



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 8, 2025 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

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AGENDA

DATE: July 8, 2025

MEETING: 7:00 PM

≠ Denotes resolution prepared

- 1. Call the Meeting to Order (Opening Remarks)**
- 2. Roll Call**
- 3. Moment of Reflection**
- 4. Confirmation of Agenda ≠**
- 5. Disclosure of Conflict of Interest**
- 6. Consent Agenda ≠**
 - 6.1 June 10, 2025, 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 D13-SAI – Saini, Amit - 4430 Wellington Rd 35**



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Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.4.2, Table 4.1 to allow a maximum lot coverage for accessory buildings and structures of 347.55 m² instead of 200 m² as required.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.4.2, Table 4.1 to permit an accessory building to have a height of 7.2 m to the midpoint of the roof instead of the 5 m in height as required.

RECOMMENDATION:

That Report D13-2025-014 entitled Minor Variance Application D13/SAI 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 347.55 m² instead of 200 m² as required; and

Whereas the variance requested would provide relief from Section 4.4.2, Table 4.1 of the Zoning By-law, requesting permission for to allow a maximum height for accessory buildings of 7.2 meters instead of 5 meters 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 consider the request to be minor and have no concerns with the application.

7.2 D13-SCH – Schram, Nadine - 19 Water Rd PV

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 14, Site-specific number 86 to allow interior side yard for the proposed shed to be 0.09 meters instead of 0.6 meters as required in the Zoning By-law.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 14, Site-specific number 86 to allow maximum lot coverage of 37.26% instead of 35% as required in the Zoning By-law.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.4.2.c.iii) to allow the proposed shed to be located 0.87 meters from the principal building instead of 1 meter as required in the Zoning By-law.



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RECOMMENDATION:

That Report D13-2025-015 entitled Minor Variance Application D13/SCH be received; and

Whereas the variance requested would provide relief from Section 14, Site-specific number 86 and of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), to allow an interior side yard setback for an accessory building and structure of to be 0.09 meter instead of 0.6 meters, as required; and

Whereas the variance requested would provide relief from Section 14, Site-specific number 86 of the Zoning By-law, to allow a maximum lot coverage of 37.26% instead of 35%, as required; and

Whereas the variance requested would provide relief from Section 4.4.2.c.iii) of the Zoning By-law, to allow the proposed shed to be located 0.87 meters from the principal building instead of 1 meter as required; and

Whereas, the minor variance application is minor, 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 wall on the property line be fire-rated to 45 minutes with no openings.*
- 2. That the soffit/fascia that is projecting onto the neighbouring property should be addressed/removed to the satisfaction of the Township's Chief Building Official.*

7.3 D13-CIM – Cimino, Massimo - 6547 Concession 1

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.4.2, Table 4.1 to permit an accessory building to have a height of 6.15 metres to the midpoint of the roof instead of 5 metres as required.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.4.2, Table 4.1 to allow a maximum lot coverage for accessory buildings and structures of 300 m² instead of 200 m² as required.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.4.2, Table 4.1 to allow a minimum interior side yard of 1.88 metres for a pool cabana/shed instead of 2 metres as required.

RECOMMENDATION:

That Report D13-2025-016 entitled Minor Variance Application D13/CIM be received; and



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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 300 m² instead of 200 m² as required; and

Whereas the variance requested would provide relief from Section 4.4.2, Table 4.1 of the Zoning By-law, requesting permission for to permit an accessory building to have a height of 6.15 metres to the midpoint of the roof instead of 5 metres as required; and

Whereas the variance requested would provide relief from Section 4.4.2, Table 4.1 of the Zoning By-law, requesting permission for to allow a minimum interior side yard of 1.88 metres for a pool cabana/shed instead of 2 metres 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 consider the request to be minor and have no concerns with the application.

7.4 D13-SEY(CAM) – Campbell Seymore, Cailey - 4424 Victoria Rd S

Requesting relief of New Comprehensive Zoning By-law # 23- 2018, as amended, from Section 4.4.2, Table 4.1 to allow a maximum lot coverage for accessory buildings and structures to permit a proposed detached garage of 827 m² instead of 684 m² as required.

Requesting relief of New Comprehensive Zoning By-law # 23- 2018, as amended, from Section 14, Site-specific special provision 19 to allow a minimum front yard of 71 meters for kennel use, limited to one (1) existing accessory building and structure, instead of 75 meters as required.

RECOMMENDATION:

That Report D13-2025-017 entitled Minor Variance Application D13/CAM 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 to allow a maximum lot coverage for accessory buildings and structures of 827 m² instead of 684 m² as required by Minor Variance D13-CAM approved on May 13, 2025; and

Whereas the variance requested would provide relief from Section 14, Site-specific special provision no. 19 of the Zoning By-law, to allow a minimum front yard of 71 meters for the accessory kennel use, limited to one (1) existing accessory building and structure, instead of 75 meters as required; and



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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 planning staff consider the request to be minor and have no concerns with the application; and

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

1. *That the existing accessory kennel structure located 71 metres from the front property line prohibit the housing, boarding, breeding, training, selling or keeping of dogs.*
2. *That the owner applies for and receives an approval for the outdoor swimming pool enclosure according to permit requirements outlined in the Township's Swimming Pool Enclosures By-law, 2018-018, as amended.*

8. New Business

8.1 None

9. Staff Report

9.1 Report CofA-2025-004 – 2026 Committee of Adjustment Meeting Dates

RECOMMENDATION:

That report CofA-2025-004 Proposed 2026 Committee of Adjustment Meeting Schedule be received for information; and further,

That the 2026 Committee of Adjustment Meeting Schedule be approved as presented.

10. Adjournment of Committee of Adjustment ≠



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MINUTES

DATE: June 10, 2025

MEETING: 7:00 p.m.

The June 10, 2025 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:

Councilor John Sepulis, Chair
Paul Sadhra
Kim McCarthy
Chris Pickard

ABSENT:

Amanda Knight

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Mehul Safiwala, Jr. Planner

3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-020:

Moved by Committee Member Kim McCarthy and
Seconded by Committee Member Paul Sadhra

1. That the Committee approves the June 10, 2025 Agenda as circulated; and



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2. That the Committee approves the addition to the agenda as follows:
Consent Item 6.2 Questions received from the Committee Members seeking additional information and the corresponding responses provided by staff regarding the June 10, 2025 Committee of Adjustment Agenda.

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. CONSENT AGENDA

6.1 Approval of the Minutes

- 6.1. May 13, 2025 Committee of Adjustment Meeting Minutes.

Resolution No. 2025-021:

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

That the Committee of Adjustment approves the Minutes from the meeting held on May 13, 2025.

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-BRE – Elizabeth Brenchley - 603 Arkell Rd,
Concession 10 Part Lot 7 being Part 1 on 61R-5608 (Retained Parcel)**

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 11.4, Table 11.3 to allow a reduced frontage of 20.4 m for a Reduced Agricultural Lot, instead of 25 m as required.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 11.4, Table 11.3 to allow a reduced lot area of 0.36 ha for a Reduced Agricultural Lot, instead of 0.4 ha as required.

Resolution No. 2025-022:

Moved by Committee Member Chris Pickard and



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Seconded by Committee Member Kim McCarthy

That Report D13-2025-10 entitled Minor Variance Application D13/BRE (retained parcel) be received; and;

Whereas the variance requested would provide relief from Section 11.4 (Table 11.3) of Township Comprehensive Zoning By-law 2018-023, as amended, requesting permission for a reduction in minimum lot frontage of 20.4 m, instead of the required minimum lot frontage of 25 meters; and

Whereas the variance requested would provide relief from Section 11.4 (Table 11.3) of the Zoning By-law, requesting permission for a reduction in minimum lot area of 0.3 ha, instead of the required minimum lot frontage of 0.4 ha; and

Whereas this application is required as a condition of consent application B97-24 that was approved in December 2024 at the Land Division Committee Meeting; the consent application would sever a 0.19 ha (0.47 ac) of land with an existing garage for rural residential use within the Residential Area; resulting in a frontage of the retained parcel being 20.4 m and lot area being 0.36 ha (0.89 ac); 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.

The Committee approves the application with no conditions.

CARRIED.

7.2 Minor Variance Application D13-BRE – Elizabeth Brenchley - 603 Arkell Rd, Concession 10 Part Lot 7 being Part 1 on 61R-5608 (Severed Parcel)

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 11.4, Table 11.3 to allow a reduced lot area of 0.19 ha for a Reduced Agricultural Lot, instead of 0.4 hectares as required.

Resolution No. 2025-023:

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

That Report D13-2025-011 entitled Minor Variance Application D13/BRE (severed parcel) be received; and;



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Whereas the variance requested would provide relief from Section 11.4 (Table 11.3) of Township Comprehensive Zoning By-law 2018-023, as amended, requesting permission for a reduction in minimum lot area of 0.19 ha, instead of the required minimum lot area of 0.4 ha; and

Whereas this application is required as condition of consent application B97-24 that was approved in December 2024 at the Land Division Committee Meeting; the consent application would sever a 0.19 ha (0.47 ac) land with existing garage for rural residential use within the Residential Area; and

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.

The Committee approves the application with no conditions.

CARRIED.

7.3 Minor Variance Application D13-GEI – Audrey Geier – 4851 Townline Road, Concession 3 Part Lot 1 (Retained Parcel).

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 11.4, Table 11.3 to allow a reduced lot area of 0.26 ha for retained parcel, instead of 0.4 ha as required.

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 4.24.2. a) to allow shipping containers on a lot with a minimum area of 0.26 ha instead of 0.4 ha as required

.Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 4.24.2. b) to allow two (2) shipping containers on the retained parcel instead of none as required for a lot with an area less than 0.4 hectares.

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 4.24.2. d) to permit storage of shipping containers on the retained parcel for residential use whereas outdoor storage is prohibited.



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Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 4.24.2. b) to permit a setback of 8.2 metres from residential use for shipping containers instead of 10 metres as required.

Resolution No. 2025-024:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Kim McCarthy

That Report D13-2025-012 entitled Minor Variance Application D13/GEI (retained parcel) be received; and;

Whereas the variance requested would provide relief from Section 11.4 (Table 11.3) of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission for a reduction in minimum lot area of 0.26 hectares, instead of the required minimum lot area of 0.4 hectares (Variance #1); and

Whereas the variance requested would provide relief from Section 4.24.2.a), of the Zoning By-law, requesting permission to allow shipping containers on a lot with a minimum area of 0.26 hectares instead of 0.4 hectares as required (Variance #2); and

Whereas the variance requested would provide relief from Section 4.24.2.b), of the Zoning By-law, requesting permission to allow a maximum of two (2) shipping containers on the retained parcel with a lot area of 0.26 hectares instead of a maximum one shipping container per 0.4 hectares of lot area (Variance #3); and

Whereas the variance requested would provide relief from Section 4.24.2.d), of the Zoning By-law, requesting permission to allow shipping containers on the retained parcel, notwithstanding that outdoor storage area and outdoor storage use are not permitted on the retained parcel (Variance #4); and

Whereas the variance requested would provide relief from Section 4.24.2.f), of the Zoning By-law, requesting permission to permit a distance of 8.2 metres between shipping containers and the neighbouring residential lot to the north, instead of 10 metres as required (Variance #5); and

Whereas this application is required as condition of consent application B143-22 that was



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approved in February 2025 at the Land Division Committee Meeting; the consent application would sever a 0.76 hectares (1.88 acres) parcel with an existing garage for rural residential use; and

That the Committee approves the requested Variance 1; and

That the Committee denies Variances 2), 3), 4) & 5) for the following reasons:

- The general intent and purpose of the Zoning By-law is not maintained in accordance with Report D13-2025-012.
- In the opinion of the Committee, the variances(s) are not minor in accordance with Report D13-2025-012.

CARRIED.

7.3 Minor Variance Application D13-GEI – Audrey Geier – 4851 Townline Road, Concession 3 Part Lot 1 (Severed Parcel).

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 4.16.1. a) to permit a reduced MDS I setback for the Severed Parcel to be 126 meters from the barn located at the property municipally known as 6501 Roszell Road, instead of 264 meters as required

Requesting relief of New Comprehensive Zoning By-law #23-2018, as amended, from Section 4.16.1. a) to permit a reduced MDS I setback for the Severed Parcel to be 211 meters from the barn located south at Part Lot 1 of Concession 3, fronting on Townline Road, instead of 390 meters as required.

Resolution No. 2025-025:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Kim McCarthy

That Report D13-2025-013 entitled Minor Variance Application D13/GEI be received;
and;

Whereas the variance requested would provide relief from Section 4.16.1.a), of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), to



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propose a new residential parcel along Wellington Road 35 to permit a reduced MDS I setback of 211 meters instead of 390 meters as required from the unoccupied barn located south at Part Lot 1 of Concession 3, fronting on Townline Road; and

Whereas the variance requested would provide relief from Section 4.16.1.a), of the Zoning By-law, requesting permission to permit a reduced MDS I setback for the Severed Parcel to be 126 meters instead of 264 metres as required from the barn located at the property municipally known as 6501 Roszell Road; and

Whereas this application is required as condition of consent application B143-22 that was approved in February 2025 at the Land Division Committee Meeting; the consent application would sever a 0.76 ha (1.88 ac) vacant land; 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.

The Committee approves the application with no conditions.

CARRIED.

8. NEW BUSINESS

None

9. ADJOURNMENT

Resolution No. 2025-026:

Moved by Committee Member Paul Sadhra and
Seconded by Committee Member Kim McCarthy

That the Committee of Adjustment hereby adjourns at 7:46 p.m.

CARRIED.



REPORT D13-2025-014

TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: July 8th, 2025

SUBJECT: Minor Variance Application D13/SAI (Amit Saini)
4430 Wellington Rd 35
Puslinch Concession 2 Part Lot 15

RECOMMENDATION

That Report D13-2025-014 entitled Minor Variance Application D13/SAI 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 347.55 m² instead of 200 m² as required; and

Whereas the variance requested would provide relief from Section 4.4.2, Table 4.1 of the Zoning By-law, requesting permission to allow a maximum height for the proposed accessory building of 7.2 meters instead of 5 meters 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 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 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 hectare is 200 m ² .	347.55 m ²	147.55 m ²
Comprehensive Zoning By-law # 23-2018, as amended	Section 4.4.2, Table 4.1, Accessory Building and Structures	Unless otherwise restricted, no accessory building or structure shall exceed 5 m in height.	7.2 m	1.2 m

Subject Property Key Map



Background

The subject property is approximately 0.52 hectares and is zoned Agricultural (A). The subject lands contain an existing dwelling, garage, shed and outdoor pool. The owner has previously applied for and received a minor variance application which permitted the height of the existing garage to be 6.3 meter. The purpose of this application is to permit a proposed accessory structure with a height of 7.2 meters, as well as, to permit a lot coverage for all accessory building and structure of 347.55 m² on the lot. The proposed accessory structure would enclose the existing pool and including a private gymnasium on the second floor.

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 hectare and maximum height of 5 meters for proposed accessory structure. • The applicant has indicated that proposed new accessory building is for personal use. • The planning staff considered the application to be minor in terms of impacts.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • A singled detached dwelling and accessory buildings are a permitted use within the Agricultural (A) zone. • The purpose of subject application is to facilitate construction of new accessory building 214.18 m² (2305.41 ft²) in size, which results in total accessory lot coverage of 347.55 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 147.55 m². • The application is also seeking relief from Section 4.4.2, Table 4.1 of the Zoning by-law to exceed the maximum permitted height of 5 meter by 1.2 meters, resulting 7.2 meter height for proposed accessory building. • The other zone requirements of Table 4.1 and are met for the proposed building. • It is noted that the existing total lot coverage is 6.87%. The maximum allowed lot coverage of the subject land is 30%. The proposed accessory structure would result in a total lot coverage of 10.78%. • The intent of providing the maximum height and total lot coverage is to create an aesthetic character of the surrounding area, maintain consistency in the neighborhood, and ensure new development does not impact the surroundings uses. • Planning staff is of the opinion that the application meets the intent and purpose of the Zoning by-law.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The property is designated secondary Agricultural within County Official Plan.

	<ul style="list-style-type: none"> • A single detached dwelling, and associated accessory uses, are permitted in the Secondary Agricultural designation.
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The proposed variance would facilitate construction of an accessory building to enclose an outdoor pool with a gym on second floor for personal use. • The proposed accessory building meets the required setbacks and is located behind the main dwelling. • The proposed new accessory building's associated uses are both appropriate and desirable for the site. • 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

Cloudpermit application number
CA-3523001-P-2024-62

Applicant, Property owner, Payer

Last name Saini	First name Amit	Corporation or partnership
Street address 4430 Wellington Road 35	Unit number	Lot / Con.
Municipality Cambridge	Province Ontario	Postal code N3C 2V4
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Builder

Last name Varamo	First name Pat	Corporation or partnership
Street address [REDACTED]	Unit number	Lot / Con.
Municipality Guelph	Province Ontario	Postal code [REDACTED]
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information

Address	Legal description	Roll number
4430 WELLINGTON RD 35 (Primary)	CON 2 REAR PT LOT 15 RP;61R8495 PART 1	2301000002073040000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Amit Saini, 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)

Signature of Commissioner for taking affidavits

Municipality

Day, month, year

Cambridge

22/05/2025

Place an imprint of your stamp below

Heather Marie Brown, a Commissioner, etc.,
Province of Ontario, for National R&D Inc.
and A.Saini Professional Corporation.
Expires June 30, 2026.

Affidavit and signatures

Applicant

The Amit Saini, 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.

Signature

Date

Amit Saini

5/22/2025

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 2	Lot 15	Registered Plan Number 61R8495 Part 1	
Area in Hectares 0.53	Area in Acres 1.31	Depth in Meters 114.844	
Depth in Feet 376.8	Frontage in Meters 46.2	Frontage in Feet 151.6	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? Request to for relief for 2 items: 1. Allow the addition of a indoor pool structure with height of ~ 23' - 6" [7.2 meters] 4.1 Additional Regulations Accessory Buildings and Structures – Maximum Permitted Height of 5 m [16' - 5"]. A. We are requesting relief of 7' - 2" [2.18 m] to allow for a wrestling room and a gym on the 2nd floor B. Please note that the grade of pool structure is 8' - 10" below the grade of the main building 2. Permit the addition of a indoor pool structure with ~2152 sq. ft. lot area A. Current by-law, "Table 4.1 Additional Regulations – Accessory Buildings and Structures" states that, "Lot area less than 1 ha" has maximum size of "200 sq. m" [or 2,153 sq. ft]. B. There is a detached garage that takes up 1,302 sq. ft. and a small shed that takes up 50 sq. ft. C. The maximum allowable size of the pool is 2153 - 1302 - 50 = 801 sq. ft. D. The pool house is required to cover the existing pool's footprint which requires 2152 sq. ft. The available 801 sq. ft. will be unable to cover the existing pool. E. We are requesting relief for an additional 1351 sq. ft. [125 sq. m]	Why is it not possible to comply with the provisions of the by-law? For relief #1, in order to include a wrestling area on the 2nd floor, the ceiling of the 1st floor must include: (a) 21" thick beams, (b) 1'-1" thick TGIs, (c) 1' to 2' thick HVAC ducts, etc. To accommodate these construction materials and maintain reasonable heights of 8' for both floors, the height relief of 7'-2" [2.2 meters] is required. Please note that a minor variance has previously been accepted on this site for a detached garage. For relief #2, the max. allowable sq. ft is 200 m^2 or 2153 ft^2. There is a detached garage that takes up a footprint of 1302 ft^2 and a small shed that takes up 50 ft^2. This leaves 801 sq. ft. The existing pool (previously approved by the township on May 31st, 2018) is to remain in place. The pool currently requires an existing foot print of 2,153 sq. ft. The current allowable 801 sq. ft. [74 m^2] is not sufficient to enclose or cover the entire existing pool.

What is the current Official Plan and zoning status?	
Official Plan Designation Agriculture	Zoning Designation Agriculture
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 type="checkbox"/> Other <input checked="" type="checkbox"/> Continually maintained county road	
What is the name of the road or street that provides access to the subject property? 4430 Wellington Road 35	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 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? Residential use.	What is the existing use of the abutting properties? Residential and agriculture.

Provide the following details for all existing buildings on the subject land		
Main Building Height in Meters 5.1	Main Building Height in Feet 16.75	Percentage Lot Coverage in Meters 3%
Percentage Lot Coverage in Feet 3%	Number of Parking Spaces 2	Number of Loading Spaces 0
Number of Floors 1	Total Floor Area in Square Meters 163	Total Floor Area in Square Feet 1751
Ground Floor Area (Exclude Basement) in Square Meters 163		Ground Floor Area (Exclude Basement) in Square Feet 1751

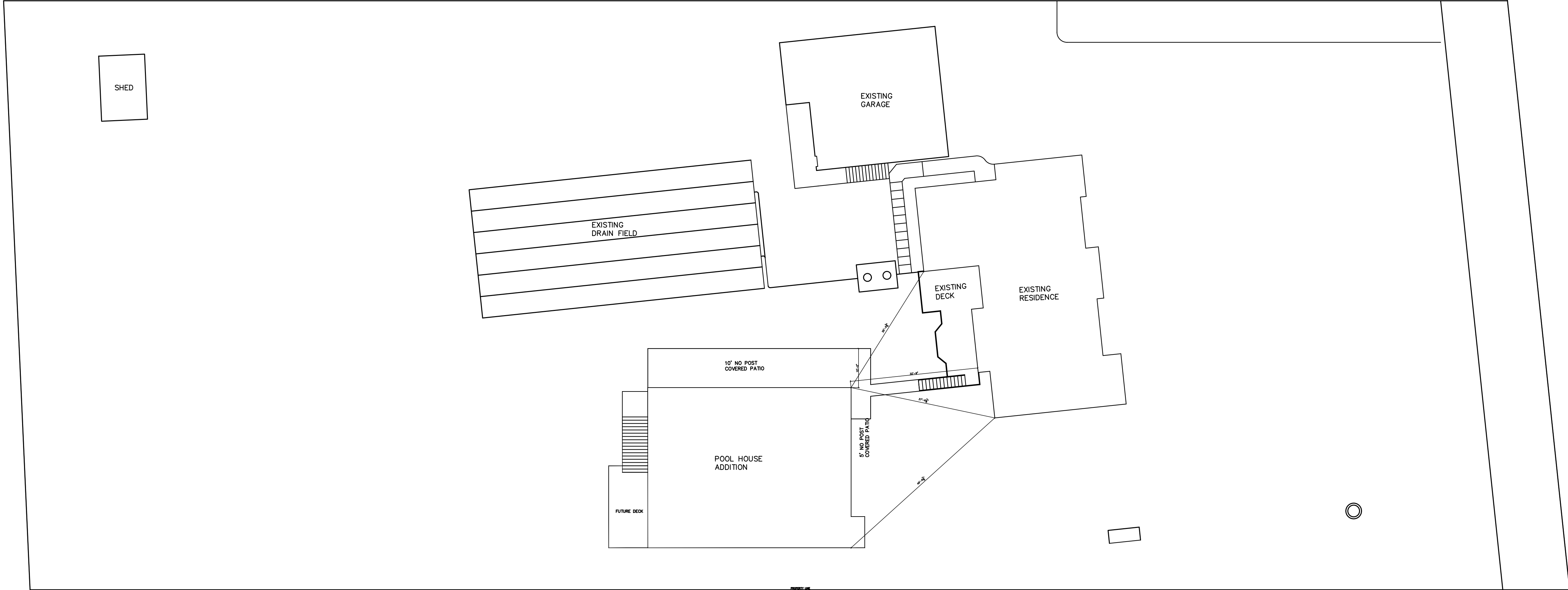
Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters 7.2	Main Building Height in Feet 23.6	Percentage Lot Coverage in Meters 3.8%
Percentage Lot Coverage in Feet 3.8%	Number of Parking Spaces 0	Number of Loading Spaces 0
Number of Floors 2	Total Floor Area in Square Meters 400	Total Floor Area in Square Feet 4304
Ground Floor Area (Exclude Basement) in Square Meters 200		Ground Floor Area (Exclude Basement) in Square Feet 2152

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 33	Front Yard in Feet 108	Rear Yard in Meters 117
Rear Yard in Feet 385	Side Yard (interior) in Meters 2	Side Yard (interior) in Feet 6.5
Side Yard (Exterior) in Meters 13.7		Side Yard (Exterior) in Feet 45

What are the dates of acquisition and construction of subject property and building property		
Date of acquisition of subject property 2/15/2017	Date of construction of buildings property 1/1/2001	How long have the existing uses continued on the subject property? 9
Has the owner previously applied for relief in respect of the subject property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Please indicate the file number and describe briefly D13/SAI minor variance approved for height of detached garage

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 TBD	Minor Variance: Approval Authority Unknown	Minor Variance: Subject Lands None
Minor Variance: Purpose Permit construction of pool enclosure		Minor Variance: Status TBD

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.



SITE PLAN
SCALE: 1/16"=1'-0"

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SITE PLAN

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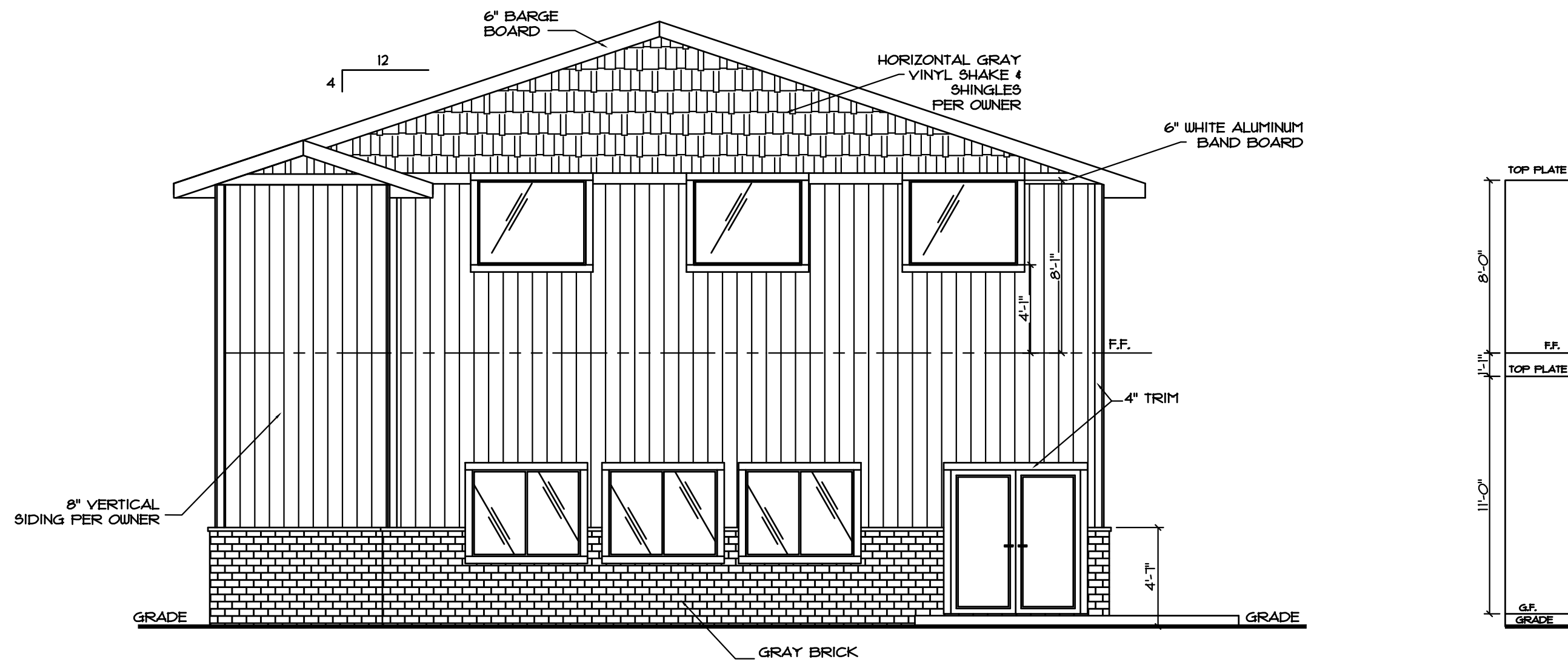
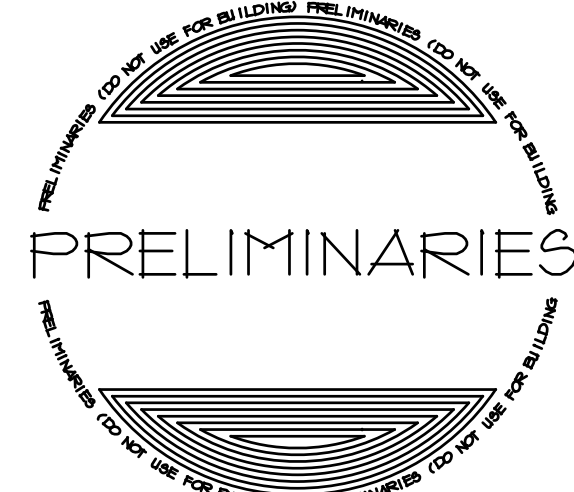
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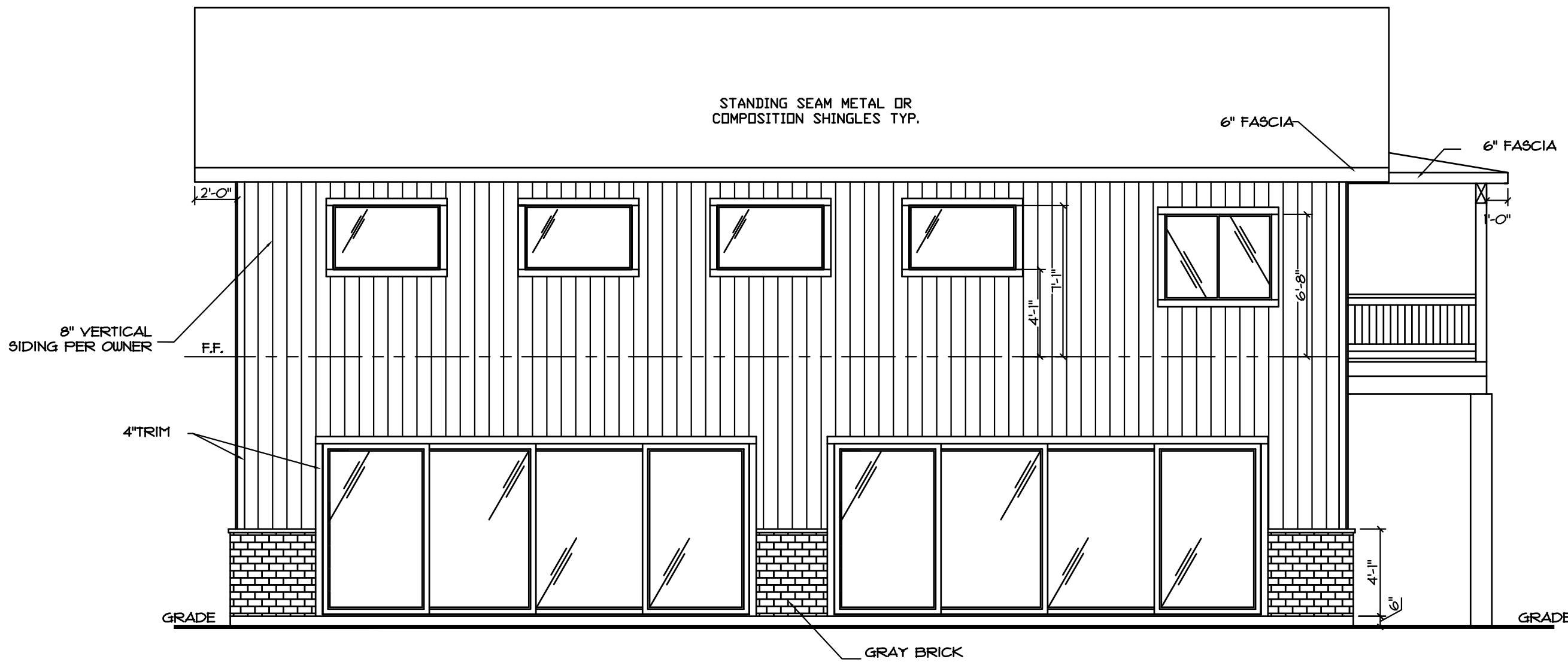
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FRONT ELEVATION

SCALE 3/16"=1'-0"

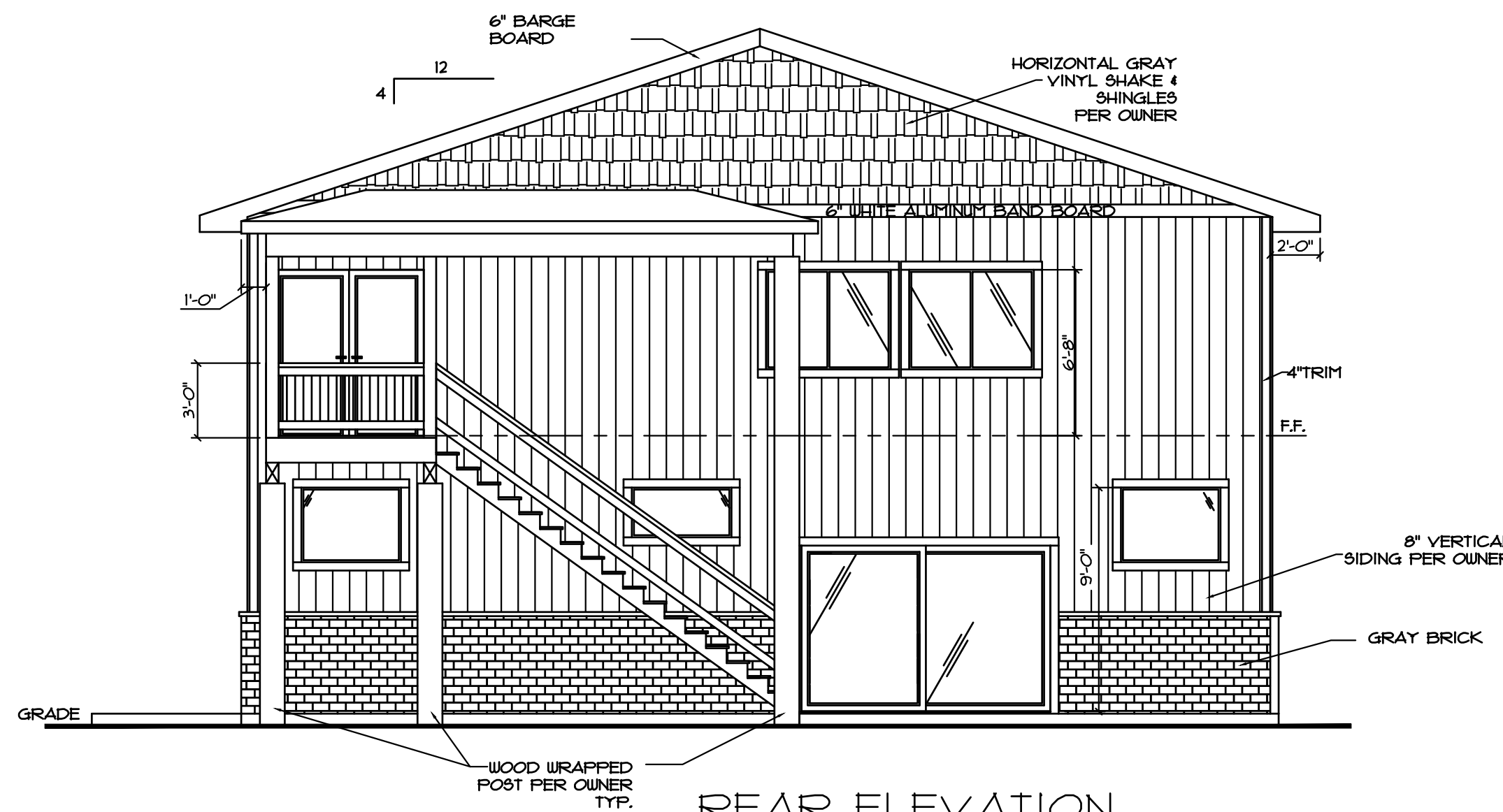


RIGHT ELEVATION

SCALE 3/16"=1'-0"

