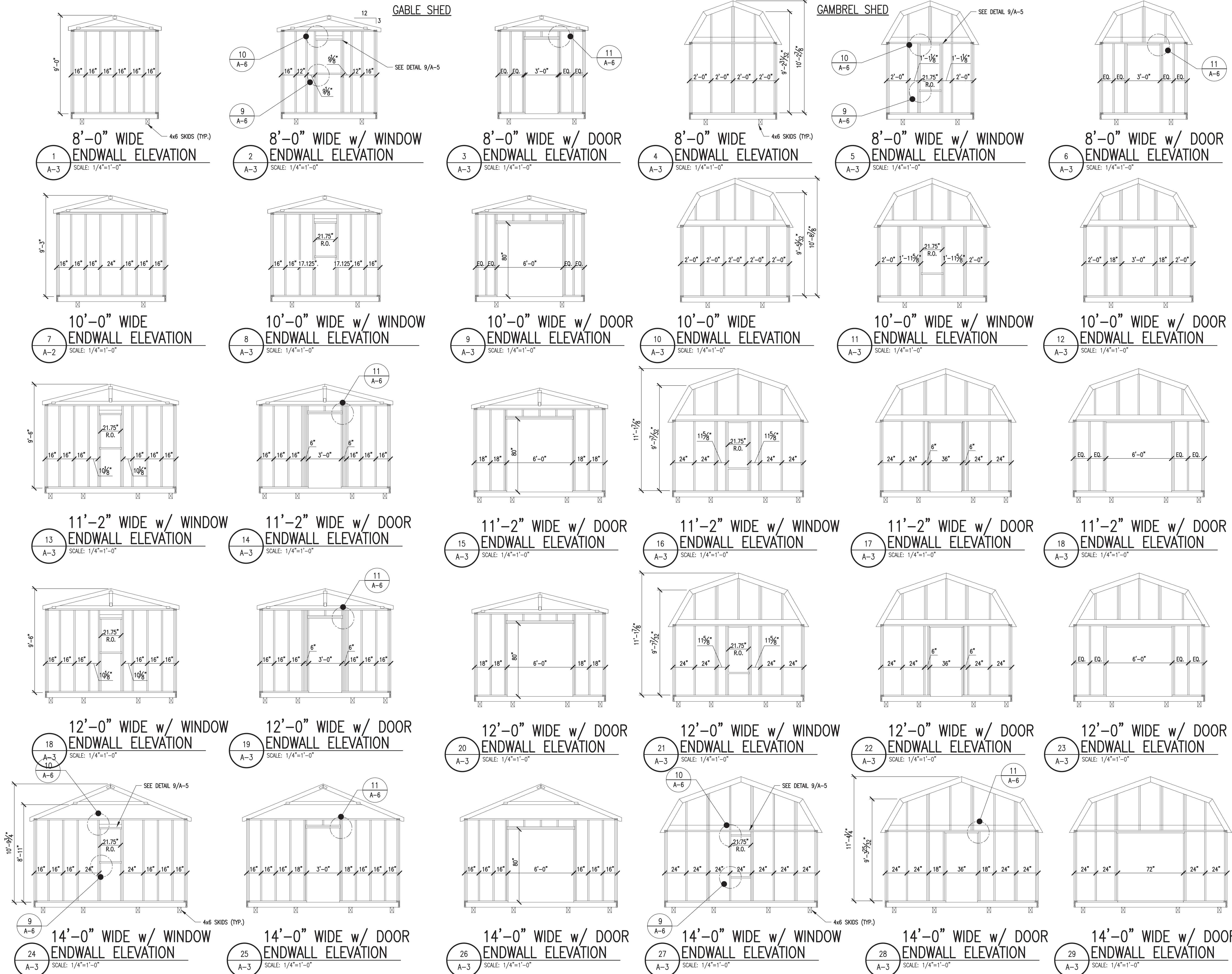
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SPECIALTY STRUCTURAL ENGINEER

ENGINEERING SERVICES PROVIDED FOR:
PREMIER PORTABLE BUILDINGS
317 EAST STATE LINE ROAD
SOUTH FULTON, TN 38257
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DATE: 6.30.24
PROJECT NO.: 18285
DRAWING BY: JH
CHK BY: DVG

DWG NO.: **A-2**



PROJECT: UTILITY SHED

SECTIONS

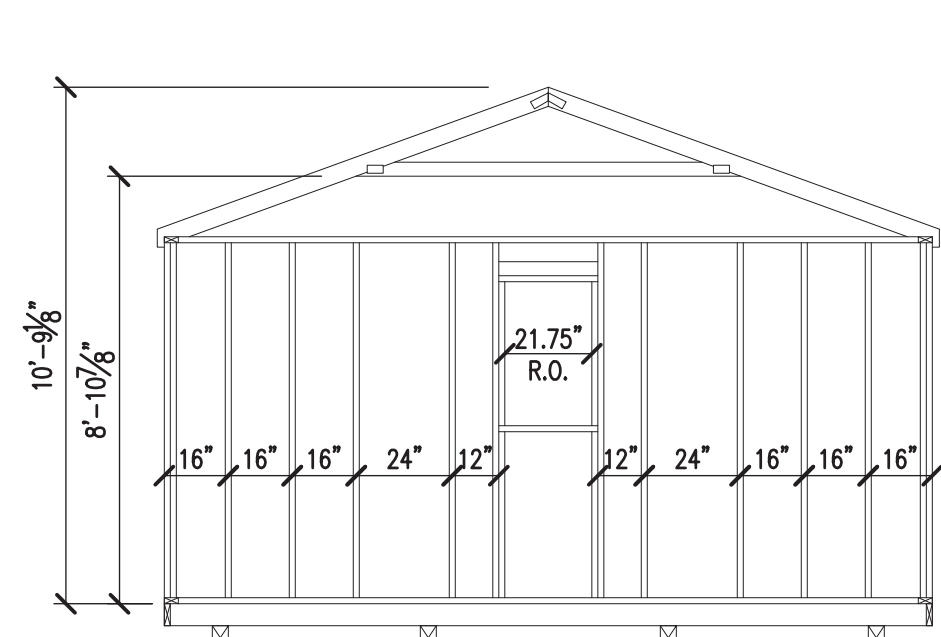
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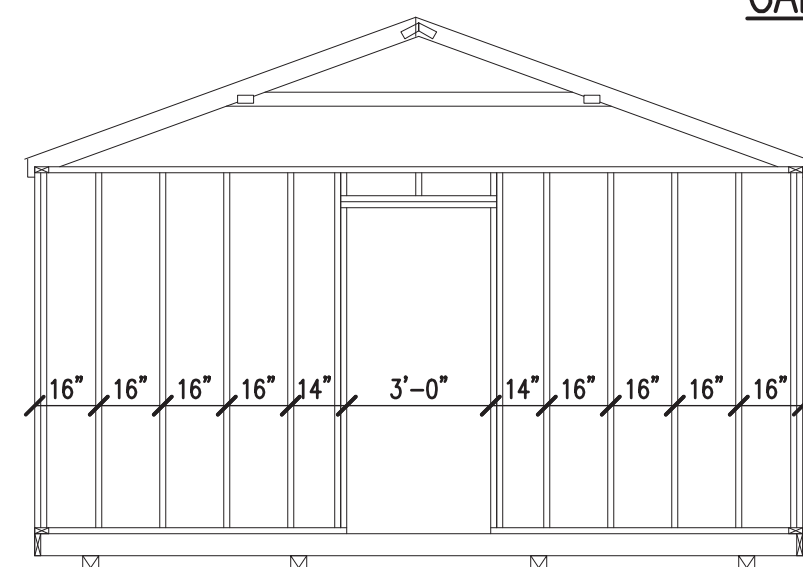
REVISION	DESCRIPTION	DATE	BY
▲			
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DATE: 6.30.24
PROJECT NO.: 18285
DRAWING BY: JH
CHK BY: DVG
DWG NO.:

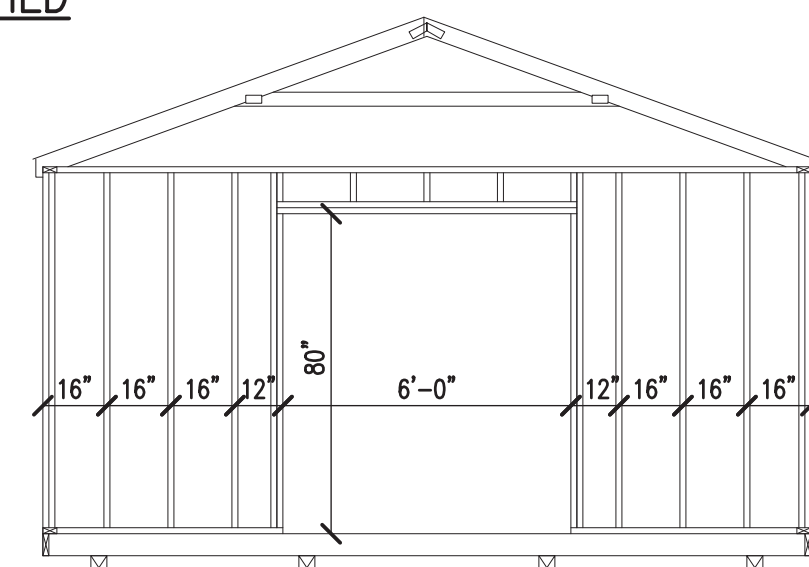
A-3



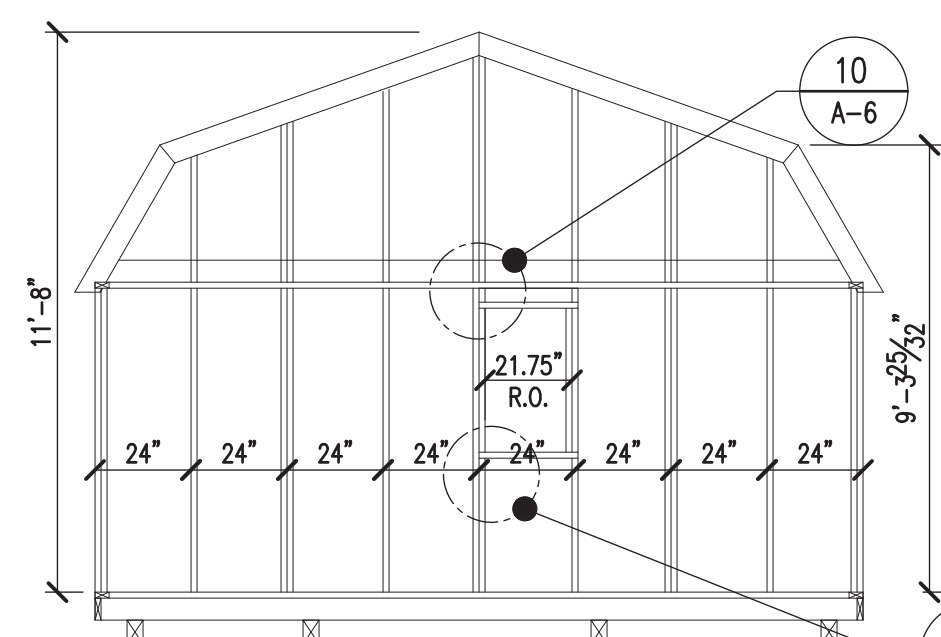
1
A-4
16'-0" WIDE w/ WINDOW
ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



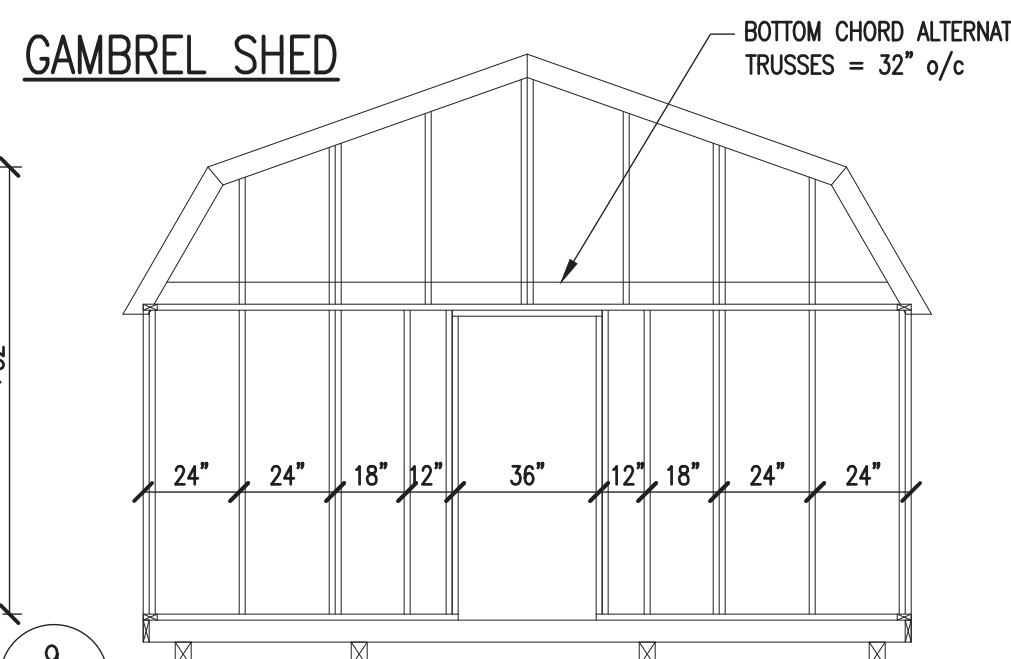
2
A-4
16'-0" WIDE w/ DOOR
ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



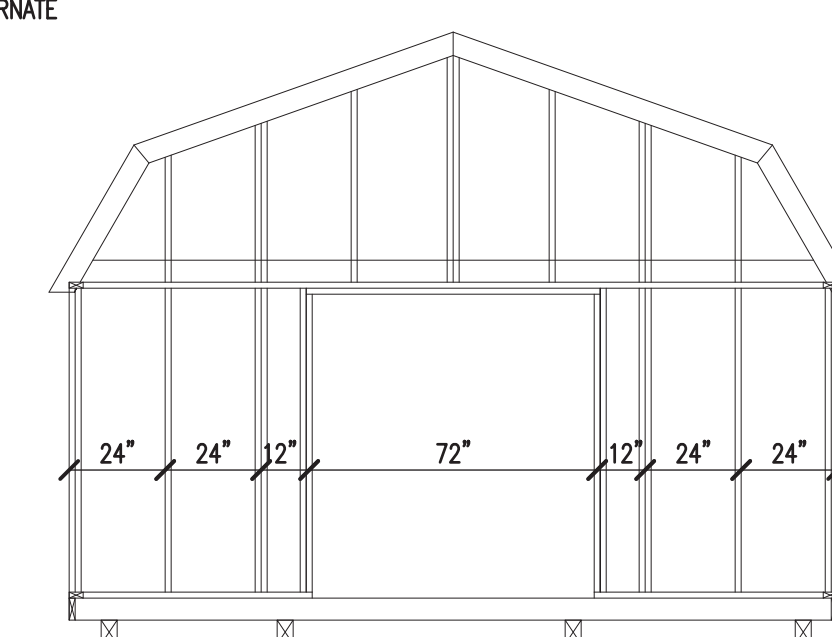
3
A-4
16'-0" WIDE w/ DOOR
ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



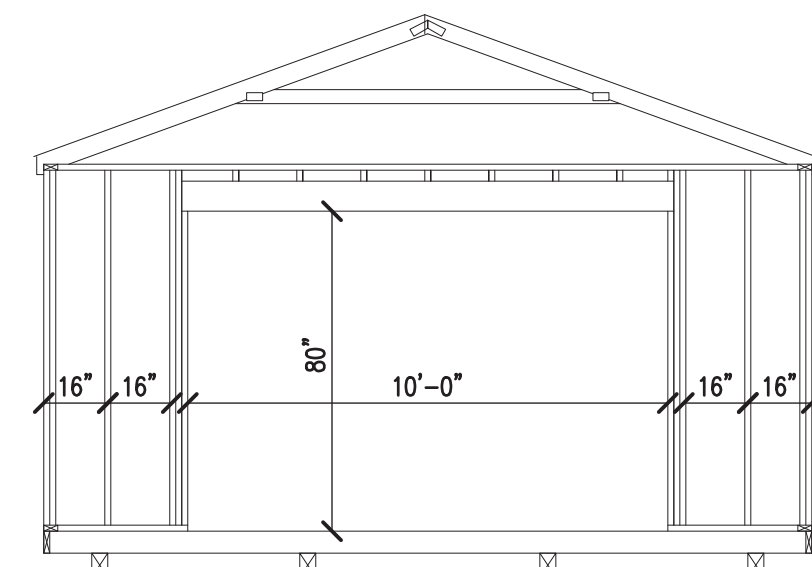
4
A-4
16'-0" WIDE w/ WINDOW
ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



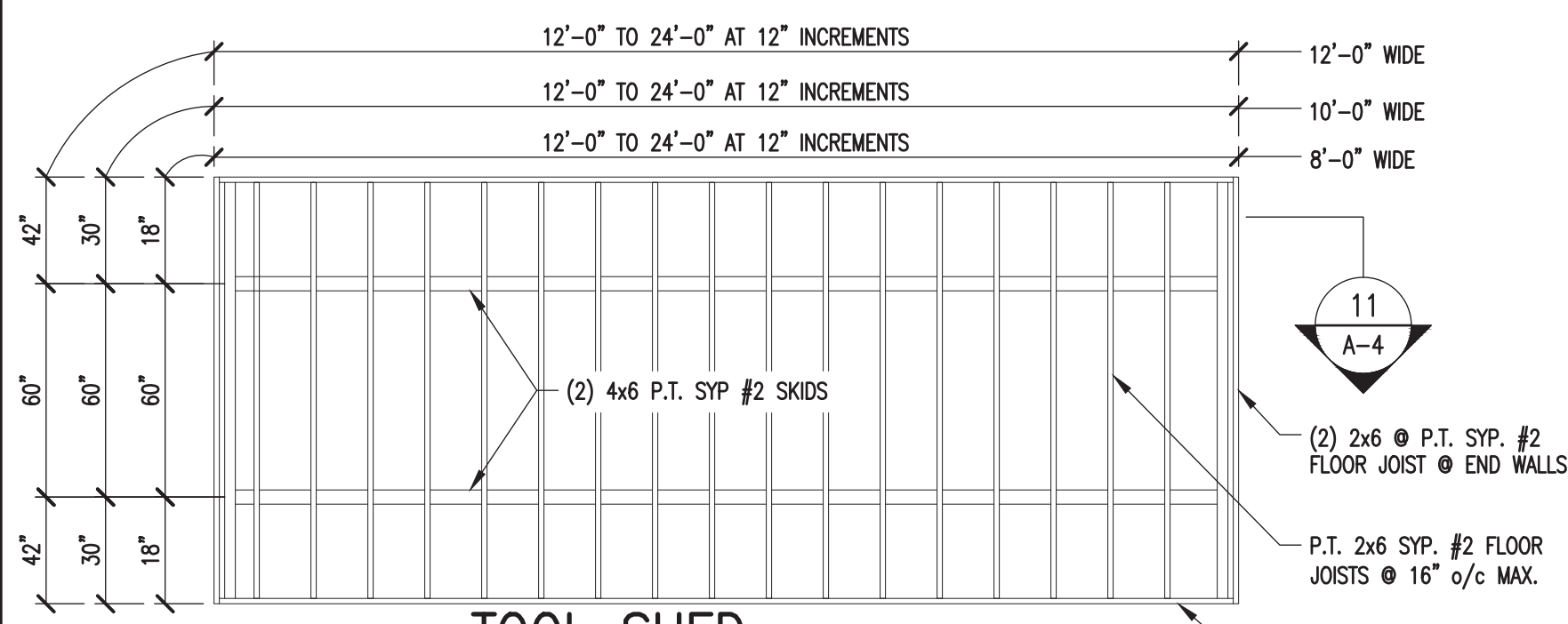
5
A-4
16'-0" WIDE w/ DOOR
ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



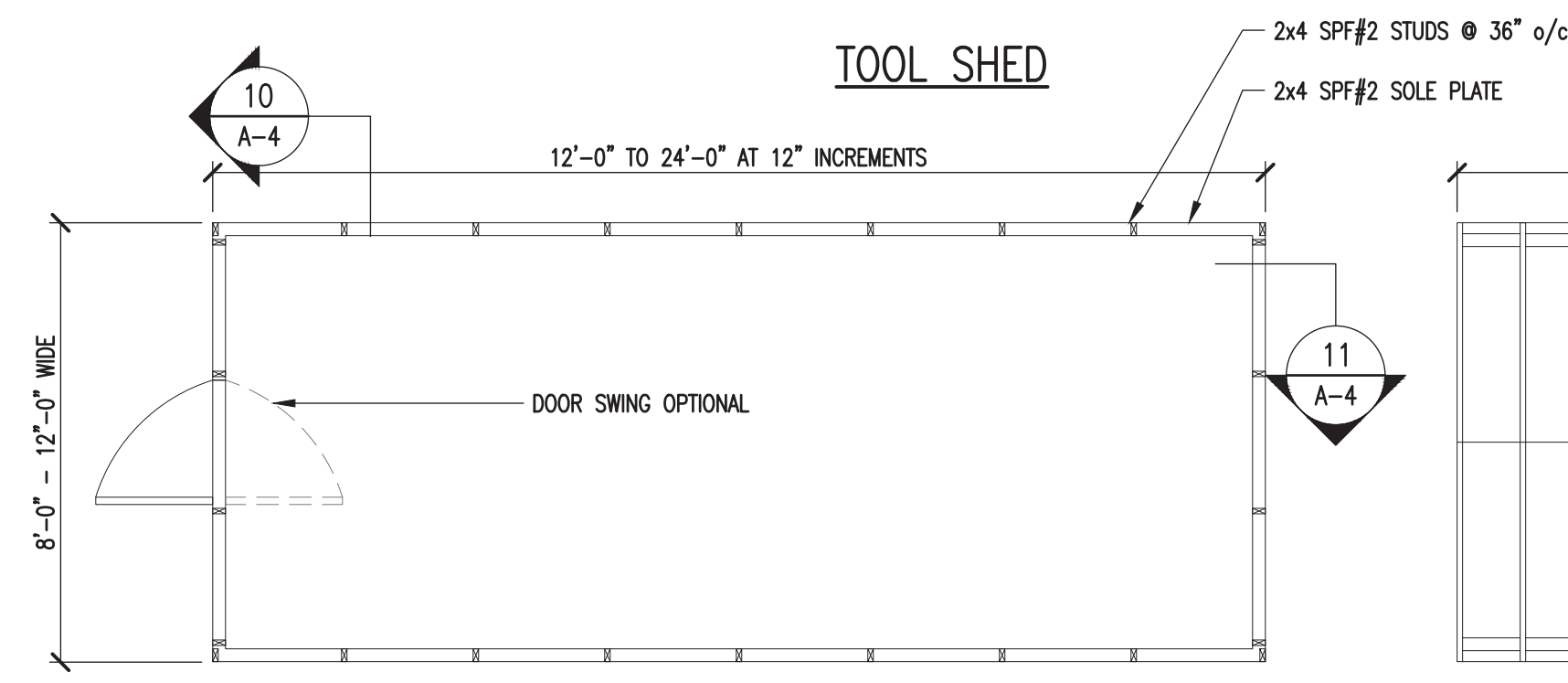
6
A-4
16'-0" WIDE w/ DOOR
ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