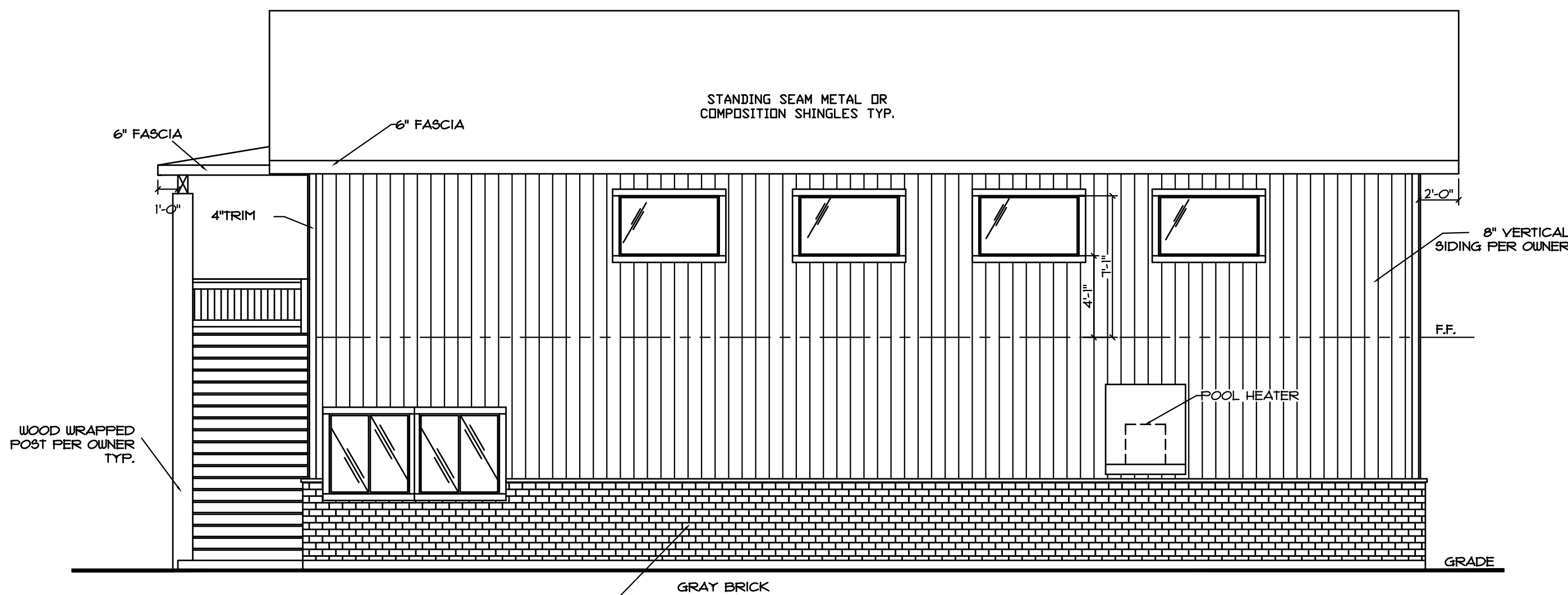
NOTES:
MINIMUM DISTANCE FROM GARAGE TO SEPTIC TANK IS 1.5M
MINIMUM DISTANCE FROM GARAGE TO SEPTIC DISTRIBUTION PIPES IS 5M

NOTES:
1. ALL CONSTRUCTION TO MEET ONTARIO BUILDING CODE REQUIREMENTS
2. ALL CONSTRUCTION, WHETHER DETAILED ON PLAN OR NOT, IS SUBJECT TO FIELD APPROVAL
3. REVIEWED PERMIT DRAWINGS MUST REMAIN AT THE JOB SITE UNTIL COMPLETION OF THE PROJECT
4. REVIEW OF THESE PLANS DOES NOT NECESSARILY GUARANTEE THAT THEY ARE IN CONFORMANCE WITH THE ONTARIO BUILDING CODE
5. IT IS THE OWNER/BUILDER'S RESPONSIBILITY TO CALL FOR INSPECTIONS IN ACCORDANCE WITH THE ONTARIO BUILDING CODE



REAR ELEVATION

SCALE 3/16"=1'-0"



LEFT ELEVATION

SCALE 3/16"=1'-0"

NOTES:

- 1) ALL ROOF AND SITE WATER TO DRAIN TO STREET OR TO AN APPROVED DRY-WELL SYSTEM
- 2) ALL NAILING TO BE IN COMPLIANCE W/ 2021 I.R.C.
- 3) SHEARWALL NAILING TO BE: 4"D.C. ON EDGE 8"D.C. IN FIELD
- 4) EXPOSED PLYWOOD AT ROOF OVERHANG TO BE CC-X OR BETTER

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ELEVATIONS

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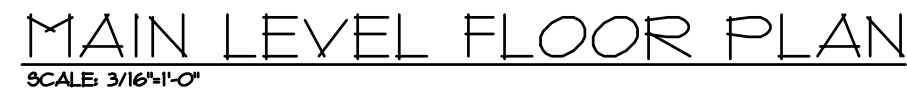
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Job	
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2021 ENERGY CODE PRESCRIPTIVE REQUIREMENTS FOR GROUP R OCCUPANCY CLIMATE ZONE 5											
OPTIM	GLAZING 1 FLOOR AREA	GLAZING 2 CEILING VERTICAL	GLAZING 3 CEILING SLOPING	ROOF U-VALUE	CEILING	WALLS CEILING	WALL 1ST GRADE	WALL INT. BELLY GRADE	WALL EXT. BELLY GRADE	FLOOR	SLAB ON GRADE
I	10%	0.30	0.30	0.05	R-20	R-20	R-20	R-20	R-10	R-20	R-20
II	15%	0.30	0.30	0.05	R-20	R-20	R-20	R-20	R-10	R-20	R-20
IV	UNLIMITED	0.30	0.30	0.05	R-20	R-20	R-20	R-20	R-10	R-20	R-20

DOOR SCHEDULE							
SYT#	SIZE	CORE	MAT	HURDLES PULLS/ BOLTS	FINISH	QUAN	REMARKS
(A)	20'28"	GLASS	CHK/AL OWNER	PULLS/ BOLTS	CHK/AL OWNER	2	SLIDING
(B)	10'6"6"	GLASS		PULLS/ BOLTS		1	SLIDING
(C)	6'06"	S.C.		LOCKS		2	
(D)	2'06"	H.C.		PRIVACY		2	
(E)	2'06"	H.C.		PRIVACY		2	
(F)	3'06"	H.C.		PRIVACY		2	
(G)	6'06"	H.C.		KNOBS/ PULLS		1	SLIDING
(H)	2'46"	H.C.		KNOBS		1	BI-FOLD

WINDOW SCHEDULE							
SYM	SIZE	MANUF	MAT	GLAZING	OPER	QTY	REMARKS
②	5040	CHK/0 OWNER	CHK/0 OWNER	CHK/0 OWNER	SLIDING	9	
②	5030				SLIDING	8	
③	4040				SLIDING	2	
④	4030				SLIDING	2	
⑤	4020	↑	↑	↑	SLIDING	1	
⑥							

CS-WSP
METHOD 3

GB
METHOD 5

TABLE R602.10.5.2 PARTIAL CREDIT FOR BRACED WALL PANELS
LESS THAN 48 INCHES IN ACTUAL LENGTH

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.
N/A = Not Applicable.
a. Linear Interpolation shall be permitted.

	BRACED WALL DESIGNATIONS BASED ON THE 2021 IRC AND SEISMIC DESIGN CATEGORY A , B or C
TYPE	BRACED WALL LENGTH REQUIREMENTS
GB	BRACED WALL PANEL CONSTRUCTED IN ACCORDANCE WITH IRC SECTION R602.10.1, GYPSUM WALLBOARD SHALL BE A MINIMUM OF 96" LONG WHEN APPLIED TO ONE FACE AND 48" LONG WHEN APPLIED TO BOTH FACES.
C9- WSP	CONTINUOUS WOOD STRUCTURAL PANEL SHEATHING IN ACCORDANCE WITH IRC SECTION R602.10.5. SHEATHING APPLIED TO ENTIRE FACE OF WALL, WITH MINIMUM PIER LENGTHS IN ACCORDANCE WITH TABLE R602.10.4.

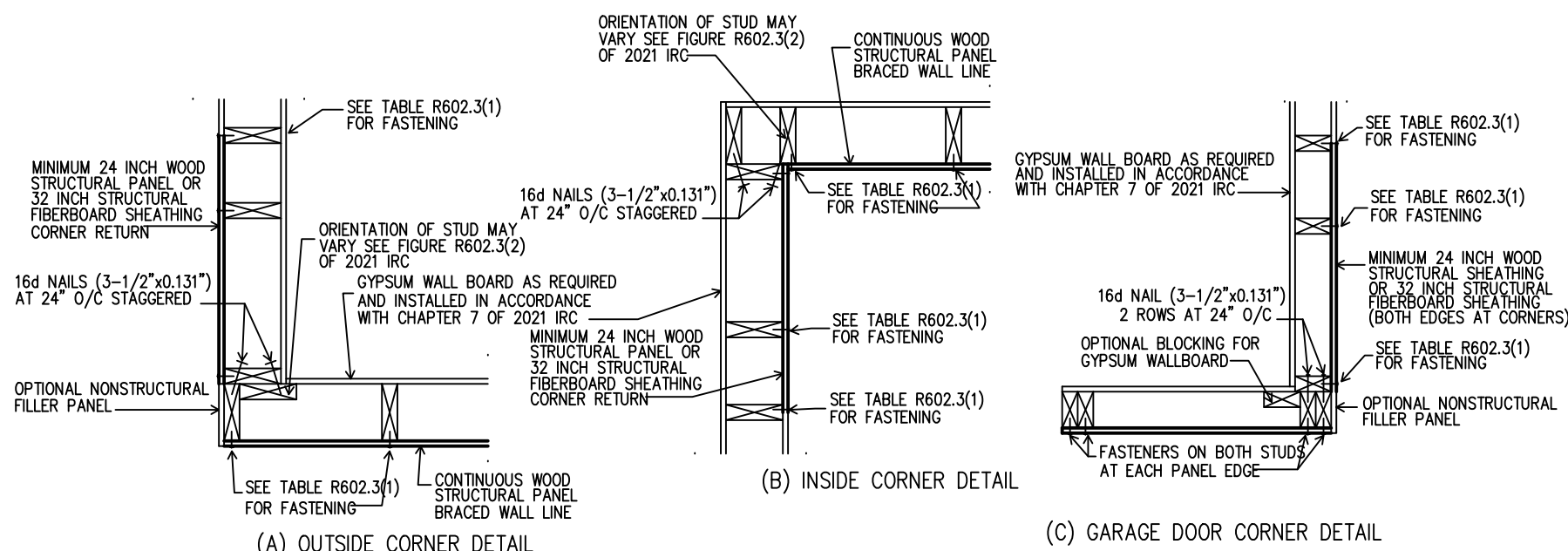
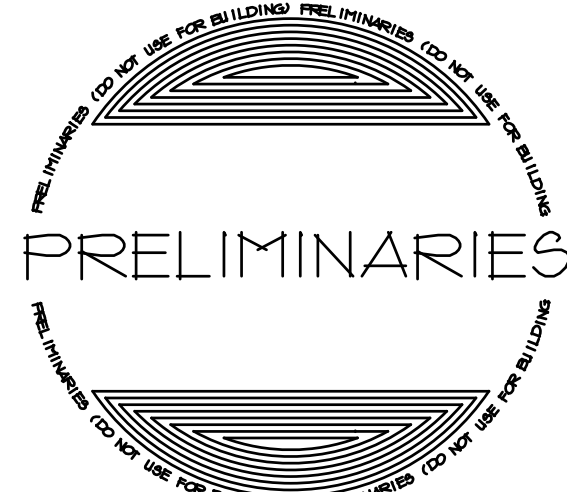


FIGURE R602.10.4.4(1)
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING
EXTERIOR CORNER FRAMING
SCALE: NTS

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7 & UPPER LEVEL FLOOR PLANS

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Date _____

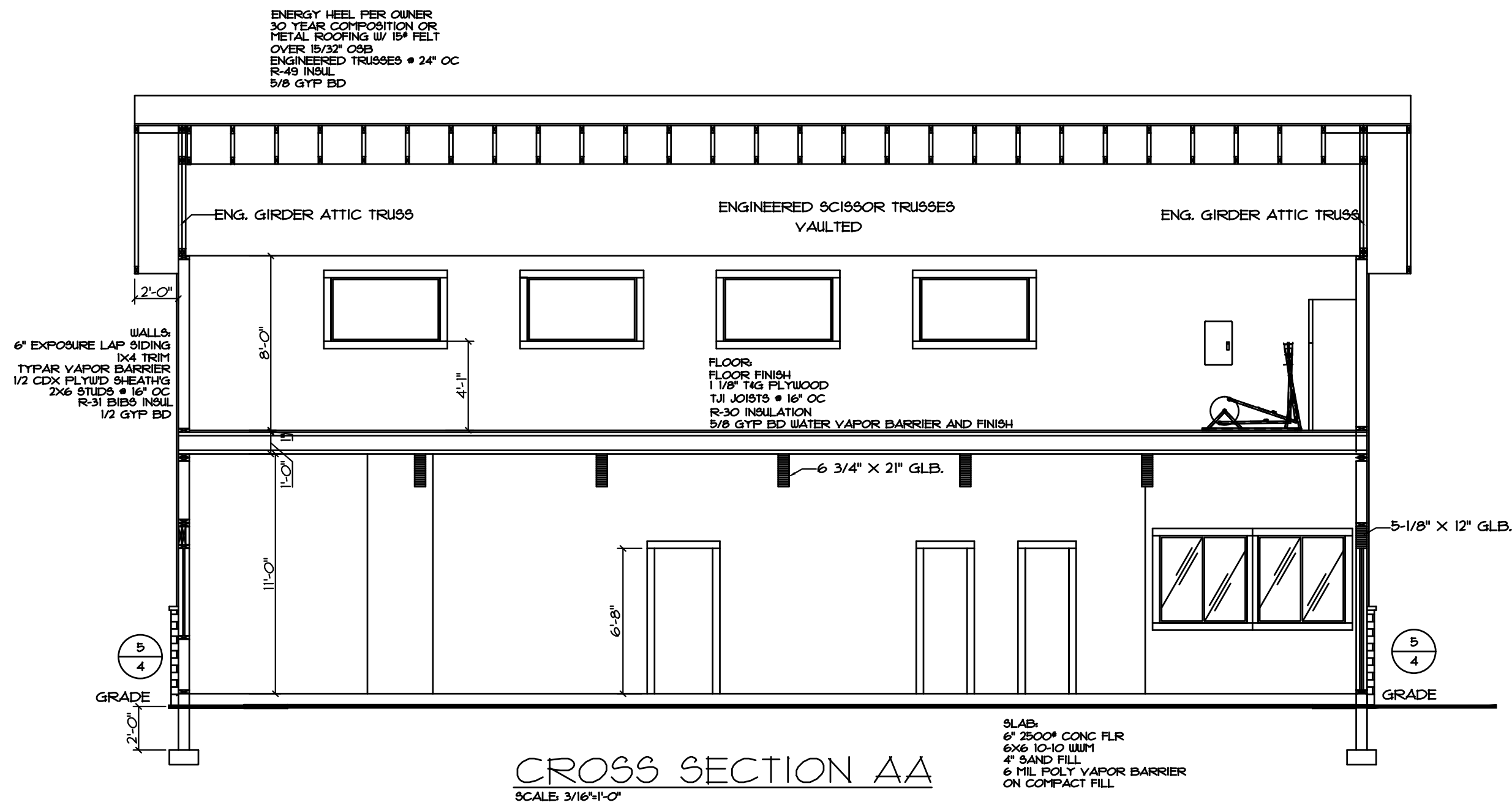
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Draw

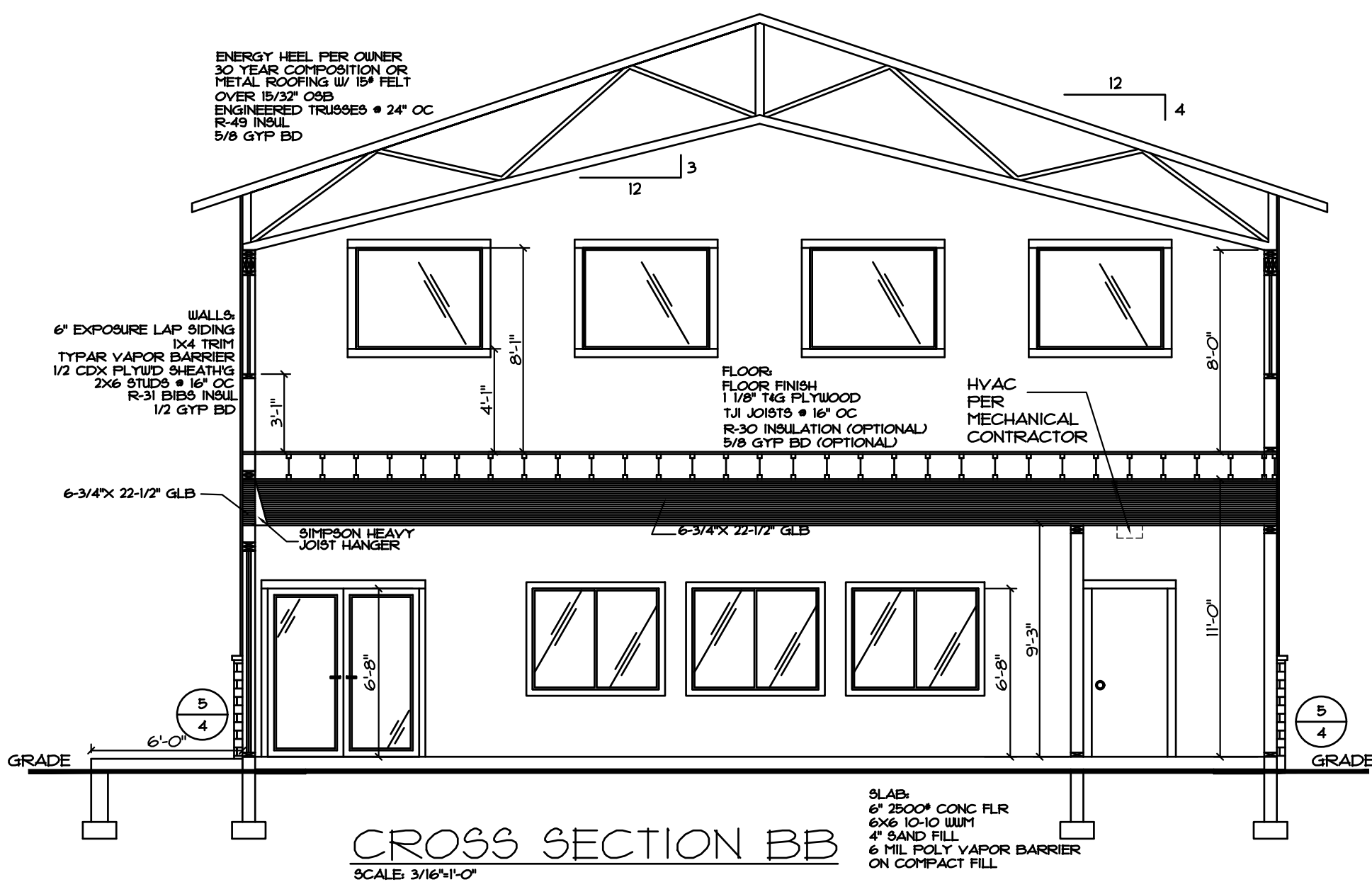
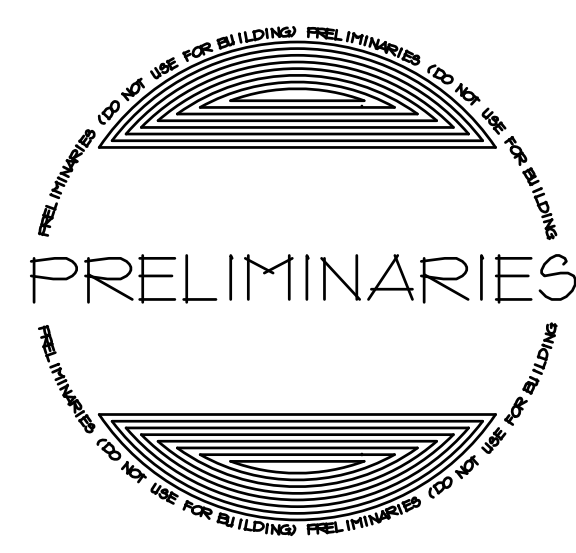
Job

Sheet 2

Of 6 Sheets



NOTES:
TRUSS DRAWINGS WERE ACCEPTED TO PROVIDE OVERALL DESIGN
CRITERIA. COPIES SEALED BY A PROFESSIONAL ENGINEER
ARE REQUIRED ON FRAMING INSPECTION.

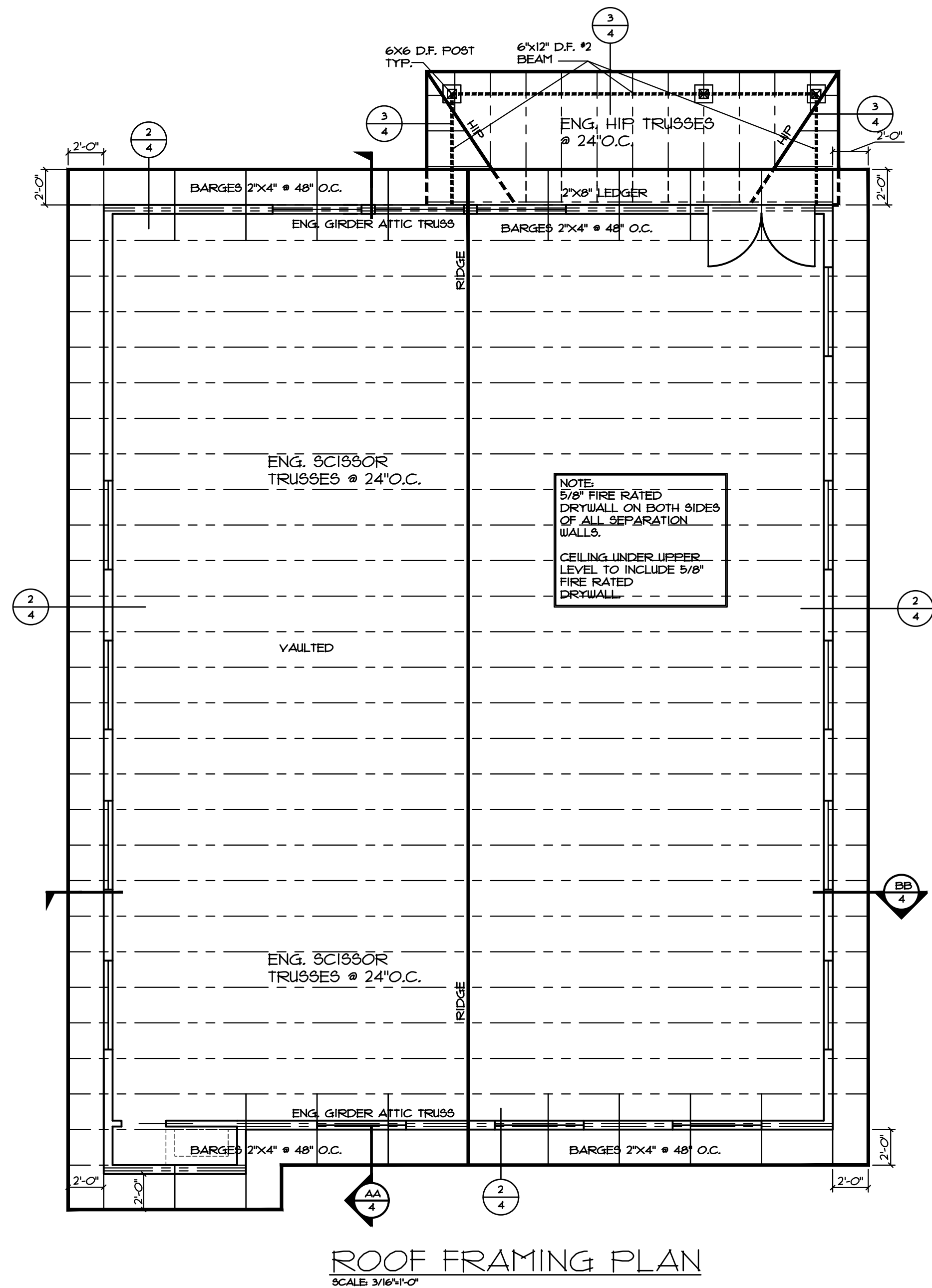


ROOF VENTING 11.7 SQ. FT. REQ'D.

PROVIDE CONTIN. EAVE VENTS AND CONTIN.
RIDGE VENTS OR 8" X 8" JACKS AS REQ'D.
TO PROVIDE CROSS VENTILATION.

NOTES:

- 1) USE METAL FASTENERS AT ALL BEAMS TO SUPPORT MEMBERS
- 2) PROVIDE 30" X 22" ATTIC ACCESS
- 3) PROVIDE SOLID BLOCKING AT ALL BEARING
- 4) TRUSSES TO BE CONNECTED TO NON-BEARING PARTITIONS "BY TRUSS CLIPS ONLY"
- 5) GLUE LAMINATED BEAMS TO BE WESTERN SPECIE COMBINATION 24F V-4 PER ANSI/AITC A1901-1992 OR EQUAL.
- 6) TRUSS MFG. TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION



NOTE:
HEADERS #2 D.F. OR BETTER

UP TO 4'	2-2X8
4' TO 6'	2-2X10
6' TO 8'	2-2X12
OVER 8' AS DETAILED	

GLUED & NAILED

SEE TABLE R502.5 (1) FOR JACK STUD REQUIREMENTS

INTERIOR & EXTERIOR HEADER SCHEDULE

EXTERIOR HEADER DETAIL

DOUBLE 2X6 TOP PLATE

RIGID INSULATION

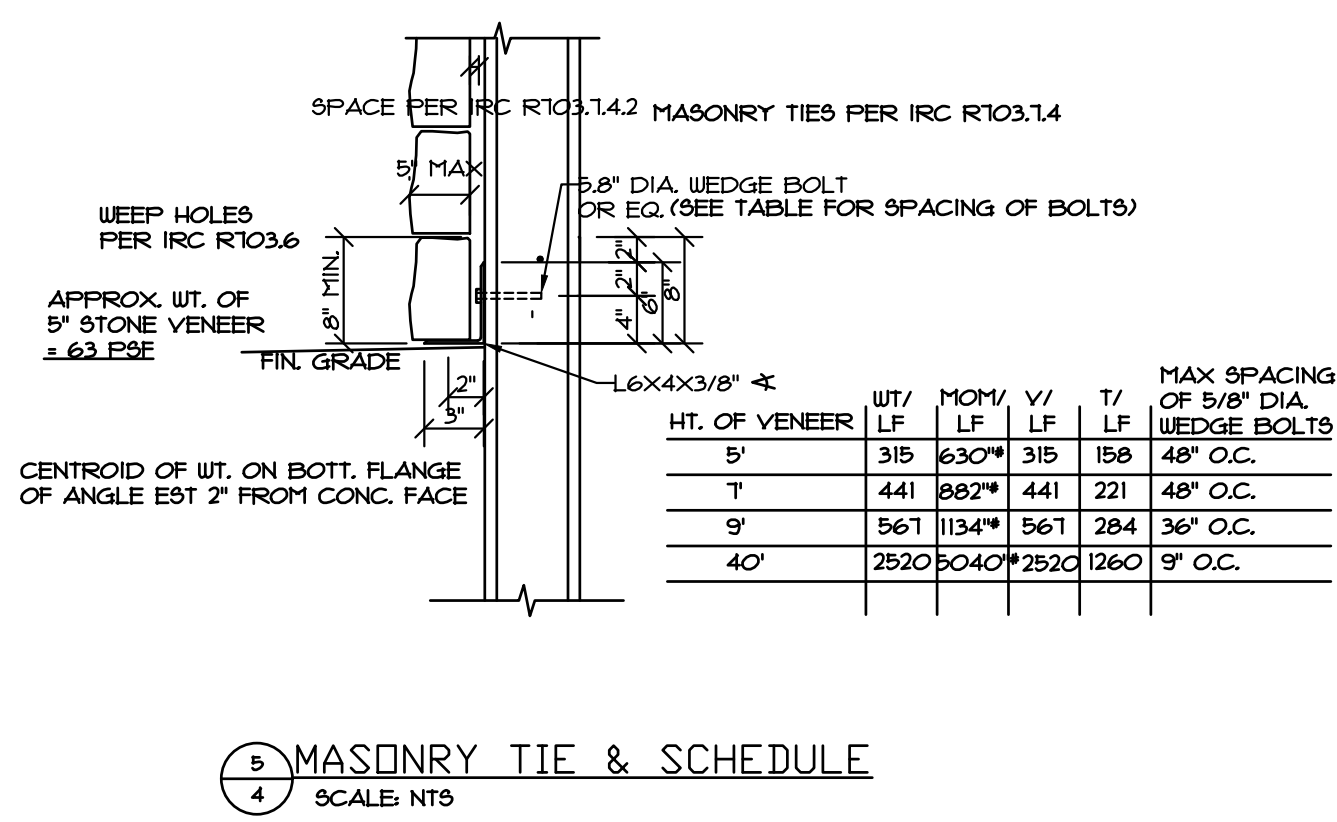
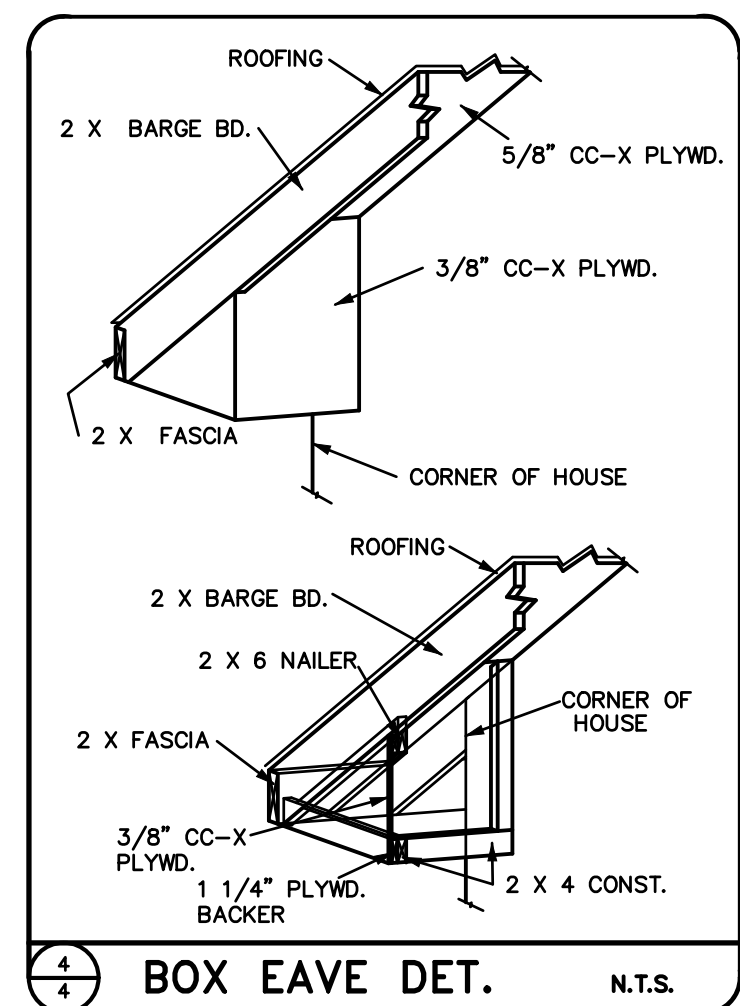
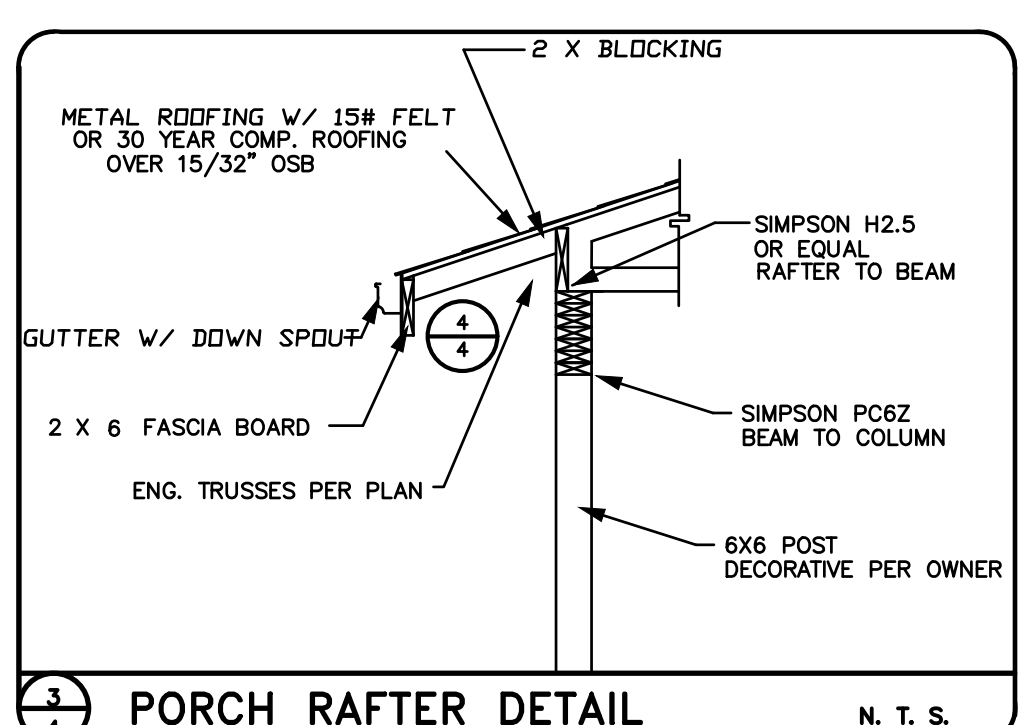
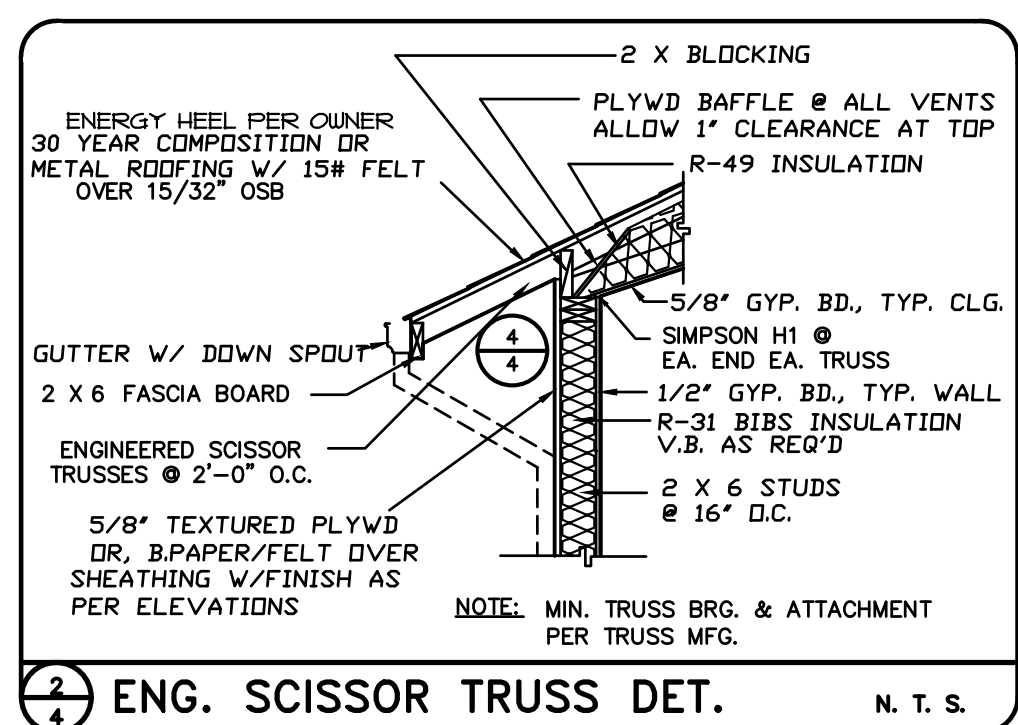
2-EX HEADER

2X NAILER

(TYP) JACK STUD

(TYP) KING STUD

1 4



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CROSS SECTIONS &
ROOF FRAMING PLANS