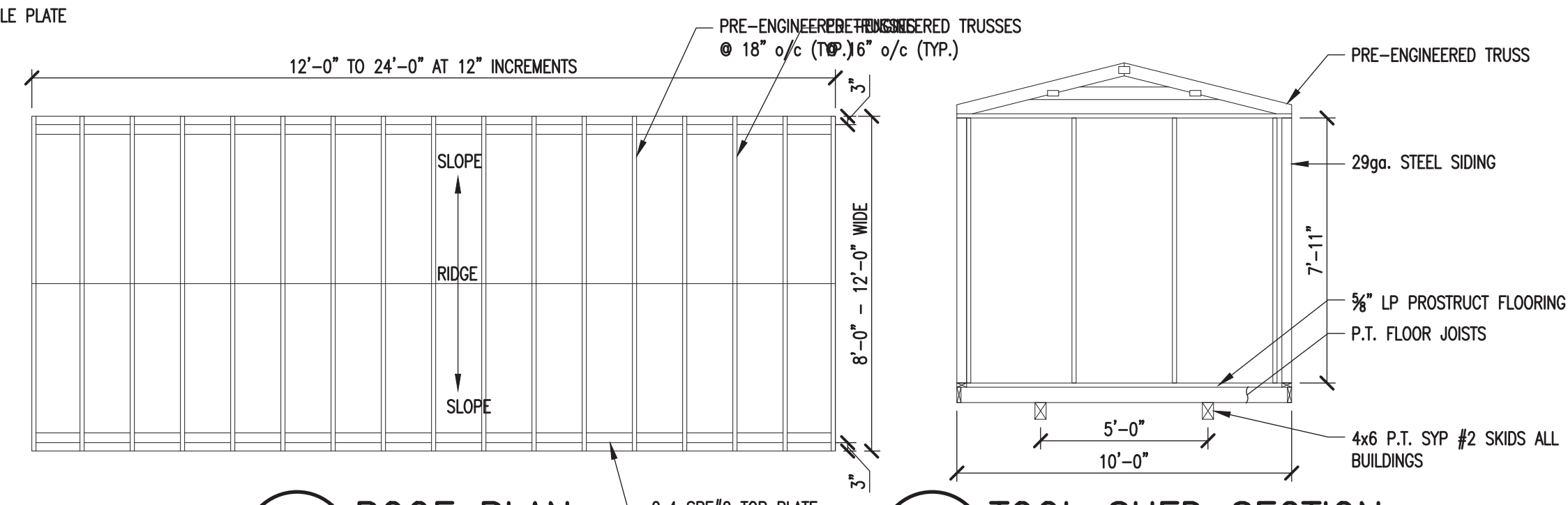
14
A-4
16'-0" WIDE w/ DOOR
ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



7
A-4
TOOL SHED
FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)

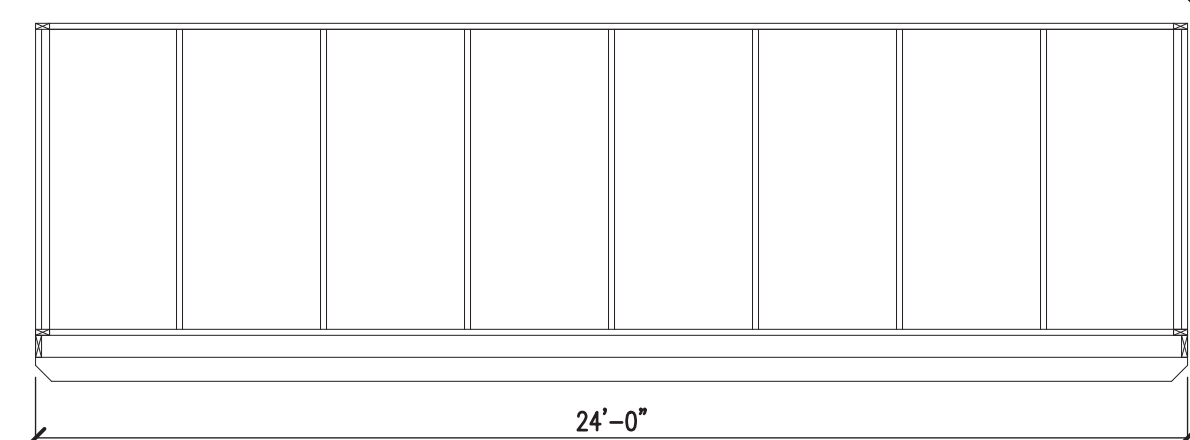


8
A-4
FLOOR DECK PLAN
SCALE: 1/4"=1'-0"

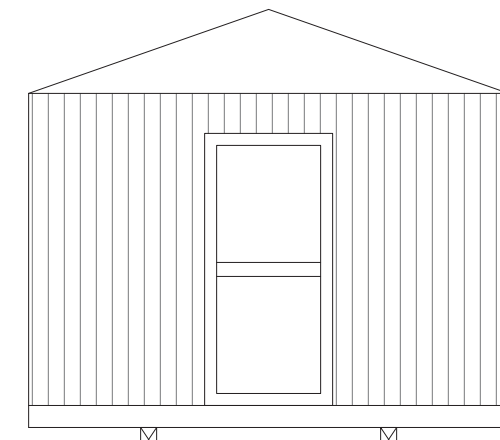


9
A-4
ROOF PLAN
SCALE: 1/4"=1'-0"

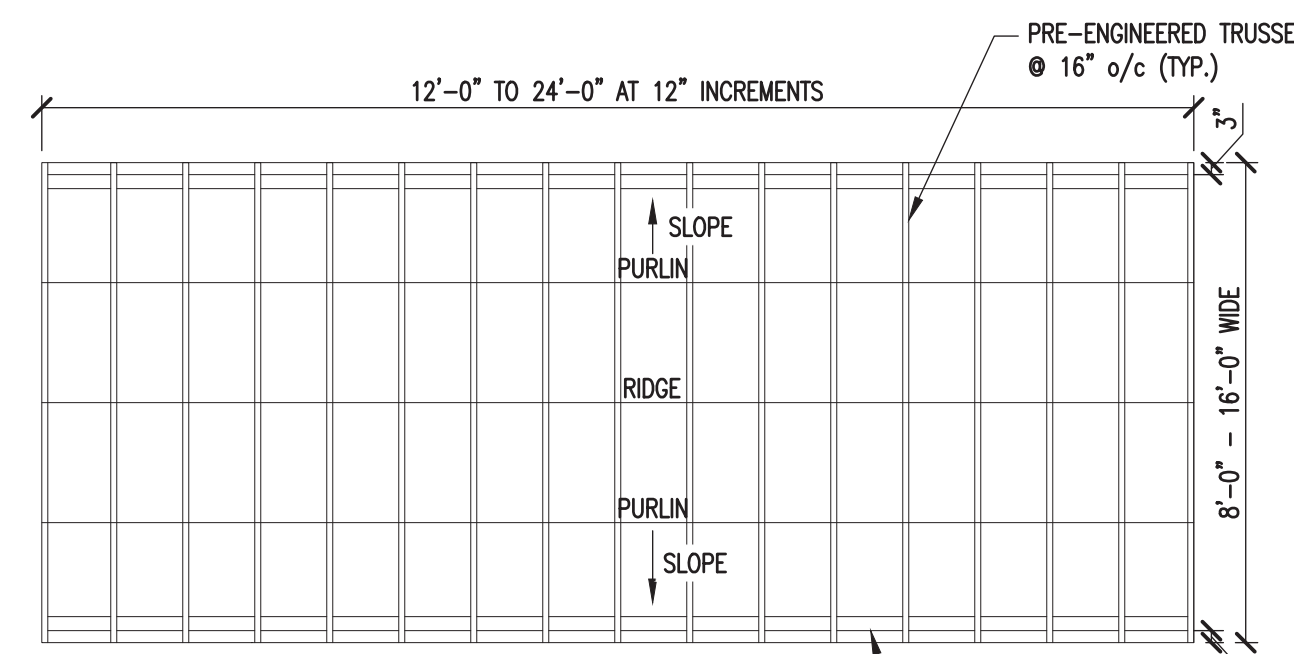
10
A-4
TOOL SHED SECTION
SCALE: 1/4"=1'-0"



11
A-4
SIDE WALL FRAMING
SCALE: 1/4"=1'-0"



12
A-4
ELEVATION
SCALE: 1/4"=1'-0"



13
A-4
GAMBREL ROOF PLAN
SCALE: 1/4"=1'-0"

- NOTES:
1. SEE NOTES ON SHEETS A-1 & A-2 FOR ANY INFORMATION NOT SHOWN.
2. SEE FASTENING SCHEDULE FOR ALL FASTENING NOT NOTED ON THIS SHEET.

BOTTOM CHORD TRUSS OPTION:
LOAD = 62 PSF (1.333)(8FT/2)(1.5)=500LBS TENSION.
A (2x4) = 5.25IN²; FT = 95 PSI (OK)
ALTERNATE TRUSS WITH BOTTOM CHORD, SPACED 32" o/c,
OPTION A: TENSION = 1000LBS: FT=190 PSI (OK)

PROJECT: UTILITY SHED

SECTION CUTS
CRAFTSMAN & TOOL SHED

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SPECIALTY STRUCTURAL ENGINEER

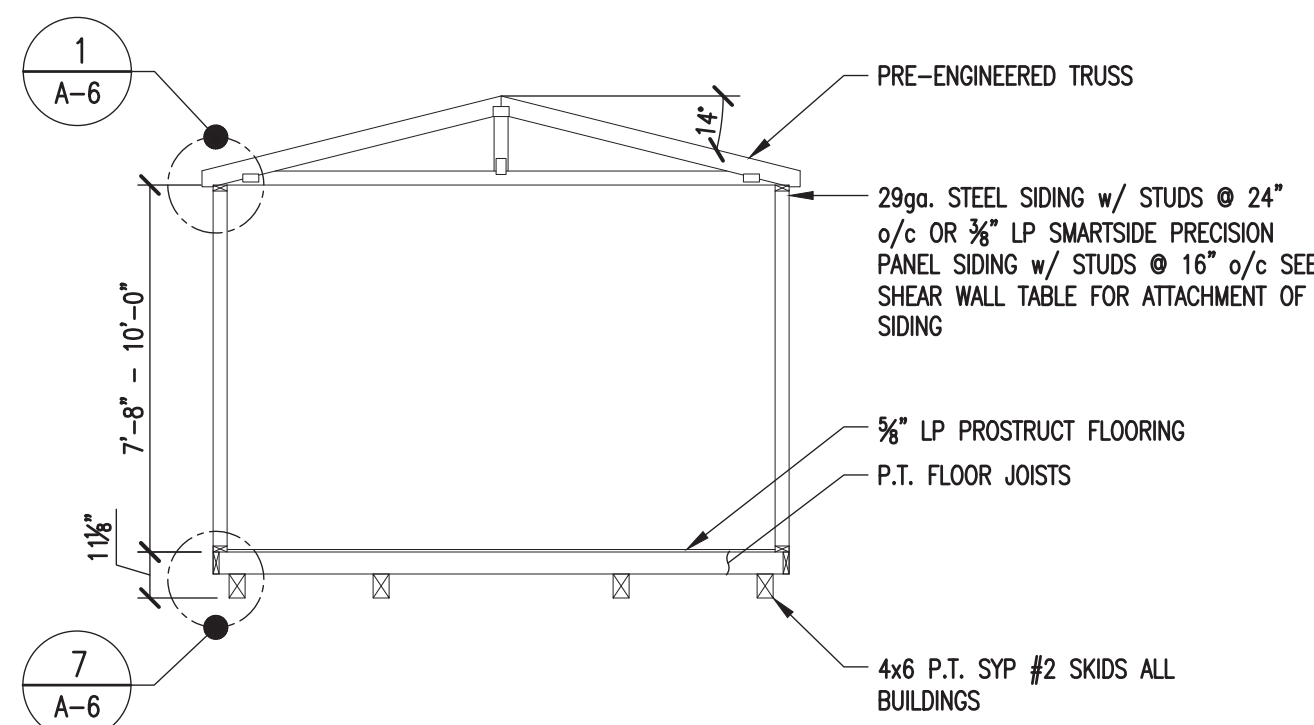


ENGINEERING SERVICES PROVIDED FOR:
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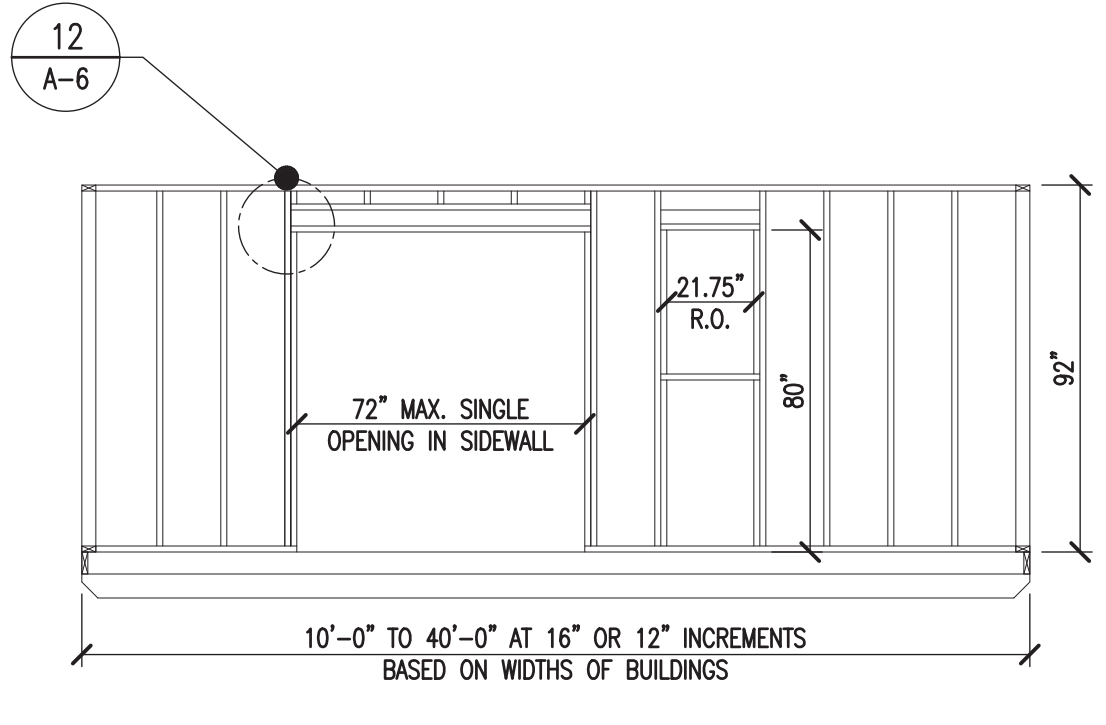
DATE: 6.30.24
PROJECT NO.: 18285
DRAWING BY: JH
CHK BY: DVG
DWG NO.:

A-4



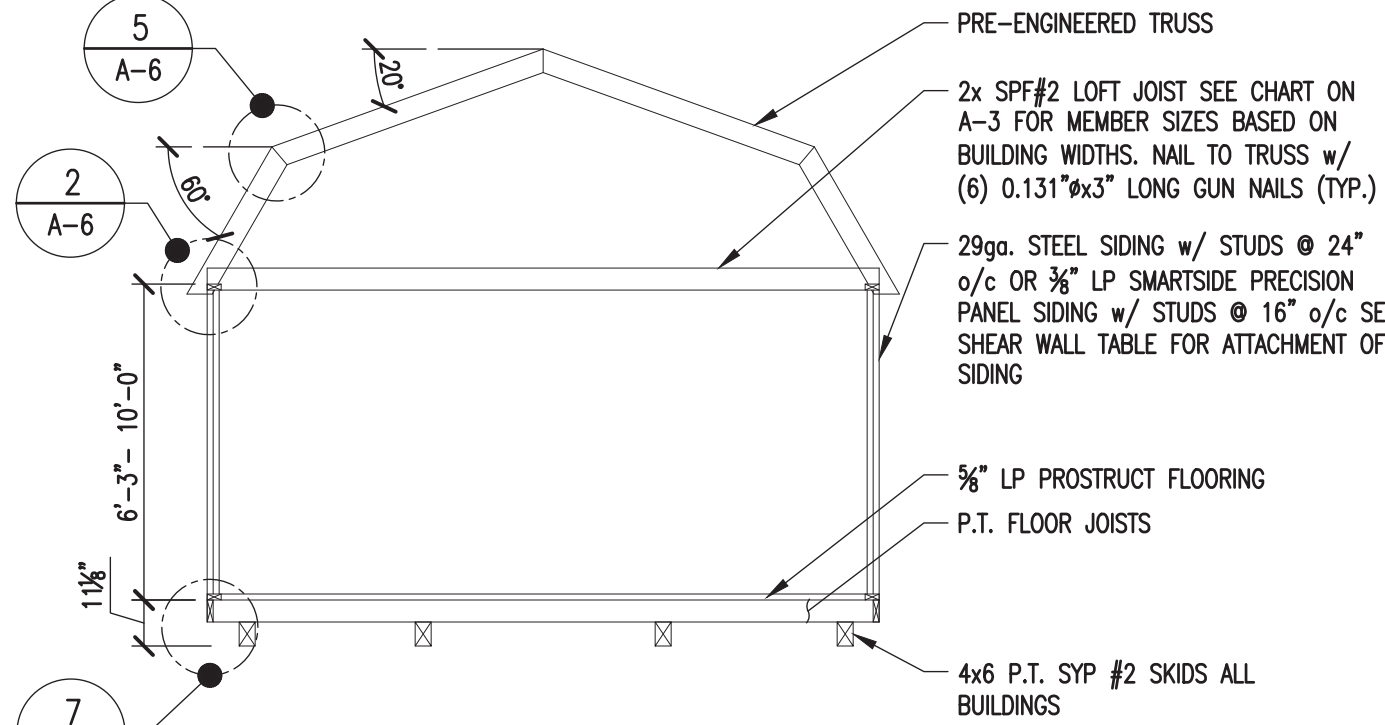
1 GABLE SECTION
SCALE: 1/4"=1'-0"

NOTES:
1. SEE NOTES ON SHEETS A-1 & C-2 FOR ANY INFORMATION NOT SHOWN.
2. SEE FASTENING SCHEDULE FOR ALL FASTENING NOT NOTED ON THIS SHEET.



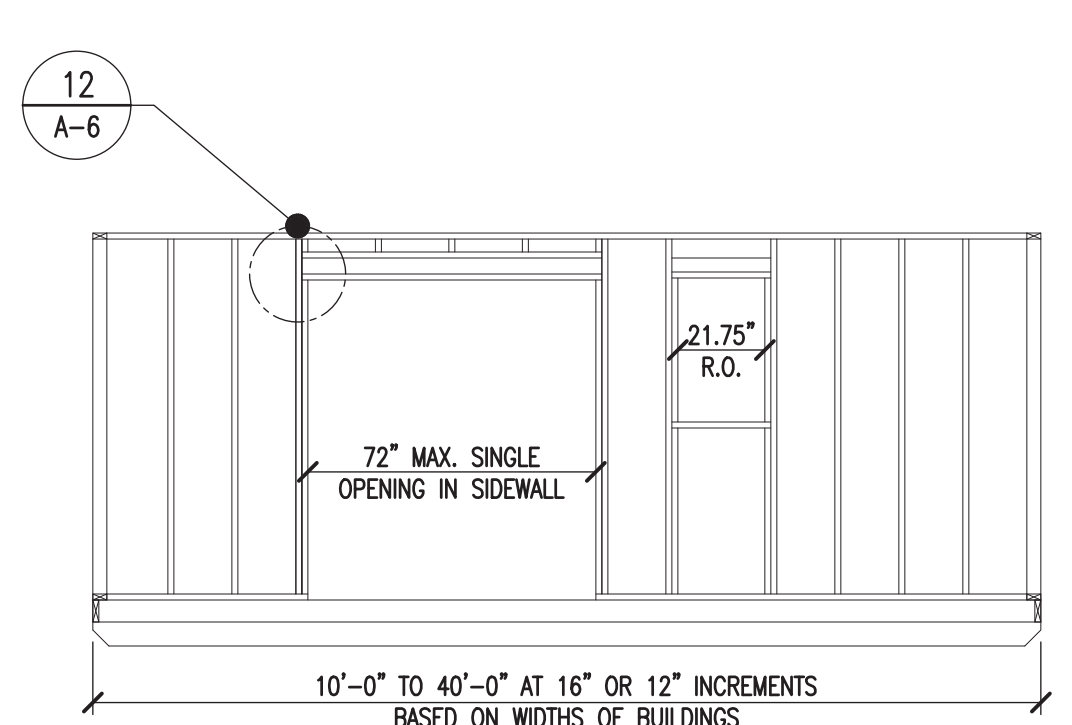
2 SIDEWALL FRAMING
SCALE: 1/4"=1'-0"

NOTES:
MAX. OPENING MAY BE INCREASED TO 9'-0" WITH HEADER PROVIDED THE BUILDING LENGTH IS OVER 16' IN LENGTH AND THE CRITERIA IN NOTE NUMBER 3 OF THE SHEARWALL CHART IS MET.



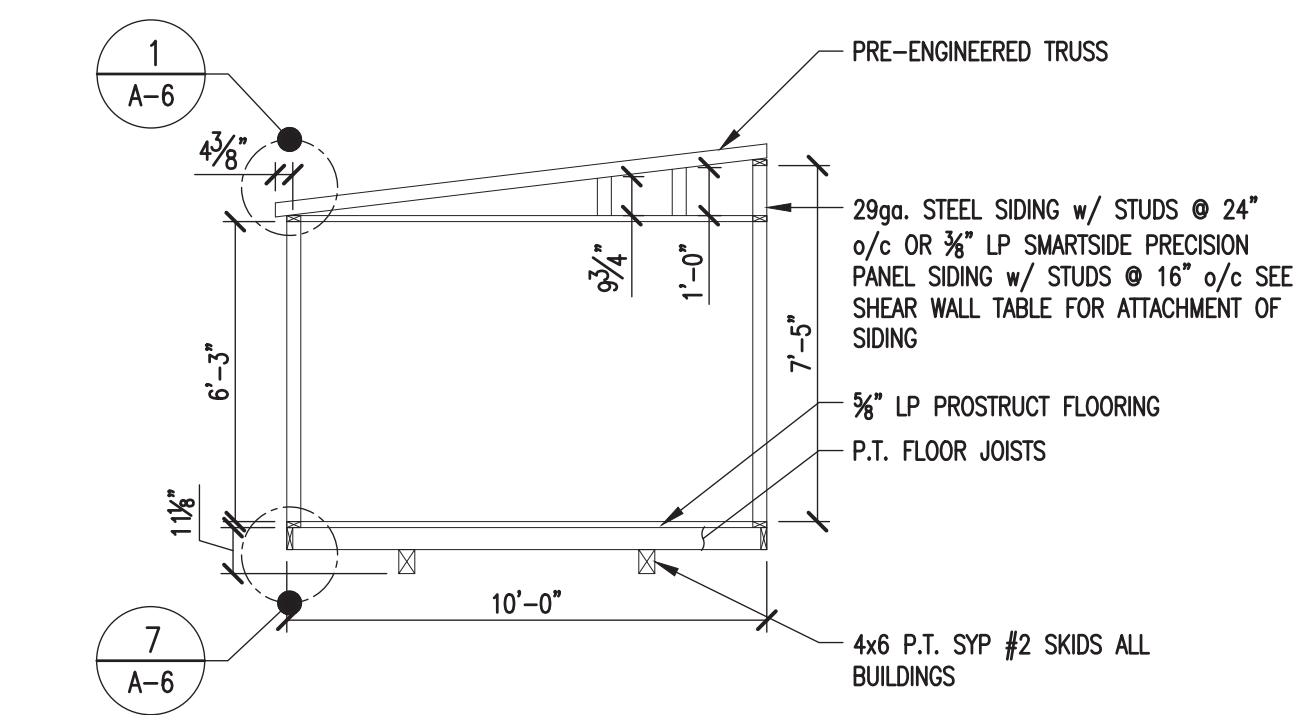
3 GAMBREL SECTION
SCALE: 1/4"=1'-0"

NOTES:
1. SEE NOTES ON SHEETS A-1 & C-2 FOR ANY INFORMATION NOT SHOWN.
2. SEE FASTENING SCHEDULE FOR ALL FASTENING NOT NOTED ON THIS SHEET.