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Date

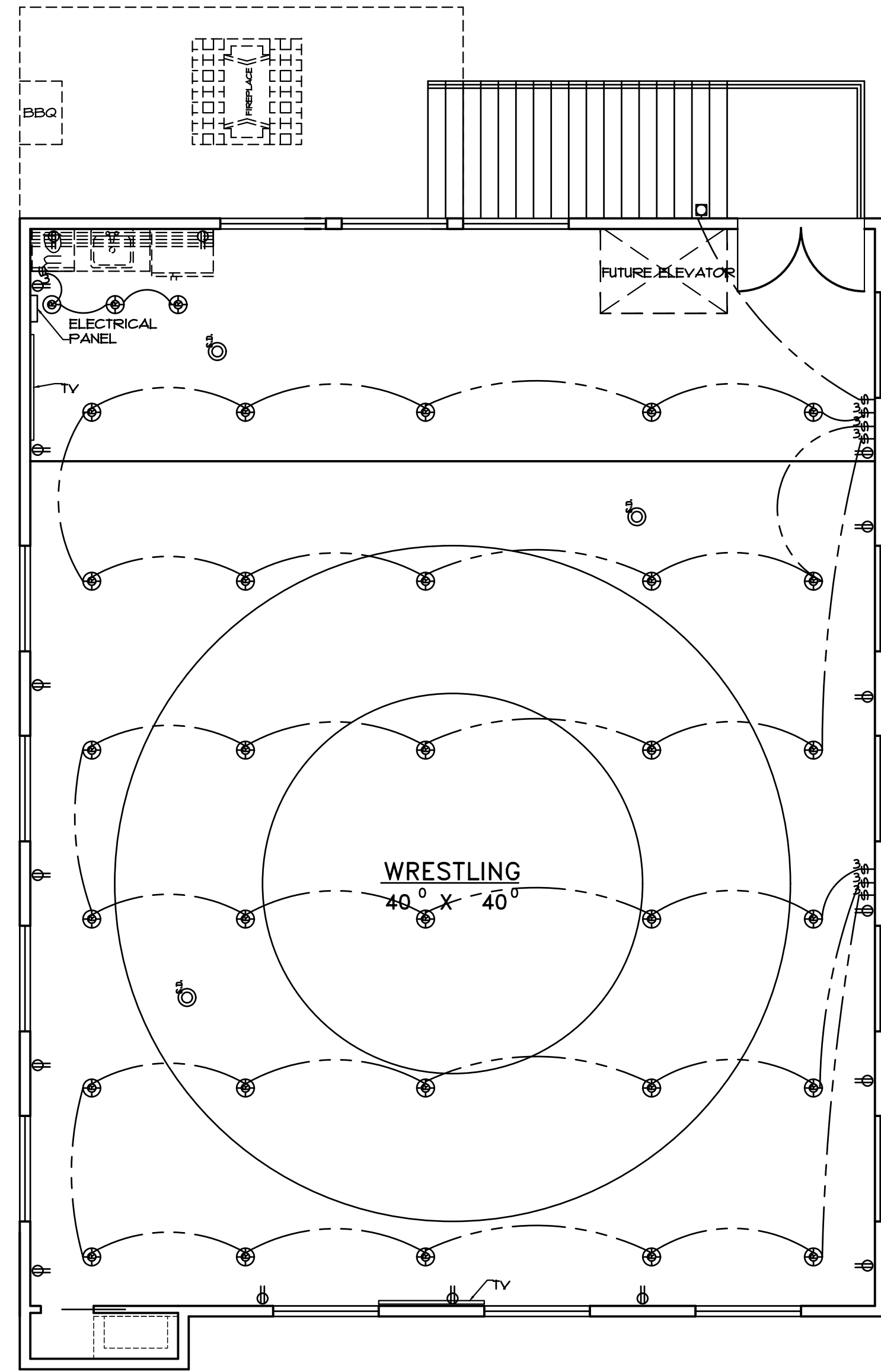
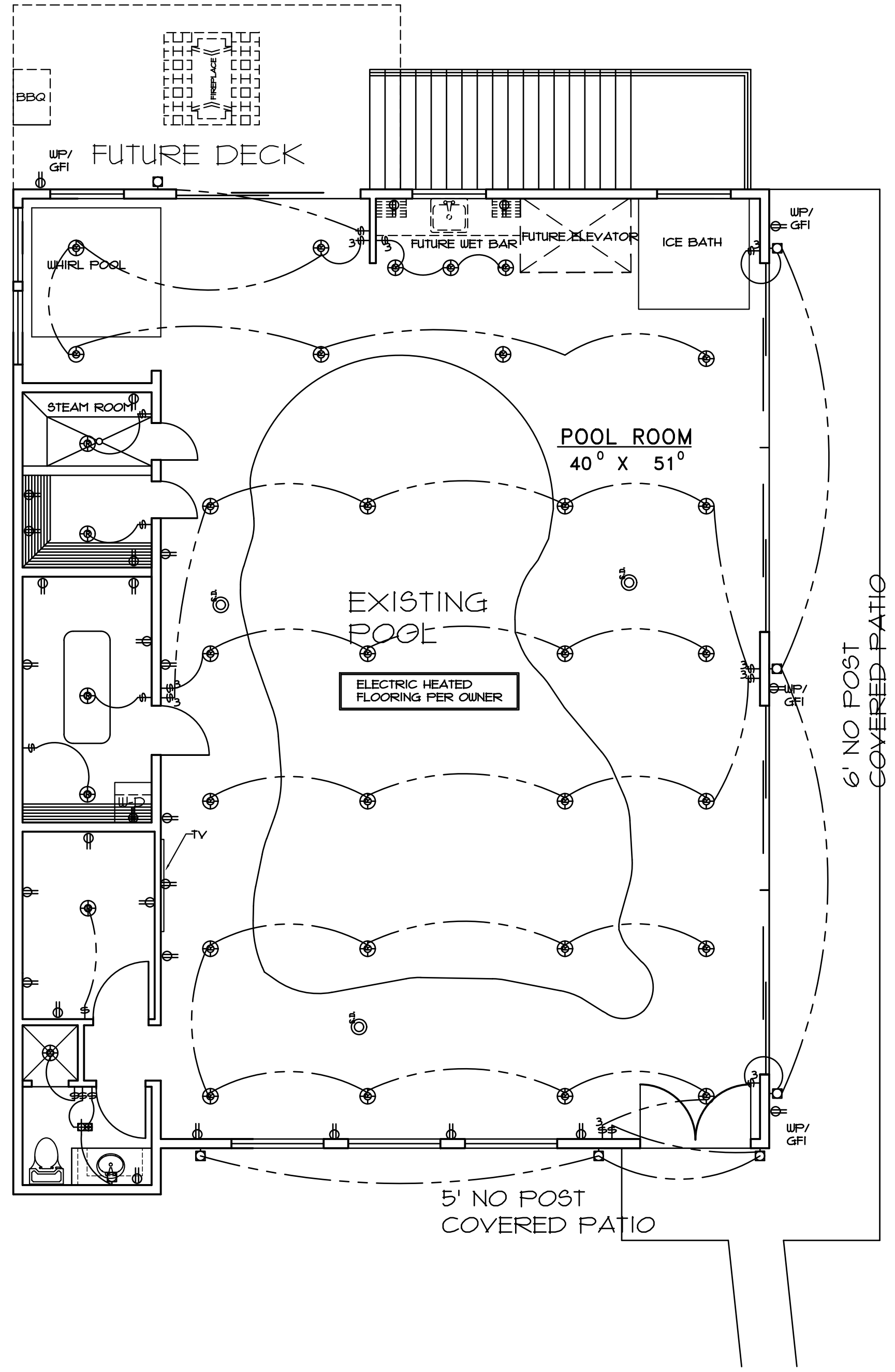
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Drawn

Job

Sheet 4

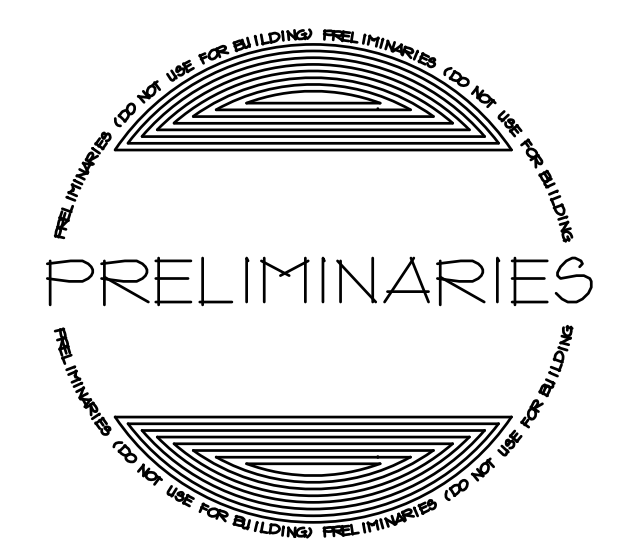
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LEGEND

- WALL SWITCH
- 110V OUTLET
- QUADRUPEX OUTLET
- HALF SWITCHED OUTLET
- 220V OUTLET
- CEILING MTD. LIGHT FIXTURE
- WALL MTD. LIGHT FIXTURE
- BATHROOM FAN/LIGHT FIXTURE
- PHONE OUTLET
- COMPUTER OUTLET
- THERMOSTAT
- CADET HEATER
- RECESSED LIGHTING
- SMOKE/CO2 DETECTOR TO BE HARDWIRED
- FAN/LIGHT

- NOTES:**
- GROUND FAULT CIRCUIT PROTECTION REQ'D ON ALL 110 VOLT SINGLE PHASE 15&20 AMP OUTLETS IN BATHROOMS, GARAGES, OUTDOORS, BASEMENTS, & WITHIN SIX FEET OF KITCHEN SINK & ABOVE COUNTER TOPS. (N.E.C. 210-8a)
 - REBAR GROUNDING- 1993 ELECTRICAL SPECIALTY CODE, ARTICLE 250-81 REQUIRES CONCRETE REINFORCING BARS OR RODS TO BE PART OF THE GROUNDING ELECTRODE SYSTEM WHEN USED ON NEW CONSTRUCTION IN THE BUILDING FOOTINGS.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
 - LOW VOLTAGE LIGHTING WERE POSSIBLE
 - VERIFY ALL ELEC., T.V. & PHONE OUTLETS W/OWNER BEFORE INSTALLATION
 - P PHOTOELECTRICALLY ACTIVATED



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MAIN & UPPER LEVEL
ELECTRICAL PLANS

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Job

Sheet 5

Of 6 Sheets

GENERAL NOTES

These plans were designed to conform to the 2021 International Residential Code and C.A.B.O. at the time the plans were drawn. Constant changes in building codes, both locally and nationally, in addition to changes in environmental qualifications and local options for plumbing, heating/cooling and wiring, makes conformity to all building restrictions impossible. Consequently, the use of these plans is subject to local code requirements and interpretations. It is the responsibility of the user to evaluate these plans for conformity to local codes requirements. Any additional design or drawing services required by local code are subject to Great House Design standard service fees.

The Contractor shall verify all dimensions and conditions prior to beginning any work and notify Owner of any discrepancies.

Written dimensions shall take precedence over scaled dimensions. DO NOT SCALE DRAWINGS.

Great House Design, does not guarantee the availability of any manufactured product suggested or specified on the plans or specifications. The builder is advised to verify the availability of all manufactured products before proceeding with construction, especially those items affecting rough opening dimensions or other dimensions on the plans. All manufactured materials, components, fasteners, assemblies, etc., shall be handled and installed in conformance with manufacturers specifications and instructions. Where specific products are called for, generic equivalence which meet applicable standards and specifications may be used.

In event of a conflict between applicable codes and regulations and reference standards of these plans and specifications, the more stringent provisions shall govern.

No variation required by a Building Official shall be binding on the Designer.

Specifications and drawings indicate finished structure. Builder shall be responsible for construction methods, procedures and conditions except as specifically indicated otherwise in contract documents.

DESIGN LOADS

DEAD LOADS:		LIVE LOADS:	
Roof, with shakes/shingles	10psf	Floor	40psf
Roof, with clay/concrete tiles	25psf	Stairs	100psf
{see plan for material used}		Decks	40psf
Floor	10psf	Garage	50psf or 2000 pt.ld.
		Roof SL	50 psf

INSULATION:

ENERGY PATH FOLLOWED IX

Roof:		
Vaulted Areas	R-38	
Flat Ceilings	R-49	
Exterior Walls	R-21	
Floors over unheated spaces		R-30
Basement walls	R-21	
Slab floor edge insulation	R-10/	2' Rigid Insulation
Forced air duct insulation	R-8	

Windows:
U= per local energy code

Skylights <2%
U= per local energy code

Doors
U= per local energy code

FOUNDATIONS:

- Footings shall bear on firm, undisturbed soil a minimum of 18" below the finish grade line and 12" below the line of the original grade for one and two story structures, and 24" below finish grade for three-story structures, or below frost line. (whichever is greater)
- Foundation and footing sizes are based on a maximum allowable soil bearing pressure of 1500 psf. Verify local conditions and notify owner of any discrepancy.
- Do not excavate greater than a 1-1/2:2 slope below footings.
- Footings to extend below frost line or 18" below finish grade, whichever is greater.

CONCRETE:

- All foundation wall and footing concrete shall develop a minimum compressive strength of 2500 psi @ 28 days.
- All concrete slabs shall develop a minimum compressive strength of 2,500 psi at 28 days.
- Concrete forms, shoring and pouring methods shall conform to current A.C.I. standards.
- Back fill shall not be placed against basement retaining walls until:
 - Concrete or masonry grout has reached its 28 day strength, and + -
 - Structural floor framing {including sub-floor} required to stabilize walls is complete and fully nailed and anchored.
- Apply Standard Dry Wall Products, Inc. "Thoroseal Foundation Coating" or equal foundation coating on all exterior faces of walls below grade, and "Thoroglaze" or equal damp proofing on all exposed surfaces of concrete walls above grade and all slabs not covered by finish floor materials.

REINFORCING STEEL:

- All reinforcing steel shall be deformed steel bars conforming to ASTM A615, GRADE 60.
- All reinforcing steel shall be manufactured detailed, fabricated and placed in accordance with ACI 318R, ACI 315R AND ACI SP 66.
- Welded wire fabric shall conform to ASTM A185. In as long a length as is practicable. Welded wire fabric shall be lapped at least one grid width plus 2".
- Reinforcement shall be bent cold and shall not be welded.
- Splices:

reinforcement in concrete and masonry shall have lap lengths as follows, unless otherwise specified on drawings.

Bar Size	In Concrete:	In Masonry:
#3	1'-6"	2'-0"
#4	2'-0"	2'-6"
#5	2'-6"	3'-0"
Placement:		
A. Reinforcement shall be accurately placed and supported by concrete, metal or other approved chairs, spacers or ties and secure against displacement during concrete or grout placement.		
B. Except where otherwise noted reinforcement shall have concrete cover as follows:		
1. Concrete deposited against earth		3"
2. Formed concrete against earth		2"
3. Exterior faces of walls		2'
4. Interior faces of walls		3/4"
5. To top of slabs-on-grade		3/4"

WOOD FRAMING:

All solid sawn lumber shall be Douglas Fir / Larch installed as noted on the plans and connected as specified in the nailing schedule below. Lumber shall be as graded in accordance with current Western Wood Products Association [WWPA] standard grading rules. Lumber grades for uses to be:

A. Posts, Beams & Headers	#2
B. Floor, Ceiling Joists, & Rafters	#2 or better
C. Sills, Plates & Blocking	#2
D. Studs	D.F. "stud"
F. Wall & Roof Sheathing	Plywood 16/32
G. Sub-Floor over Joists	3/4" C-D ext. glue
H. Underlayment	1/2" underlayment grade particleboard
I. Glu-Laminated Beams	FB =2,400 psi
A.I.T.C. Industrial Grade with dry use adhesive.	FV =190 psi
{Wet use adhesive for exterior use}	E =1,800,000 psi

Solid sawn lumber at visually exposed locations shall be "clear" grade, free of heart. All exterior wall & Interior bearing wall openings shall have 4 x 12 #1 D.F./1 headers unless otherwise noted.

NAILING SCHEDULE:

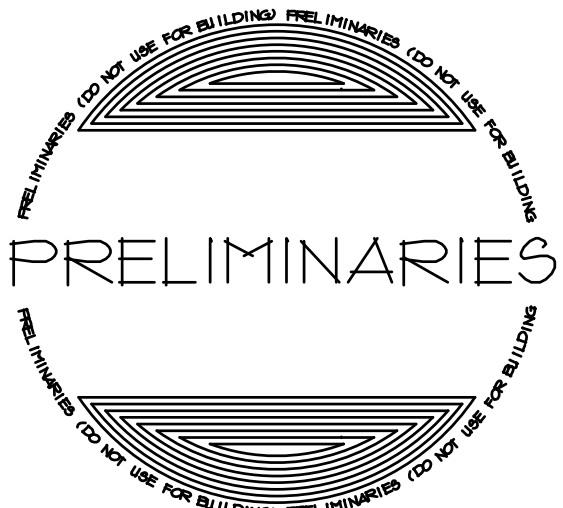
CONNECTION:	NAILING:
Joist to Sill or Beam	{3} 8d Toe Nailed
Bridging to joists	{2} 8d Toe Nailed Ea. End
2" T&G Decking/Sub-Floor to Beams	{2} 16d Toe Nail through Tongue
Rim Joist to Joists	{3} 16d Face Nailed
Studs to sole plate	{2} 16d Face Nailed Ea. End
Sole Plate to Joists or Blocking	{1} 16d at 16" o.c. Face Nailed
Sole Plate or Top Plate to Studs	{2} 16d Face Nailed
Double Top Plate	{1} 16d at 16" O.c. Face Nailed
Double Studs	{1} 16d at 16"O.c. Face Nailed
Corner Studs	{1} 16d at 16"O.c. Face Nailed
Top Plates At Laps & Intersection	{2} 16d Face Nailed
Headers to Top Plates	{1} 16d at 16"O.c. Face Nailed
Ceiling Joists to Plates	{3} 8d Toe Nailed
Joist Laps over Partitions	{3} 16d Face Nailed
Ceiling Joists to Plates	{3} 16d Face Nailed
Rafters to Top Plate	{3} 8d Toe Nailed with "Simpson" H-25 Connectors-Verify
Plywood Sub-Floor to joists	[1] 10d Common at 6" o.c. at edges & 10" o.c. in field
Plywood Wall & Roof Sheathing	[1] 8d Common at 6" o.c. at edges & 12" o.c. in field

NAILING SCHEDULE NOTES:

- All frame walls shall have stud framing placed at 16"o.c. except where otherwise noted.
- Top plates shall be doubled on all walls except where otherwise noted.
- Cripples under all headers shall be continuous to sole plate.
- Double joists under all walls parallel to joists except where otherwise noted.
- Block all stud walls as required for sheathing.
- Solid Blocking between all joists and rafters at supporting walls and beams except at rim joists.
- Double rim joists at all walls parallel to joists.
- Beams, girders and joists supporting bearing walls or concentrated loads shall not be notched.
- All rafters shall not be notched to provide full bearing at supports.
- All joists shall have a minimum of 2" bearing @ supports.
- Lap all joists 6" minimum @ all interior bearing supports
- Mud sills and ledger boards at concrete walls shall have anchor bolts of the size and spacing shown on the drawing. Each board shall be secured with at least two bolts and each board shall have a bolt within 12" of each end.
- Cover surfaces behind siding, shingles and where indicated on drawings with DuPont "Tyvek" building wrap, or and approved equivalent product
- Provide double framing at all roof & floor diaphragm penetration unless otherwise noted on plans.

MISCELLANEOUS:

- Contractor shall verify all conditions and dimensions prior to beginning work and shall notify owner of any discrepancy.
- Contractor shall be responsible for any variations or deviations from the plans without written confirmation from Designer.
- Contractor shall provide adequate bracing or otherwise support all portions of the structure until all members have been permanently connected together.
- Plumbing diagrams or drawings shall be provided by the plumbing contractor.
- Heating/Cooling duct diagrams or drawings shall be provided by the heating/cooling contractor.
- Heat loss or energy use calculations shall be provided by heating cooling contractor or other professional as required by Building Official.
- Truss design, engineering and plans shall be provided by truss manufacturer.
- Each bedroom shall have at least one window with a sill height of no more than 44" above the floor.
- All fireplace openings shall be provided with tempered glass doors. Provide outside combustion air for fireplaces, wood stoves and liquid fuel heating appliances.
- Smoke detectors shall be connected to house power.
- Tub and tub/shower enclosures to have 1/2" water resistant gypsum board and a hard, moisture resistant surface up to 6'-0 above floor [min].
- All exhaust fans,range hoods and dryers shall vent to the outside through sheet metal ducts. Caulk around all penetrations through exterior envelope.
- All windows, patio doors and doors with glass shall be double glazed insulating units with wood, vinyl or thermally broken aluminum frames and sashes.
- All glass within 12" of a door and/or within 18" of the floor or a walkway shall have tempered glazing.
- All wood in permanent contact with concrete or soil shall be pressure treated with a water born preservative.
- All exterior walls & walls common to unheated spaces shall be 2x6 studs @ 16" o.c. with R-21 insulation unless otherwise noted on the plans.
- Provide 1 hr. fire wall between garage and living areas, and under all stairs where storage space is available.
- All doors between garage and living areas shall be 1 hr. fire rated assemblies with 1-3/4" solid core wood doors or code approved equivalence and self-closing mechanisms.
- Please call this office at [509] 558-7529 for any questions relating to these plans.



REVISIONS	BY

A NEW HOME FOR:
AMIT SAINI

Great House Design

SPOKANE, WASHINGTON
(509) 558-7529

www.greathousedesign.com

GENERAL NOTES

"IF YOU CAN DREAM IT, WE CAN DESIGN IT."

"IF YOU CAN DREAM IT, WE CAN DESIGN IT."

Date	
Scale	3/16"=1'-0"
Drawn	
Job	
Sheet	6
Of	6 Sheets

INQUIRIES : E-MAIL - info@greathousedesign.com (COPYRIGHT GREAT HOUSE DESIGN)

Comments received to date

GRCA – no comments

Fire – no comments

County roads – no comments

Building - No concerns from a building code perspective for the proposed increase in height and area. A building permit will be required for the new building, including any plumbing & septic upgrades. Please ensure spatial separation calculations are provided for the "left elevation" at the time of building permit application and that all setbacks are documented on the site plan. A full technical review of will be completed at the time building permit(s) application.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
Aldo Salis, BES, M.Sc. MCIP, RPP., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

June 25, 2025

BY E-MAIL

Lynne Banks, Secretary-Treasurer
Committee of Adjustment
Township of Puslinch
7404 Wellington Rd 34
Puslinch, ON N0B 2J0

Dear Ms. Banks:

**Re: Proposed Minor Variance – D13/SAI
Amit Saini
4430 Wellington Road 35
Township of Puslinch**

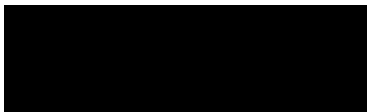
Thank you for circulating the above noted application to our office. These comments are offered without the benefit of a site visit. It is our understanding that the following relief is being requested from Zoning By-law No. 023-18:

- Section 4.4.2, Table 4.1: To permit a maximum lot coverage of 347,55 m², whereas the maximum lot coverage for a lot less than 1 hectore is 200m².
- Section 4.4.2, Table 4.1: To permit an accessory building to have a height of 7.2 m, whereas the maximum height for an ancestral building or structure is 5 m.

The subject property is designated Secondary Agricultural and located within the Paris Galt Moraine Policy Area in the County of Wellington Official Plan. Overall, planning staff have no concerns with the proposed Minor Variance.

I trust that these comments will be of assistance to the Committee. We would appreciate a copy of the Committee's decision with respect to this application.

Yours truly,



Thomas Freeman MCIP RPP
Planner



REPORT D13-2025-015

TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: July 8th, 2025

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

RECOMMENDATION

That Report D13-2025-015 entitled Minor Variance Application D13/SCH be received; and

Whereas the variance requested would provide relief from Section 14, Site-specific number 86 and of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), to allow an interior side yard setback for an accessory building and structure of to be 0.09 meter instead of 0.6 meters, as required; and

Whereas the variance requested would provide relief from Section 14, Site-specific number 86 of the Zoning By-law, to allow a maximum lot coverage of 37.26% instead of 35%, as required; and

Whereas the variance requested would provide relief from Section 4.4.2.c.iii) of the Zoning By-law, to allow the proposed shed to be located 0.87 meters from the principal building instead of 1 meter as required; and

Whereas, the minor variance application is minor, 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 wall on the property line be fire-rated to 45 minutes with no openings.
2. That the soffit/fascia that is projecting onto the neighbouring property should be addressed/removed to the satisfaction of the Township's Chief Building Official.

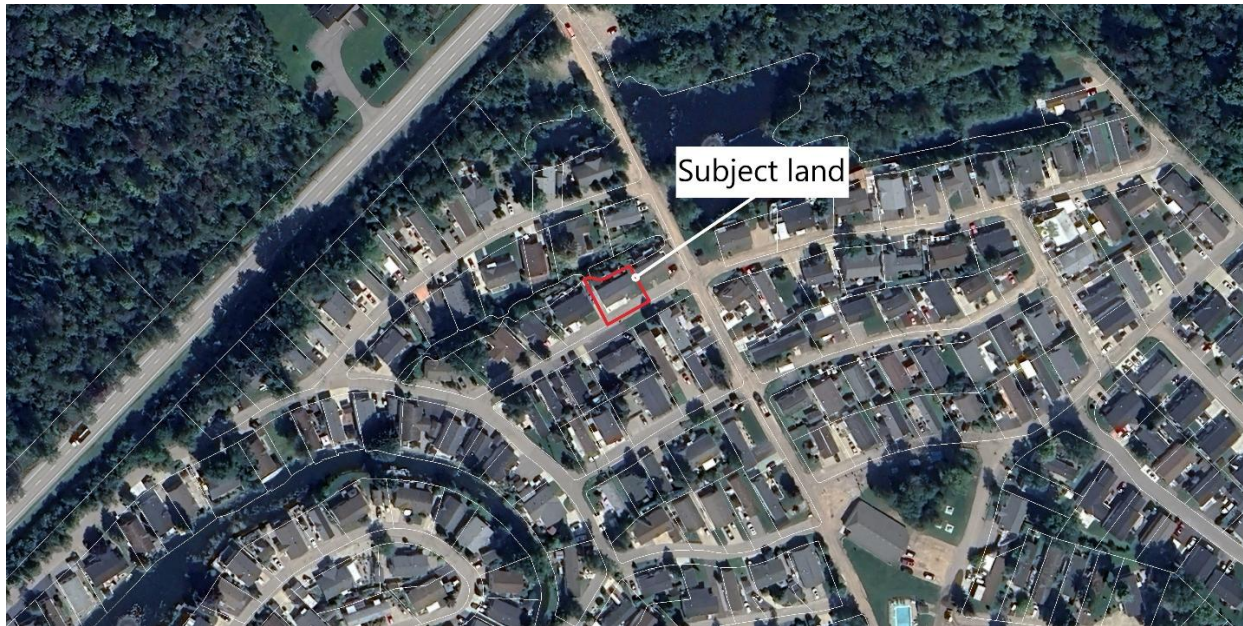
Purpose

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.	0.09 m	0.51 m
Comprehensive Zoning By-law # 23-2018, as amended	Section 14, Site-specific number 86	The coverage of a site by all buildings and structures, including accessory buildings or structures, shall not exceed 35%	37.26%	2.26%
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.	0.87 m	0.13 m

Background

The subject property is located within the Mini Lakes Community and is 0.09 acres (364.22 m²) in size. The subject land is zoned Rural Residential (RUR) with Site-Specific Provision number 86 RUR(SP 86), which provides special provisions relates to individual property layout, property zone standards and setbacks. The subject land is surrounded by residential uses and abuts a small watercourse at the rear of the property. The site contains an existing house and three sheds. The purpose of the application is to bring a recently constructed shed into compliance with the Township's Zoning By-law and to facilitate the applicant receiving a building permit.

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 interior side yard, lot coverage and minimum distance to the house. • According to the applicant, the recently constructed shed covers an existing concrete slab on the ground and takes up the footprint of the old sheds that this shed replaced was replaced. • Planning staff consider the application to be minor in terms of impact.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> • The subject lands are zoned RUR(SP86) with an Environment protection (EP) Overlay. • One dwelling unit per site is a permitted as a use within the site-specific zone no. 86. • The intention of application is to facilitate construction of shed to be located within 0.87 meters of the principal building, whereas section 4.4.2.c.iii) states that no accessory building or structure or part shall be located within one (1) meter from the principal building on the lot. • Further, the application seeks to permit a reduced interior side yard setback of 0.09 meter, whereas section 14 site-

	<p>specific number 86 state that the minimum required setback is 0.6 meters.</p> <ul style="list-style-type: none"> • The shed is 22.30 m² in size, resulting in a total lot coverage of 37.26%, whereas 35% is allowed according to section 14, Site-specific No. 86 within the Zoning By-law. A relief from total lot coverage is also requested as part of the application. • The existing shed appears to meet all other requirement of the Site-Specific Special Provision No. 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. • No new use is proposed as part of the application and the proposal meets the maximum allowed accessory building and structure on the site. • Planning staff is of the opinion that the application maintains the general intent and purpose of the Zoning By-law.
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 has 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. • Planning staff is of the opinion that the general intent and purpose of the Official Plan is maintained.
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The surrounding properties contain a variety of side yard setbacks of less than 0.6 meters and accessory buildings located closer than 1 meter to a primary building which existed prior to the date of passing of Township's current Zoning By-law. The approval of the application would allow the applicant to comply with the Township's zoning requirements and obtain building permit.

	<ul style="list-style-type: none">• Planning staff are satisfied that the variance requested 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

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/aFront Yard in Feet
8 ftRear Yard in Meters
N/aRear Yard in Feet
8ftSide Yard (interior) in Meters
0mSide Yard (interior) in Feet
n/aSide Yard (Exterior) in Meters
n/aSide 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 2023Date of construction of buildings
property
2004How long have the existing uses
continued on the subject property?
alwaysHas the owner previously applied for relief in respect of the
subject property?☐ Yes☒ No**Other Related Planning Applications**

Planning Application: Official Plan Amendment

☐ Yes ☒ No

Planning Application: Zoning By-Law Amendment

☐ Yes ☒ No

Planning Application: Plan of Subdivision

☐ Yes ☒ No

Planning Application: Consent (Severance)

☐ Yes ☒ No

Planning Application: Site Plan

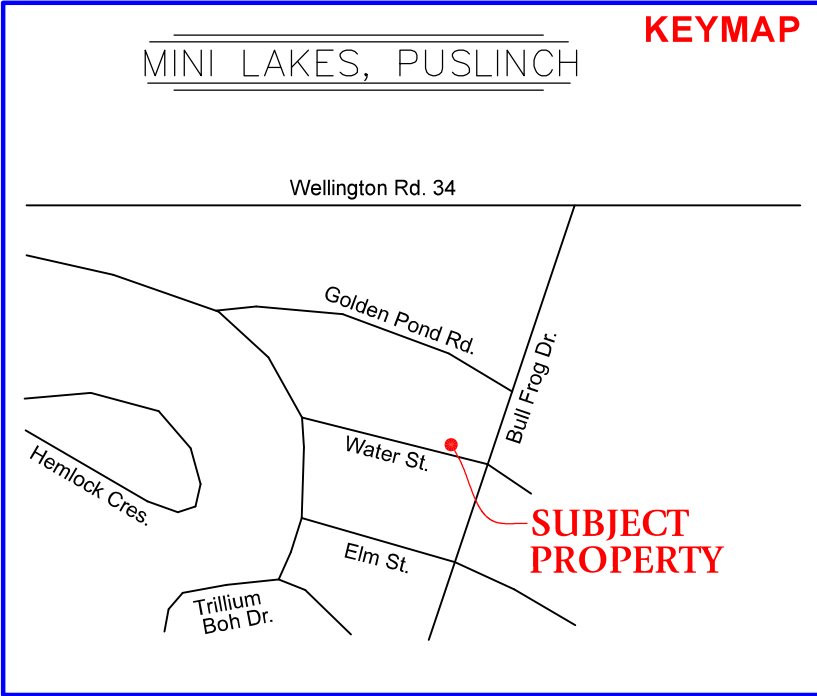
☐ Yes ☒ No

Planning Application: Minor Variance

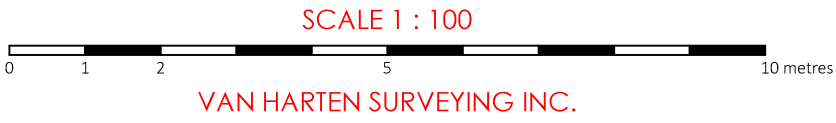
☐ Yes ☒ No**Minor Variance Application must be commissioned**

Please confirm the following

☒ 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
SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY OF
LOT 95
REGISTERED PLAN 203
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON



VAN HARTEN SURVEYING INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 813mm IN WIDTH BY
457mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100

SUMMARY REPORT: PART 2

CLIENT:
THIS PLAN WAS PREPARED FOR **NADINE SCHRAM** AND THE UNDERSIGNED
ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.

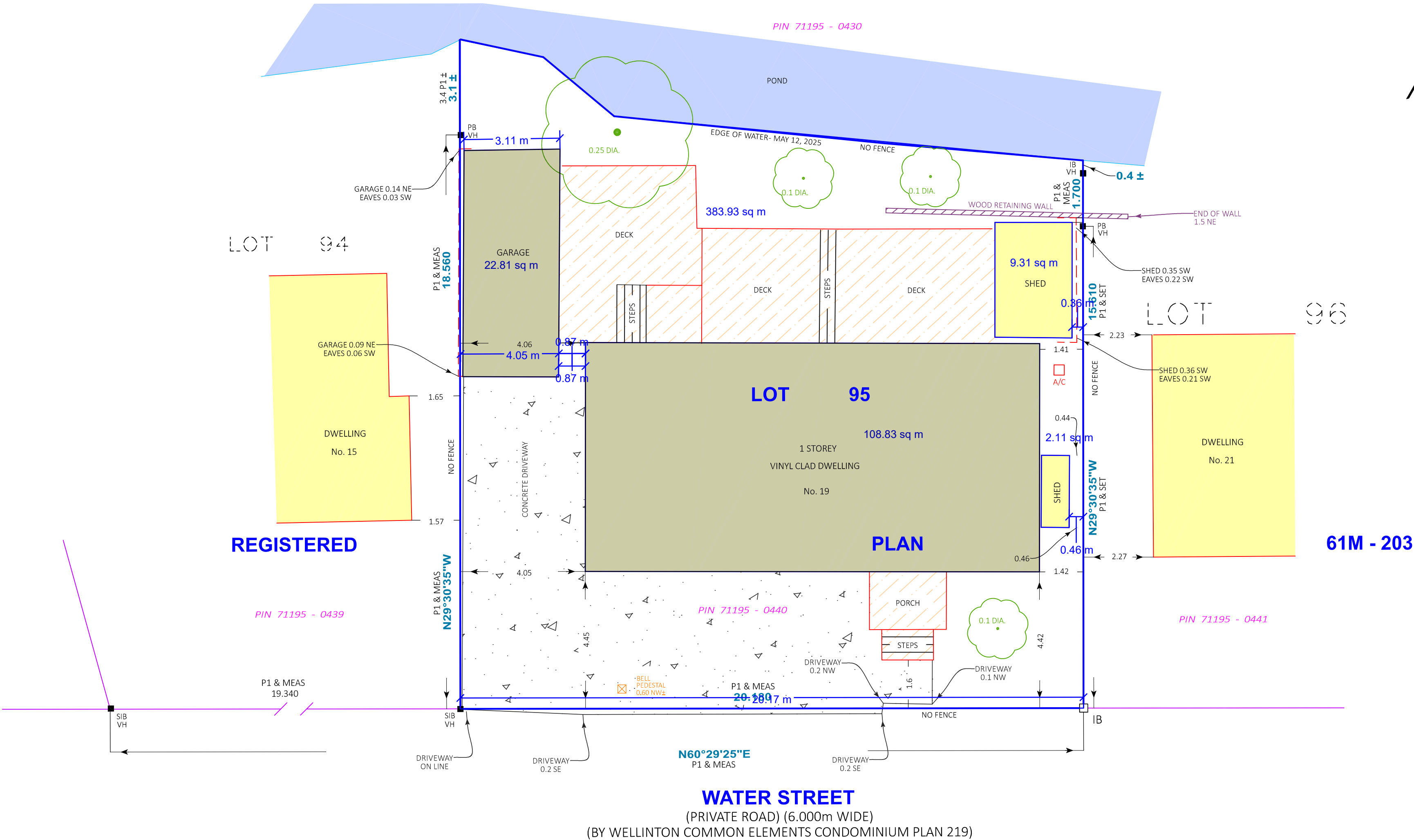
DESCRIPTION OF PROPERTY:
ALL OF PIN 71195-0440 (LT)
ADDRESS: 19 WATER STREET
LOT 95, REGISTERED PLAN 61M-203
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

EASEMENTS:
-TOGETHER WITH AN UNDIVIDED COMMON INTEREST IN WELLINGTON
COMMON ELEMENTS CONDOMINIUM CORPORATION NO. 214.
-TOGETHER WITH AN EASEMENT OVER WELLINGTON COMMON ELEMENTS
CONDOMINIUM PLAN NO. 214 AS SET OUT IN SCHEDULE A, IN
DECLARATION WC441961.
-SUBJECT TO AN EASEMENT OVER ALL OF LOT 192 AS SET OUT IN
SCHEDULE A IN DECLARATION WC441961.
-SUBJECT TO EASEMENTS OVER ALL OF LOT 192 AS SET OUT IN LT55073,
WC343483, WC343485, WC343487, WC379896, WC426052, WC426053.

- 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 0.999615.
 - 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.

LEGEND:

- SURVEY MONUMENT SET
SURVEY MONUMENT FOUND
015 X .015 X 0.60 IRON BAR
025 X .025 X 1.20 STANDARD IRON BAR
PLASTIC BAR
VAN HARTEN SURVEYING INC., O.L.S.'S
REGISTERED PLAN 61M-203 BY (VH)
NORTH, EAST, SOUTH, WEST
- AIR CONDITIONER
A/C
- BUILDING
CONCRETE
WOOD
WATER
- DECIDUOUS TREE
CONIFEROUS TREE



SURVEYOR'S CERTIFICATE:

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE
SURVEY ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE
UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE 22nd DAY OF MAY, 2025.

DATE: MAY 29, 2025

JOHN S. SCOTT, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER V-99436.



Kitchener/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: J.S.S. PROJECT No. 34351-25

Jun 18, 2025 11:24am
G:\PUSLINCH\61M-203\ACAD\18 LT 95 (34351-25 SCHRAM) UTM 2010.dwg

© 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.



UTILITY SHED PLANS

ONTARIO - CANADA

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).

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.