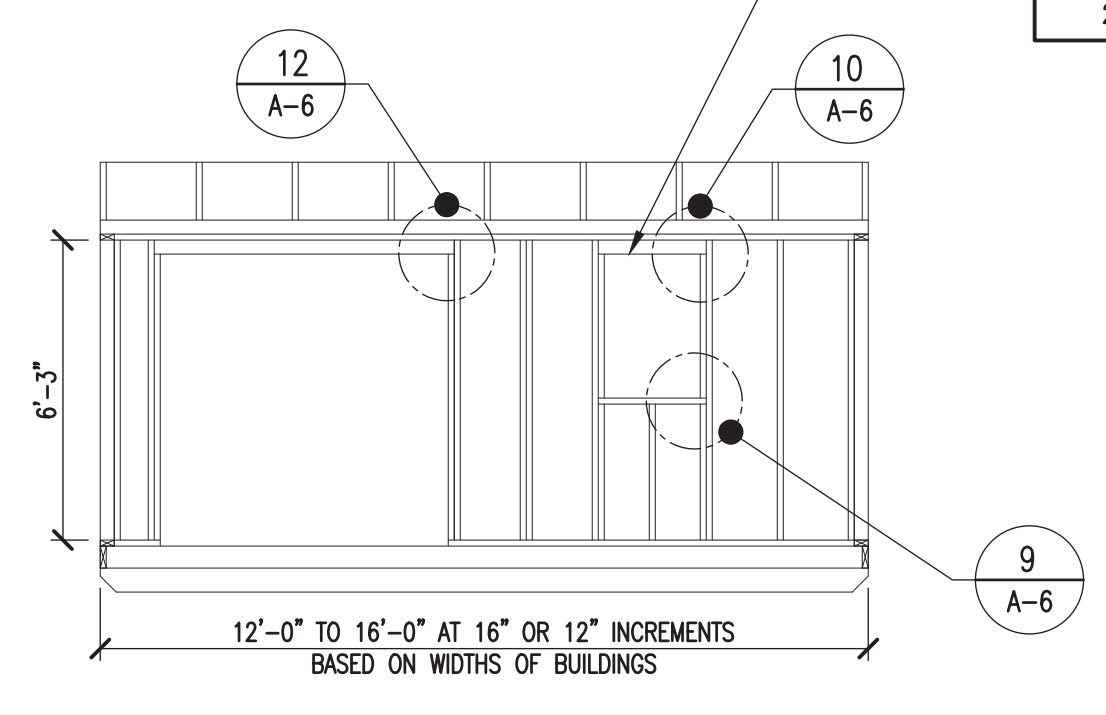
4 SIDEWALL FRAMING
SCALE: 1/4"=1'-0"

NOTES:
MAX. OPENING MAY BE INCREASED TO 9'-0" WITH HEADER PROVIDED THE BUILDING LENGTH IS OVER 16' IN LENGTH AND THE CRITERIA IN NOTE NUMBER 3 OF THE SHEARWALL CHART IS MET.



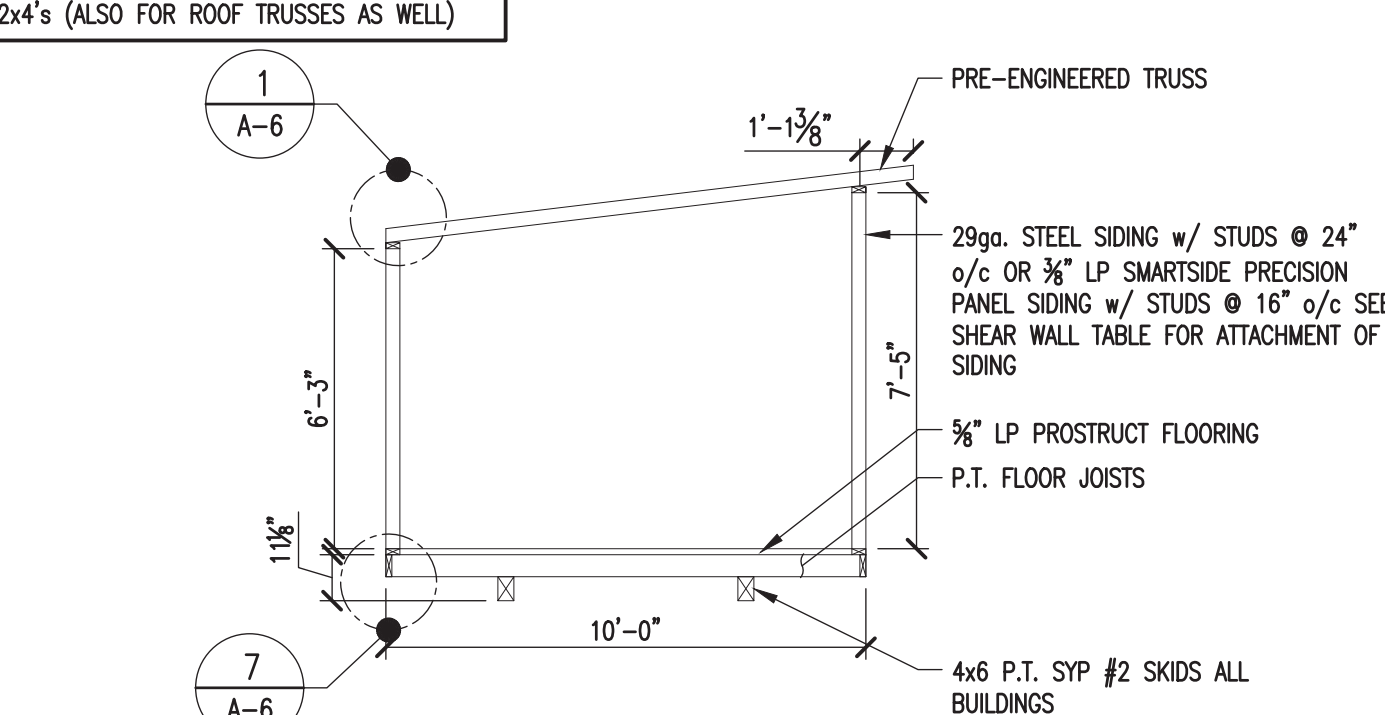
5 GARDEN SHED SECTION
SCALE: 1/4"=1'-0"

NOTES:
1. SEE NOTES ON SHEETS A-1 & A-2 FOR ANY INFORMATION NOT SHOWN.
2. SEE FASTENING SCHEDULE FOR ALL FASTENING NOT NOTED ON THIS SHEET.



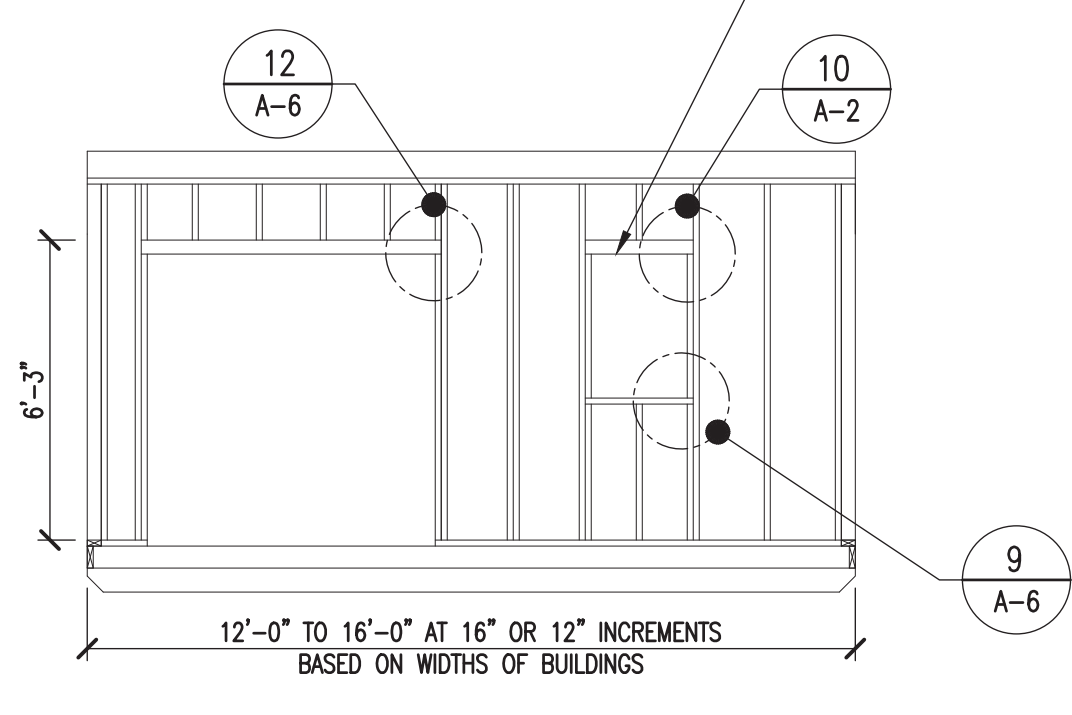
6 SIDEWALL FRAMING
SCALE: 1/4"=1'-0"

NOTES:
MAX. OPENING MAY BE INCREASED TO 9'-0" WITH HEADER 8/A-11 PROVIDED THE BUILDING LENGTH IS OVER 16' IN LENGTH AND THE CRITERIA IN NOTE NUMBER 3 OF THE SHEARWALL CHART IS MET.

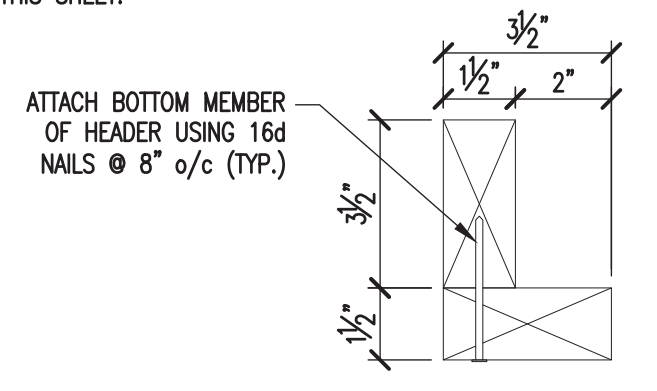


7 COTTAGE SHED SECTION
SCALE: 1/4"=1'-0"

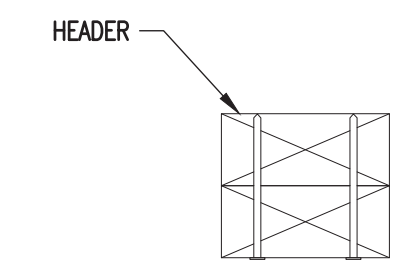
NOTES:
1. SEE NOTES ON SHEETS A-1 & A-2 FOR ANY INFORMATION NOT SHOWN.
2. SEE FASTENING SCHEDULE FOR ALL FASTENING NOT NOTED ON THIS SHEET.



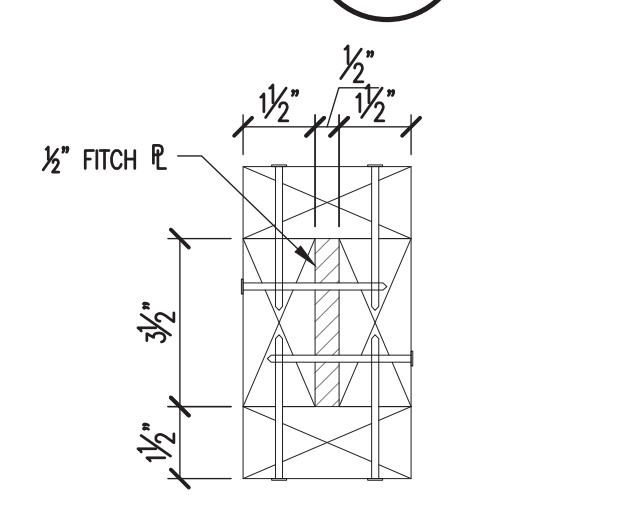
8 SIDEWALL FRAMING
SCALE: 1/4"=1'-0"



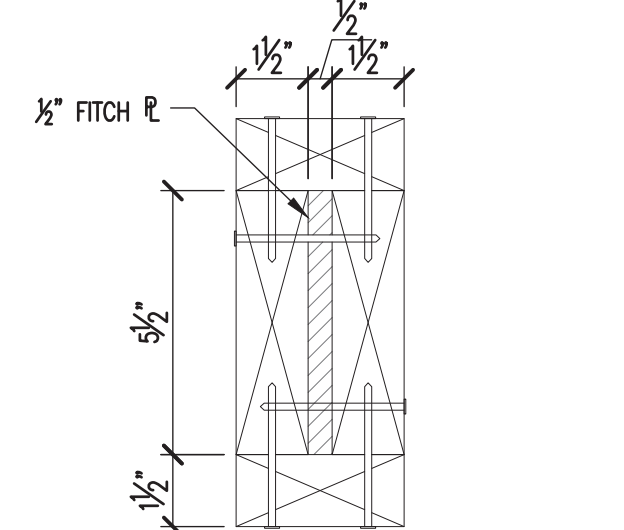
9 WINDOW HEADER DETAIL
SCALE: 3"=1'-0"



10 DOOR HEADER DETAIL
SCALE: 3"=1'-0"



11 DOOR HEADER DETAIL
SCALE: 3"=1'-0"

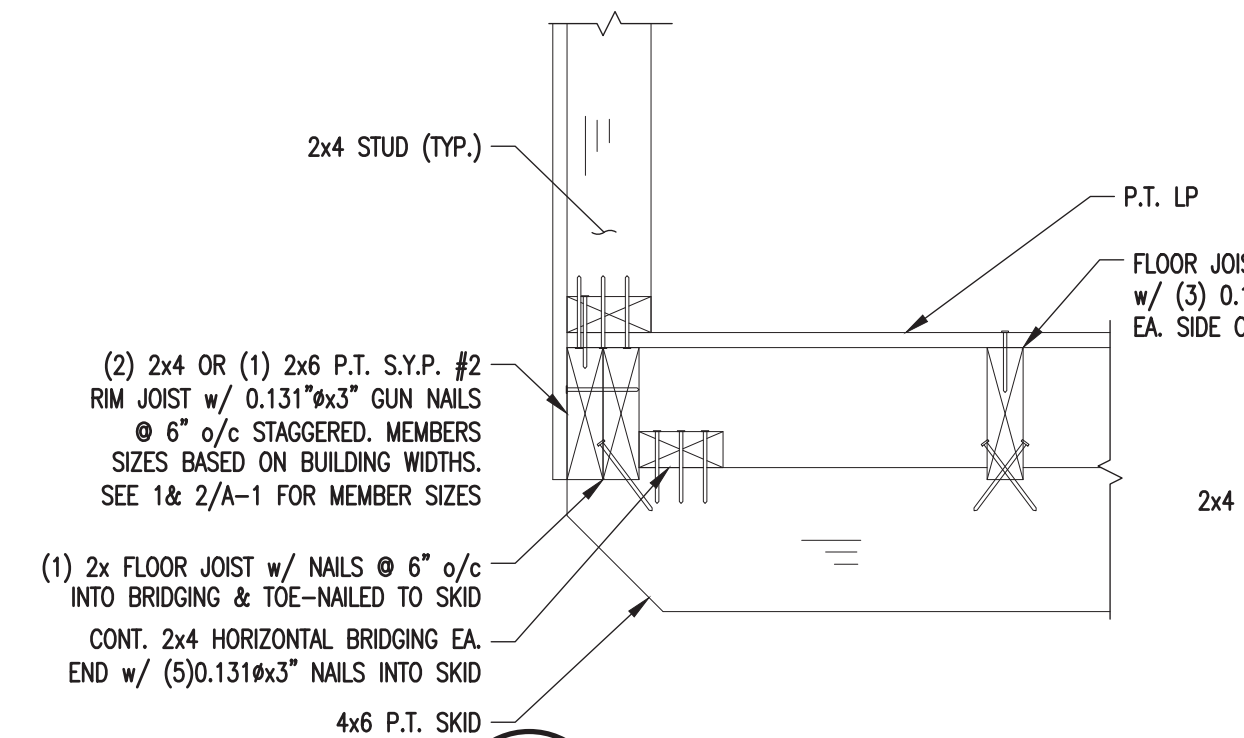


12 DOOR HEADER DETAIL
SCALE: 3"=1'-0"

NOTE:
1. SEE NOTES ON SHEETS A-1 & A-2 FOR ANY INFORMATION NOT SHOWN HERE.
2. SEE FASTENING SCHEDULE FOR ALL FASTENING NOT NOTED ON THIS SHEET.

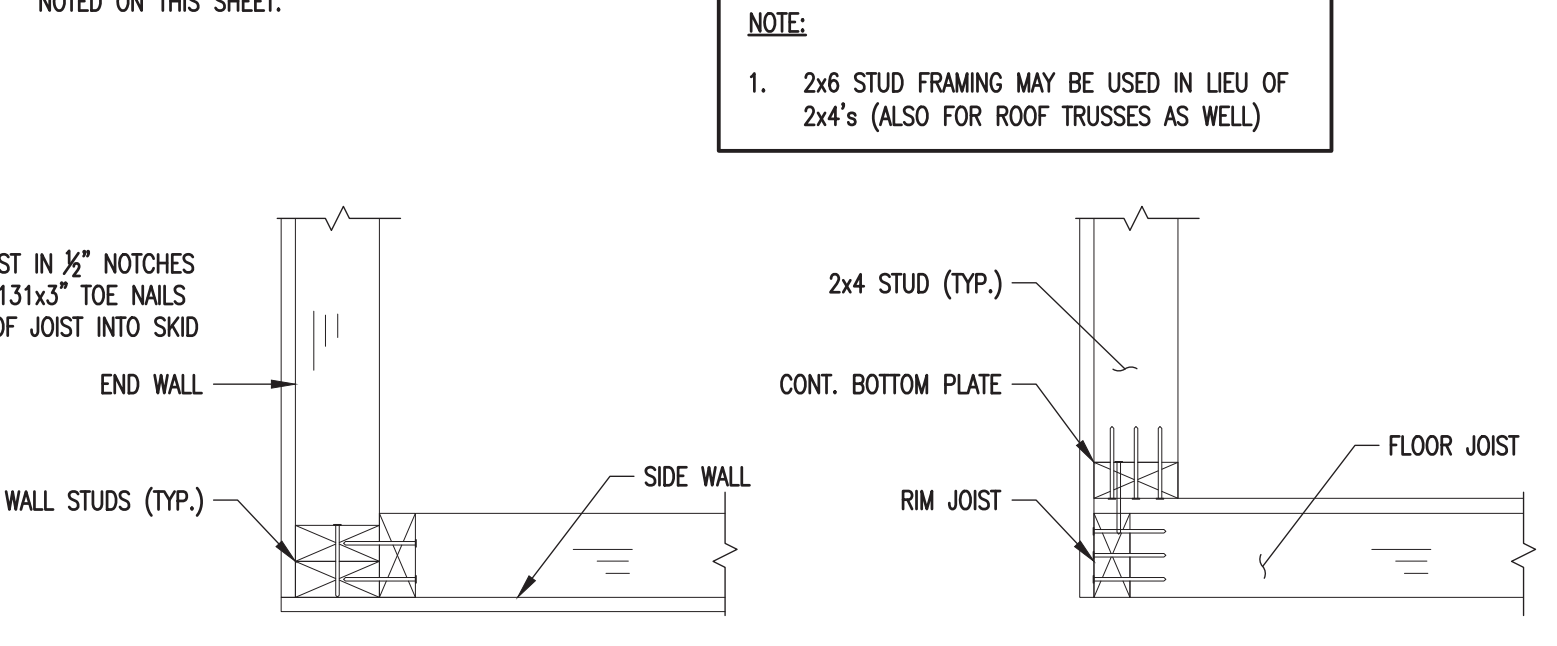
NOTE:
1. 2x6 STUD FRAMING MAY BE USED IN LIEU OF 2x4's (ALSO FOR ROOF TRUSSES AS WELL)

NOTE:
1. 2x6 STUD FRAMING MAY BE USED IN LIEU OF 2x4's (ALSO FOR ROOF TRUSSES AS WELL)

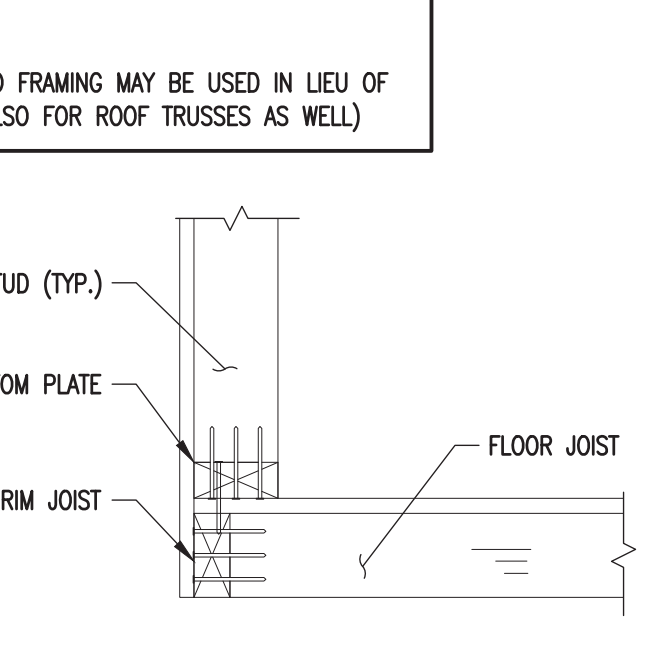


13 SKID TO JOIST DETAIL
SCALE: 1-1/2"=1'-0"

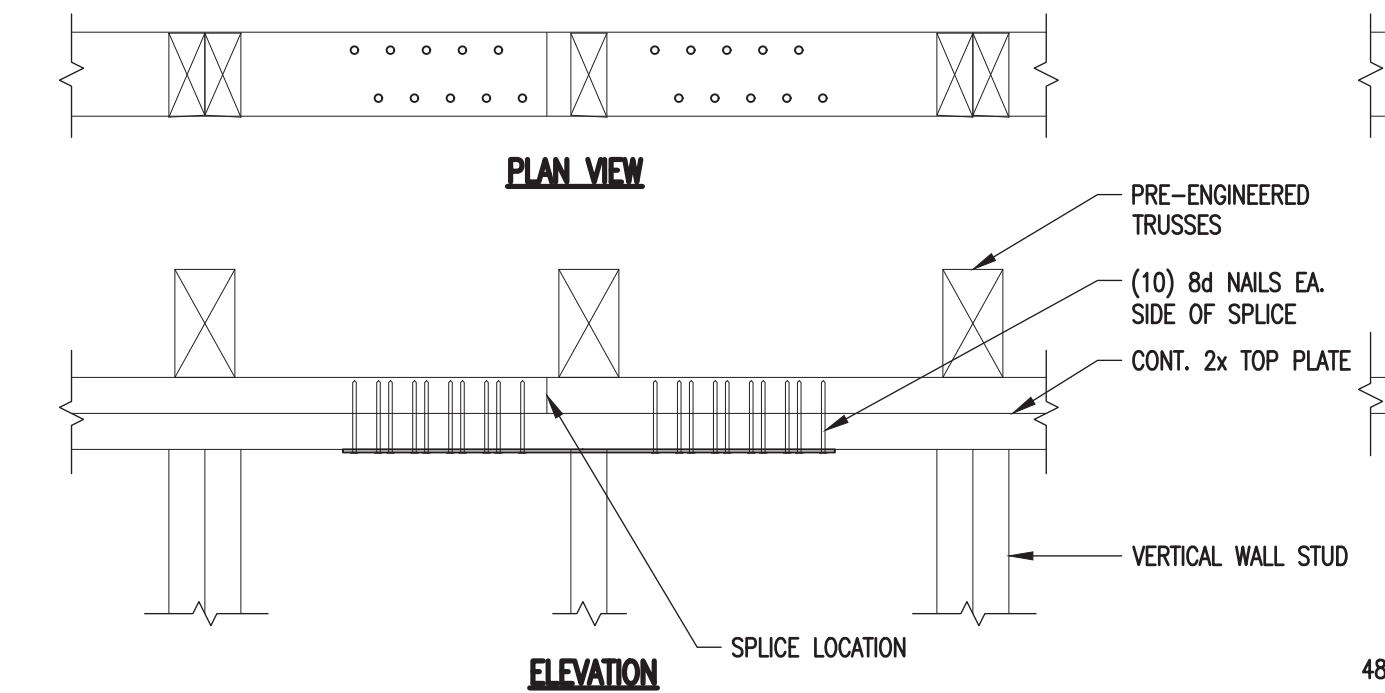
NOTES:
1. SEE NOTES ON SHEETS A-1 & C-2 FOR ANY INFORMATION NOT SHOWN HERE.
2. SEE FASTENING SCHEDULE FOR ALL FASTENING NOT NOTED ON THIS SHEET.



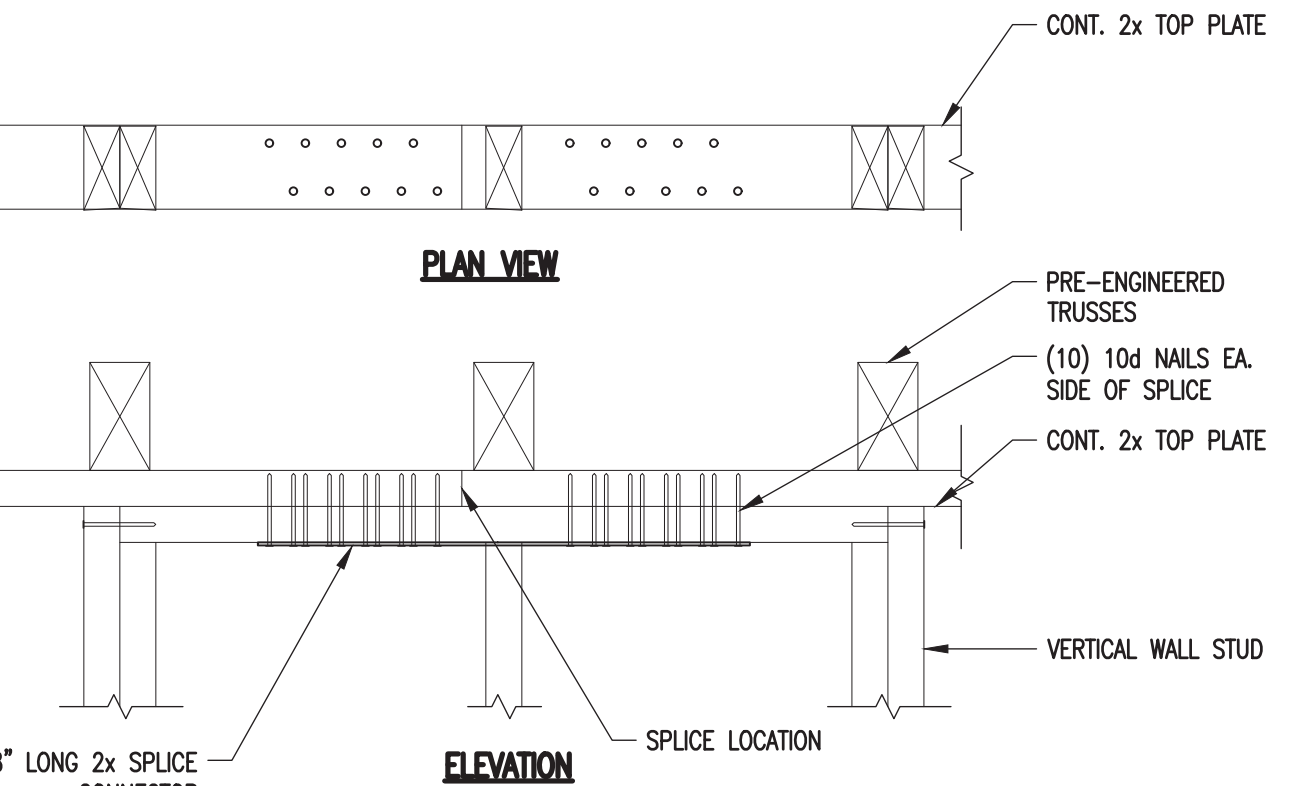
14 CORNER CONNECTION DETAIL
SCALE: 1-1/2"=1'-0"



15 WALL TO RIM JOIST
SCALE: 1-1/2"=1'-0"



16 TOP PLATE SPLICE DETAIL
SCALE: 1-1/2"=1'-0"



17 SPLICE CONNECTION DETAIL
SCALE: 1-1/2"=1'-0"

PROJECT: UTILITY SHED

TYPICAL DETAILS

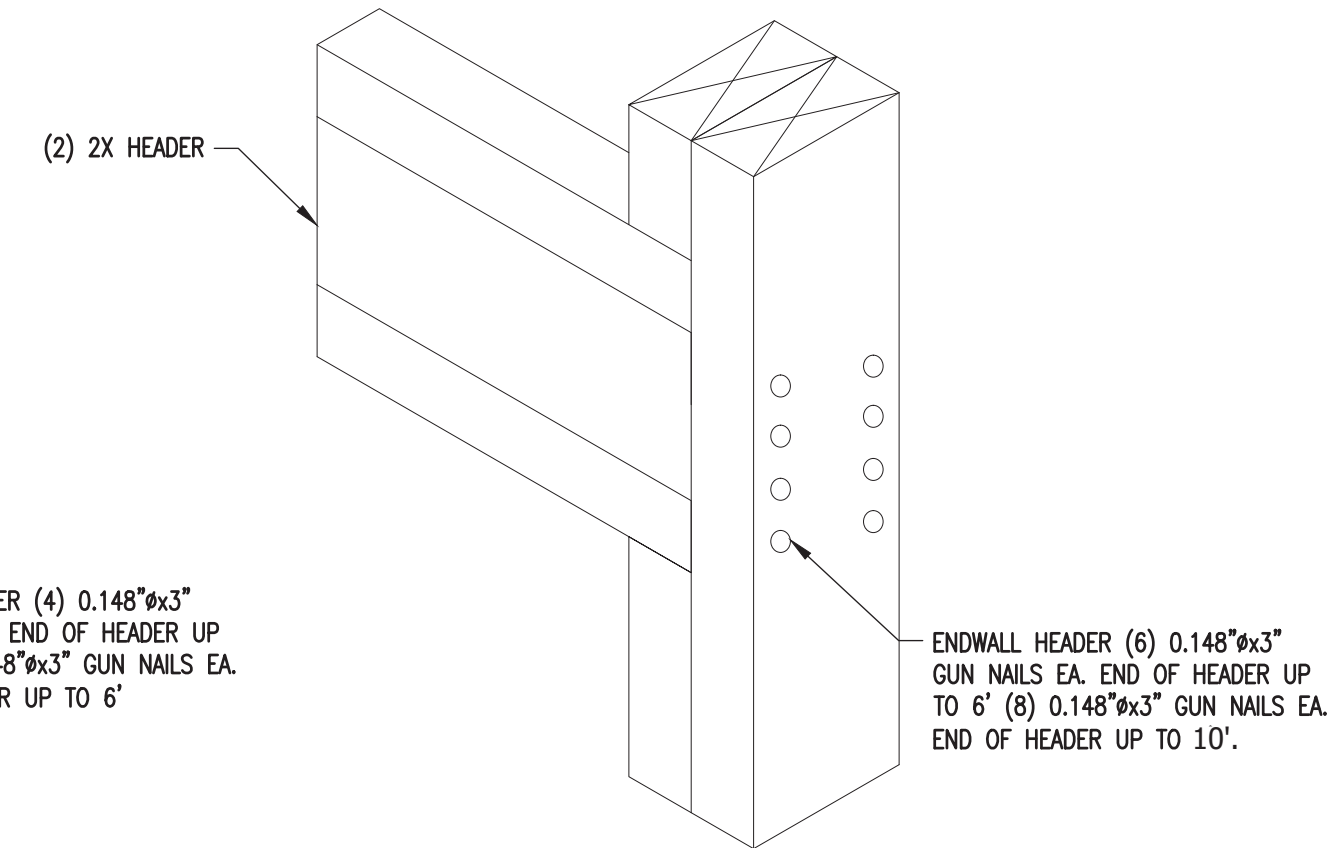
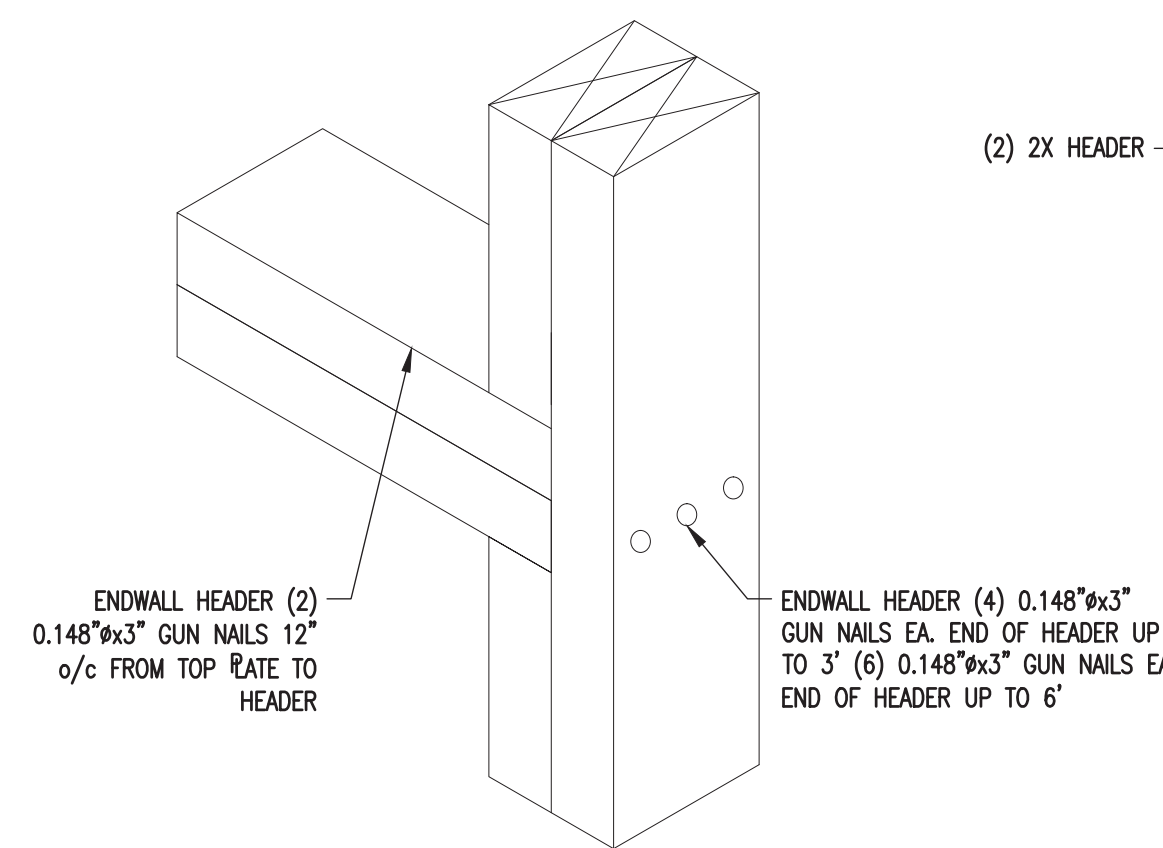
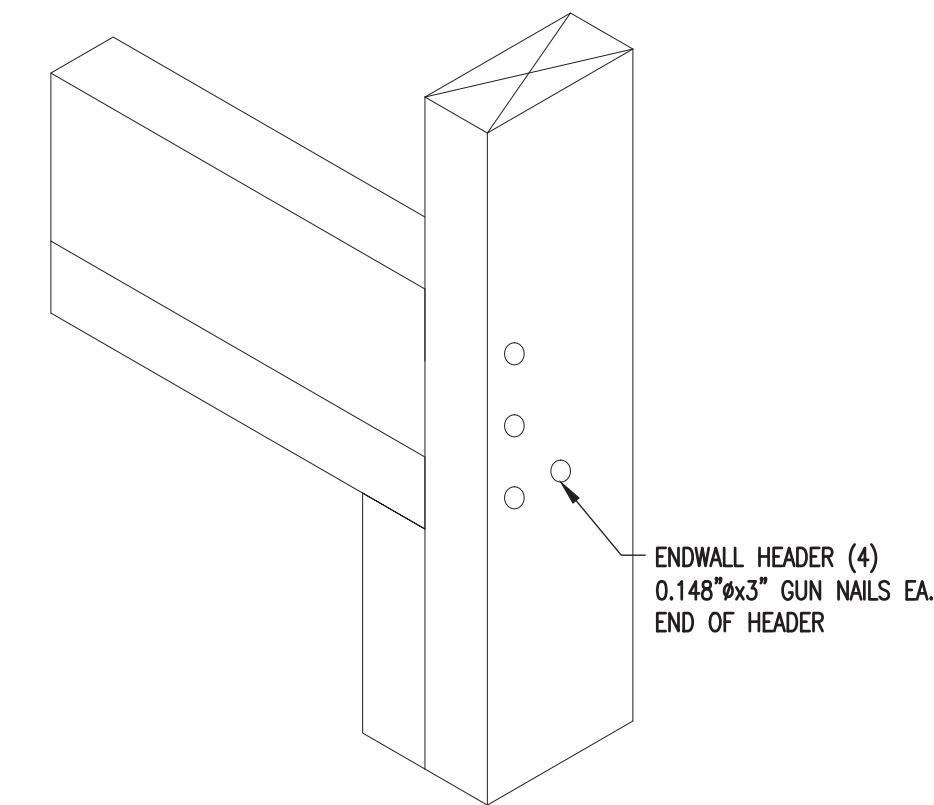
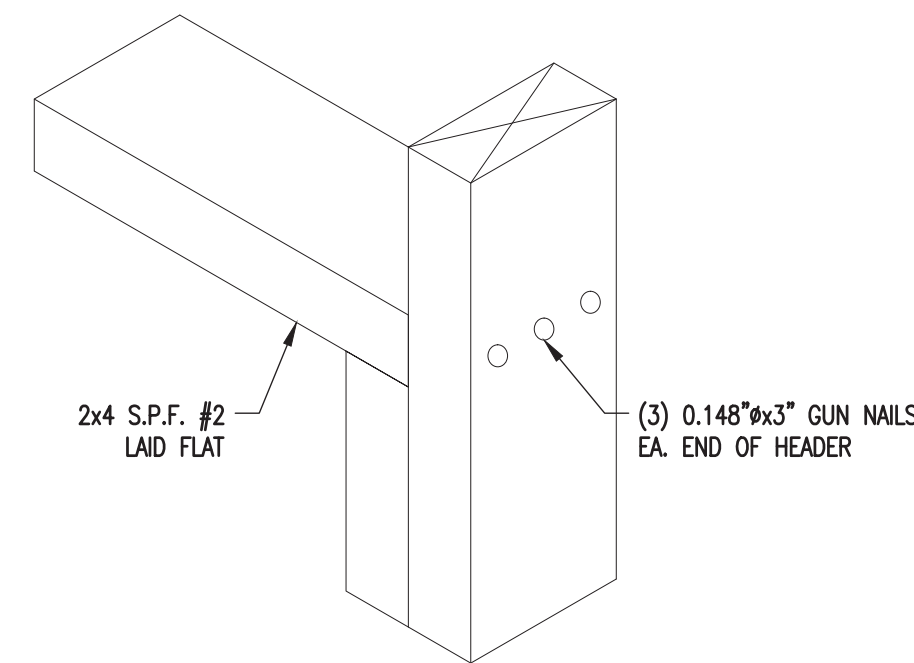
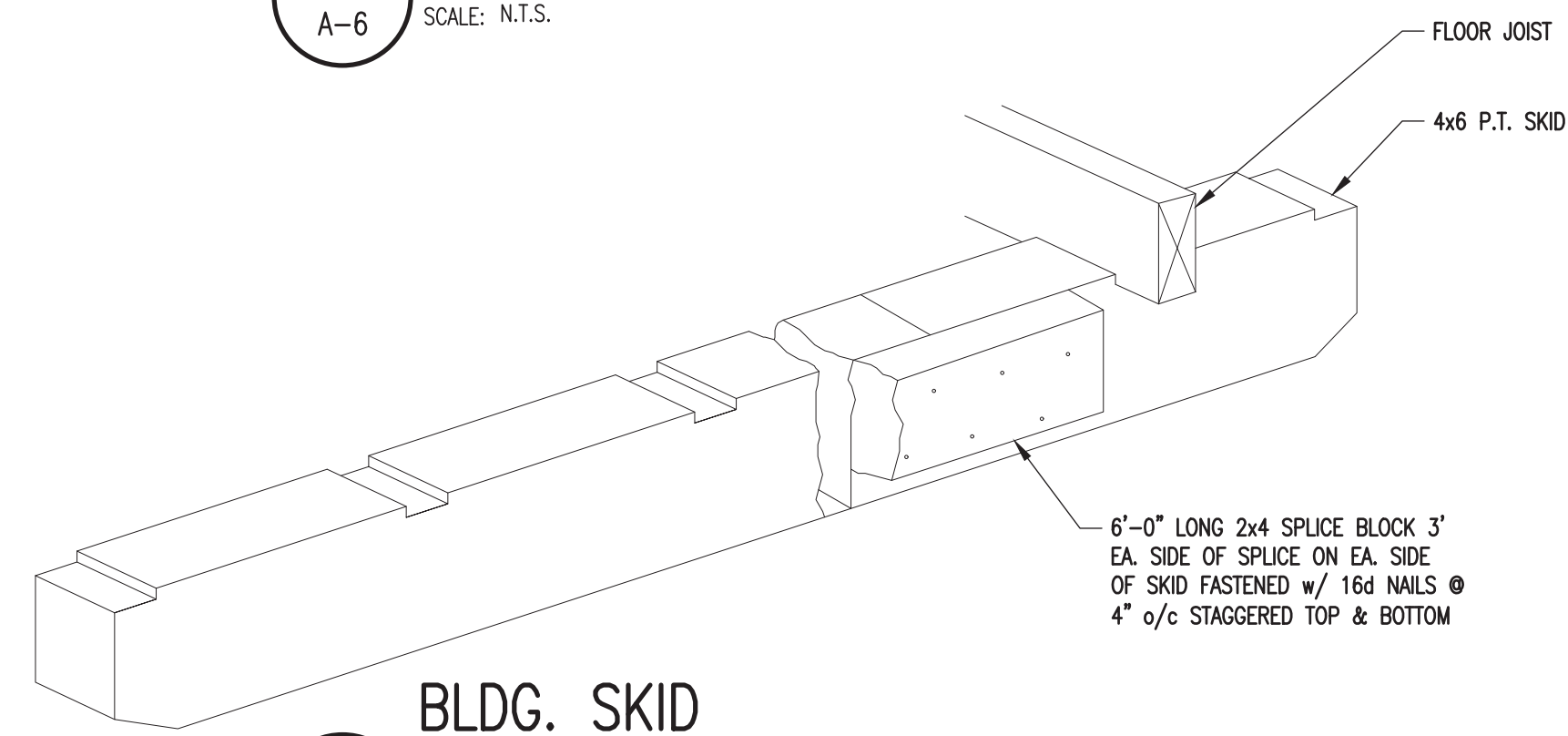
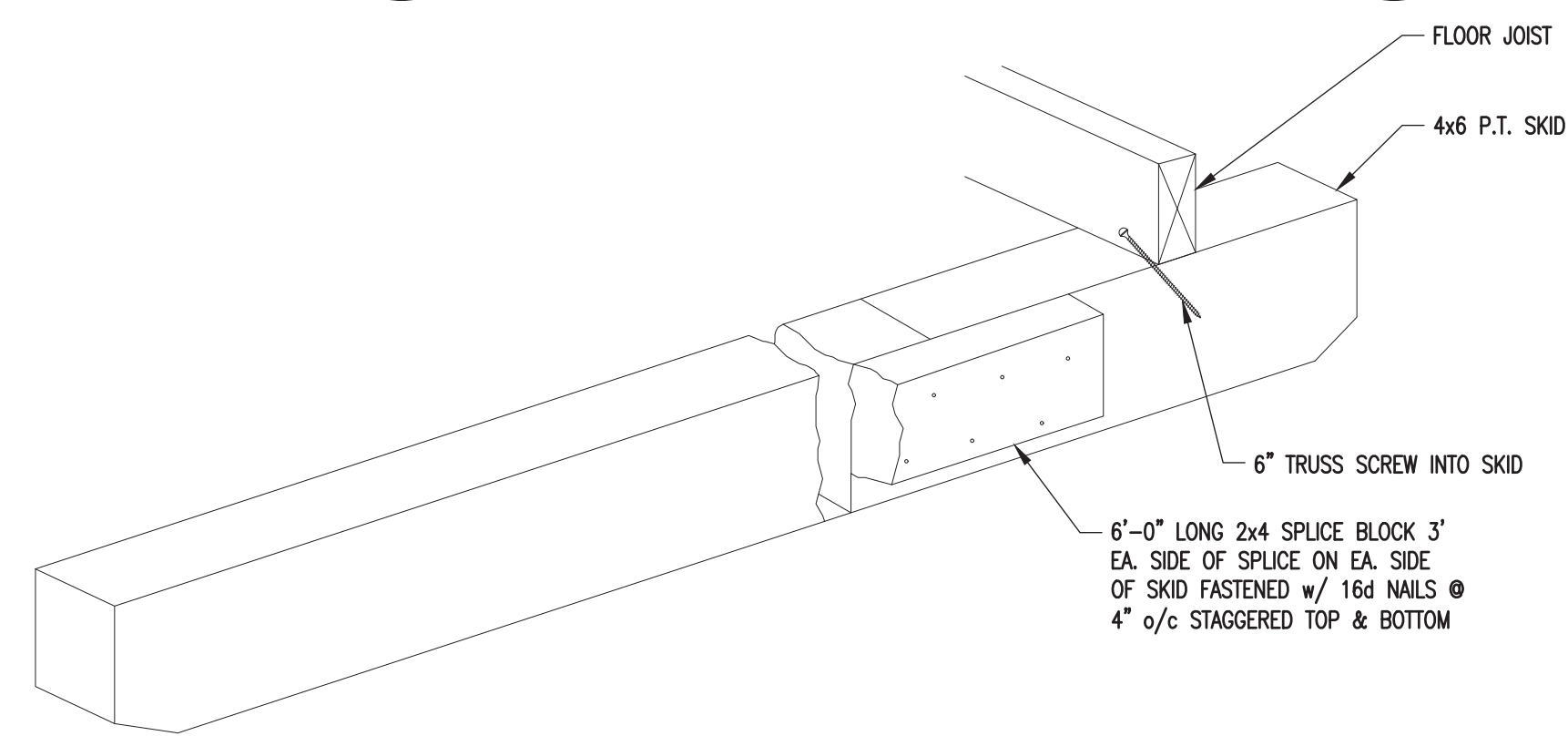
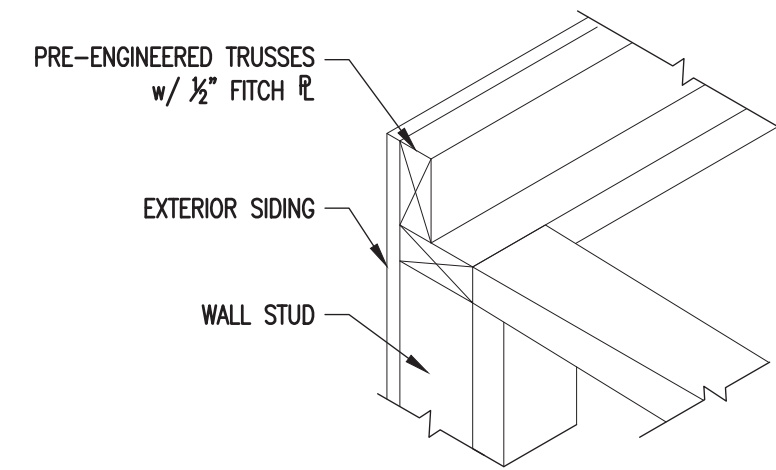
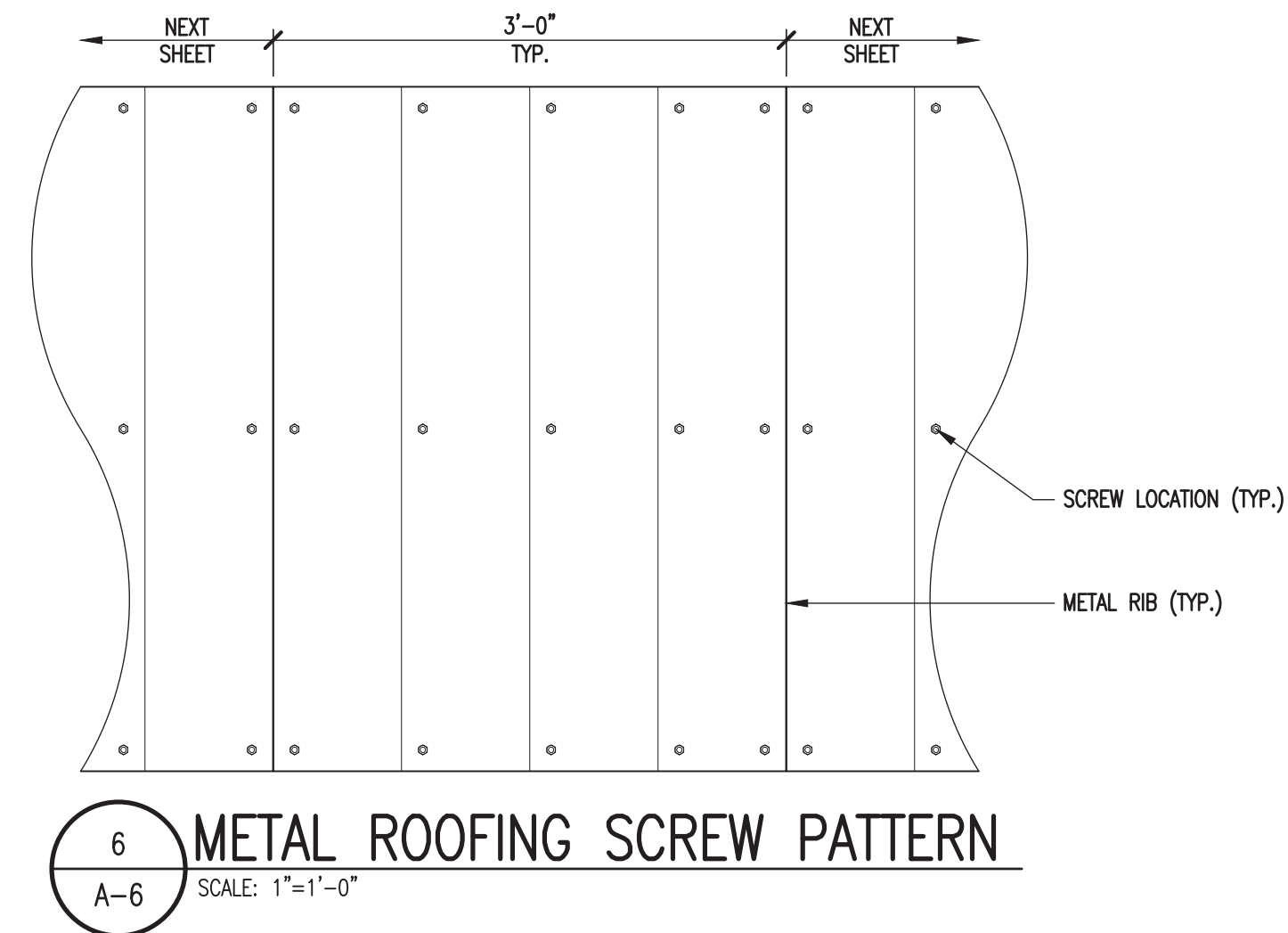
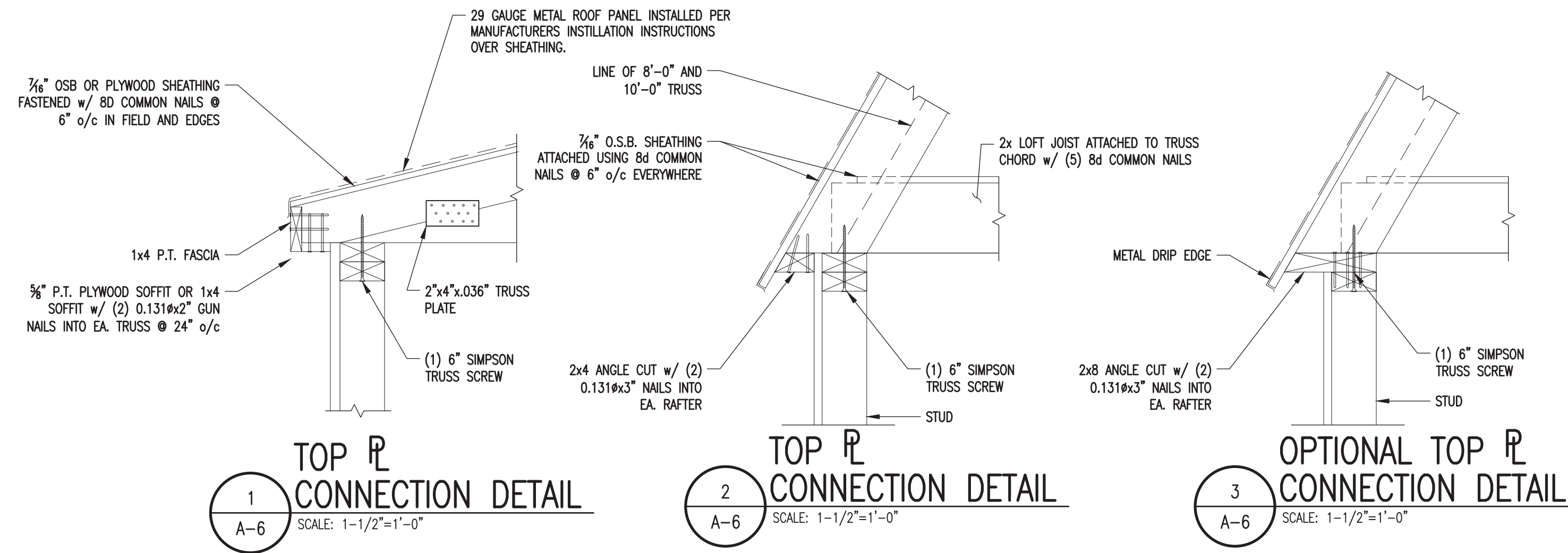
DON VAN GERVE, P.E.
SPECIALTY STRUCTURAL ENGINEER