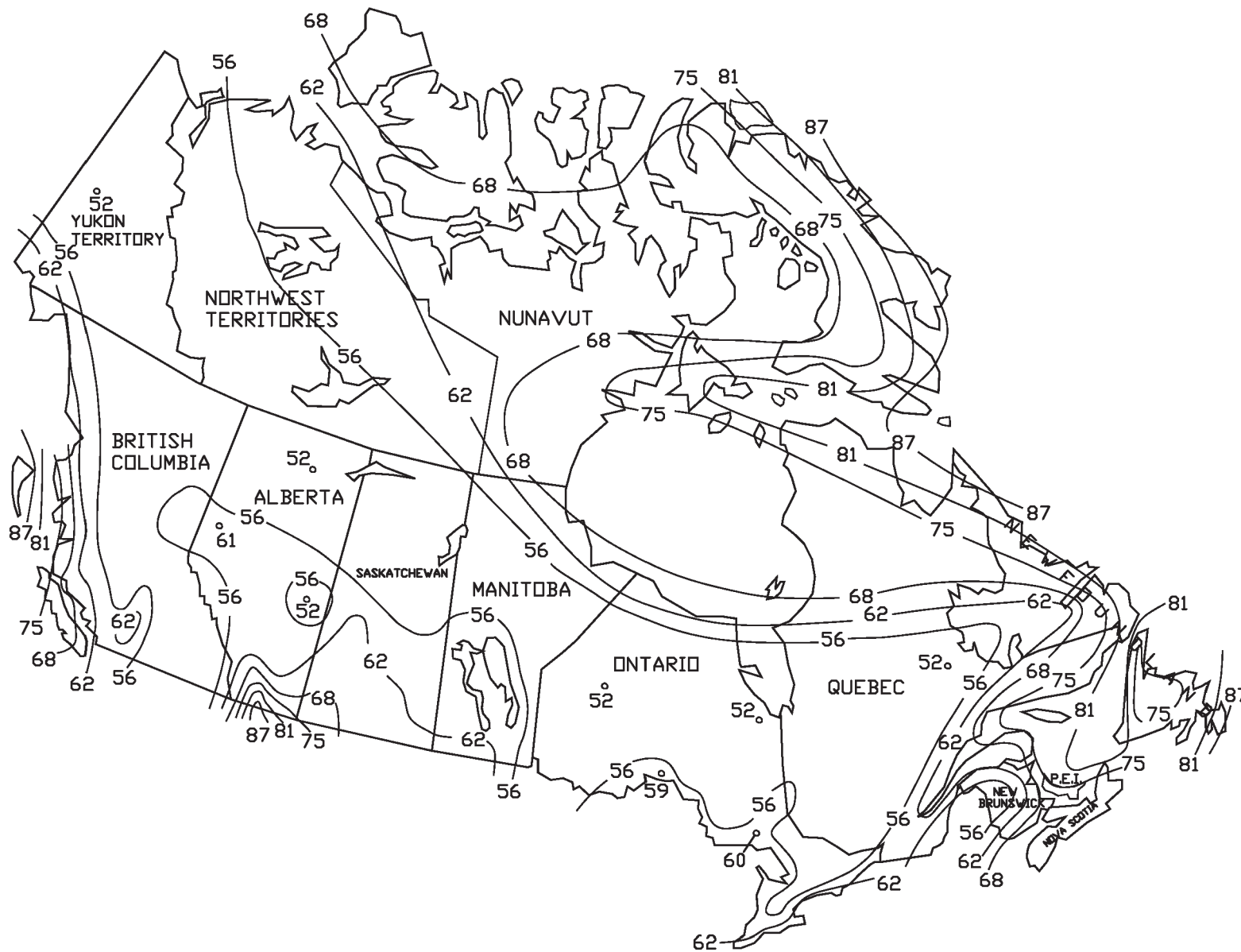
SITE INSTALLED ITEMS:

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.



WIND CHART



NOTE: THE VALUES SHOWN ARE HOURLY MEAN WIND SPEEDS IN MPH AT 10m (32.8') ABOVE GROUND FOR TERRAIN ROUGHNESS CATEGORY B.

WITH PERMISSION OF CANADIAN STANDARDS ASSOCIATION, MATERIAL IS REPRODUCED FROM CSA STANDARD C22.3 No. 1-01, OVERHEAD SYSTEMS WHICH IS COPYRIGHTED BY CANADIAN STANDARDS ASSOCIATION, 179 REXDALE BLVD., TORONTO, ONTARIO, M9W 1R3. WHILE USE OF THIS MATERIAL HAS BEEN AUTHORIZED, CSA SHALL NOT BE RESPONSIBLE FOR THE MANNER IN WHICH THE INFORMATION IS PRESENTED, NOR FOR ANY INTERPRETATIONS THEREOF.

DESIGN CRITERIA:

- WIND VELOCITY 1/50 kPA. Column Div B App C
75 mph = 14.4 psf
- BUILDING CATEGORY I
- WIND EXPOSURE C
- INT. PRESSURE COEFFICIENT ±0.18
- ENCLOSURE CLASSIFICATION ENCLOSED
- BASED ON HEIGHT 15 FEET
- OVERHANG NO
- FLOOR DESIGN LIVE LOAD 50 PSF
FLOOR DESIGN DEAD LOAD 4 PSF
- ROOF DESIGN LIVE LOAD 20 PSF
ROOF DESIGN DEAD LOAD 7 PSF
- WALL DESIGN DEAD LOAD 3 PSF
- 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
- CONSTRUCTION TYPE V B
- BUILDING OCCUPANCY = U
- FIRE RATING EXT. WALLS 0
- ALLOWABLE NUMBER OF FLOORS 1
- 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



ALTERNATE DESIGN SOLUTIONS
STRUCTURAL ENGINEERING DESIGN & CONSTRUCTION SERVICES
PHONE: 215.355.4684
WWW.ALTERNATEDESIGNSOLUTIONS.COM

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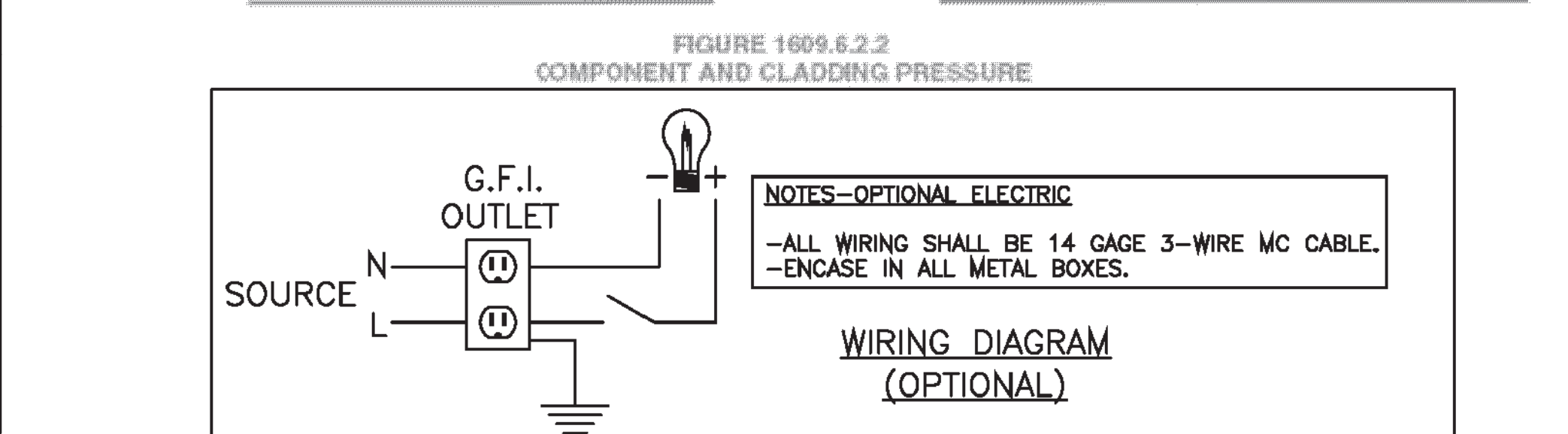
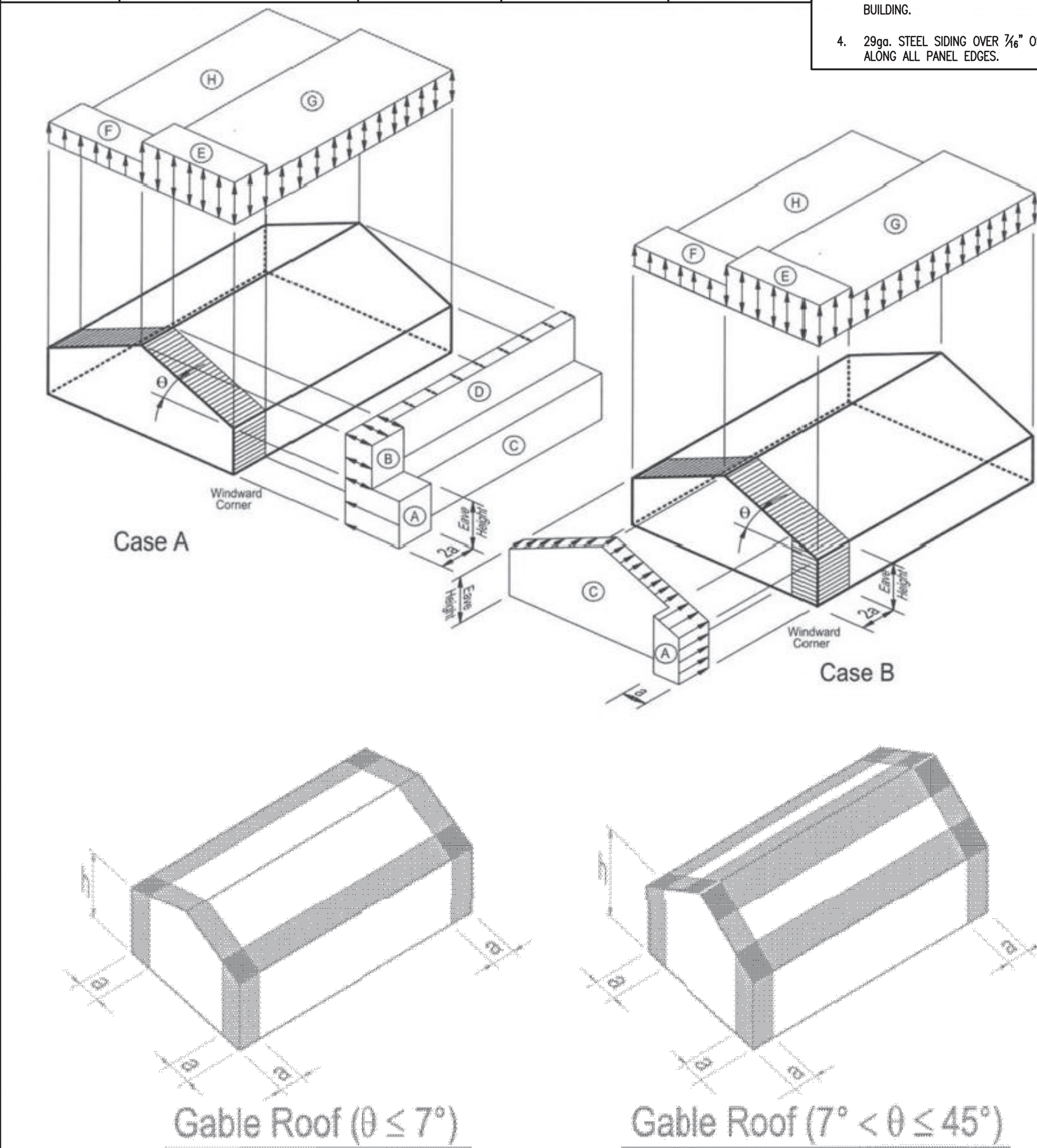
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PROJECT NO.:	18285
DRAWING BY:	JH
CHK BY:	DVG

DWG NO.:	C-1
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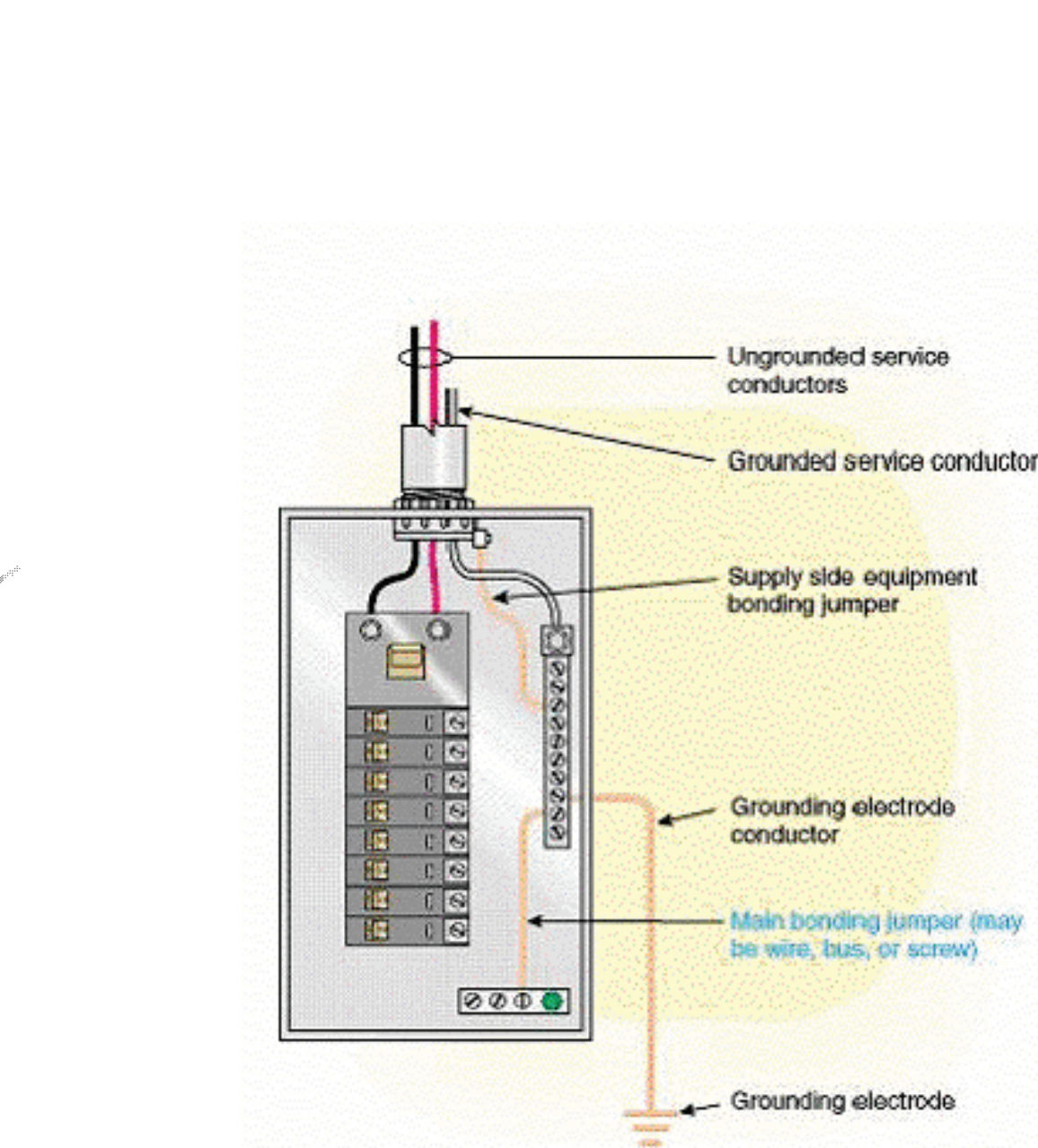
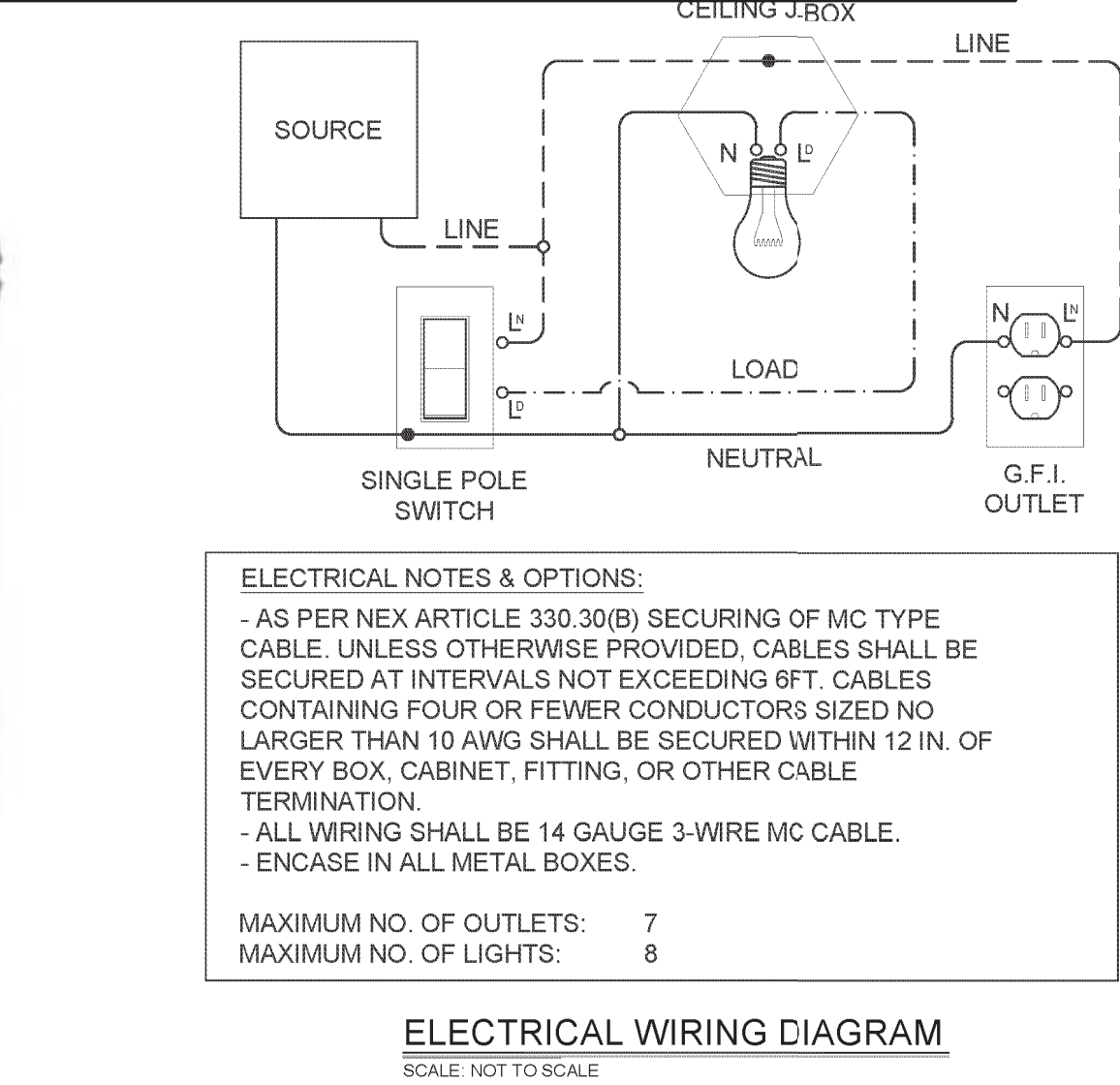
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FASTENING SCHEDULE (2304.9.1 MBC)		
CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRDER	3 – 8d COMMON (2½"x0.131") 3 – 3"x0.131" NAILS 3 – 3" 14 GAGE STAPLES	TOE-NAIL
2. BRIDGING TO JOIST	2 – 8d COMMON (2½"x0.131") 2 – 3"x0.131" NAILS 2 – 3" 14 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
	2 –16d COMMON (3½"x0.162") 3 – 3"x0.131" NAILS 3 – 3" 14 GAGE STAPLES	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
	8 –16d COMMON (3½"x0.162") 12 – 3"x0.131" NAILS 12 – 3" 14 GAGE STAPLES	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
	2 –20d COMMON (4"x0.192") 3 – 3"x0.131" NAILS 3 – 3" 14 GAGE STAPLES	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) SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING)	½" AND LESS 6d ^J 2½"x0.113" NAIL ^L 1¾" 16 GAGE ^M 1½" TO ¾" 8d ^I OR 2½"x0.113" NAIL ^N 2" 16 GAGE ^N 8d ^I ¾" TO 1" 10d ^I OR 8d ^P 1½" TO 1¼"	
	¾" AND LESS 6d ^P ¾" TO 1" 8d ^P 1½" TO 1¼" 10d ^I OR 8d ^P	
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING)		
17. 29ga. STEEL SIDING (TO FRAMING)	½" OR LESS 6d ^I ¾"	NAILS @ 6" o/c IN FIELD AND 3" o/c ALONG ALL PANEL EDGES.
18. FIBERBOARD SHEATHING ^Q	½"	NO. 11 GAGE ROOFING NAIL ^H 6d COMMON NAIL (2"x0.113") NO 16 GAGE STAPLE ^I
	2½"	NO. 11 GAGE ROOFING NAIL ^H 8d COMMON NAIL (2½"x0.131") NO 16 GAGE STAPLE ^I

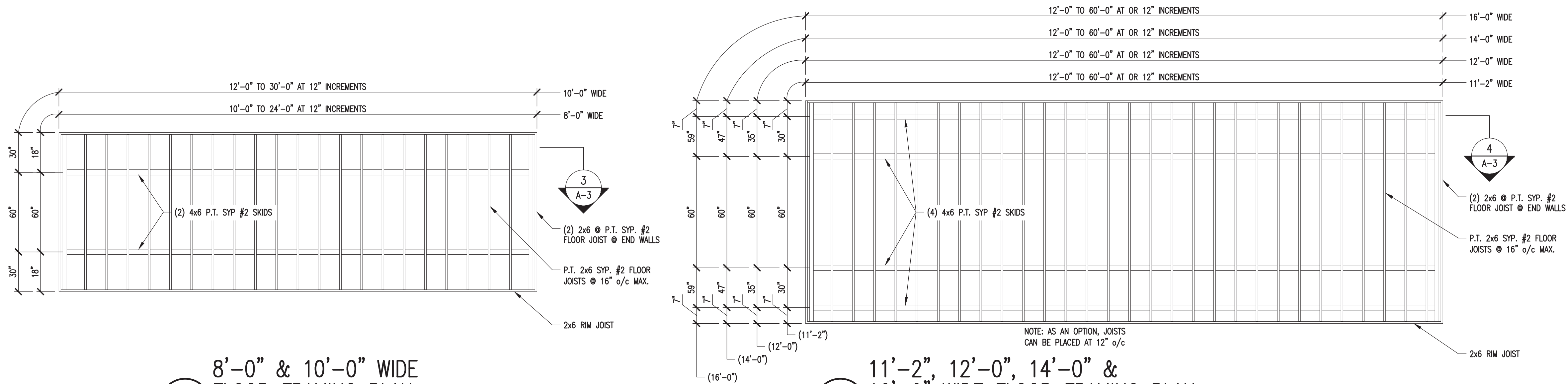
SHEARWALL CHART				
BUILDING WIDTH	OPENING WIDTHS IN ENDWALL	MAX. LENGTH OF BUILDING		
		19 32" T1-11 ¹	¾" LP SMARTSIDE PANEL ²	ALUMINUM OVER ¾" OSB ⁴
8'-0"	3'-0" MAX.	24'-0"	20'-0"	24'-0"
10'-0"	3'-0" MAX.	30'-0"	30'-0"	30'-0"
	6'-0"		16'-0"	
11'-2"	3'-0" MAX.	36'-0"	36'-0"	36'-0"
	6'-0"		24'-0"	
	9'-0"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



- a. COMMON OR BOX NAIL ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
- b. NAILED 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.
- c. COMMON OR DEFORMED SHANK (6d – 2"x0.113"; 8d–2½"x0.131"; 10d 3"x0.148").
- d. COMMON (6d – 2"x0.113";8d–2½"x0.131"; 10d 3"x0.148").
- e. DEFORMED SHANK (6d–2"x0.113"; 8d 2½"x0.131" 10d 3"x0.148").
- f. CORROSION-RESISTANT SIDING (6d–1½"x0.106";8d 2½"x0.128") OR CASING (6d2"x0.099";8d 2 ½"x0.113") NAIL.
- g. FASTENERS SPACED 3" o/c AT EXTERIOR EDGES AND 6" o/c AT INTERMEDIATE SUPPORTS WHEN USED AS STRUCTURAL SHEATHING.
- h. CORROSION-RESISTANT ROOFING NAILS w/ ¾" DIAMETER HEAD AND 1 ½" LENGTH FOR ½" SHEATHING AND 1 ¾" LENGTH FOR ¾" SHEATHING.
- i. CORROSION-RESISTANT STAPLES WITH NOMINAL ¾" 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.)
- j. FOR ROOF SHEATHING APPLICATIONS, 8d NAILS (2½"x0.113") ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
- k. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF ¾".
- l. FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4" o/c AT EDGES, 8" o/c AT INTERMEDIATE SUPPORTS.
- m. 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.
- n. FASTENERS SPACED 4" o/c AT EDGES, 8" AT INTERMEDIATE SUPPORTS.
1. 1½" T1-11 SHALL BE FASTENED USING 8d COMMON OR DEFORMED NAILS @ 6" o/c IN FIELD AND 3" o/c ALONG ALL PANEL EDGES.
2. 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.
3. 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 (⅔) 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 (⅔) OF TOTAL LENGTH OF BUILDING.
4. 29ga. STEEL SIDING OVER ¾" OSB FASTENED USING 8d COMMON OR DEFORMED NAILS @ 6" o/c IN FIELD AND 3" o/c ALONG ALL PANEL EDGES.



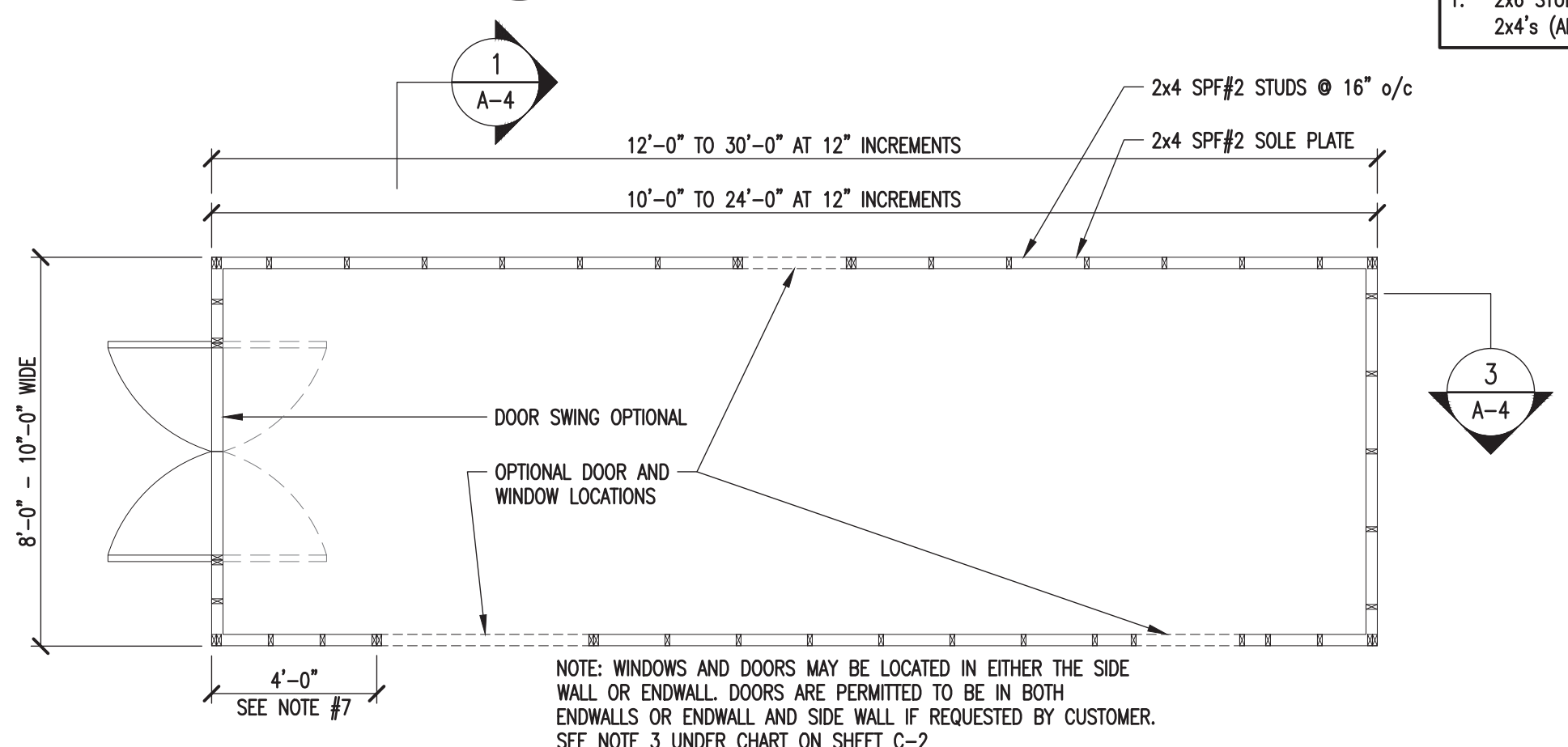
AREA FOR APPROVAL STAMPS			
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PROJECT: UTILITY SHED			
FASTENING SCHEDULE / WIND LOADING			
DON VAN GERVE, P.E. SPECIALTY STRUCTURAL ENGINEER			
<div><div>ADS</div><div>ALTERNATE DESIGN SOLUTIONS STRUCTURAL ENGINEERING DESIGN & CONSTRUCTION SERVICES PHONE: 215.355.4684 WWW.ALTERNATEDESIGNSOLUTIONS.COM</div></div>			
ENGINEERING SERVICES PROVIDED FOR: PREMIER PORTABLE BUILDINGS 317 EAST STATE LINE ROAD SOUTH FULTON, TN 38257 WWW.PREMIERBUILDINGS.US			
REVISION	DESCRIPTION	DATE	BY
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DATE: 6.30.24			
PROJECT NO.: 18285			
DRAWING BY: JH			
CHK BY: DVG			
DWG NO.: C-2			
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2 of 12			



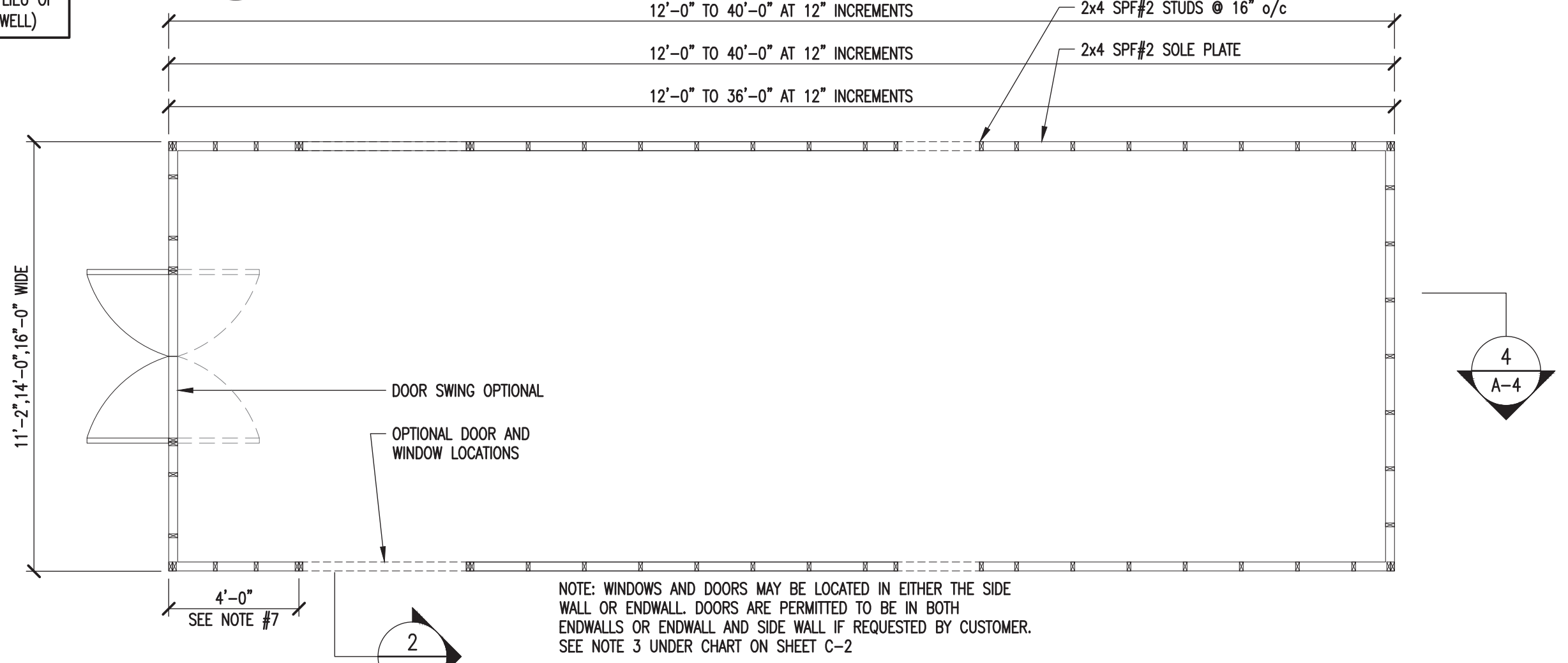
1 8'-0" & 10'-0" WIDE FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0" (DO NOT SCALE DRAWING)

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

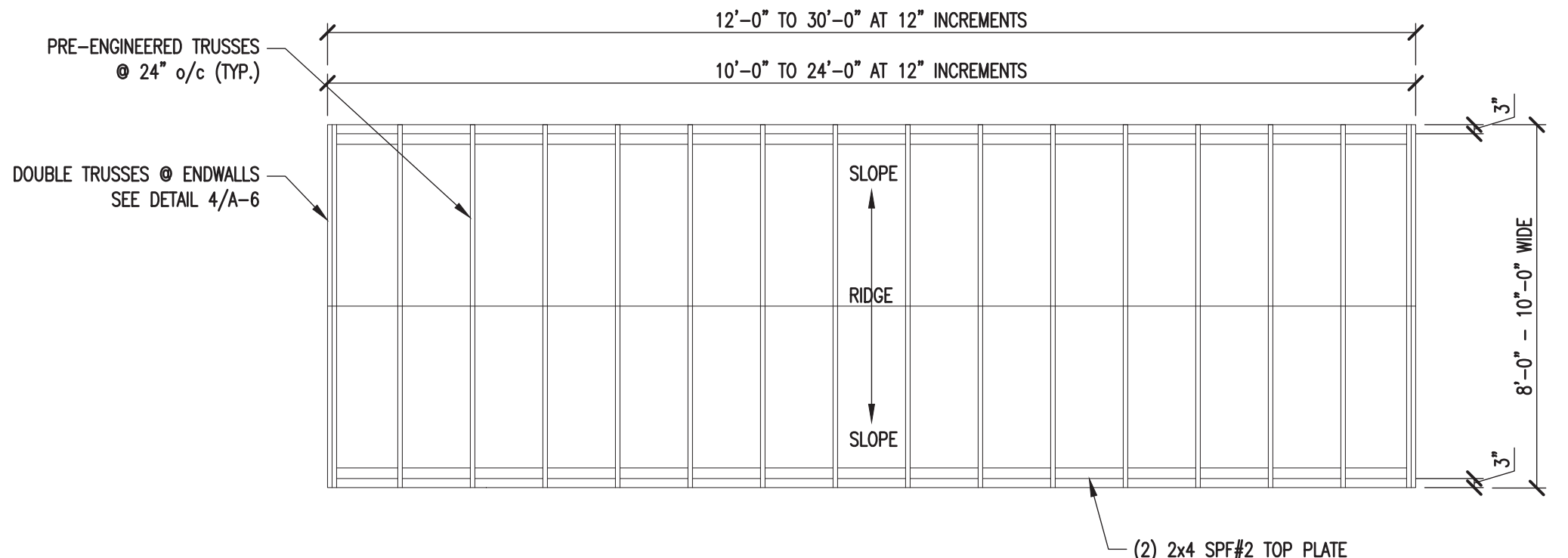
NOTE:
1. 2x6 STUD FRAMING MAY BE USED IN LIEU OF 2x4s (ALSO FOR ROOF TRUSSES AS WELL)



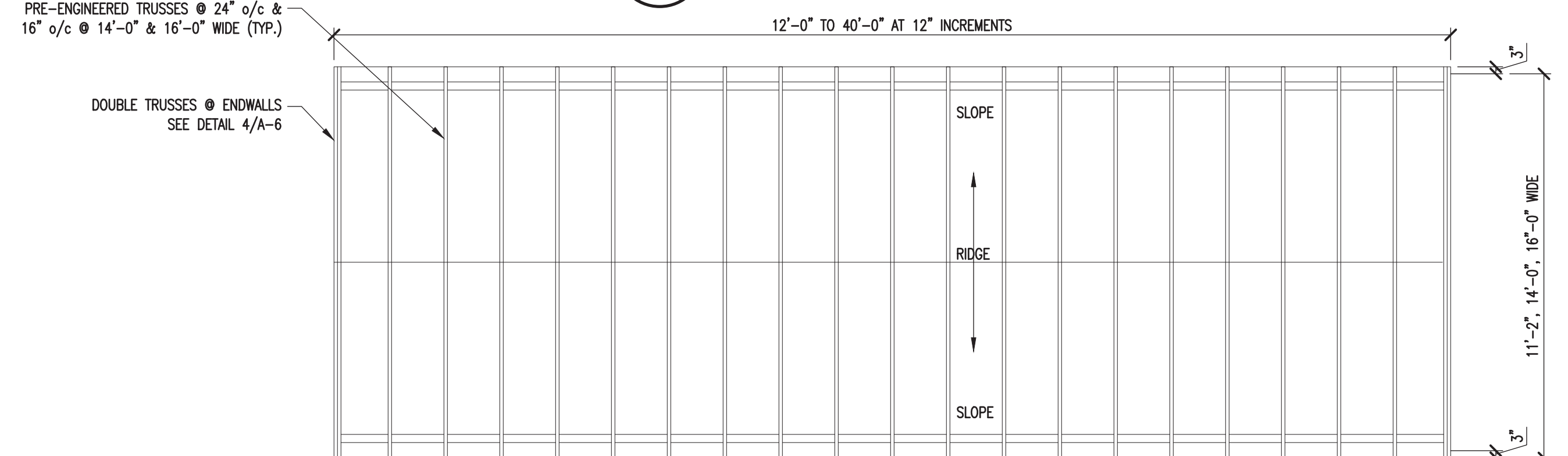
3 FLOOR DECK PLAN
SCALE: 1/4"=1'-0"