ENGINEERING SERVICES PROVIDED FOR:
PREMIER PORTABLE BUILDINGS
317 EAST STATE LINE ROAD
SOUTH FULTON, TN 38257
WWW.PREMIERBUILDINGS.US

REVISION	DESCRIPTION	DATE	BY

DATE: 6.30.24
PROJECT NO.: 18285
DRAWING BY: JH
CHK BY: DVG
DWG NO.: A-5



PROJECT: UTILITY SHED

TYPICAL DETAILS

DON VAN GERVE, P.E.
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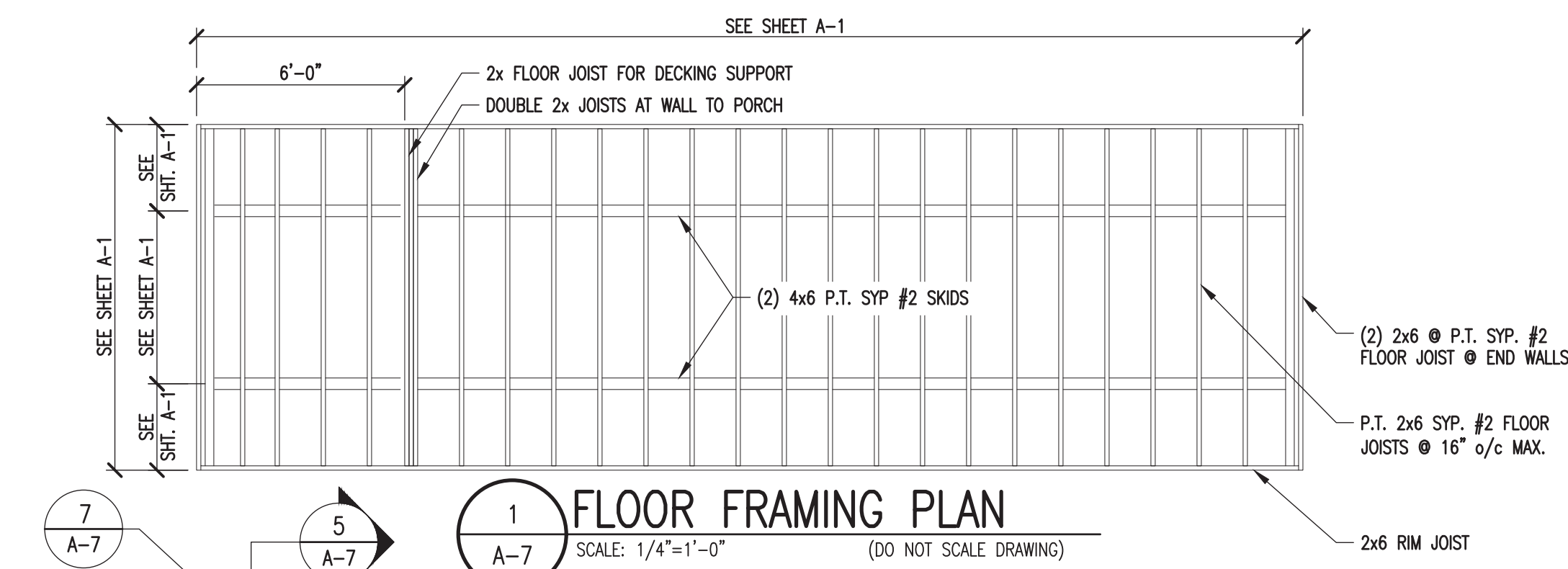
ENGINEERING SERVICES PROVIDED FOR:
PREMIER PORTABLE BUILDINGS
317 EAST STATE LINE ROAD
SOUTH FULTON, TN 38257
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REVISION	DESCRIPTION	DATE	BY
▲			
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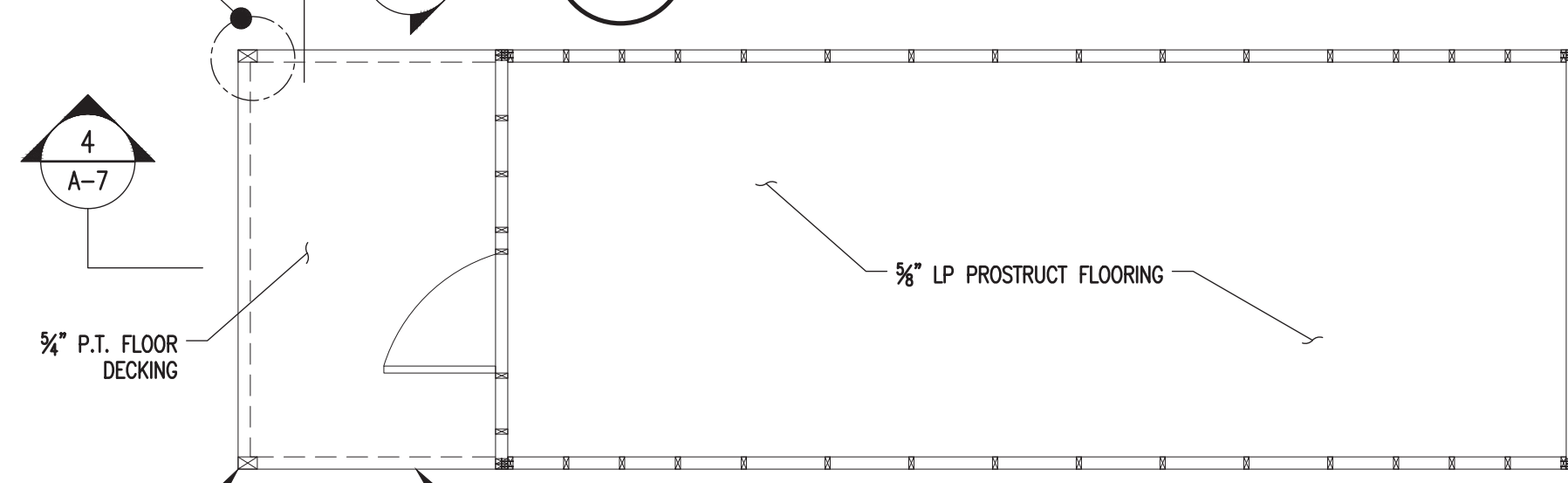
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PROJECT NO.: 18285
DRAWING BY: JH
CHK BY: DVG
DWG NO.: A-6

A-6

8 of 12

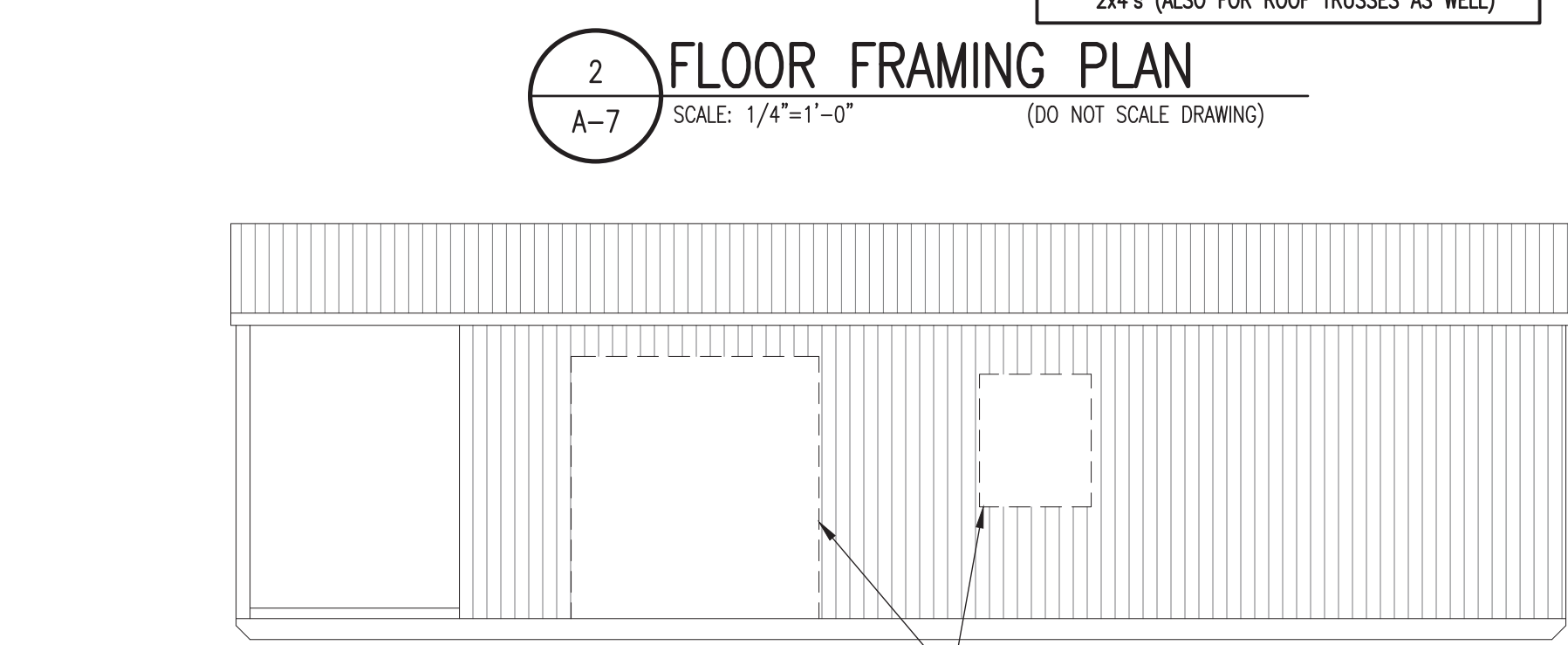


1 FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"
(DO NOT SCALE DRAWING)

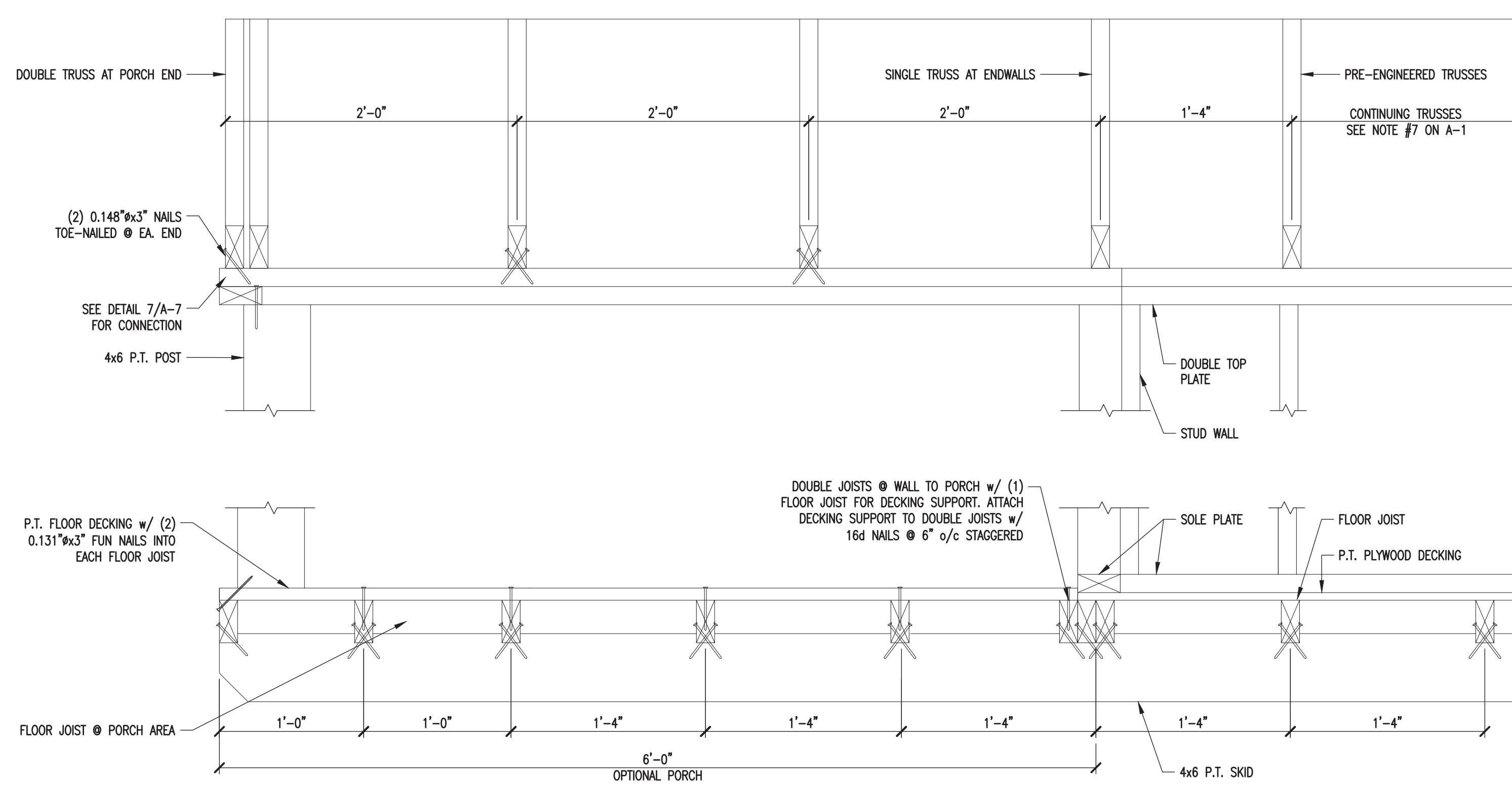


2 FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"
(DO NOT SCALE DRAWING)

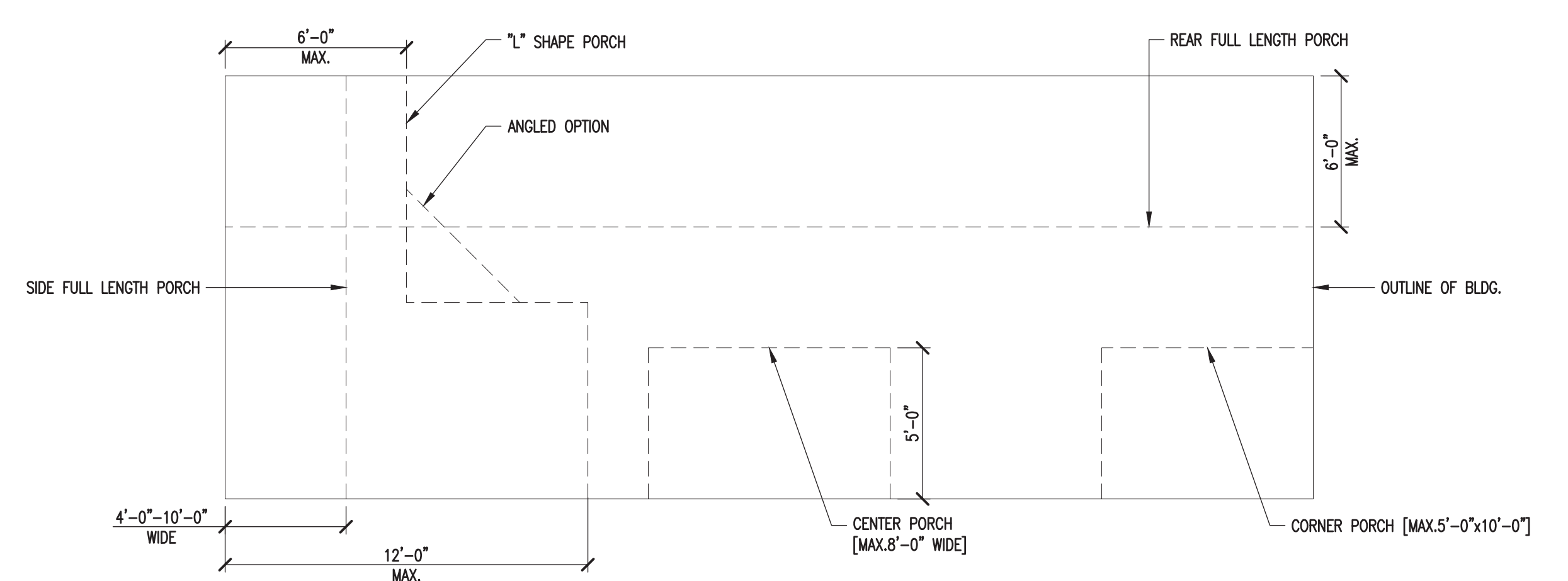
NOTE:
1. 2x6 STUD FRAMING MAY BE USED IN LIEU OF 2x4's (ALSO FOR ROOF TRUSSES AS WELL)