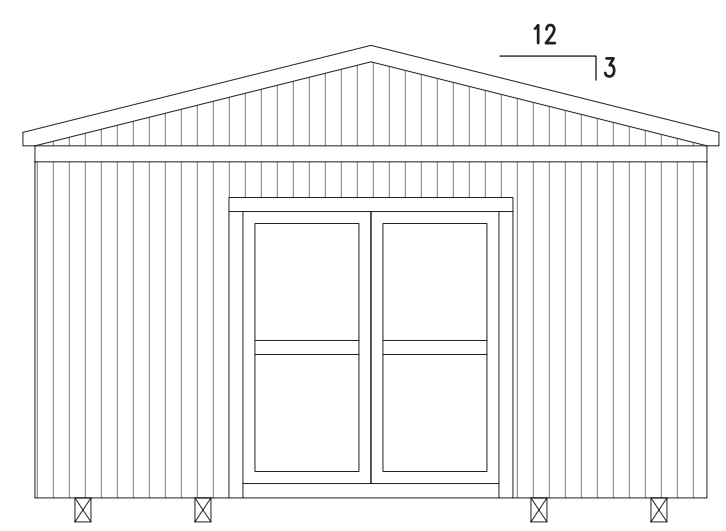
4 FLOOR DECK PLAN
SCALE: 1/4"=1'-0"



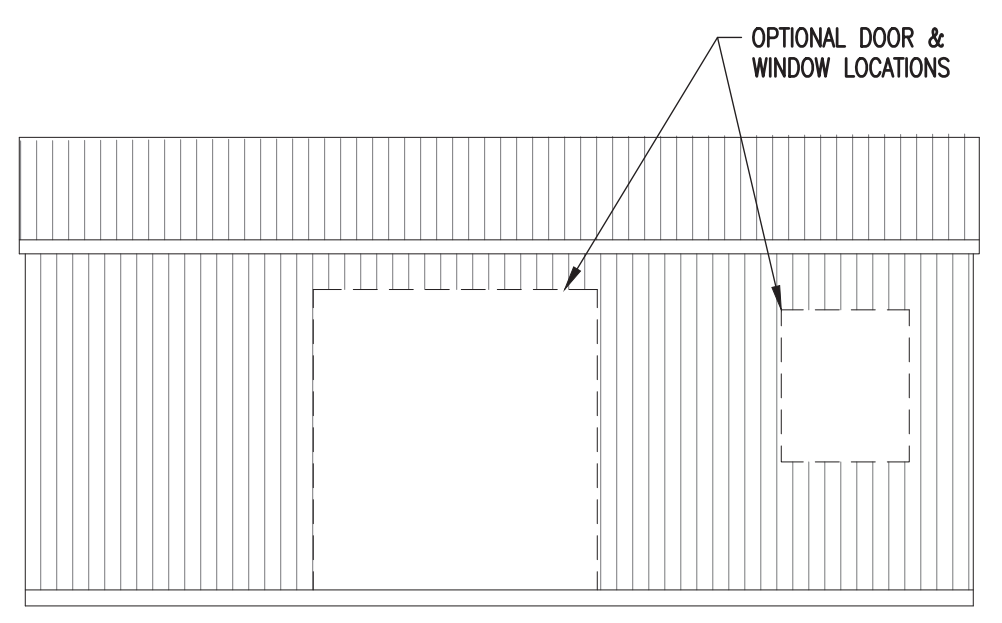
5 ROOF PLAN
SCALE: 1/4"=1'-0"



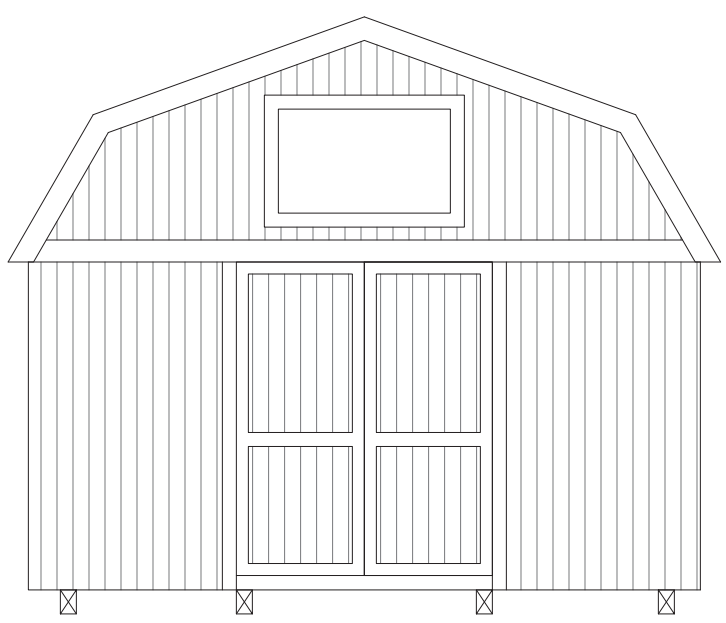
6 ROOF PLAN
SCALE: 1/4"=1'-0"



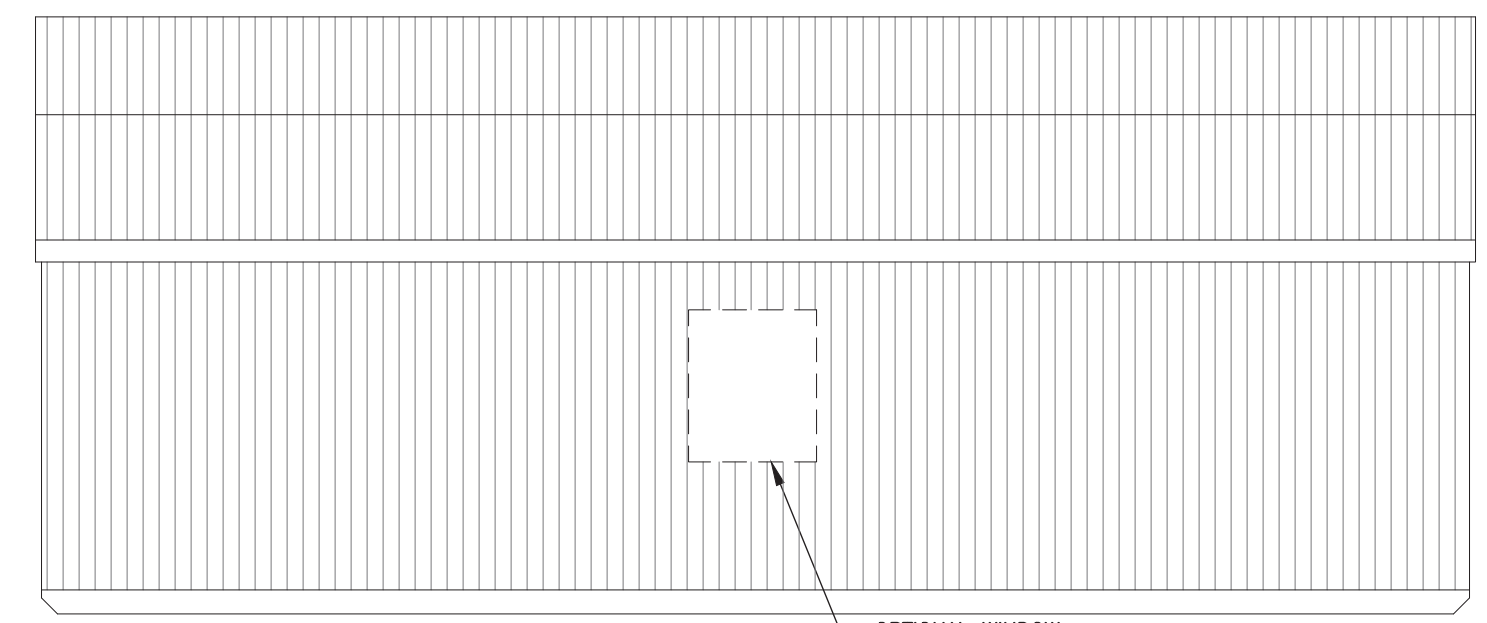
7 GABLE ENDWALL ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

AREA FOR APPROVAL STAMPS

PROJECT: UTILITY SHED

GABLE & GAMBREL SHEDS
FLOOR DECK FRAMING PLANS & DETAILS

DON VAN GERVE, P.E.
SPECIALTY STRUCTURAL ENGINEER



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

A-1



PROJECT: UTILITY SHED

GARDEN & COTTAGE SHEDS
FLOOR DECK FRAMING PLANS & DETAILS

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SPECIALTY STRUCTURAL ENGINEER

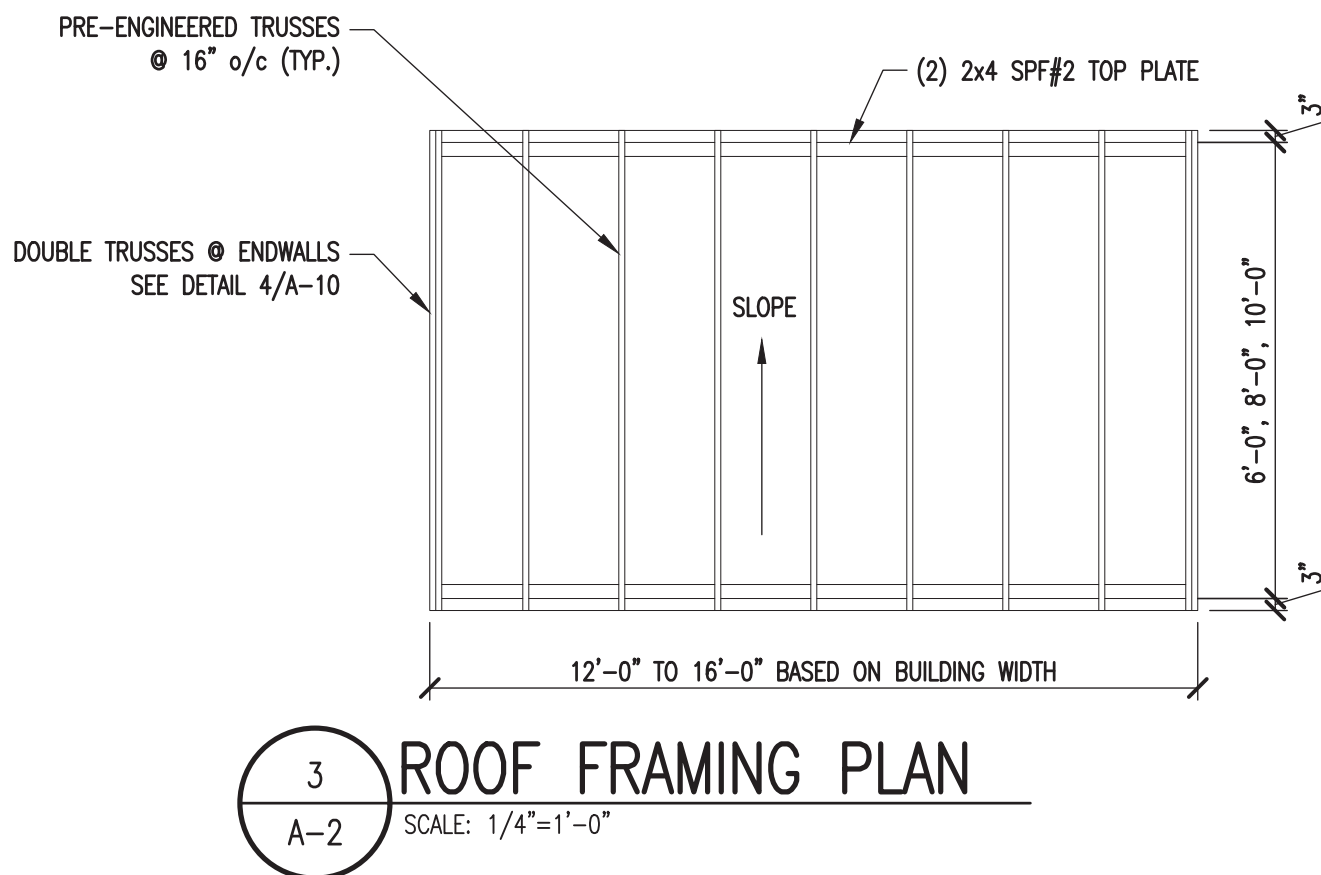
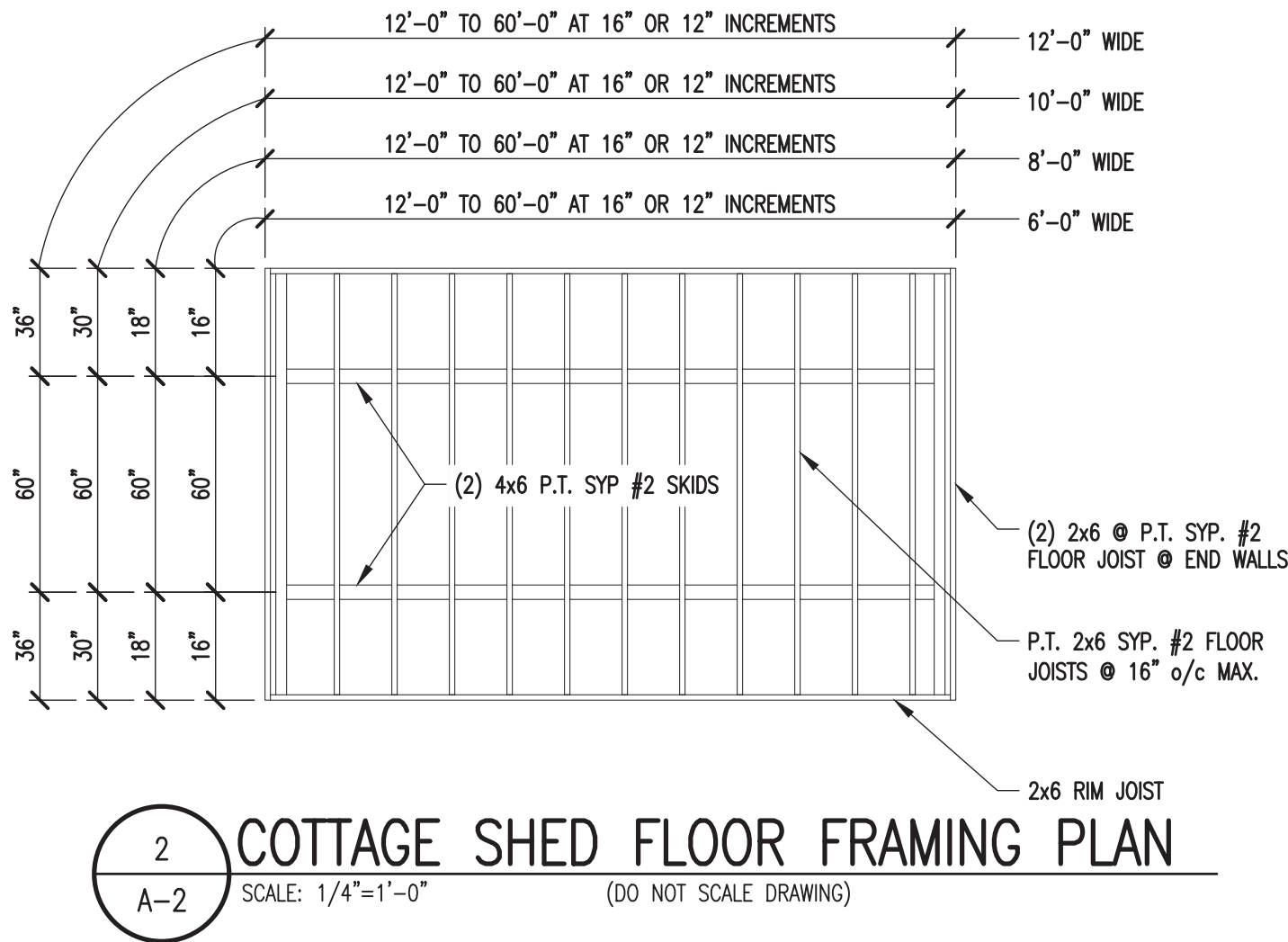
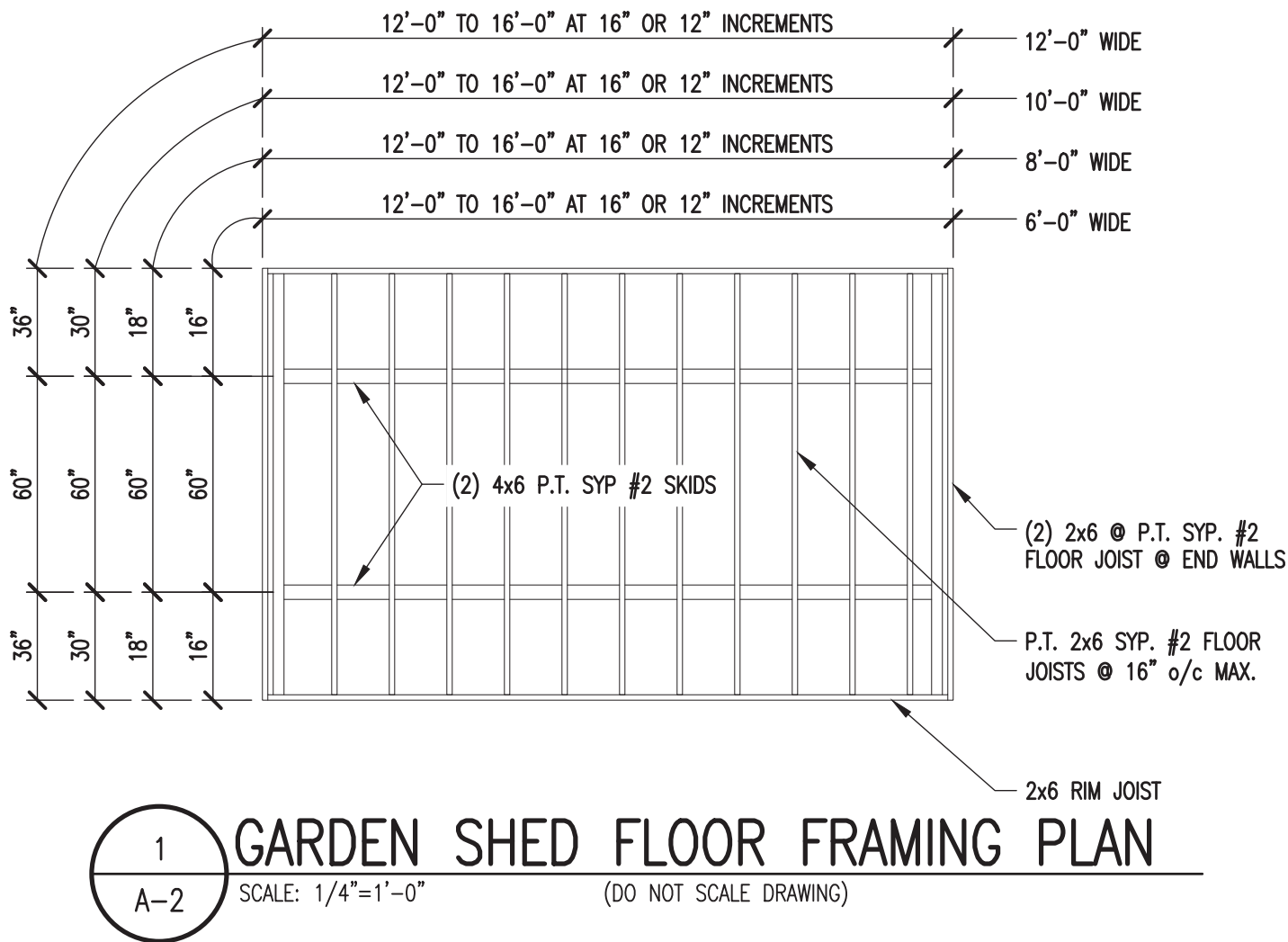


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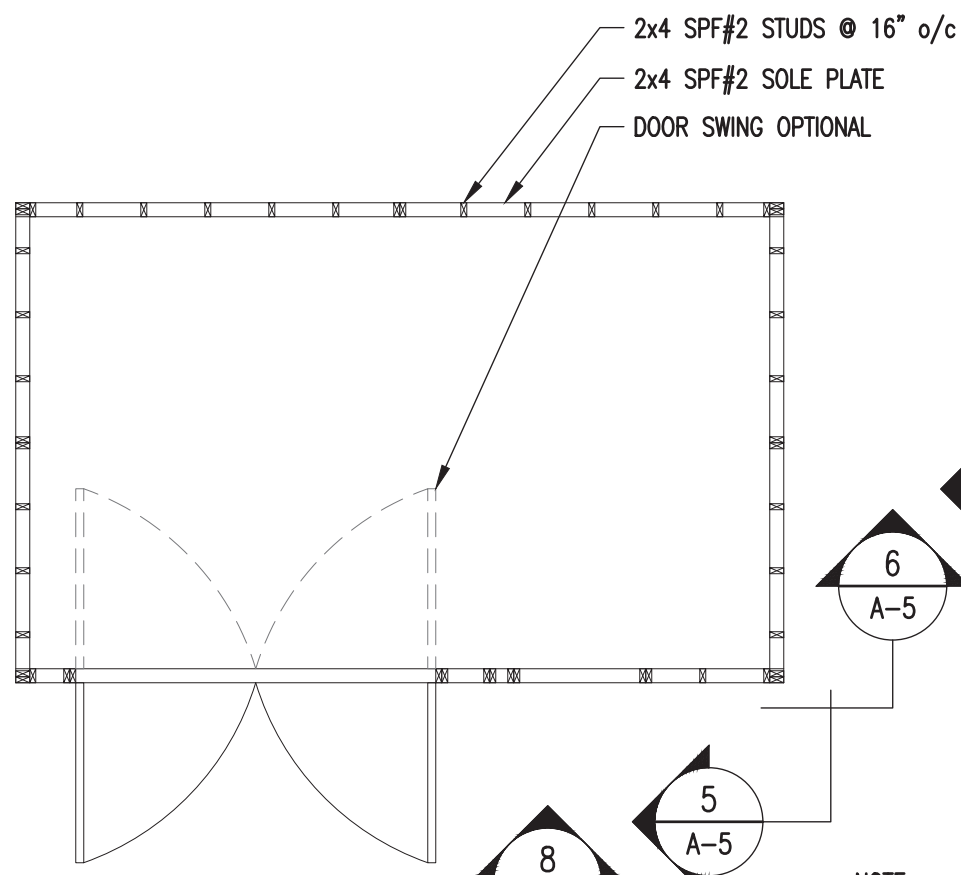
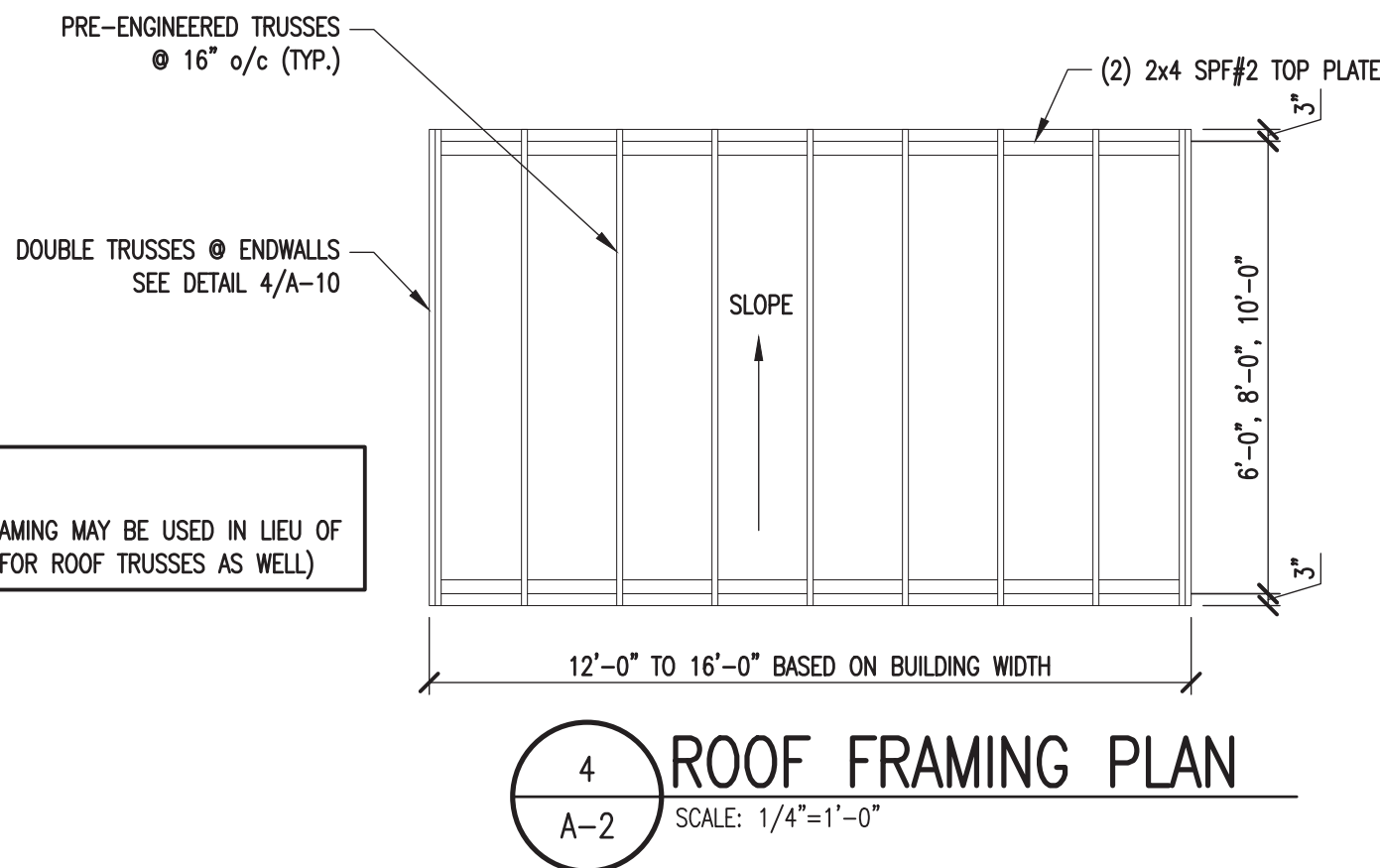
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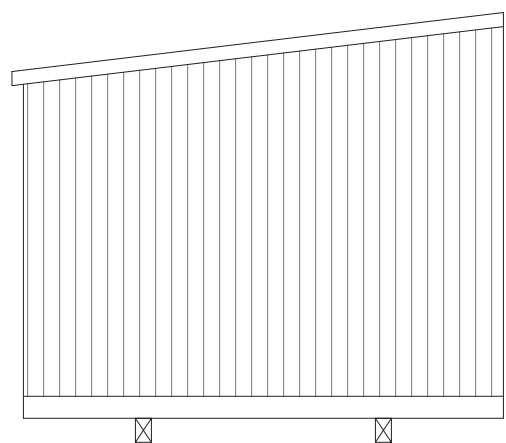
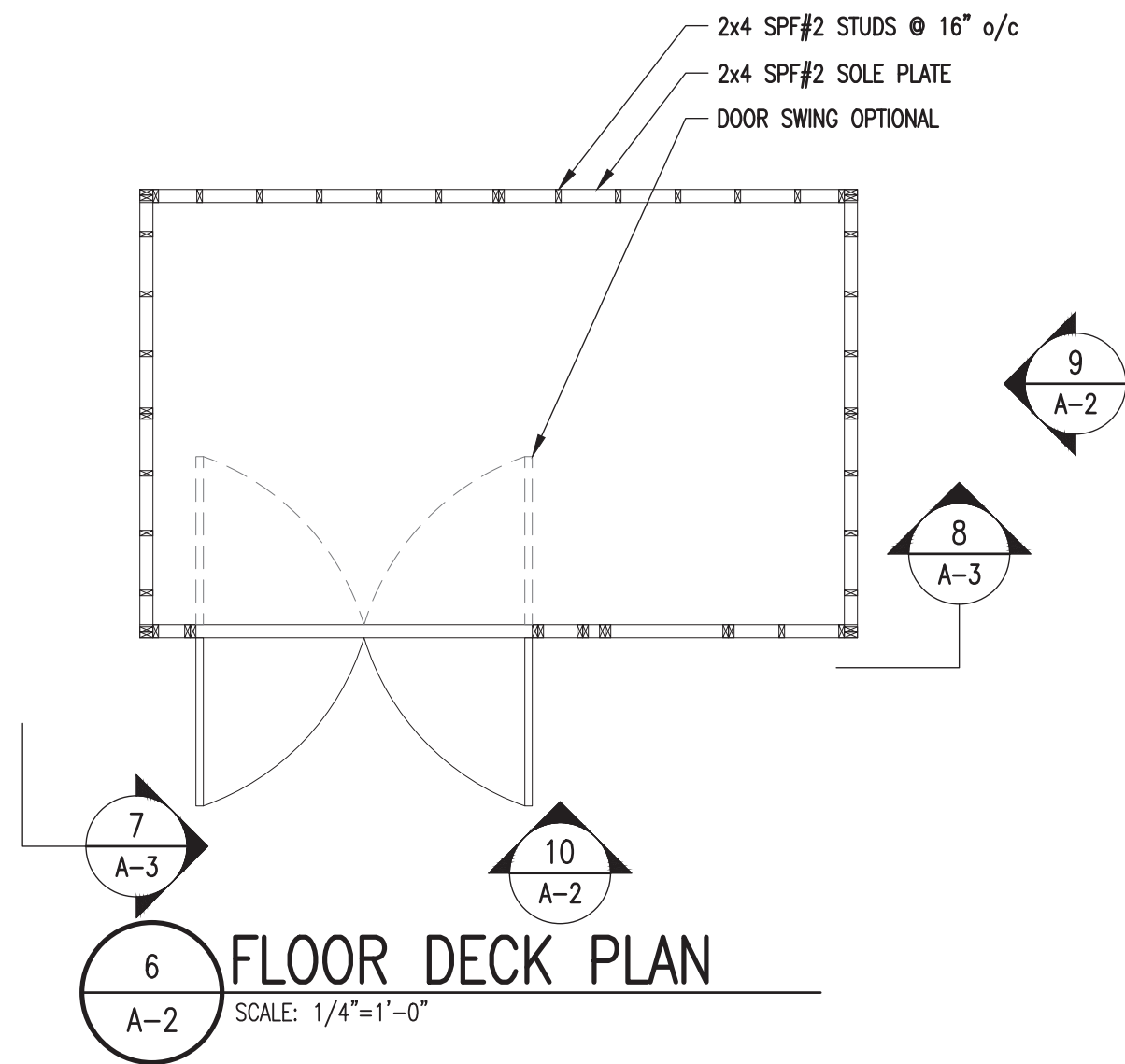
A-2



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

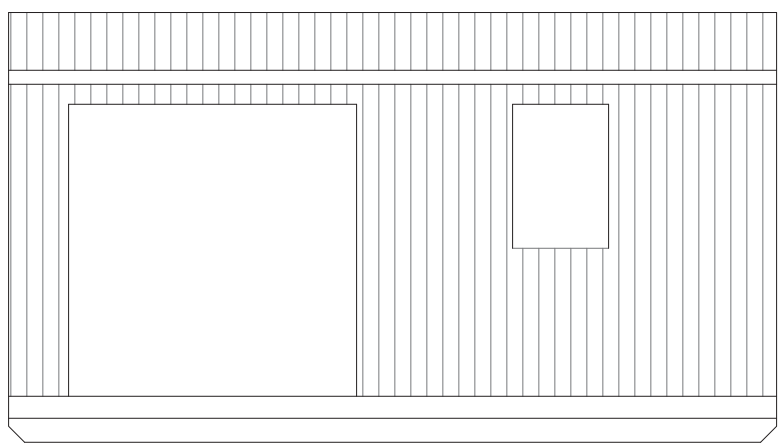


NOTE:
1. DOUBLE WALL STUDS SHALL BE FASTENED AS PER FASTENING SCHEDULE PROVIDED.
2. SEE 12/A-5 FOR CORNER STUD DETAIL.
3. FOR ALL FASTENING NOT SHOWN, SEE FASTENING SCHEDULE ON SHEET C-2.
4. AS AN OPTION, STUDS CAN BE PLACED @ 16" o/c.
5. ALL BUILDING W/ TRUSSES AND STUDS 2'-0" o/c CAN ONLY USE SINGLE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



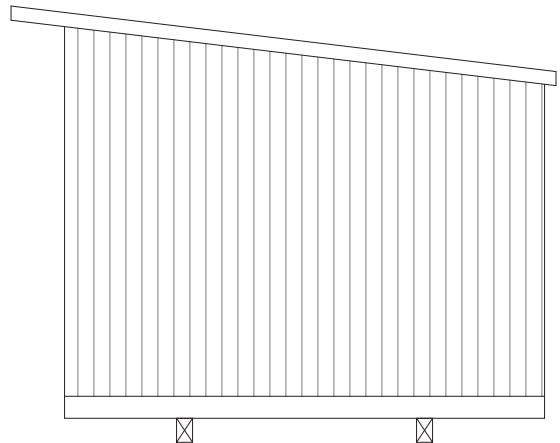
7 ENDWALL ELEVATION

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



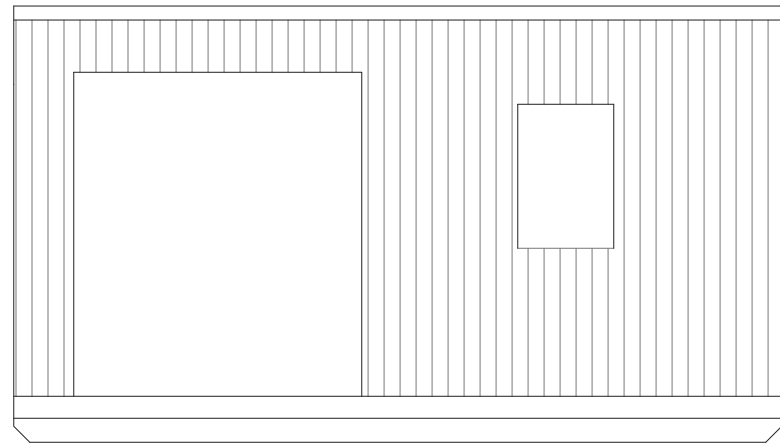
8 SIDEWALL ELEVATION

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



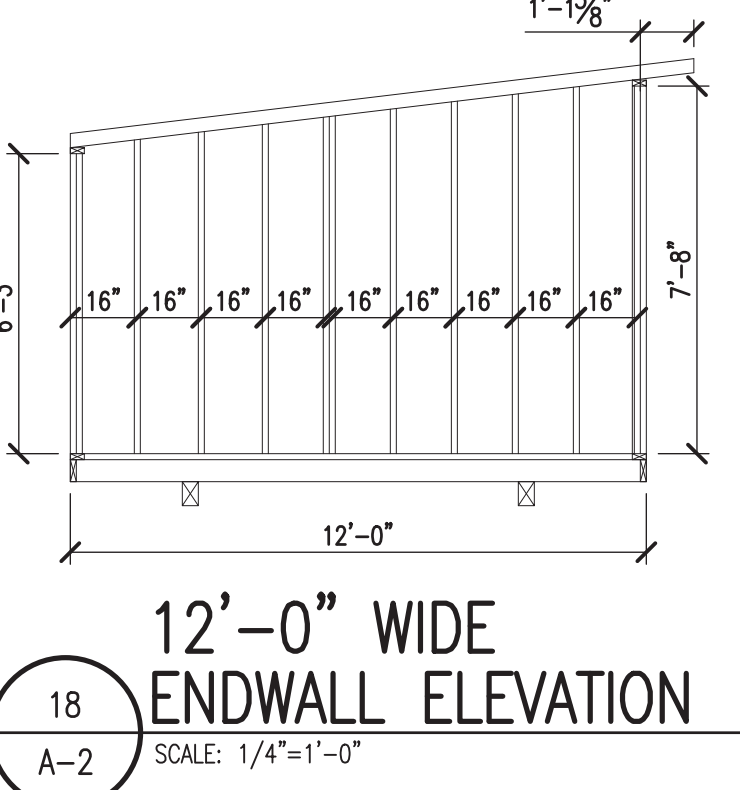
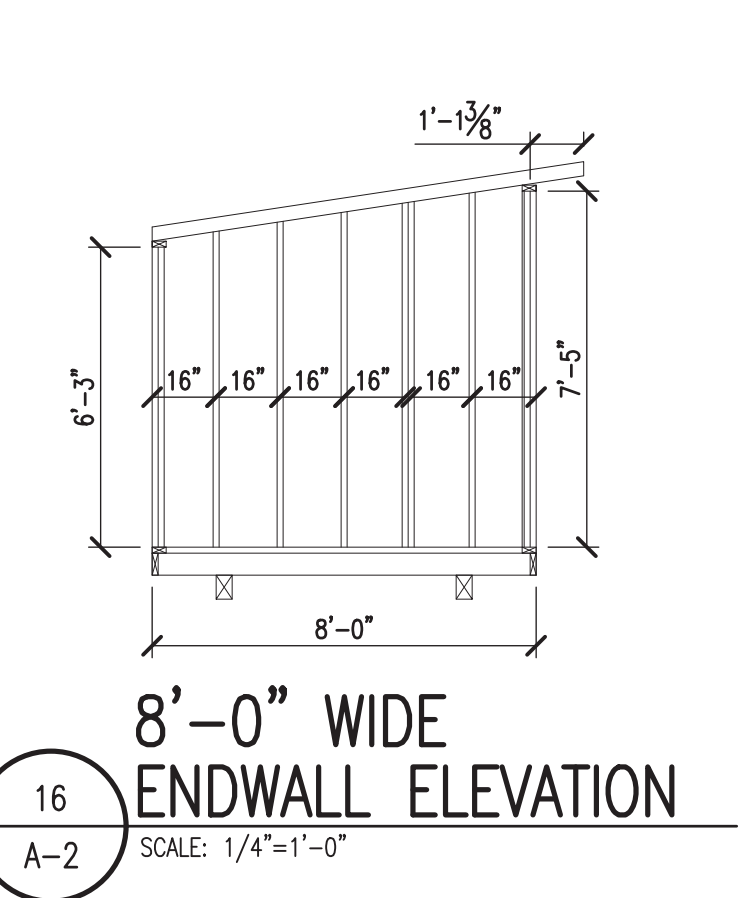
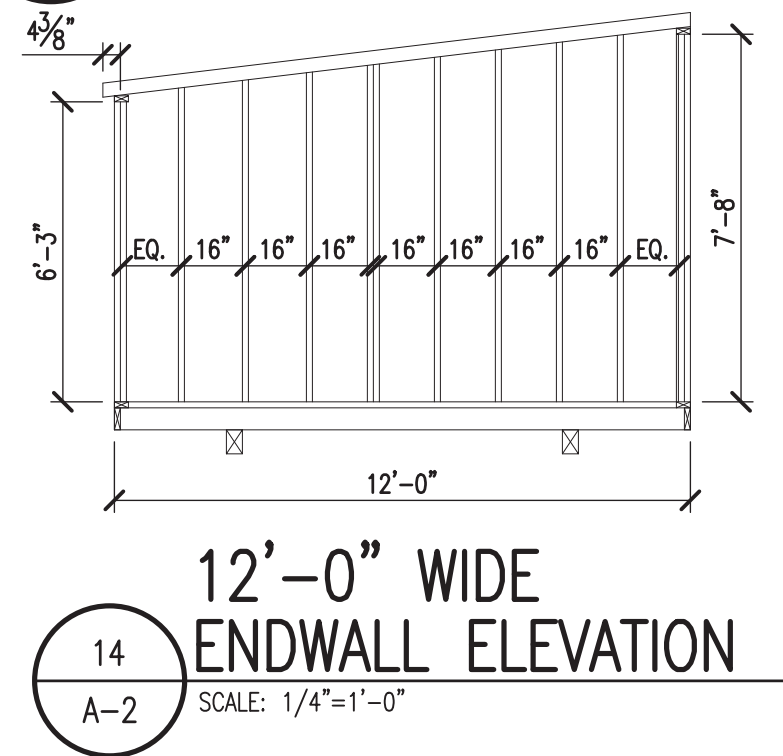
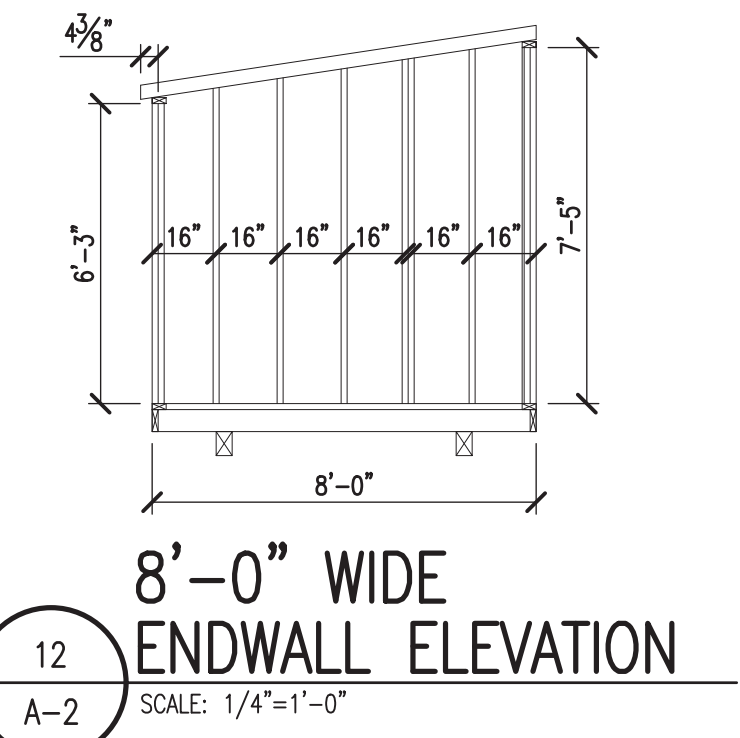
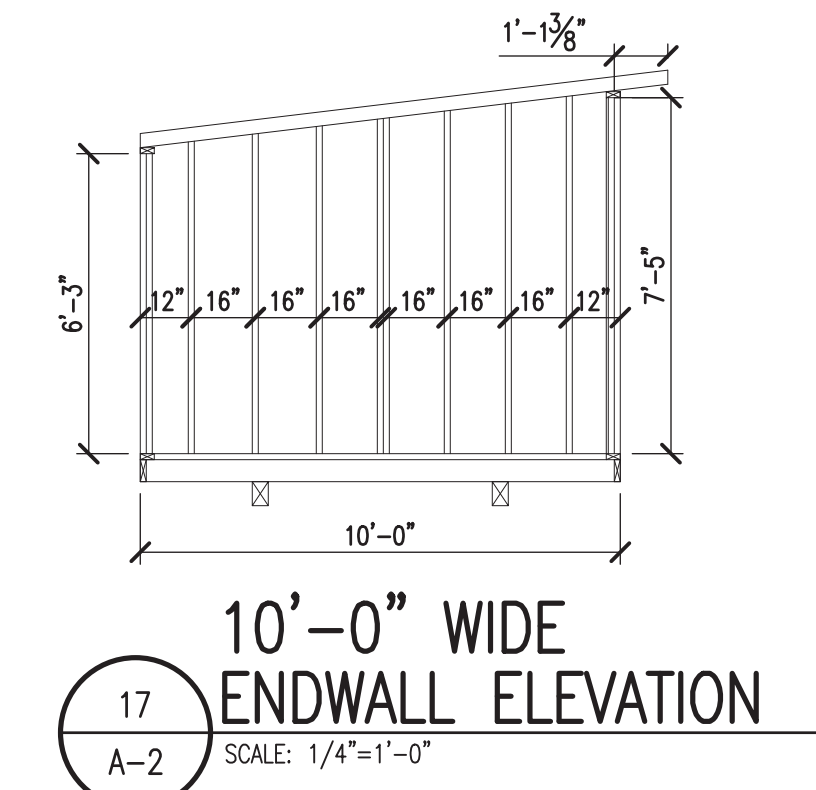
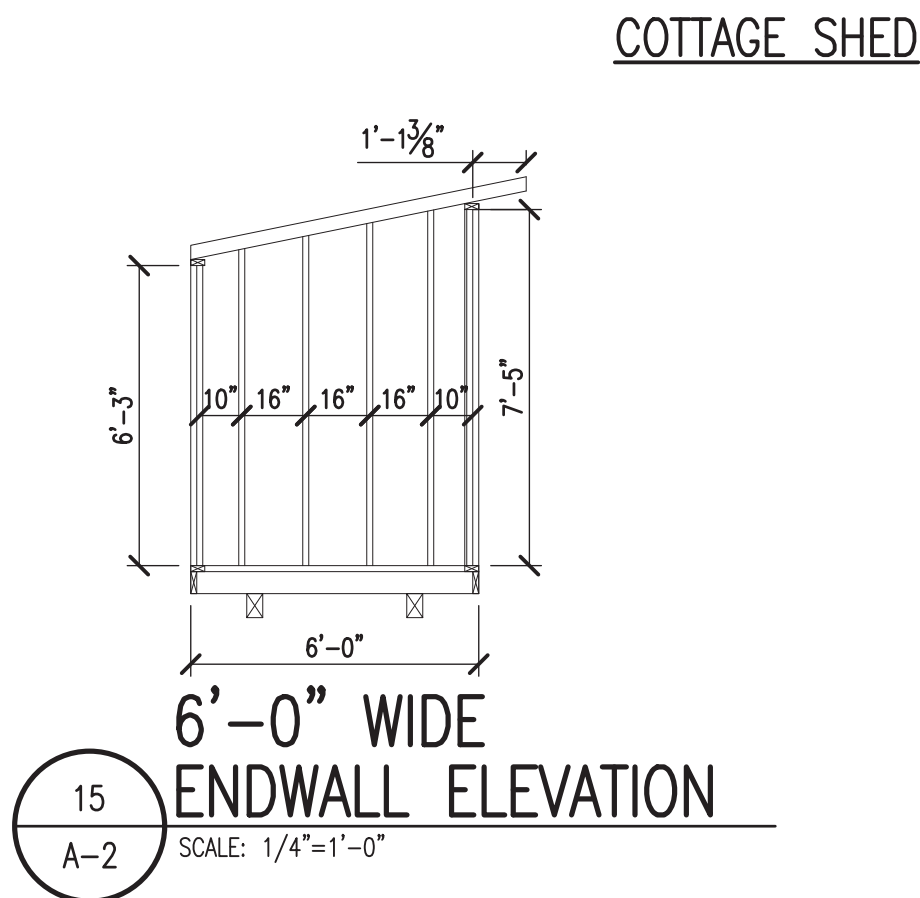
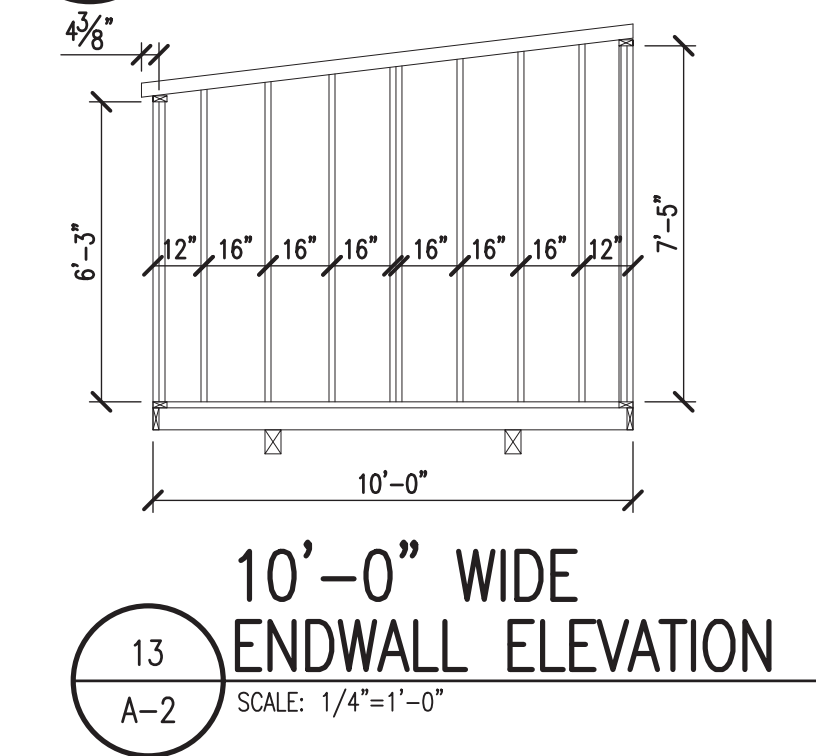
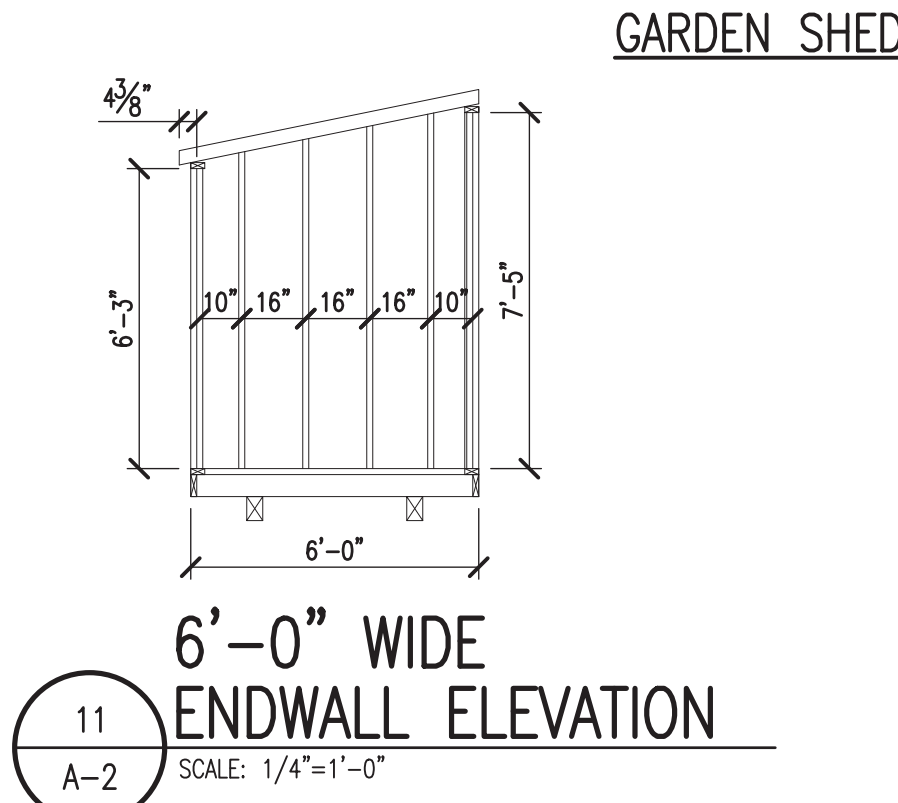
9 ENDWALL ELEVATION

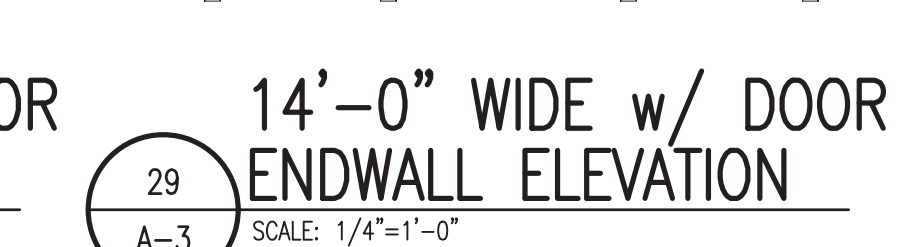
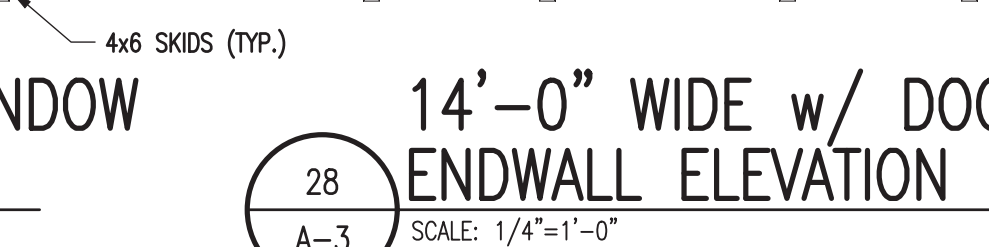
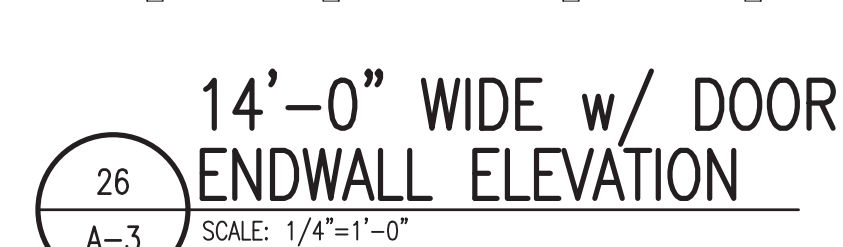
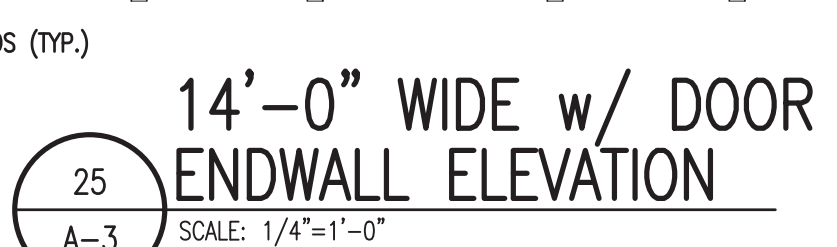
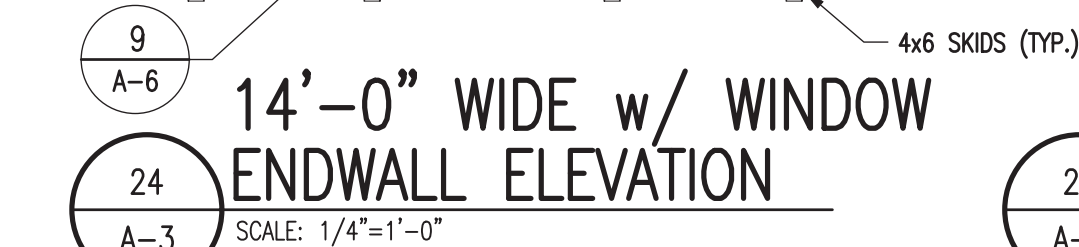
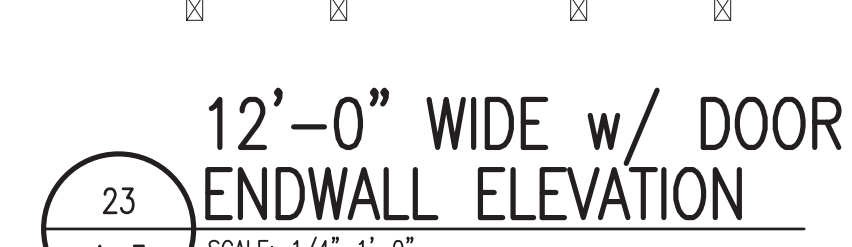
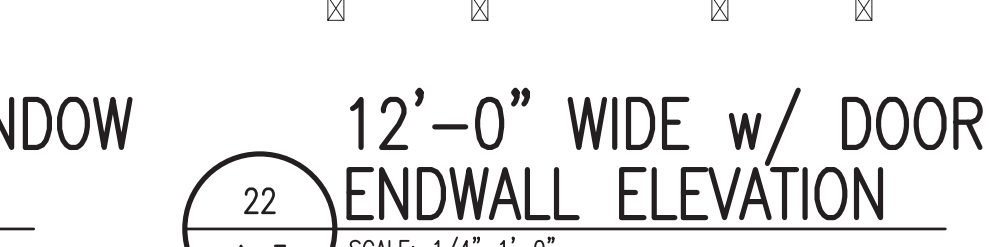
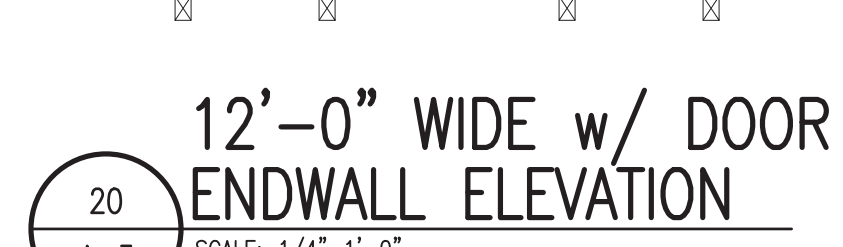
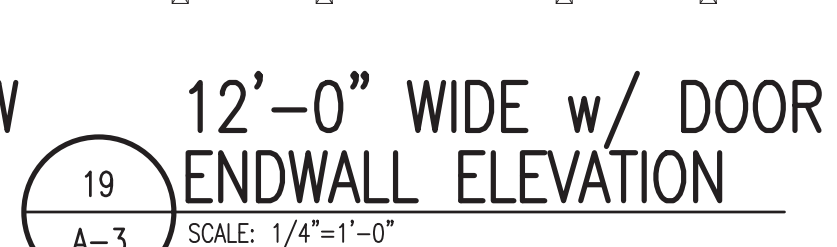
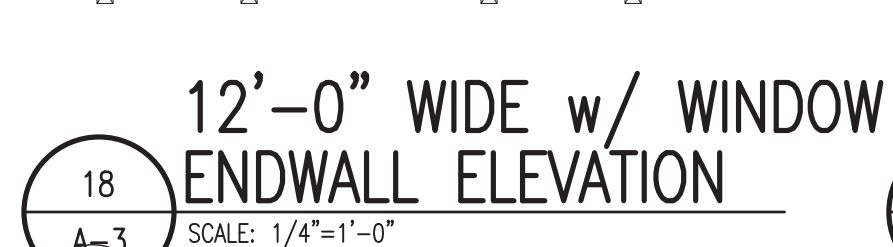
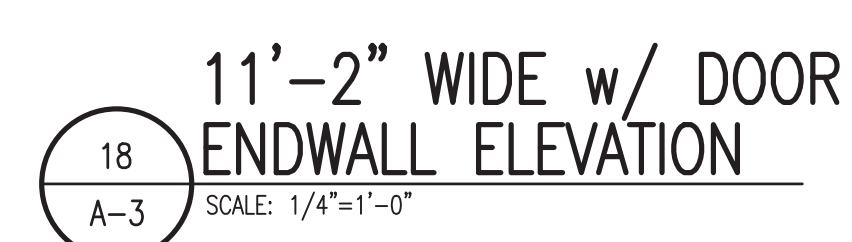
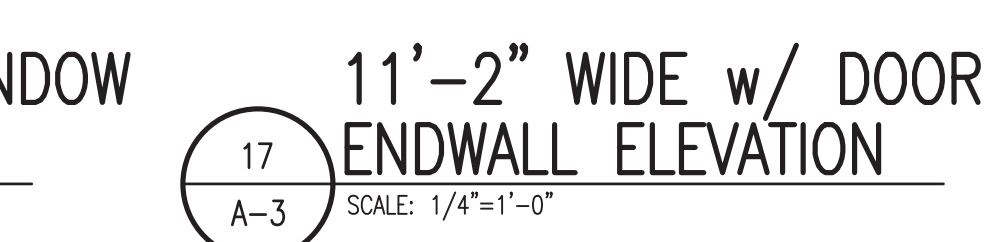
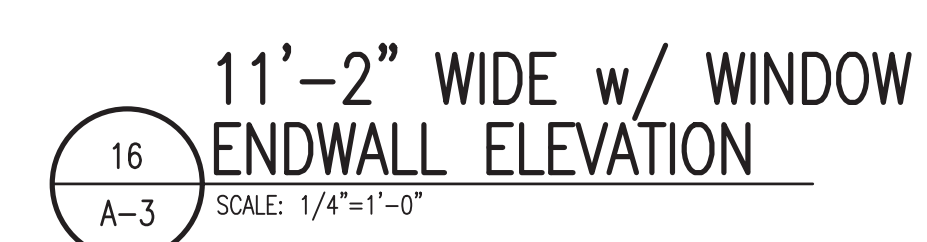
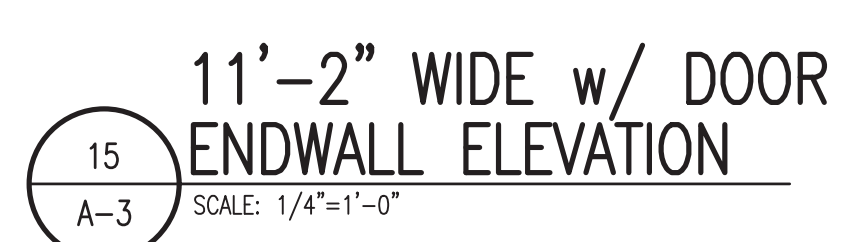
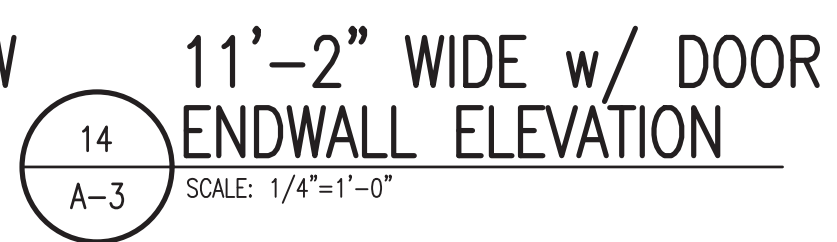
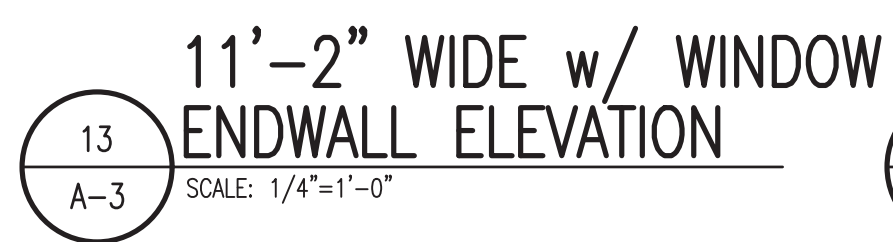
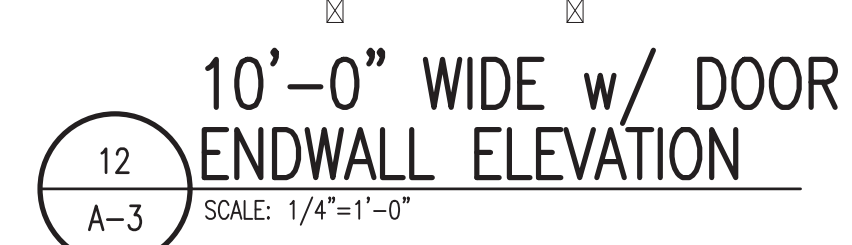
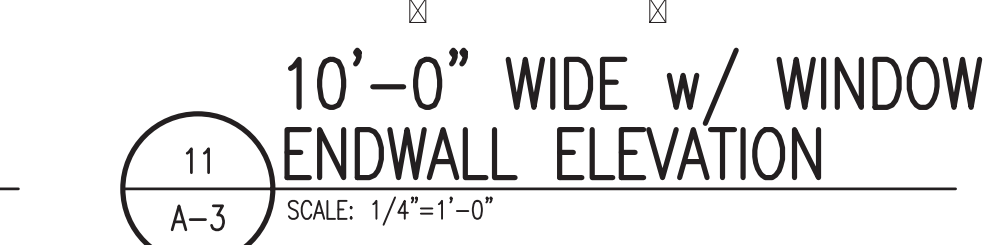
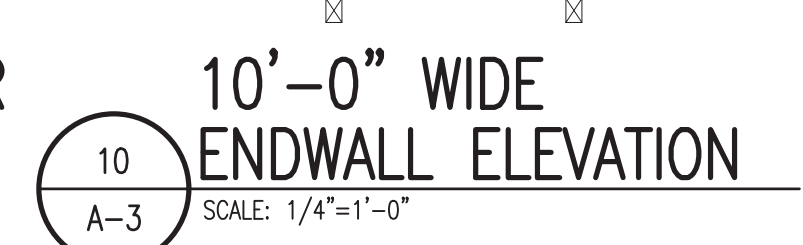
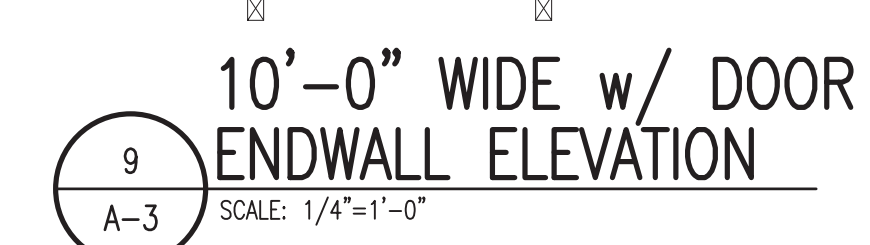
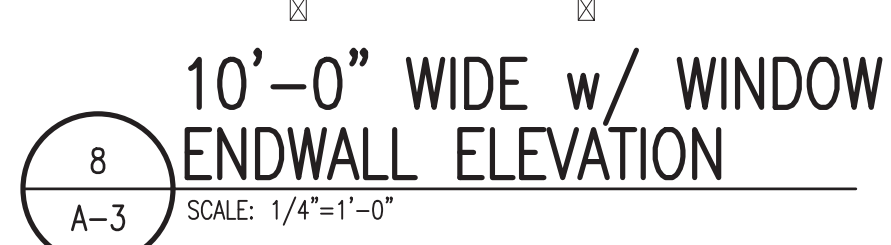
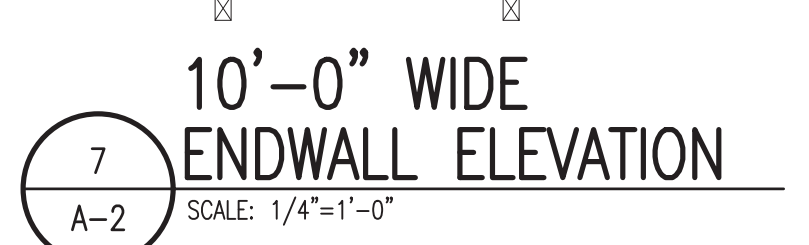
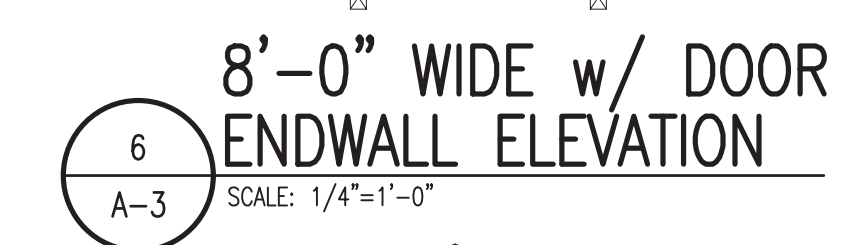
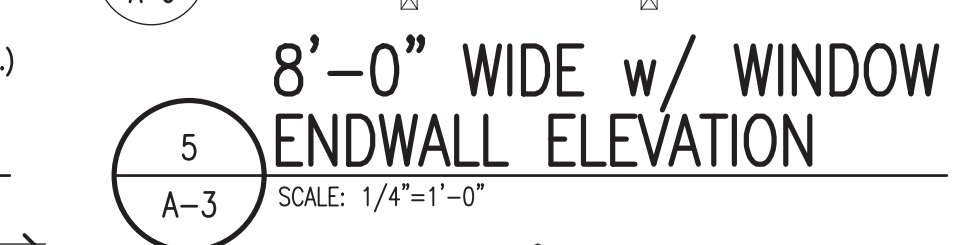
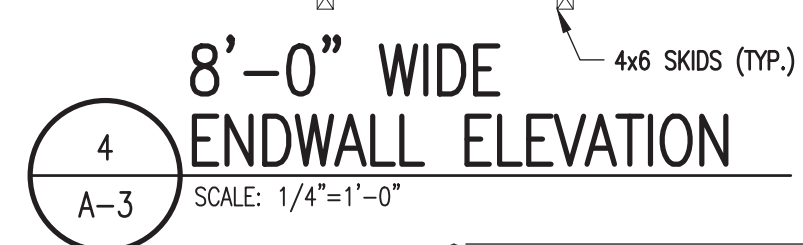
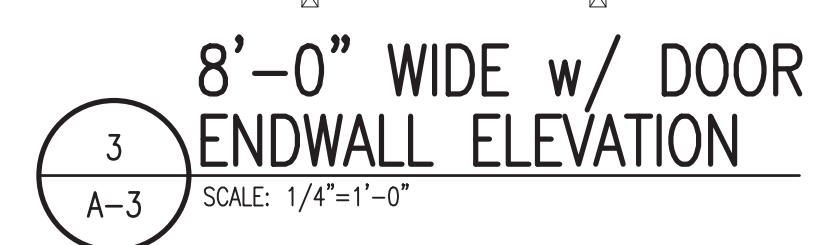
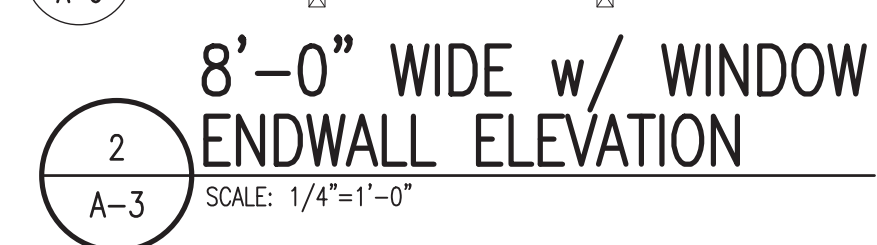
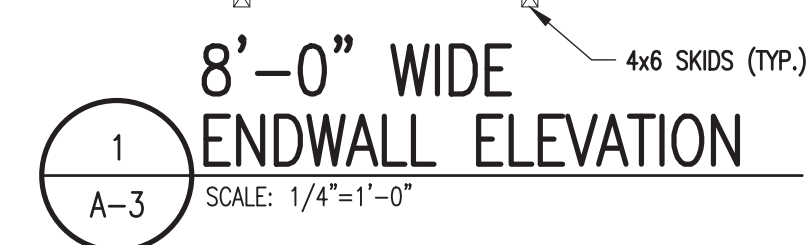
A-2 SCALE: 1/4"=1'-0"



10 SIDEWALL ELEVATION

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





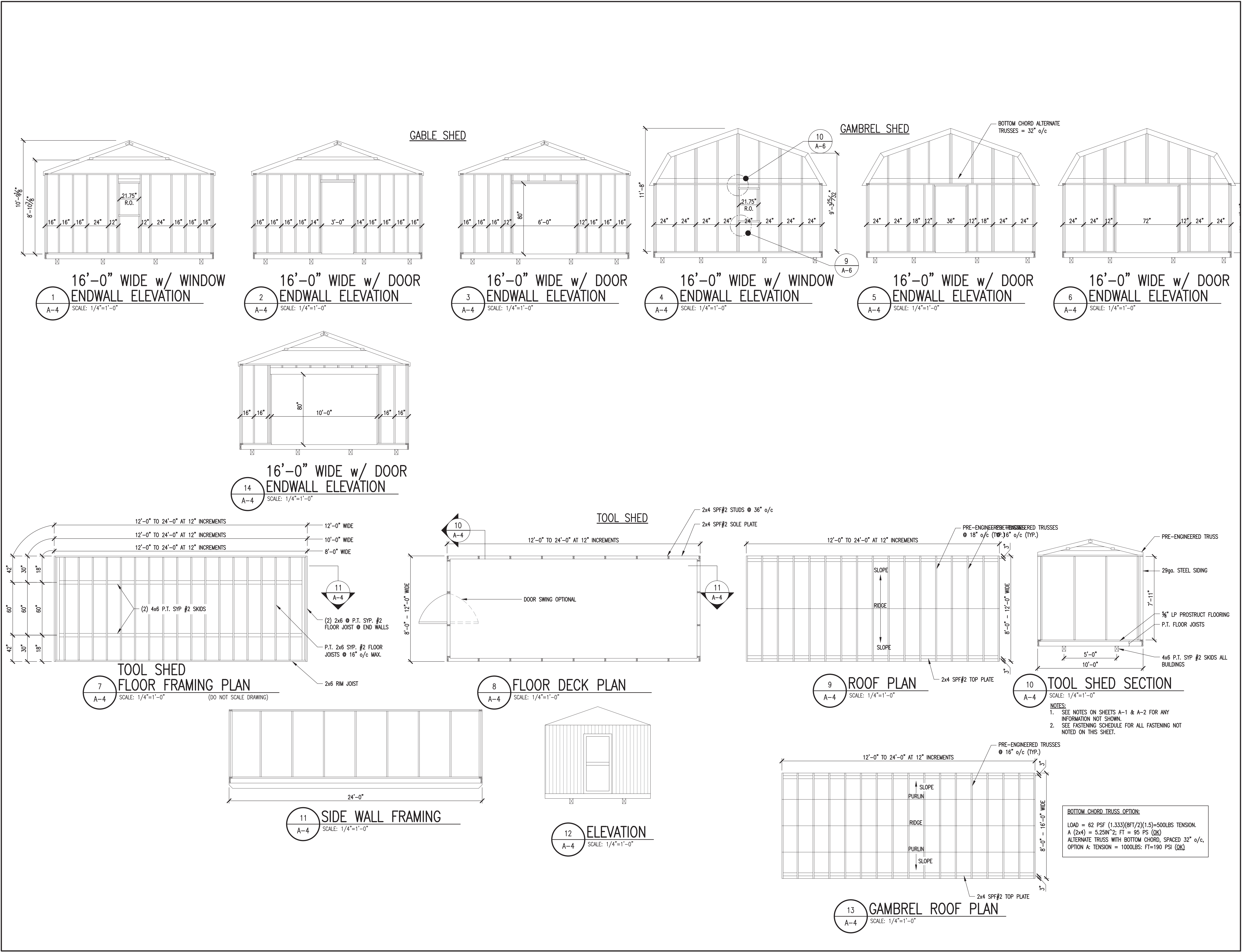
UTILITY SHED

DON VAN GERVE, P.E.
SPECIALTY STRUCTURAL ENGINEER



REVISION	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

A-3



AREA FOR APPROVAL STAMPS

PROJECT: UTILITY SHED

SECTION CUTS
CRAFTSMAN & TOOL SHED

DON VAN GERVE, P.E.
SPECIALTY STRUCTURAL ENGINEER

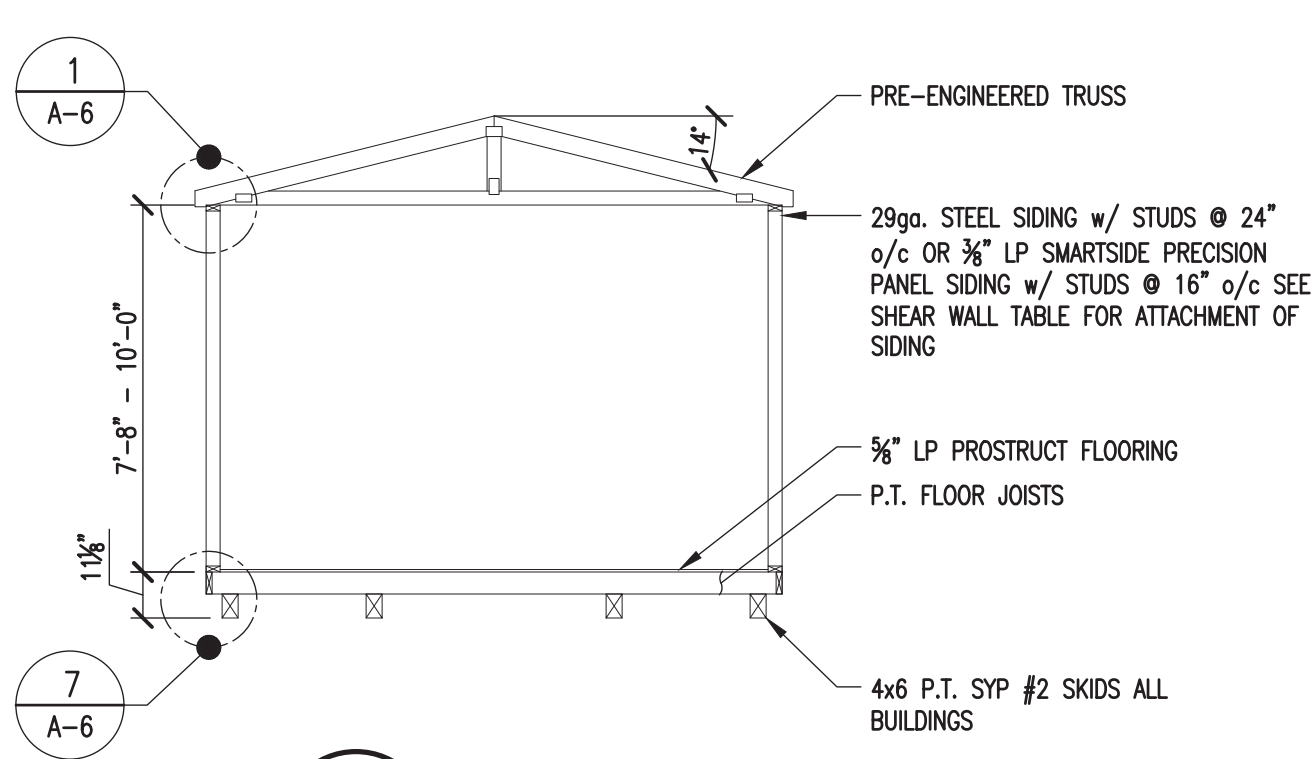
ALTERNATE DESIGN SOLUTIONS
STRUCTURAL ENGINEERING DESIGN & CONSTRUCTION SERVICES
PHONE: 215.355.4684
WWW.ALTERNATEDESIGNSOLUTIONS.COM