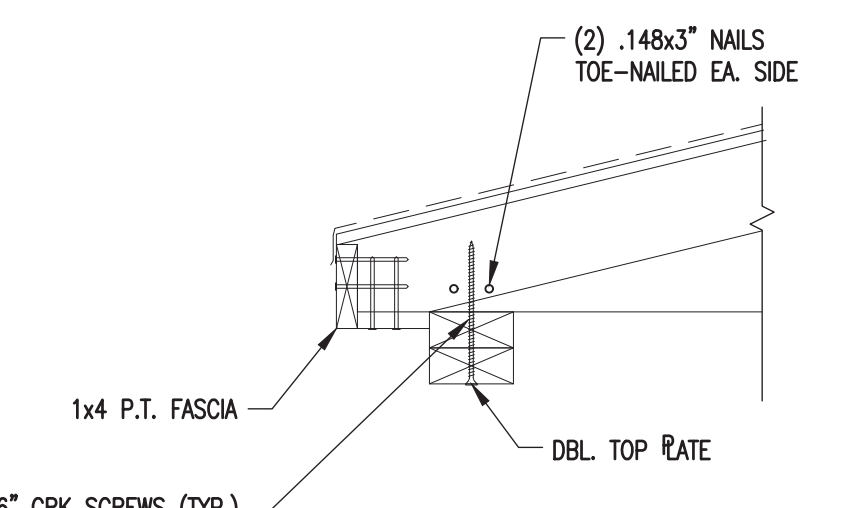
3 SIDEWALL ELEVATION
SCALE: 1/4"=1'-0"
(DO NOT SCALE DRAWING)



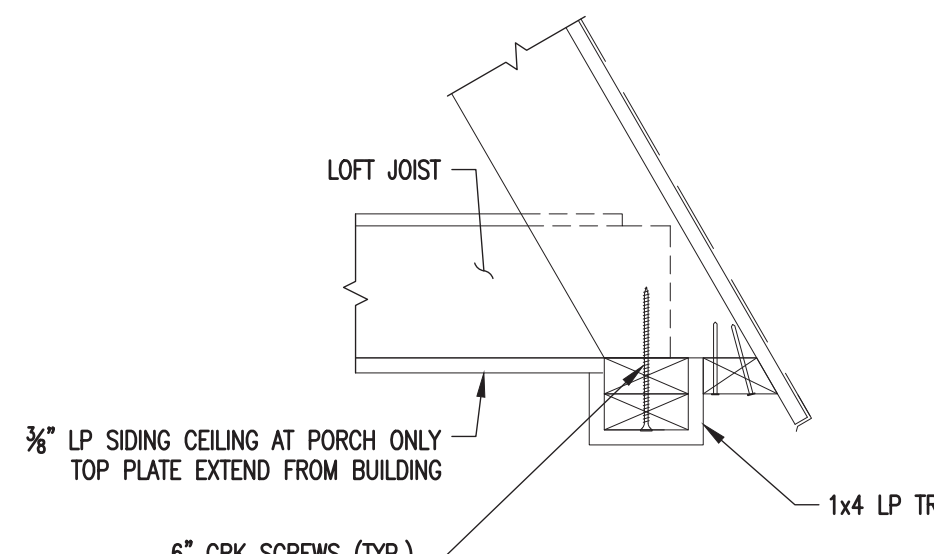
4 OPTIONAL PORCH SECTION DETAIL
SCALE: 1-1/2"=1'-0"
(DO NOT SCALE DRAWING)



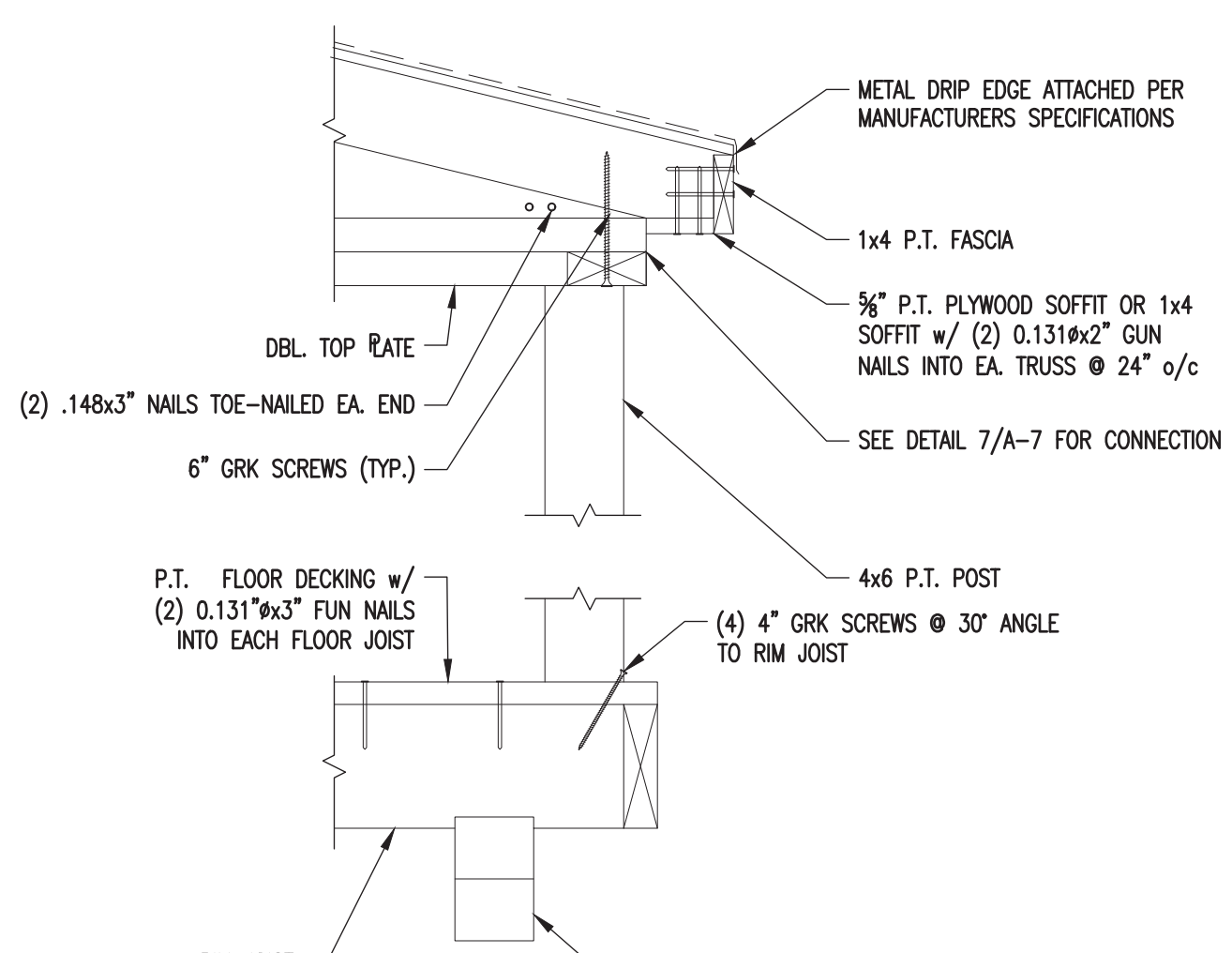
8 BUILDING PORCH OPTIONS
SCALE: 1/4"=1'-0"
(DO NOT SCALE DRAWING)



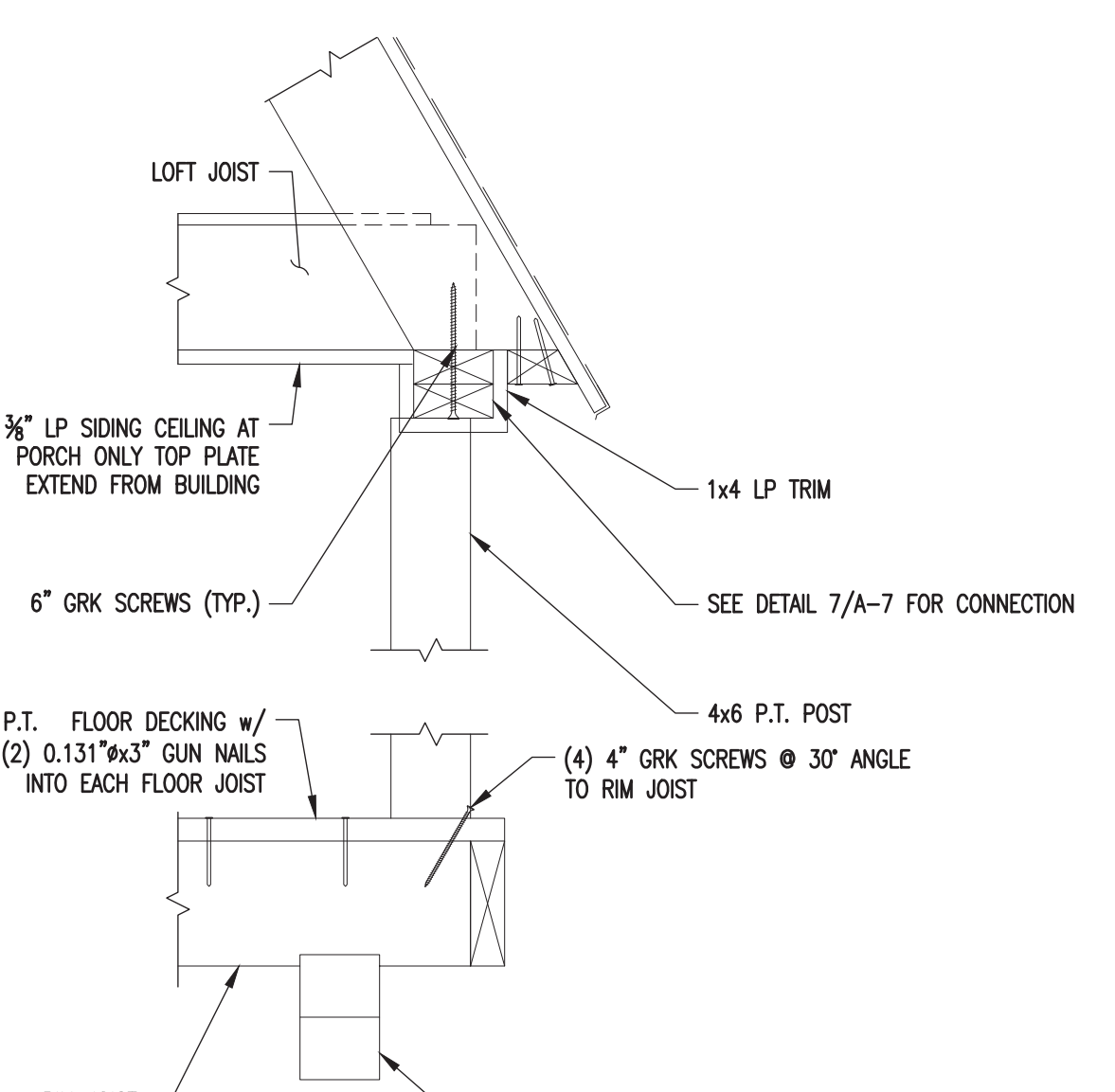
5 PORCH TOP PLATE DETAIL
SCALE: 1-1/2"=1'-0"
(DO NOT SCALE DRAWING)



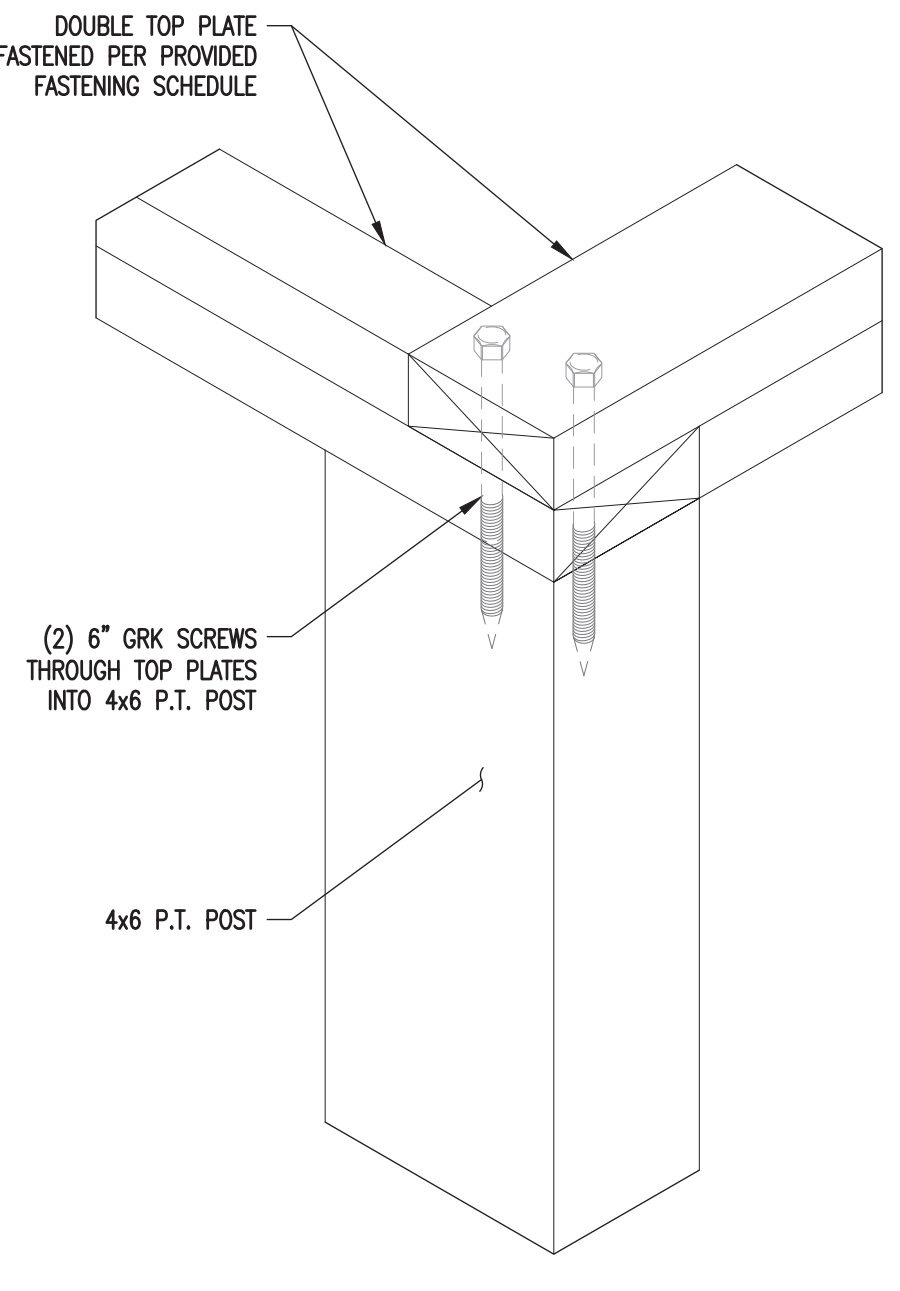
5A PORCH TOP PLATE DETAIL
SCALE: 1-1/2"=1'-0"
(DO NOT SCALE DRAWING)



6 POST TO RIM JOIST DETAIL
SCALE: 1-1/2"=1'-0"
(DO NOT SCALE DRAWING)



6A POST TO RIM JOIST DETAIL
SCALE: 1-1/2"=1'-0"
(DO NOT SCALE DRAWING)



7 OPTIONAL PORCH POST TO TOP PLATE DETAIL
SCALE: N.T.S.
(DO NOT SCALE DRAWING)

PROJECT: UTILITY SHED

OPTIONAL PORCH PLANS, SECTIONS & DETAILS

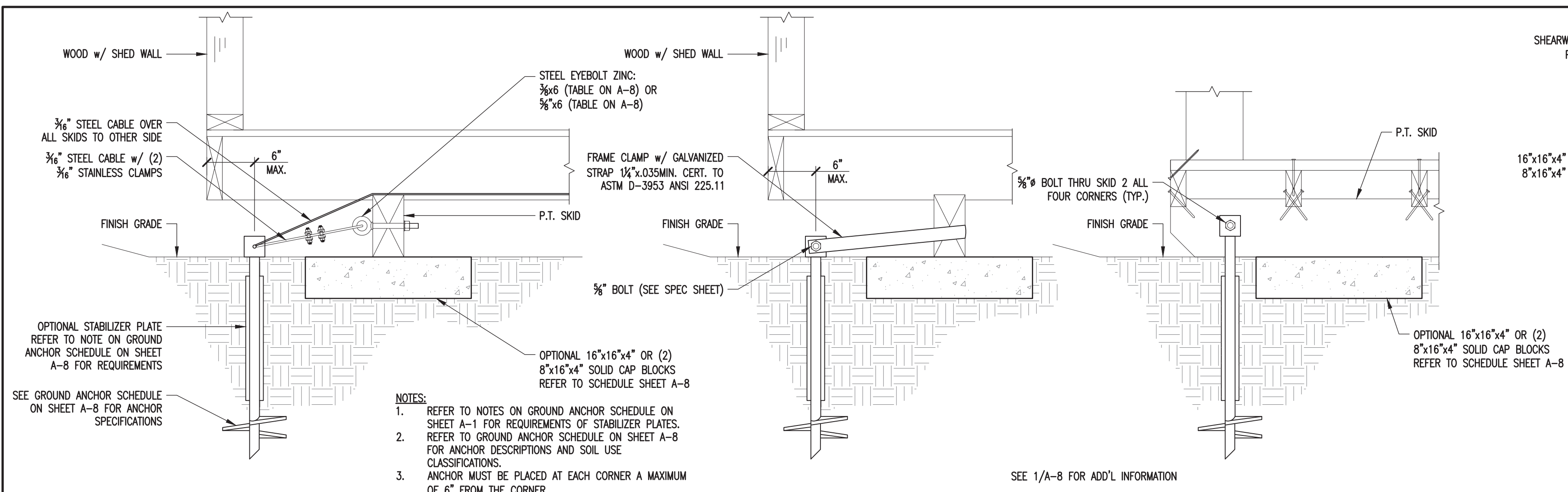
DON VAN GERVE, P.E.
SPECIALTY STRUCTURAL ENGINEER



ENGINEERING SERVICES PROVIDED FOR:
PREMIER PORTABLE BUILDINGS
317 EAST STATE LINE ROAD
SOUTH FULTON, TN 38257
WWW.PREMIERBUILDINGS.US

REVISION	DESCRIPTION	DATE	BY
▲			
▲			
▲			

DATE: 6.30.24
PROJECT NO.: 18285
DRAWING BY: JH
CHK BY: DVG
DWG NO.: A-7



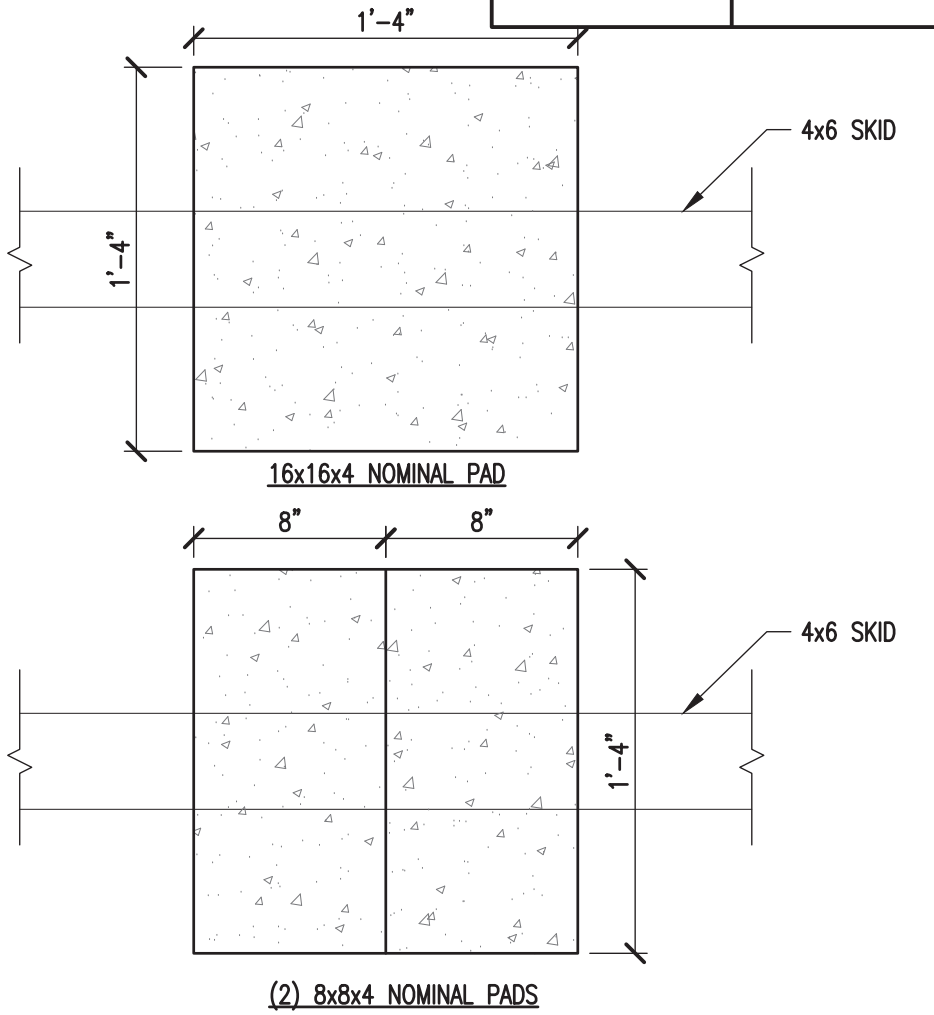
1 HELIX ANCHOR DETAIL
SCALE: 1-1/2"=1'-0"

2 OPTIONAL ANCHOR DETAIL
SCALE: 1-1/2"=1'-0"

3 ANCHOR DETAIL
SCALE: 1-1/2"=1'-0"

4 FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)

- NOTES:
 1. CONCRETE PADS ARE OPTIONAL.
 2. DIMENSIONS SHOWN ARE NOMINAL.
 3. ANCHORS ARE REQUIRED MIN. (4) PER BUILDING, (1) @ EACH CORNER SHEARWALL (SW-#).
 4. REFER TO SCHEDULES ON SHEET A-8 FOR ANCHOR SPACING & OPTIONAL PAD LOCATION.
 5. SPACE OPTIONAL PADS EQUALLY.