ENGINEERING SERVICES PROVIDED FOR:
PREMIER PORTABLE BUILDINGS
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SOUTH FULTON, TN 38257
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1			
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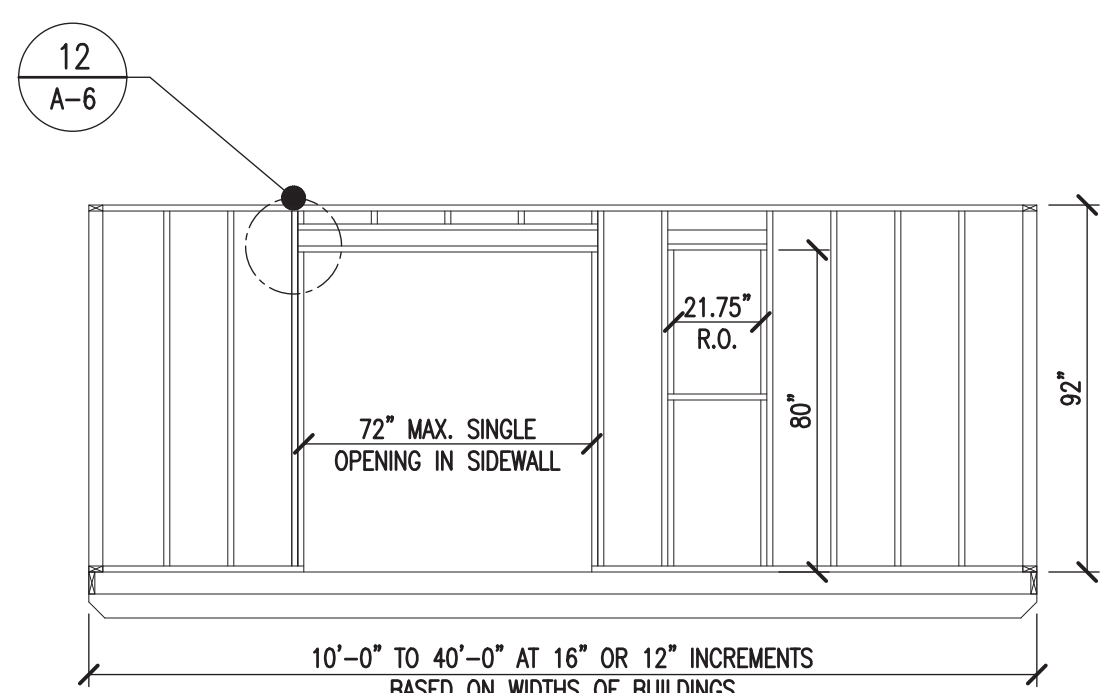
DATE: 6.30.24
PROJECT NO.: 18285
DRAWING BY: JH
CHK BY: DVG
DWG NO.: A-4

6 of 12



1 GABLE SECTION
A-5
SCALE: 1/4"=1'-0"

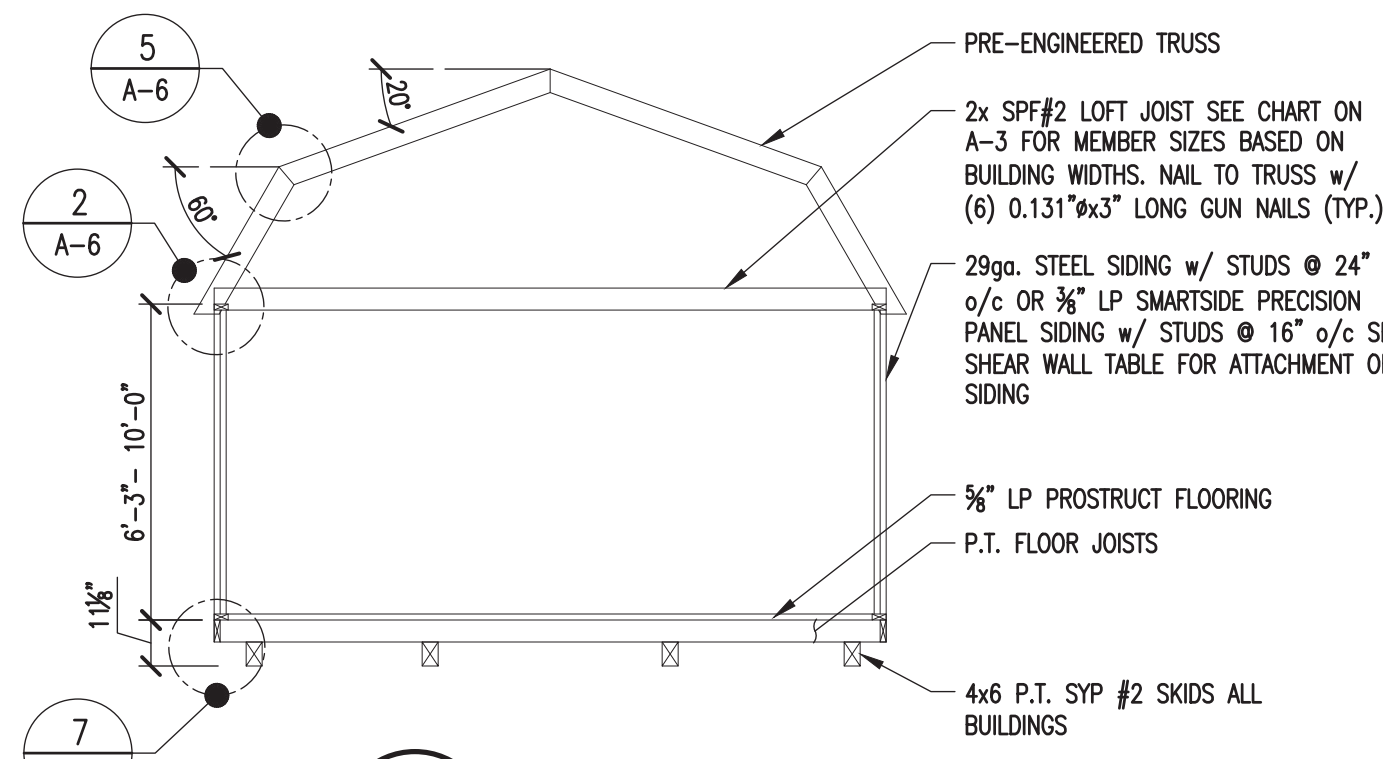
- NOTES:
- SEE NOTES ON SHEETS A-1 & C-2 FOR ANY INFORMATION NOT SHOWN.
 - SEE FASTENING SCHEDULE FOR ALL FASTENING NOT NOTED ON THIS SHEET.



2 SIDEWALL FRAMING
A-5
SCALE: 1/4"=1'-0"

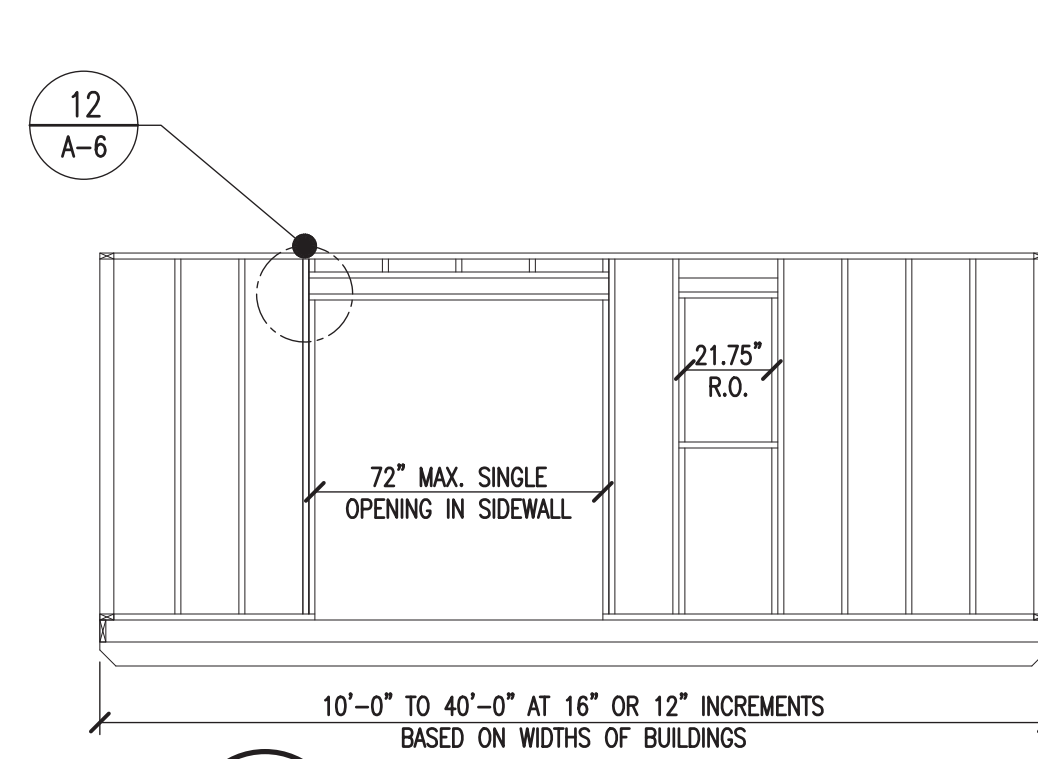
- NOTES:
- MAX. OPENING MAY BE INCREASED TO 9'-0" WITH HEADER PROVIDED THE BUILDING LENGTH IS OVER 16' IN LENGTH AND THE CRITERIA IN NOTE NUMBER 3 OF THE SHEARWALL CHART IS MET.

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



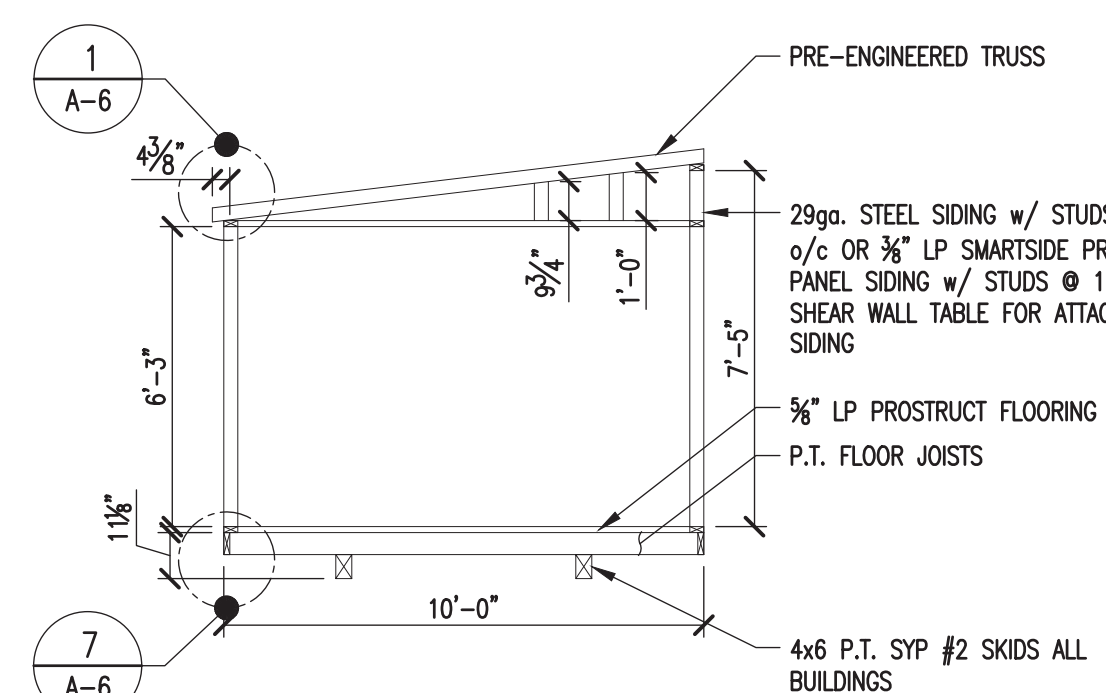
3 GAMBREL SECTION
A-5
SCALE: 1/4"=1'-0"

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



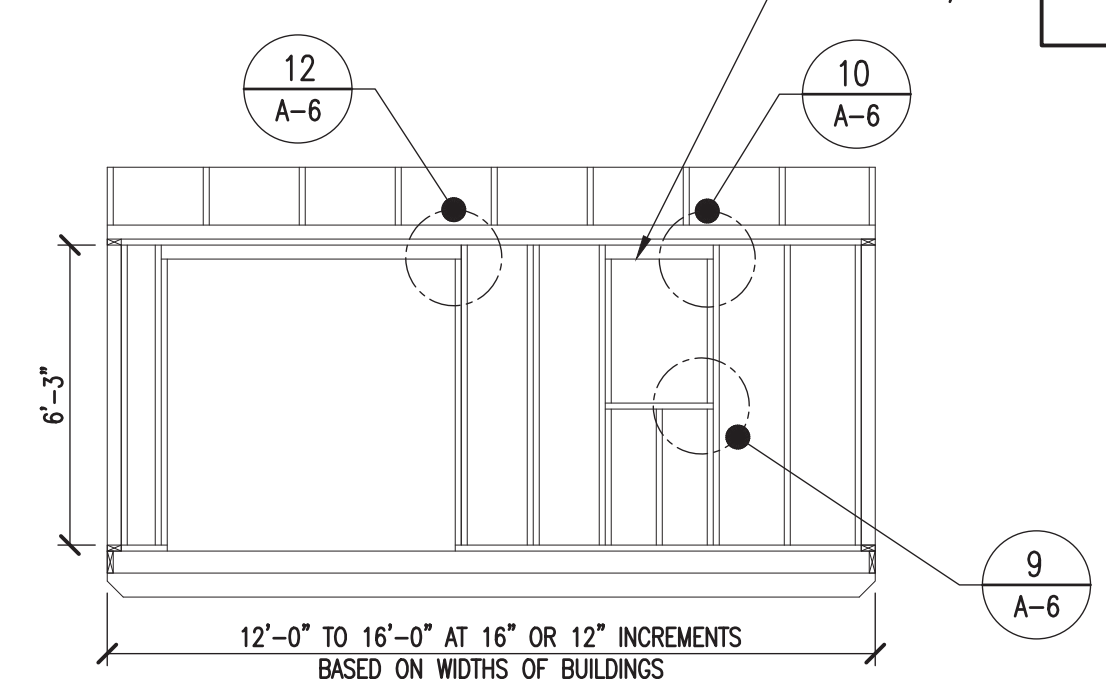
4 SIDEWALL FRAMING
A-5
SCALE: 1/4"=1'-0"

- 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.



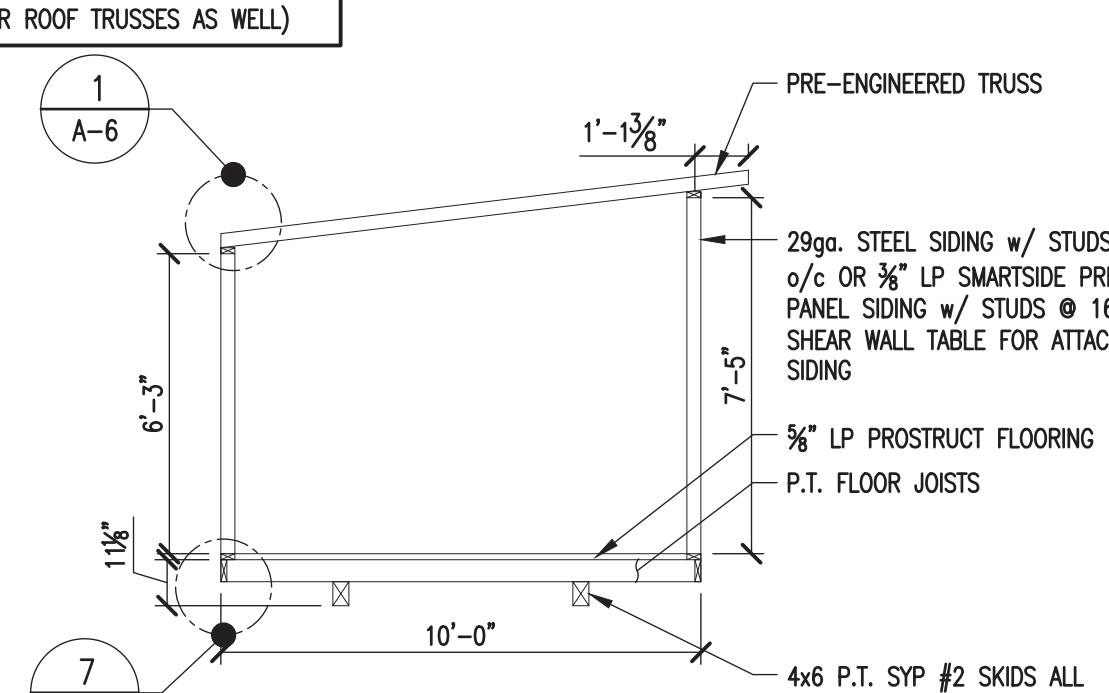
5 GARDEN SHED SECTION
A-5
SCALE: 1/4"=1'-0"

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



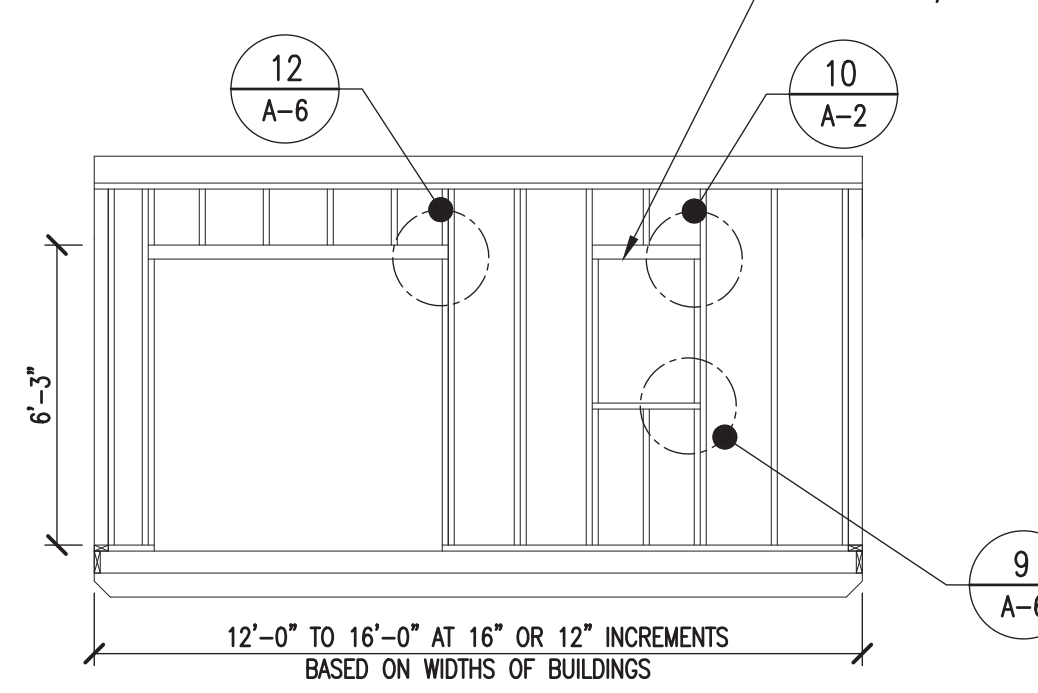
6 SIDEWALL FRAMING
A-5
SCALE: 1/4"=1'-0"

- 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.



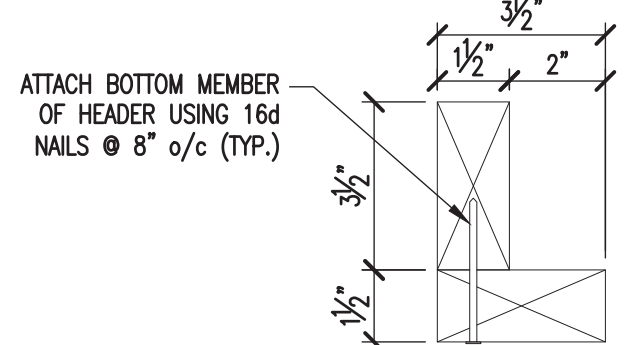
7 COTTAGE SHED SECTION
A-5
SCALE: 1/4"=1'-0"

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

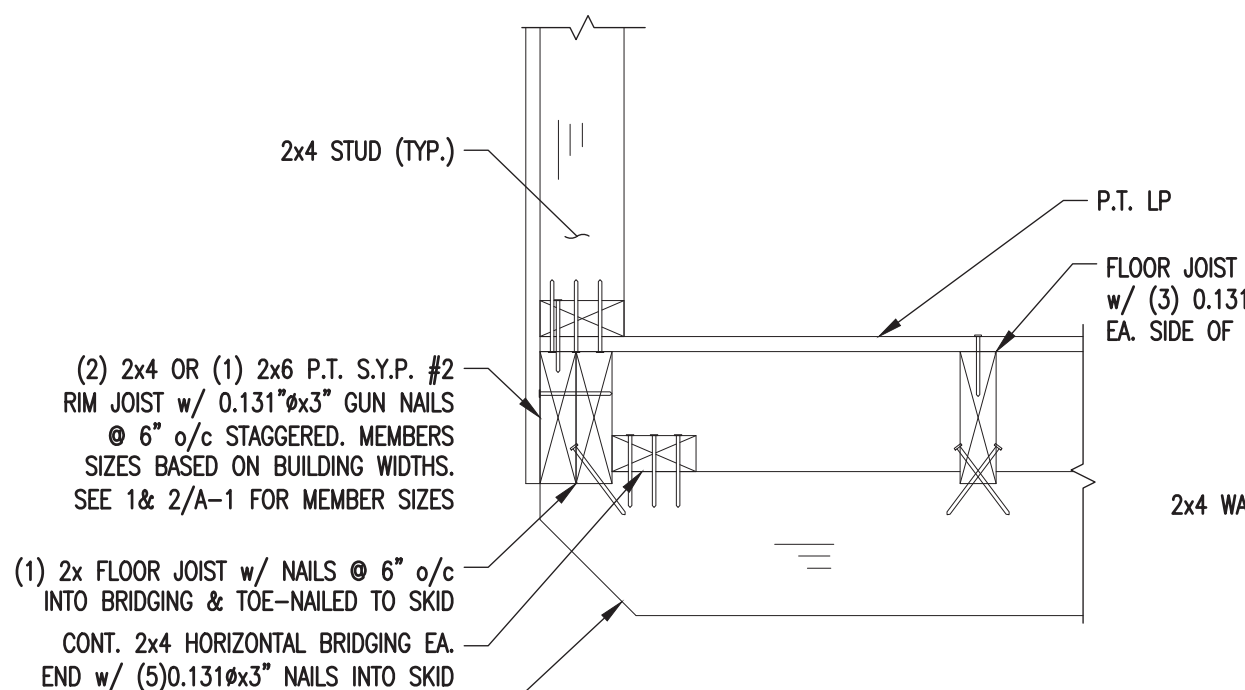
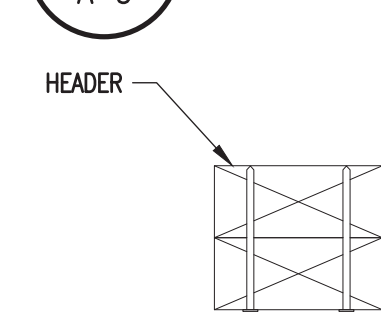


8 SIDEWALL FRAMING
A-5
SCALE: 1/4"=1'-0"

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

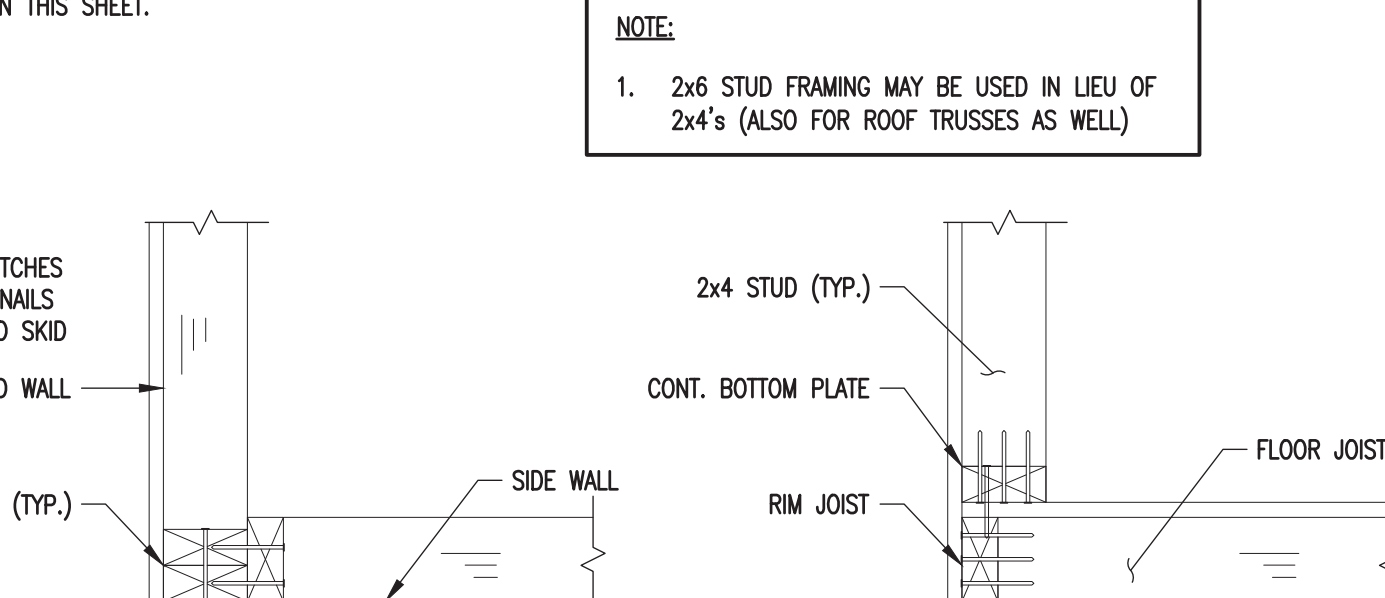


9 WINDOW HEADER DETAIL
A-5
SCALE: 3"=1'-0"

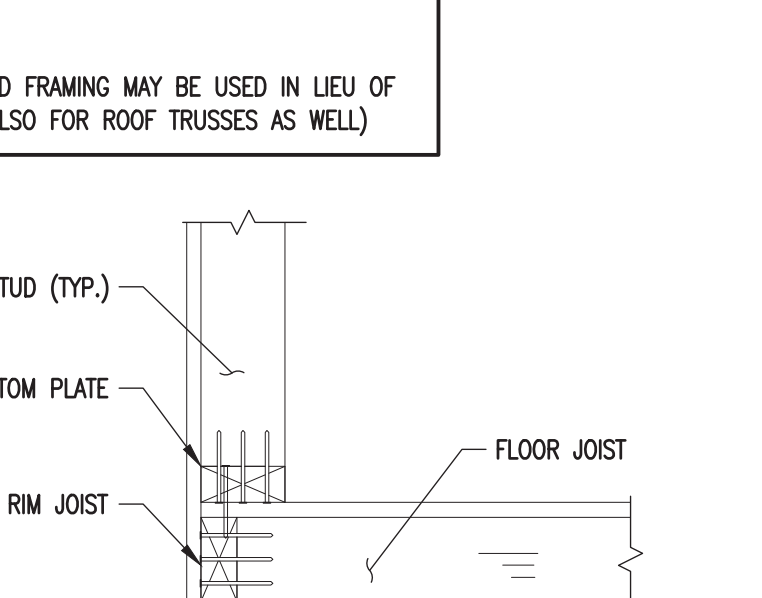


13 SKID TO JOIST DETAIL
A-5
SCALE: 1-1/2"=1'-0"

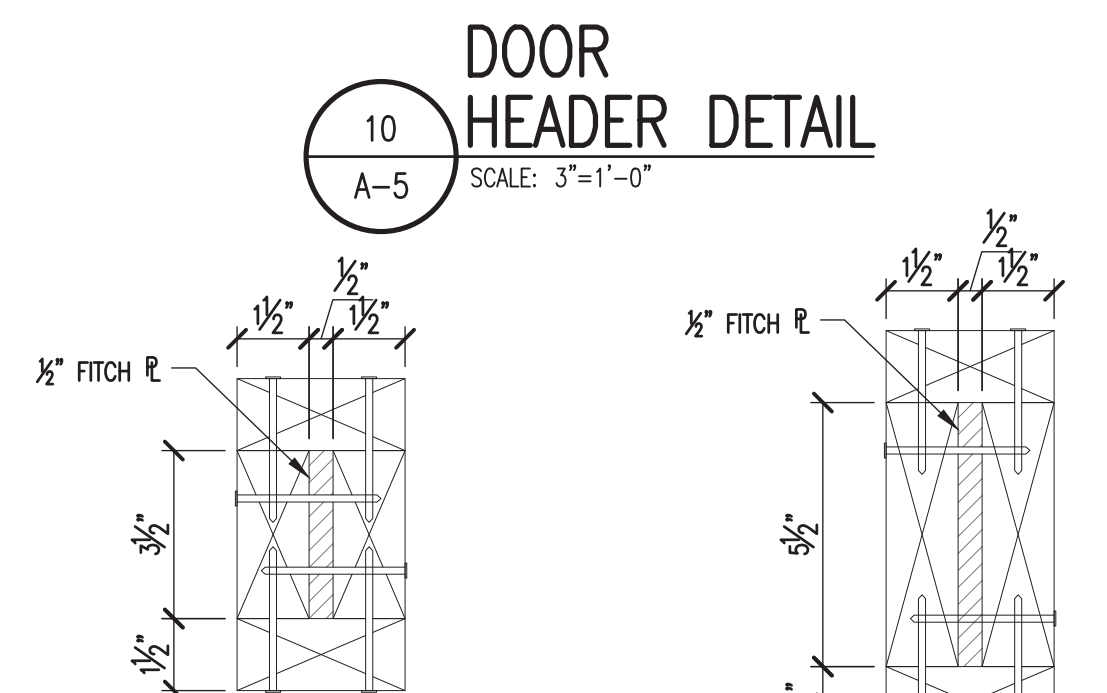
- NOTES:
- SEE NOTES ON SHEETS A-1 & C-2 FOR ANY INFORMATION NOT SHOWN HERE.
 - SEE FASTENING SCHEDULE FOR ALL FASTENING NOT NOTED ON THIS SHEET.