5 PAD DETAILS
SCALE: 1-1/2"=1'-0"

- GENERAL NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DETAIL AND DIMENSIONS. ANY DISCREPANCIES BETWEEN SUCH DETAILS AND DIMENSIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTION PROCEDURE AND SEQUENCE TO INSURE THE INTEGRITY OF THE BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION.
 - THESE PLANS HAVE BEEN PREPARED PER REGULATIONS OF THE 2015 CANADA BUILDING CODE. THE WORK OF ALL CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE AFORESAID CODE. NO DEVIATIONS FROM THE WORK SHOWN OR REASONABLY IMPLIED SHALL BE UNDERTAKEN WITHOUT THE ENGINEER'S WRITTEN CONSENT - A COPY OF WHICH WILL BE FILLED WITH THE CONSTRUCTION OFFICIAL.
 - ANY CHANGES TO OR DEVIATIONS FROM THESE DRAWINGS SHALL NOT BE MADE WITHOUT WRITTEN CONSENT FROM THE ENGINEER.
 - THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER AND SHALL NOT BE USED WITHOUT HIS CONSENT. DRAWINGS SHALL NOT BE USED FOR ISSUE OF BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE ENGINEER.
 - THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ENGINEER FROM AND AGAINST ALL LIABILITY CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING LEGAL FEES ARISING OUT OF OR RESULTING FROM ERRORS OR OMISSIONS IN THE PERFORMANCE OF THE WORK BY THE CONTRACTOR. ALL WORK AND MATERIAL SHALL MEET THE REQUIREMENTS OF ALL LOCAL AND STATE BUILDING CODES. THE DRAWING SHOW THE GENERAL ARRANGEMENTS AND EXTENT OF THE WORK. AS THE WORK PROGRESSES, THE OWNER AND THE CONTRACTOR, AT NO EXTRA COSTS, SHALL MAKE MODIFICATIONS TO MAKE THE PARTS ALIGN.
 - CONTRACTORS SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING CONSTRUCTION. HE SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER FOR CORRECTION PRIOR TO BEGINNING ANY WORK. THE DISCOVERY OF DISCREPANCIES AFTER THE BEGINNING OF WORK WILL BE EVIDENCE OF FAULTY WORK AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS GOVERN.
 - THE CONTRACTOR FOR THIS PROJECT SHALL INCLUDE ALL MATERIALS AND LABOR REQUIRED TO COMPLETE THE TOTAL PROJECT. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, MACHINERY, TRANSPORTATION, HEAT, WATER, UTILITIES, AND ALL OTHER FACILITIES AND SERVICES REQUIRED FOR THE SAFE AND PROPER EXECUTION AND COMPLETION OF THE WORK. THE ENGINEER SHALL BE THE INTERPRETER OF THE CONTRACT DOCUMENTS.
 - THE DOCUMENTS SHOWN AN OVERVIEW OF THE WORK REQUIRED UNDER THIS CONTRACT AND RELATED REQUIREMENTS AND CONDITIONS THAT WILL IMPACT THE PROJECT. ALL DRAWINGS ARE COMPLEMENTARY. THE DRAWINGS GENERALLY SHOW THE INTENT OF THE OVERALL COMPLEXITY AND CONCEPTS OF THE PROJECT, AND DO NOT NECESSARILY SHOW ALL DETAILS AND CONDITIONS.
 - ALL NEW INTERIOR CONCRETE SLABS AND FOUNDATION WALLS AND FOOTING SHALL HAVE SOLID POISONING UNDER NEW WORK AND SHALL BE INSTALLED BY A LICENSED CONTRACTOR. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL STATE AND DEPARTMENT OF AGRICULTURE, STRUCTURAL PEST CONTROL DIVISION REGULATIONS, RULES, DEFINITIONS AND REQUIREMENTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND MAINTAINING ALL EXISTING SETBACKS, EASEMENTS, AND ANY DEED RESTRICTIONS.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CLEANUP AND SHALL INCLUDE THE SITE, AND THE BUILDING. THE ENTIRE PROJECT SHALL BE LEFT IN A NEW, CLEAN CONDITION.

GROUND ANCHOR SCHEDULE				
MODEL #	PART #	DESCRIPTION	SOIL CLASS	
M12H5/8	59080 / 59081	48" x 5/8" ROD w/ (1) 6" HELIX	4A	
M12H3/4	59085 / 59094	48" x 3/4" ROD w/ (1) 6" HELIX	4A	
M1423/4	59128	42" x 3/4" ROD w/ (2) 4" HELIX	4A	
M1483/4	59086	48" x 3/4" ROD w/ (2) 4" HELIX	4A	
M12H64	59250	36" x 3/4" ROD w/ (1) 4" HELIX & (1) 6" HELIX	4A	
N/A	59065	EYE ANCHOR - 48" X 5/8" w/ (1) 6" HELIX	4A	
N/A	59045	EYE ANCHOR - 48" X 3/4" w/ (1) 6" HELIX	4A	
M607	59099	60" X 3/4" w/ (1) 7" HELIX	4B	
N/A	59040	EYE ANCHOR 60" X 3/4" w/ (1) 8" HELIX	4B	

OPTIONAL PAD SCHEDULE FOR ALL WIND SPEEDS AND EXPOSURES

BUILDING WIDTH	NUMBER OF PADS BY LENGTH UNDER EACH SKID																		
	10'-0"	12'-0"	14'-0"	16'-0"	18'-0"	20'-0"	22'-0"	24'-0"	26'-0"	28'-0"	30'-0"	32'-0"	34'-0"	36'-0"	38'-0"	40'-0"	50'-0"	60'-0"	
8'-0"	3	3	3	3	3	4	4	4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10'-0"	3	3	3	4	4	4	4	5	5	5	5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
11'-2"	2	2	3	3	3	3	3	3	3	4	4	4	N/A	N/A	N/A	N/A	N/A	N/A	N/A
12'-0"	2	2	3	3	3	3	3	3	4	4	4	4	4	4	N/A	N/A	N/A	N/A	N/A
14'-0"	2	3	3	3	3	3	3	4	4	4	4	4	4	5	5	5	6	7	
16'-0"	2	3	3	3	3	3	3	4	4	4	4	4	5	5	5	5	6	7	

ANCHORING FOR 115 M.P.H. WIND SPEED, EXPOSURE "C" - 3/8" ANCHOR BOLT

BUILDING WIDTH	MAX. SPACING OVERTURN	NUMBER OF ANCHORS EACH SIDE WALL																	
		10'-0"	12'-0"	14'-0"	16'-0"	18'-0"	20'-0"	22'-0"	24'-0"	26'-0"	28'-0"	30'-0"	32'-0"	34'-0"	36'-0"	38'-0"	40'-0"	50'-0"	60'-0"
8'-0"	3.15	4	4	4	5	5	7	7	7	7	7	9	9	9	13	11	12	13	14
10'-0"	3	4	4	4	5	5	7	7	7	7	7	9	9	9	14	11	12	13	14
11'-2"	3.98	3	3	3	4	4	6	6	6	6	6	8	8	8	11	10	10	11	12
12'-0"	4.01	3	3	3	4	4	5	5	5	5	5	8	8	8	10	10	10	10	11
14'-0"	4.10	3	3	3	4	4	5	5	5	5	5	8	8	8	10	9	9	10	11
16'-0"	4.18	3	3	3	4	4	5	5	5	5	5	8	8	8	10	9	9	10	11

ANCHORING FOR 115 M.P.H. WIND SPEED, EXPOSURE "C" - 5/8" ANCHOR BOLT

BUILDING WIDTH	MAX. SPACING OVERTURN	NUMBER OF ANCHORS EACH SIDE WALL																	
		10'-0"	12'-0"	14'-0"	16'-0"	18'-0"	20'-0"	22'-0"	24'-0"	26'-0"	28'-0"	30'-0"	32'-0"	34'-0"	36'-0"	38'-0"	40'-0"	50'-0"	60'-0"
8'-0"	4.61	4	4	5	5	5	6	6	6	6	6	7	8	8	8	8	8	9	10
10'-0"	4.30	4	4	5	5	6	6	6	6	6	6	7	8	8	8	8	8	9	10
11'-2"	5.84	3	4	4	4	5	5	6	6	6	6	7	7	7	7	7	7	8	9
12'-0"	5.88	3	4	4	4	4	5	5	5	5	5	6	7	7	7	7	7	8	8
14'-0"	6.01	3	3	4	4	4	5	5	5	5	5	6	6	6	6	6	6	7	8
16'-0"	6.13	3	3	4	4	4	5	5	5	5	5	6	6	6	6	6	6	7	8

PROJECT: UTILITY SHED

FASTENING SCHEDULE / WIND LOADING

DON VAN GERVE, P.E.
SPECIALTY STRUCTURAL ENGINEER

ENGINEERING SERVICES PROVIDED FOR:
PREMIER PORTABLE BUILDINGS
 317 EAST STATE LINE ROAD
 SOUTH FULTON, TN 38257
 WWW.PREMIERBUILDINGS.US

REVISION	DESCRIPTION	DATE	BY

DATE: 6.30.24
 PROJECT NO.: 18285
 DRAWING BY: JH
 CHK BY: DVG
 DWG NO.: A-8

VIRAG HARENDRARAY BHACHECH (P.Eng.)
 "PREMVILLA" 78-SLEIGHTHOLME CRESCENT BRAMPTON ON. L6P-3E7 TEL/FAX : 905-794-3385.

TO:
 Premier Portable Buildings
 Manitoba

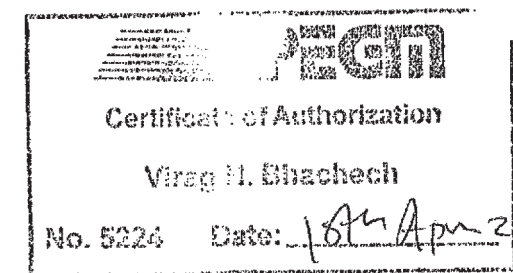
Date: 18th April -2023

PROJECT: Use of SPF - Structural

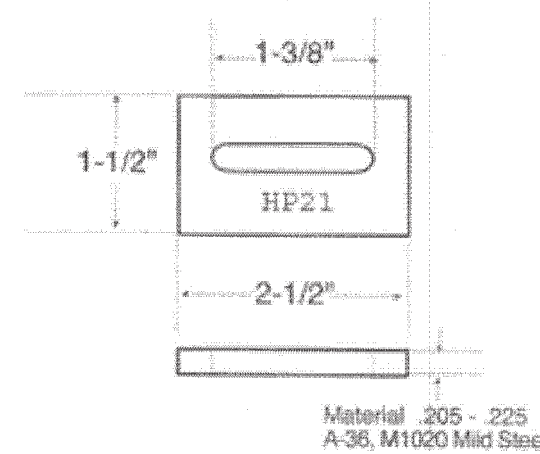
Dear Sir:

As per Wood Design Manual, the specified strengths & Modulus of Elasticity are substantially higher for SPF – Structural wood, so they are suitable to use as a Structural floor Joists and skids.

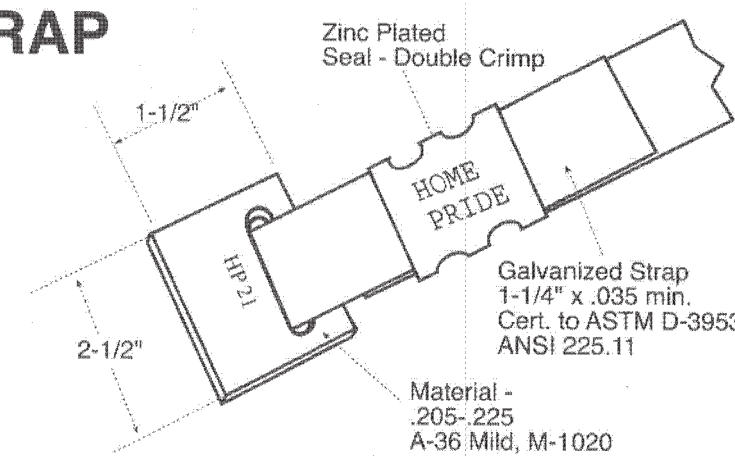
Regards
 Virag Bhachech (P.Eng)



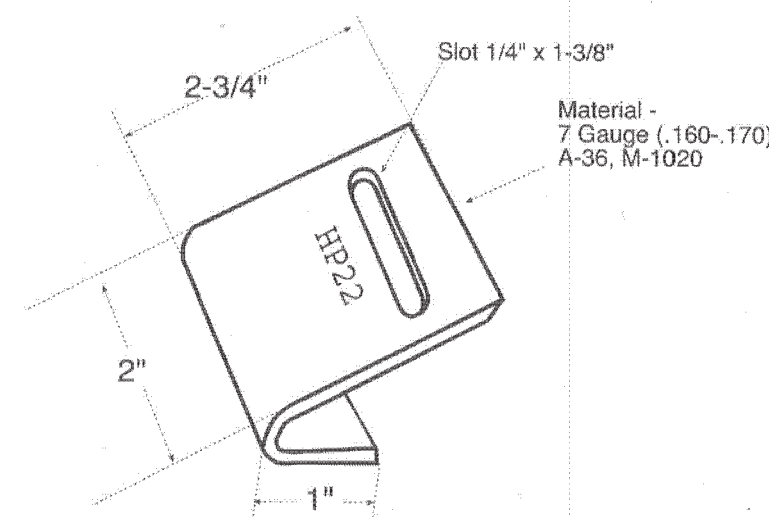
**HP21
 SINGLE SLOT
 BUCKLE**



**HP21-(6 thru 15)
 SINGLE BUCKLE
 W/STRAP**

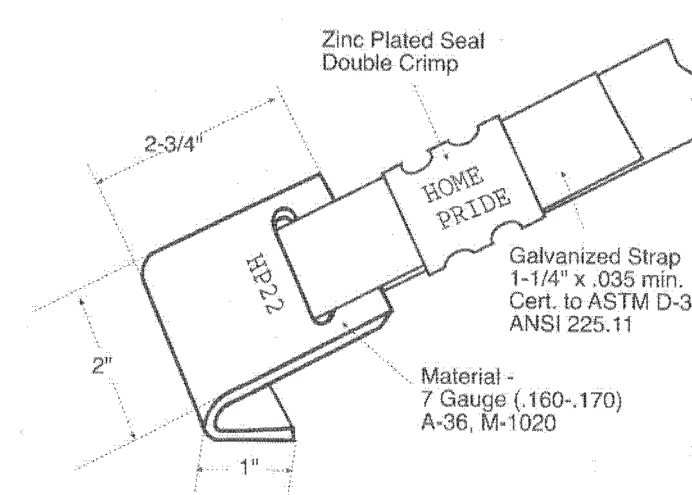


**HP22
 FRAME
 CLAMP**

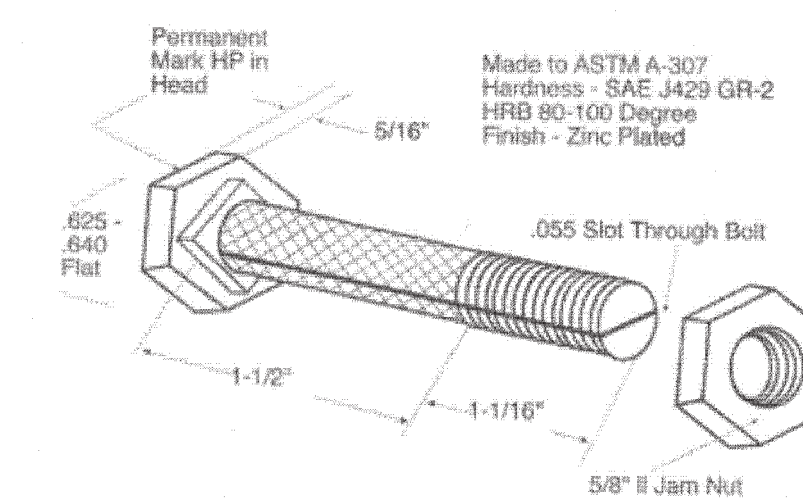


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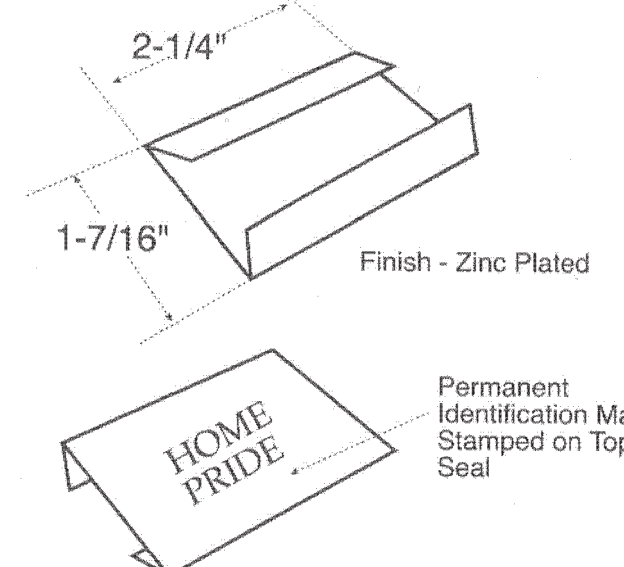
**HP22-(6 thru 15)
 FRAME CLAMP
 W/STRAP**



**HPAB
 ANCHOR
 BOLT & NUT**



**HPSS
 STRAP SEAL**



INSTALLATION INSTRUCTIONS:
 When using seals to extend the strap:
 1. Overlap a minimum of 8".
 2. Use two seals placed together.
 3. Crimp each seal twice.

9

AREA FOR APPROVAL STAMPS

PROJECT: UTILITY SHED

PRODUCT CUT SHEETS

DON VAN GERVE, P.E.
 SPECIALTY STRUCTURAL ENGINEER

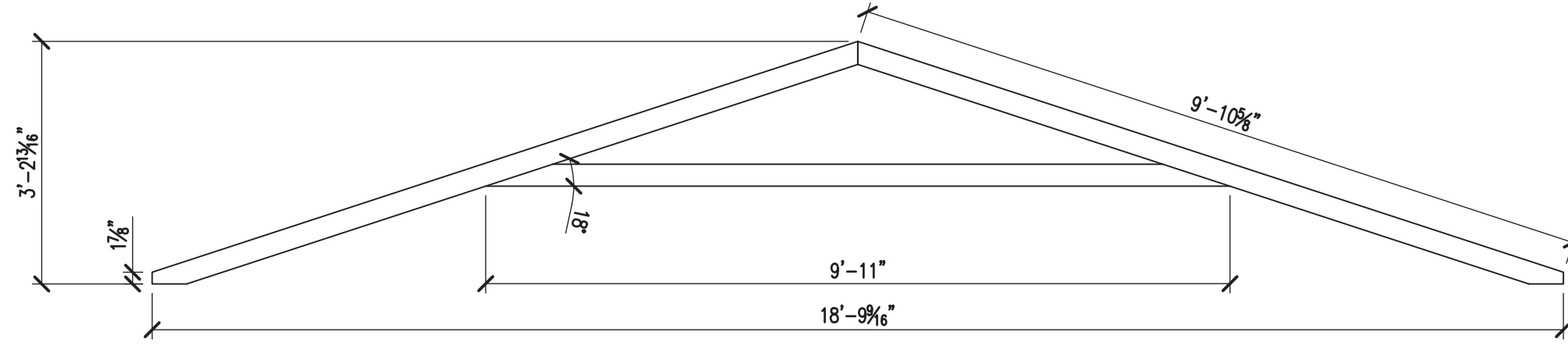


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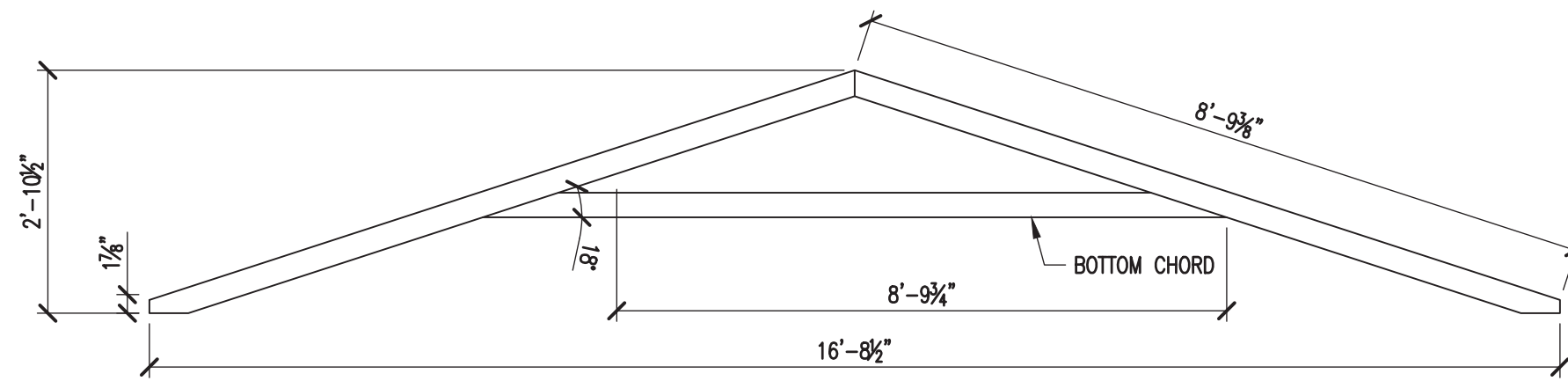
REVISION	DESCRIPTION	DATE	BY
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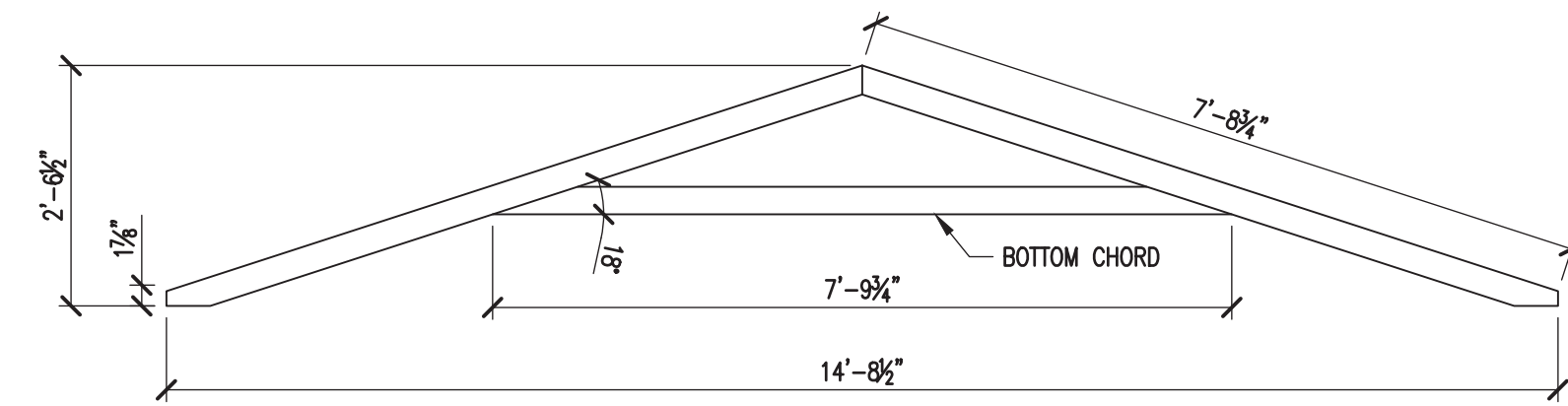
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A-9



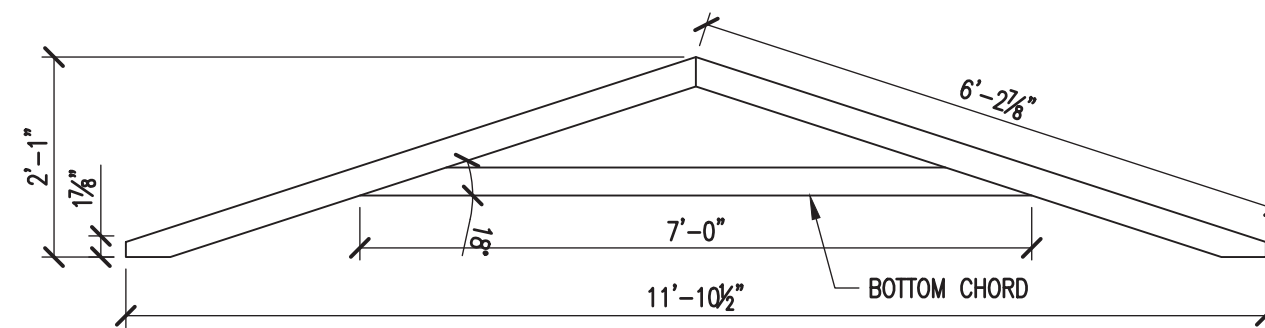
18' UTILITY TRUSS



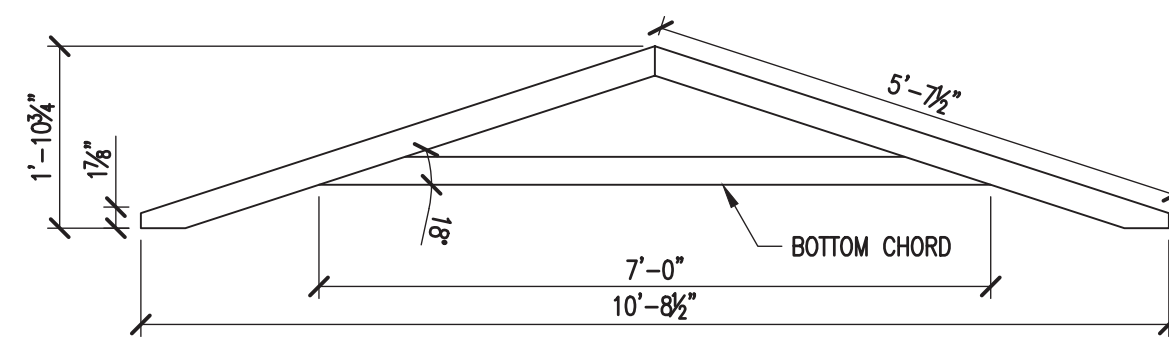
16' UTILITY TRUSS



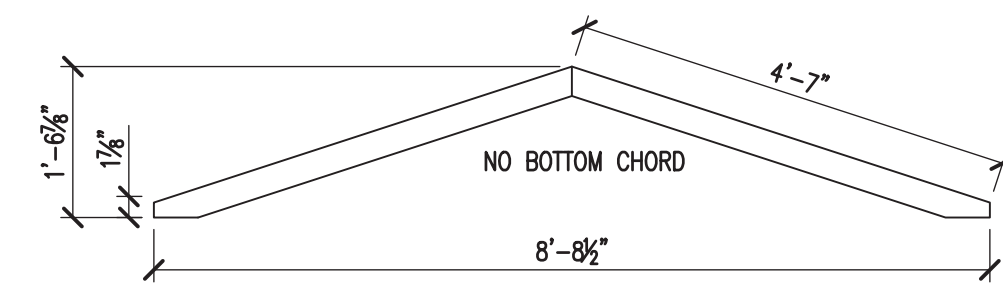
14' UTILITY TRUSS



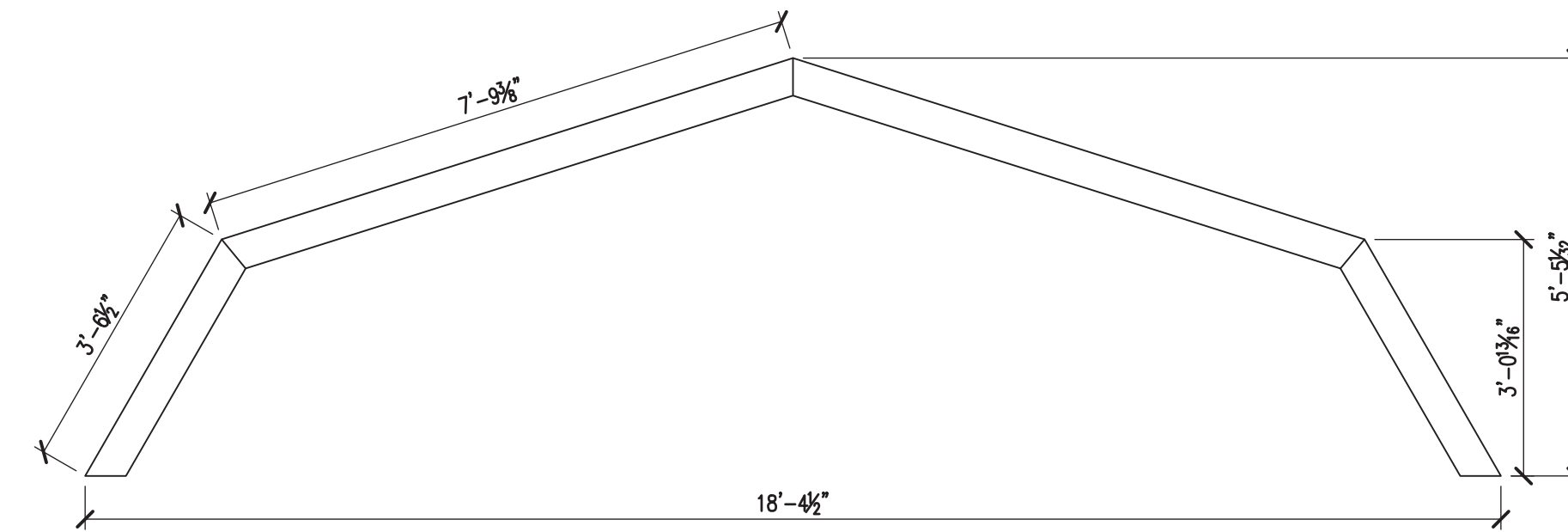
12' UTILITY TRUSS



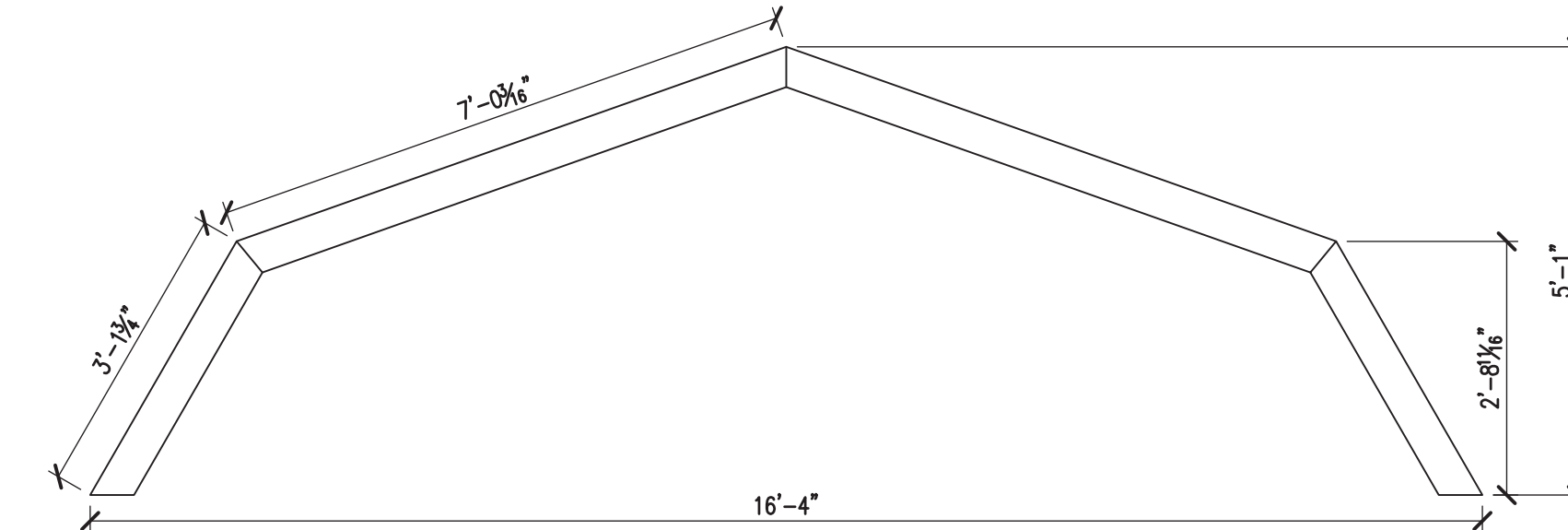
10' UTILITY TRUSS



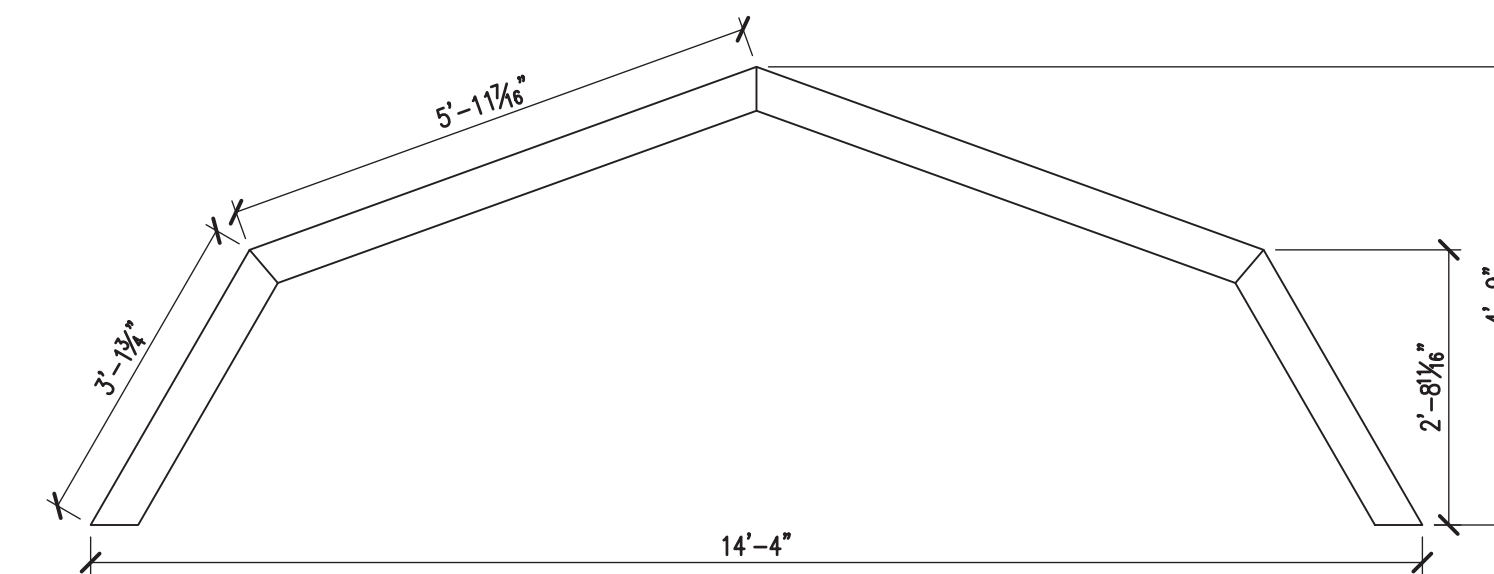
8' UTILITY TRUSS



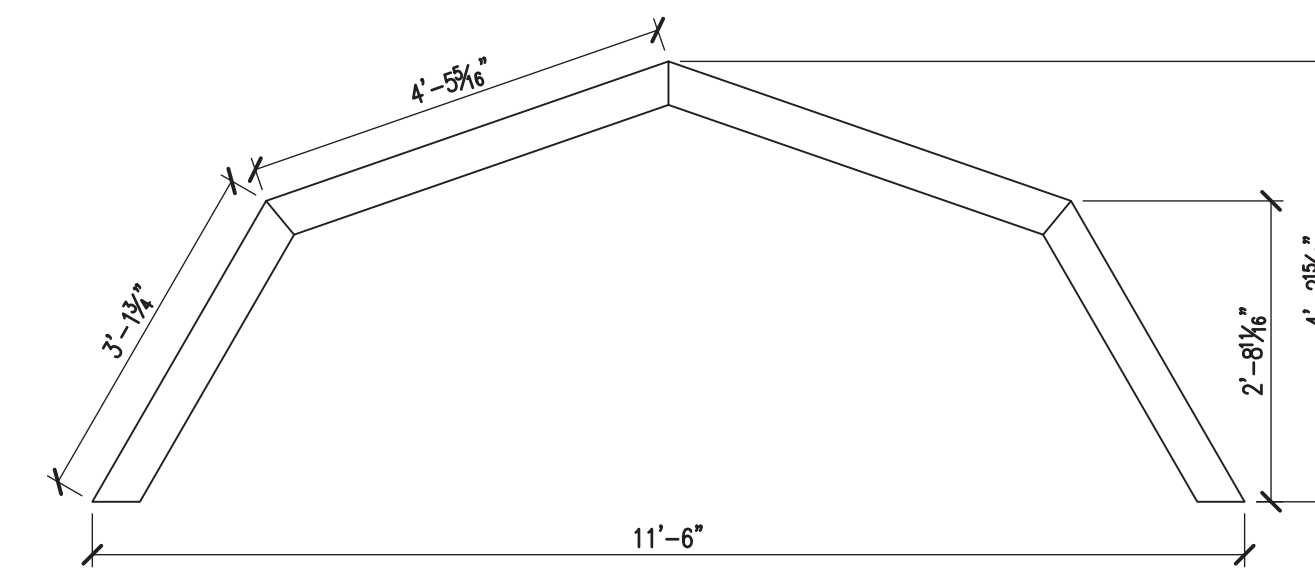
18' LOFTED TRUSS



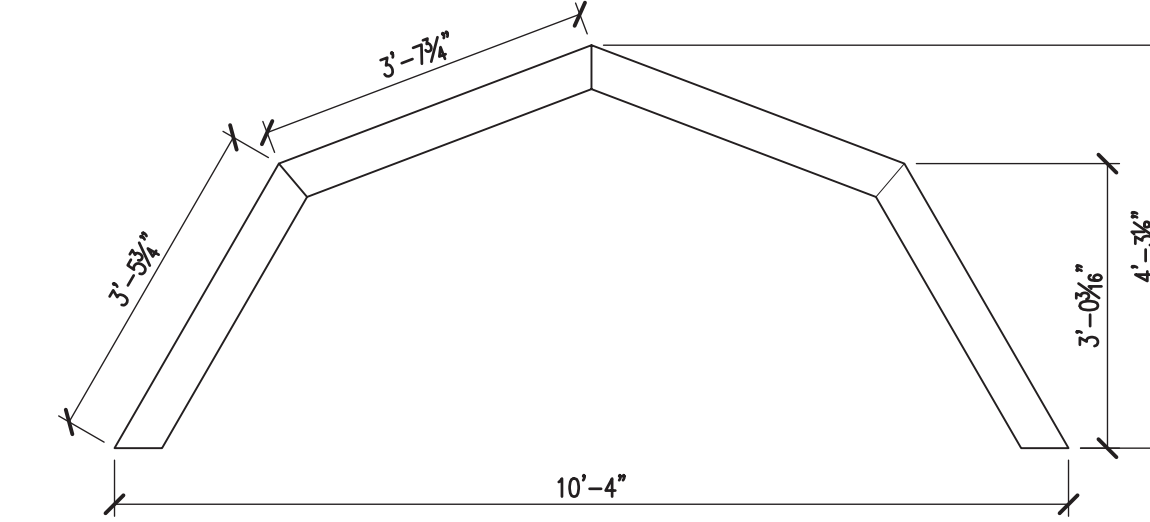
16' LOFTED TRUSS



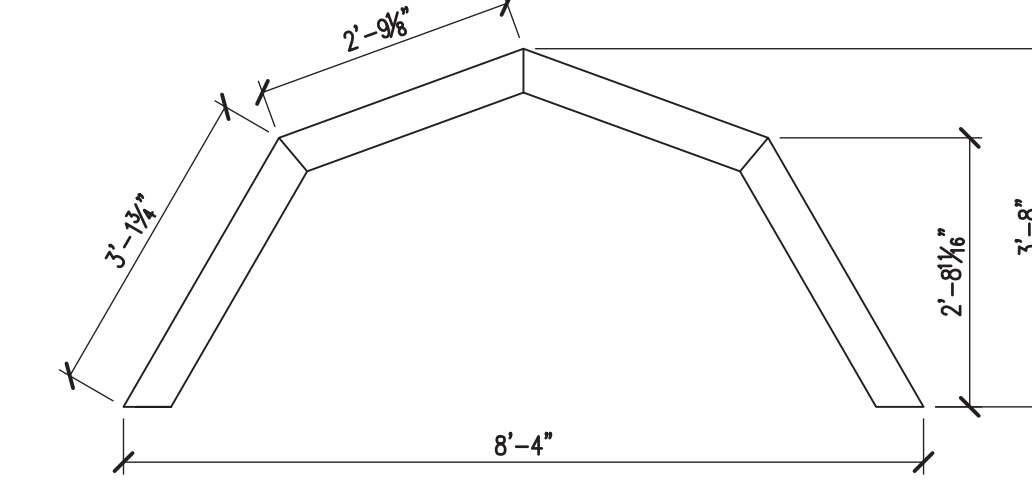
14' LOFTED TRUSS



12' LOFTED TRUSS



10' LOFTED TRUSS



8' LOFTED TRUSS

TRUSS DESIGN: LRFD V=180mph
 ASCE 7-22 83 psf uplift x 0.85(Kd) x 0.85(Kh expC) = 60 psf uplift.
 add internal pressure 18% = 71 psf design (LRFD)
 Utility: Lmax=5.25 ft. 2x4@24"; w=142 plf
 $M = wL^2/8 \times 12 = 5871$ in-lbs; $s = 3.06$ in³; fb=1919psi
 Fb(LRFD)=3000 psi - this value is met by lumber.

Lofted: Lmax=7.01 ft; 16' truss@16" o/c; w= 95 plf;
 M=7002 in-lbs; fb= 2288 psi < 3000 psi LRFD

Wall Calculations: 5/8" LP nailed 6" edges, 10" interior, 2x4x7ft@16"o/c;
 Pressure= 58.1 psfExternal= 10.5 psfInternal Total p= 68.6 psf
 $I = 18.74$ in⁴ per 16" o/c; S=6.03 in³.

$M = 68.6(1.33)(7^2)/8 \times (12) = 6657.1$ in-lbs;
 fb= 1104 psi < 3000 psi LRFD OK

PROJECT: UTILITY SHED

TRUSS DETAILS

DON VAN GERVE, P.E.
 SPECIALTY STRUCTURAL ENGINEER

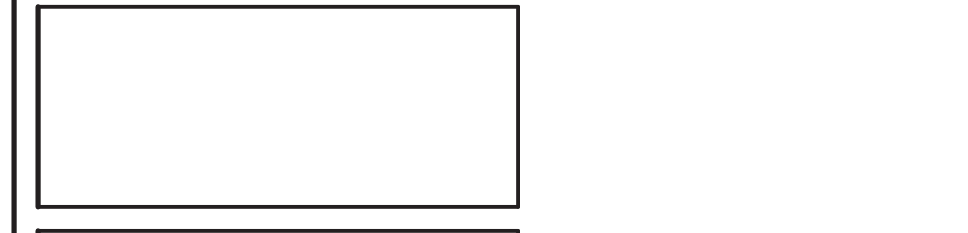


ENGINEERING SERVICES PROVIDED FOR:
 PREMIER PORTABLE BUILDINGS
 317 EAST STATE LINE ROAD
 SOUTH FULTON, TN 38257
 WWW.PREMIERBUILDINGS.US

REVISION	DESCRIPTION	DATE	BY
▲			
▲			
▲			
▲			

DATE: 6.30.24
 PROJECT NO.: 18285
 DRAWING BY: JH
 CHK BY: DVG

DWG NO.: A-10



Comments received to date and through Cloudpermit

By-law – no comments

PW – no comments

Sourcewater – No comments

Fire – no comments

Building –

Overall, the building department does not support the minor variance as proposed. Should the committee consider approving this application, the following items should be addressed to the satisfaction of the Building Department:

1. The wall on the property line will need to be fire-rated to 45 minutes, and no openings are permitted, as well the cladding will need to be non-combustible
2. The soffit/fascia is projecting onto the neighboring property and should be addressed or removed.
3. If the shed is to remain on the property line, a survey confirming the final location of the shed is to be provided.
4. Notes #1, #2 & #3 can be waived if the shed is moved 600mm from the property line.

Note:

A building permit application has been received and is currently under review.