14 CORNER CONNECTION DETAIL
A-5
SCALE: 1-1/2"=1'-0"



15 WALL TO RIM JOIST
A-5
SCALE: 1-1/2"=1'-0"

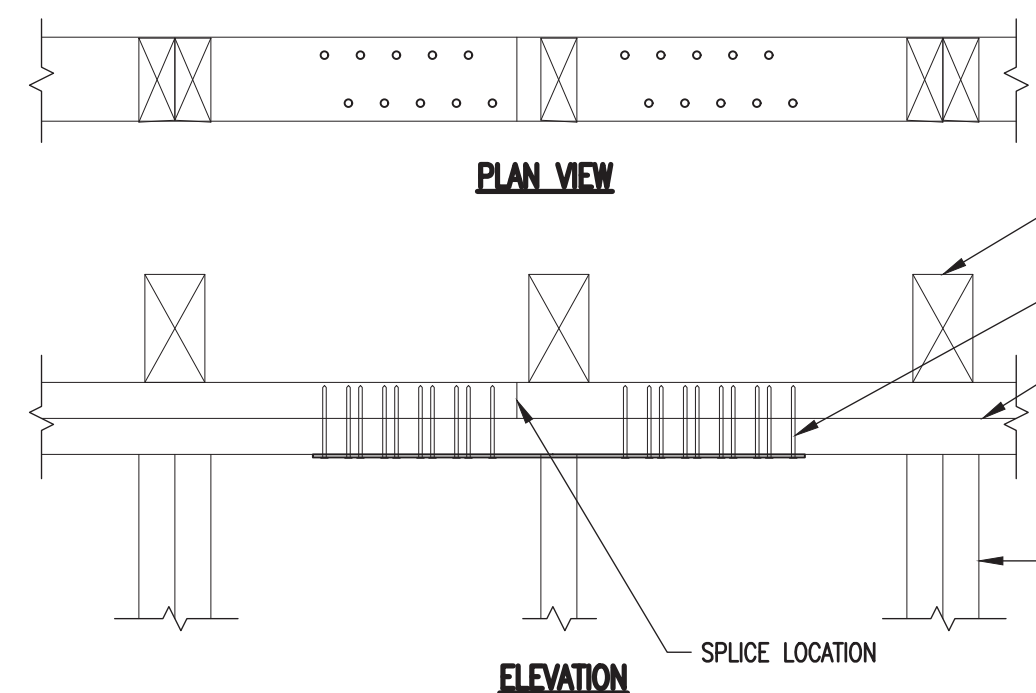


11 DOOR HEADER DETAIL
A-5
SCALE: 3"=1'-0"

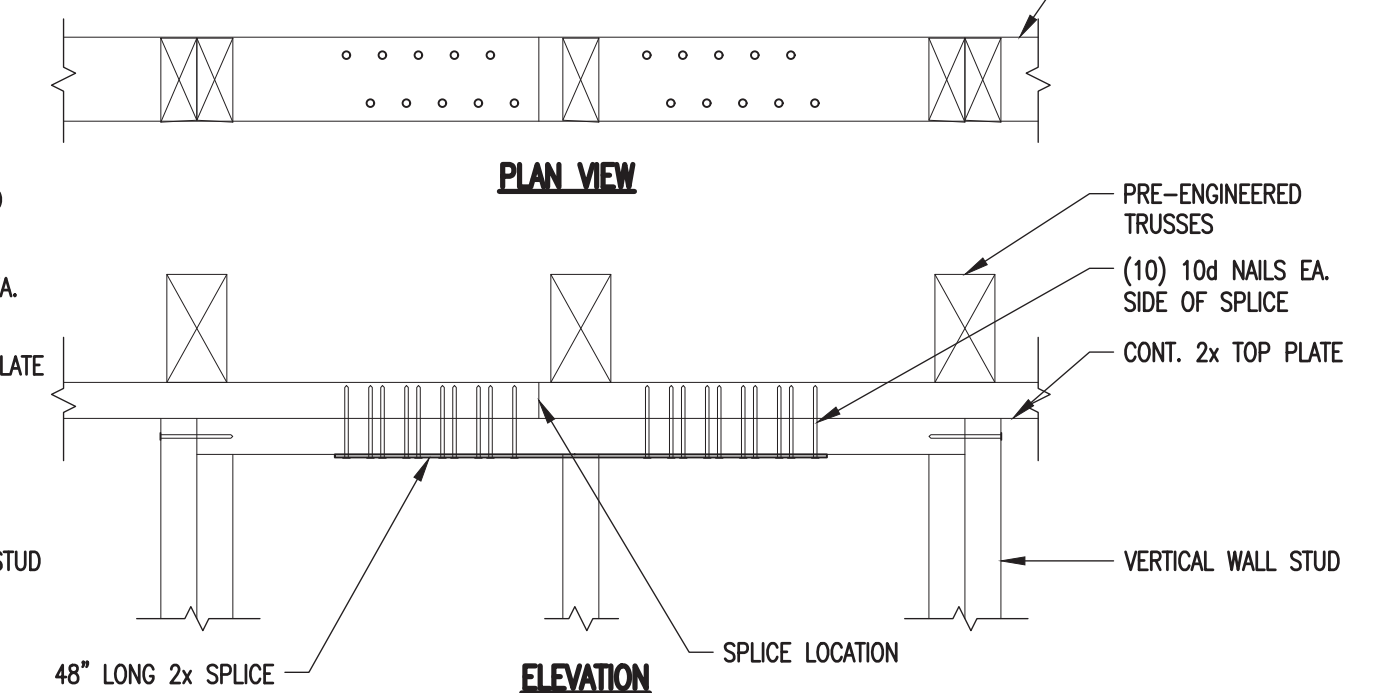


12 DOOR HEADER DETAIL
A-5
SCALE: 3"=1'-0"

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



16 TOP PLATE SPLICE DETAIL
A-5
SCALE: 1-1/2"=1'-0"



17 SPLICE CONNECTION DETAIL
A-5
SCALE: 1-1/2"=1'-0"

AREA FOR APPROVAL STAMPS

PROJECT: UTILITY SHED

TYPICAL DETAILS

DON VAN GERVE, P.E.
SPECIALTY STRUCTURAL ENGINEER

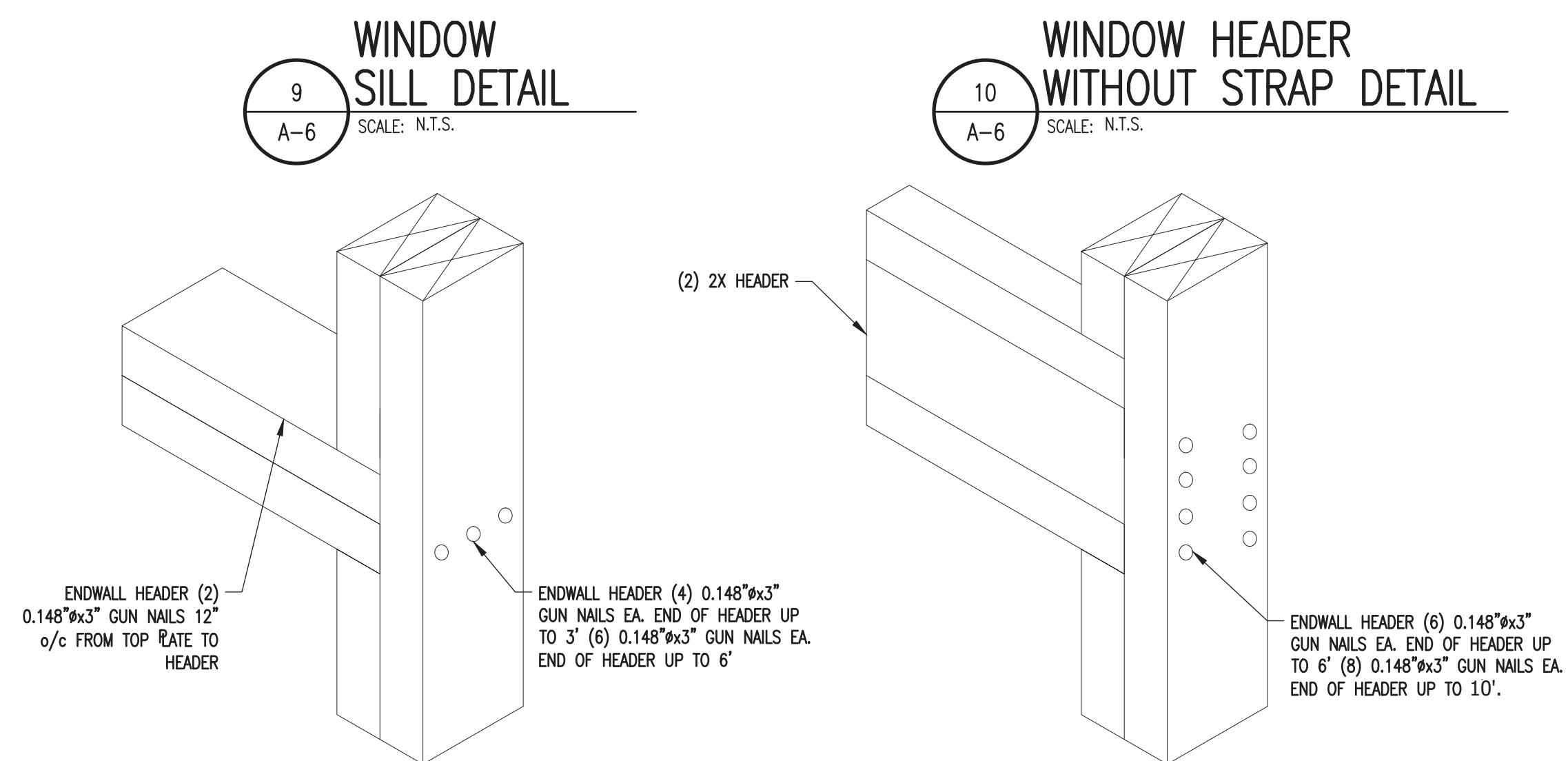
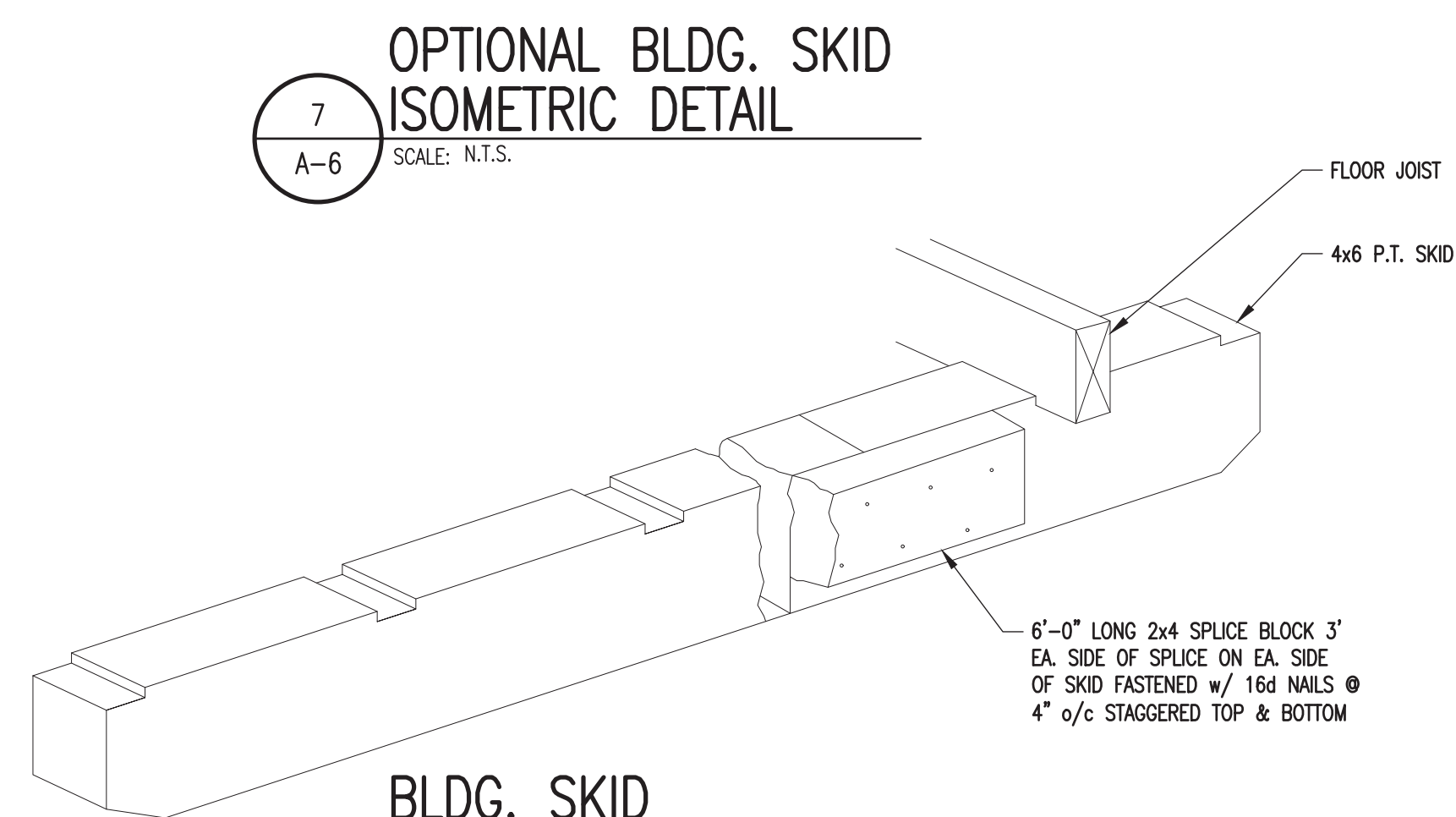
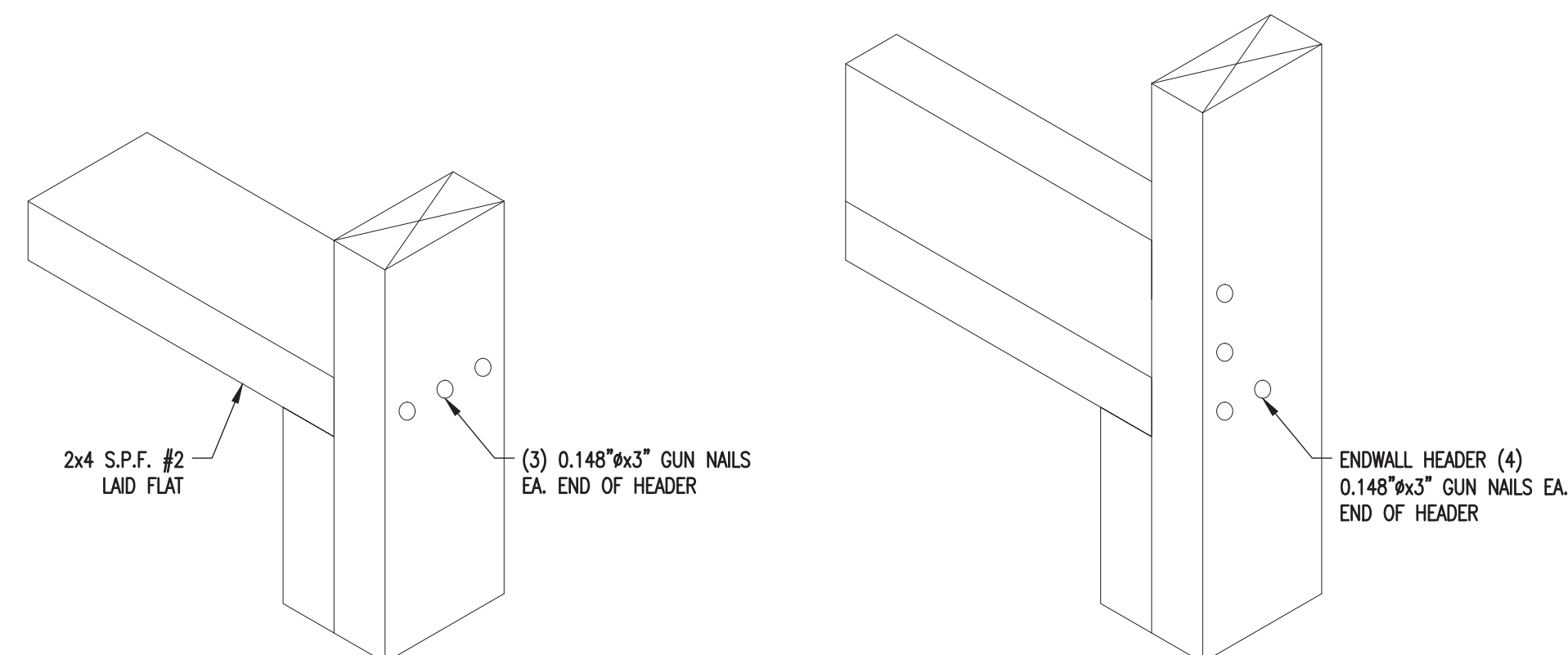
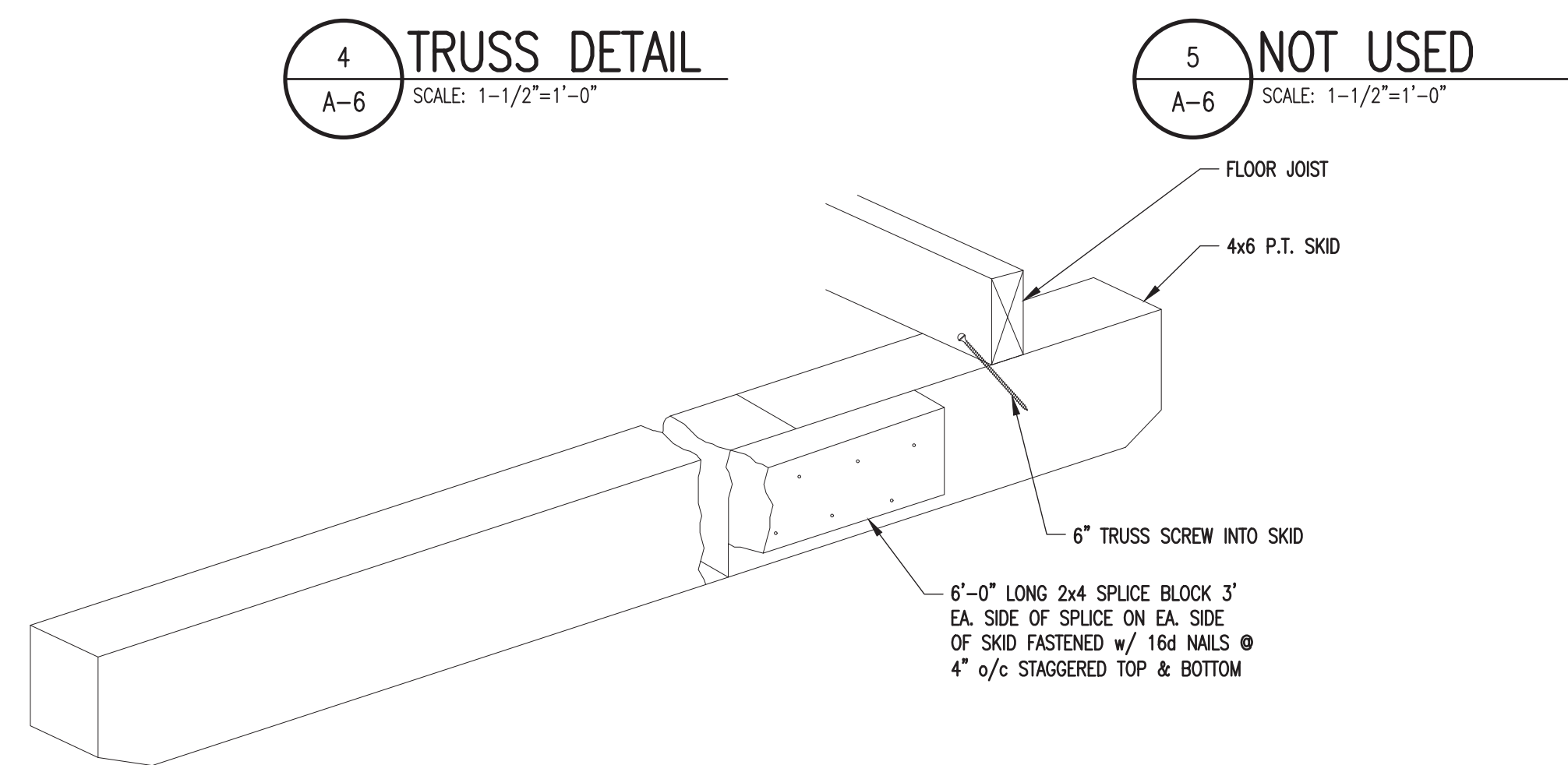
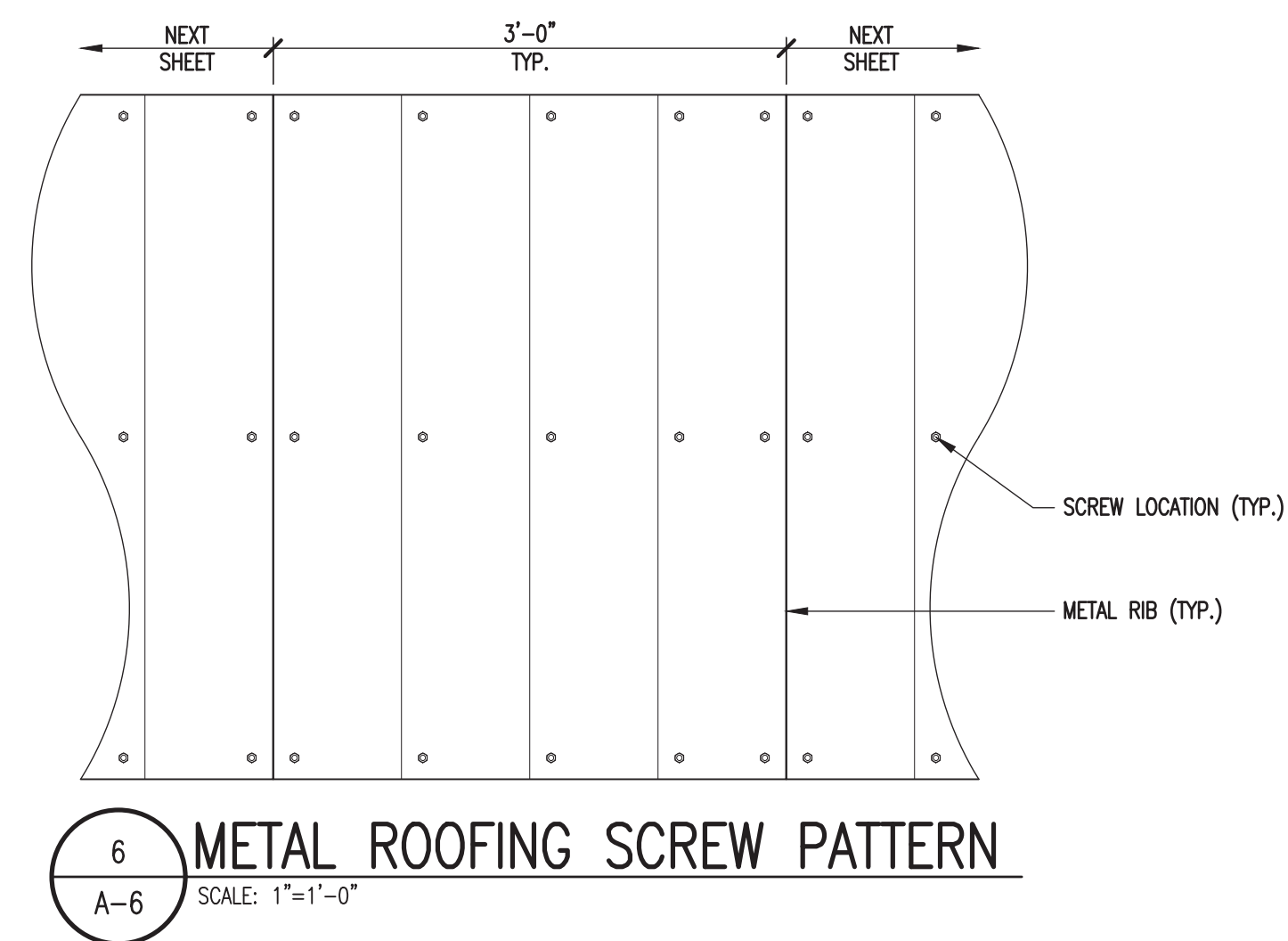


ENGINEERING SERVICES PROVIDED FOR:
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SOUTH FULTON, TN 38257
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1			
2			
3			
4			

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

A-5



11

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
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REVISION	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

DATE:	6.30.24
PROJECT NO.:	18285

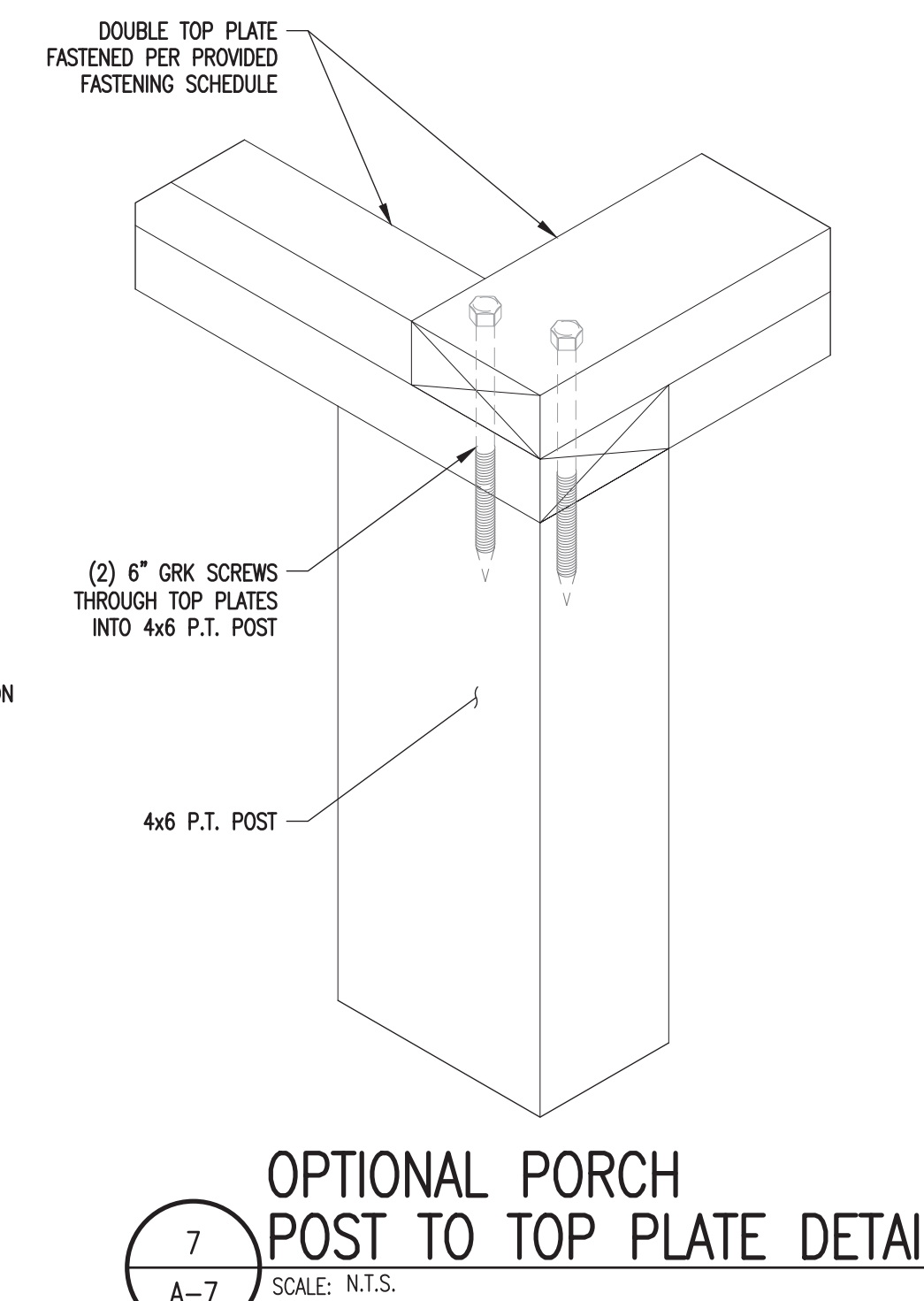
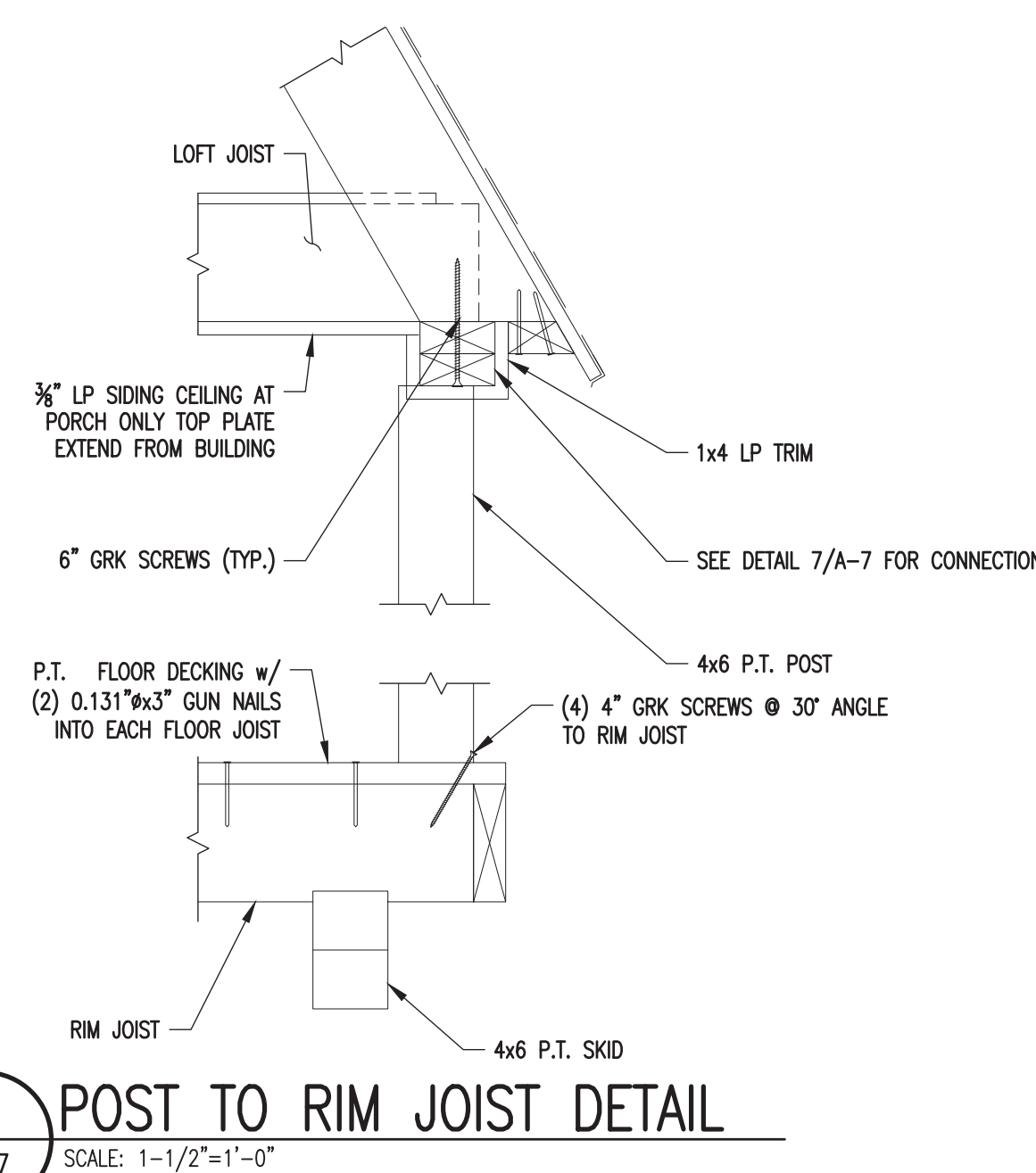
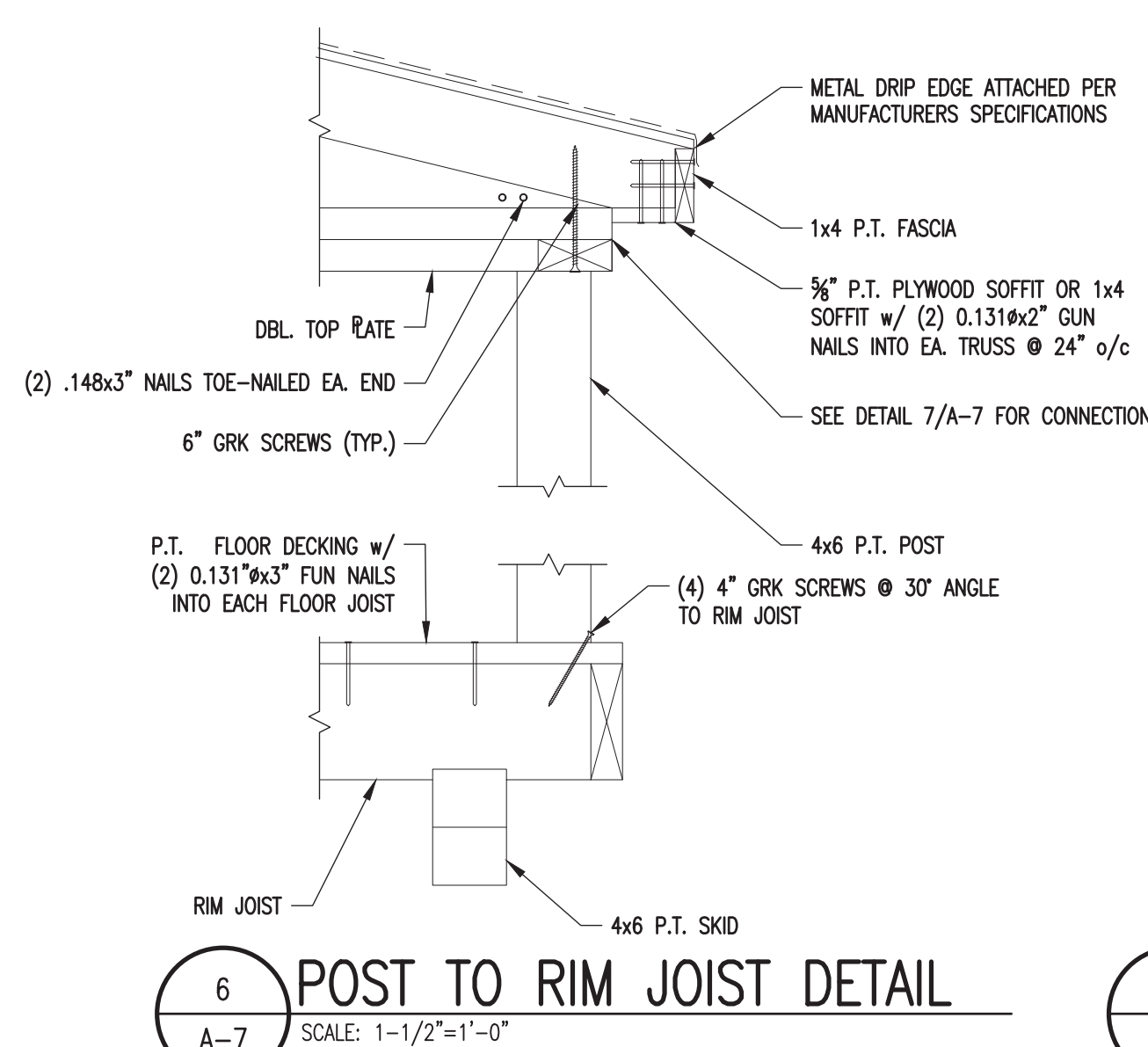
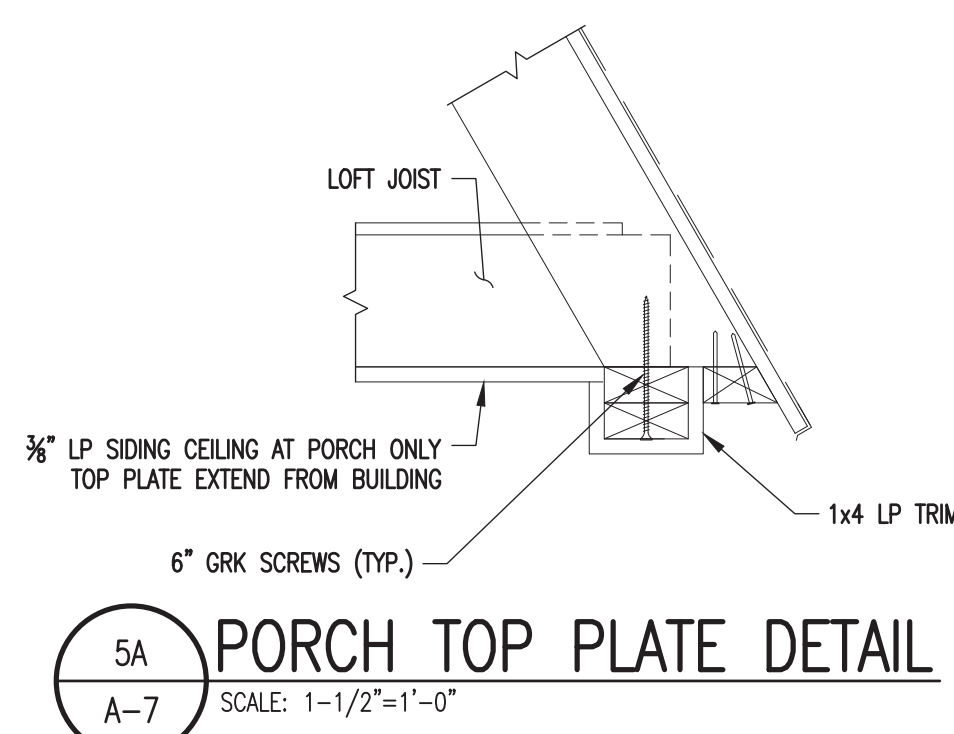
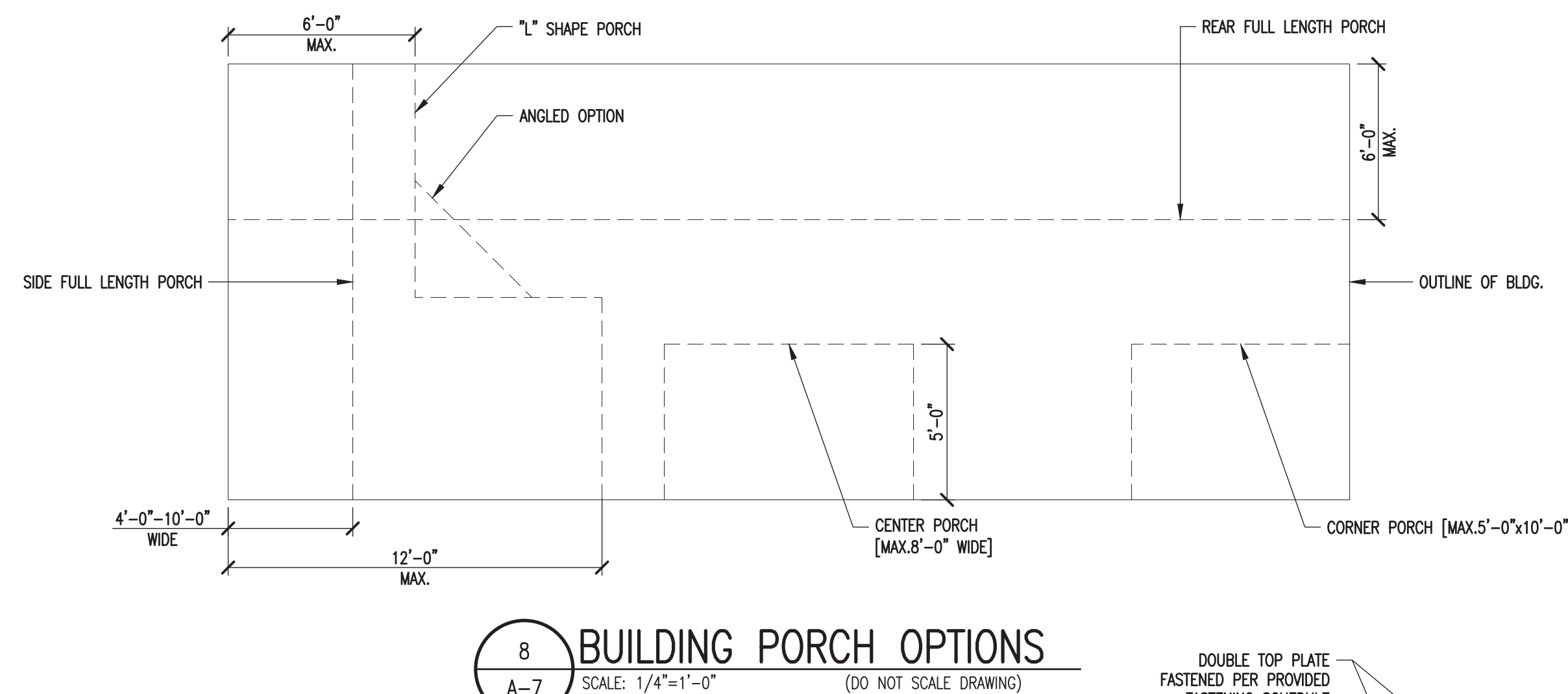
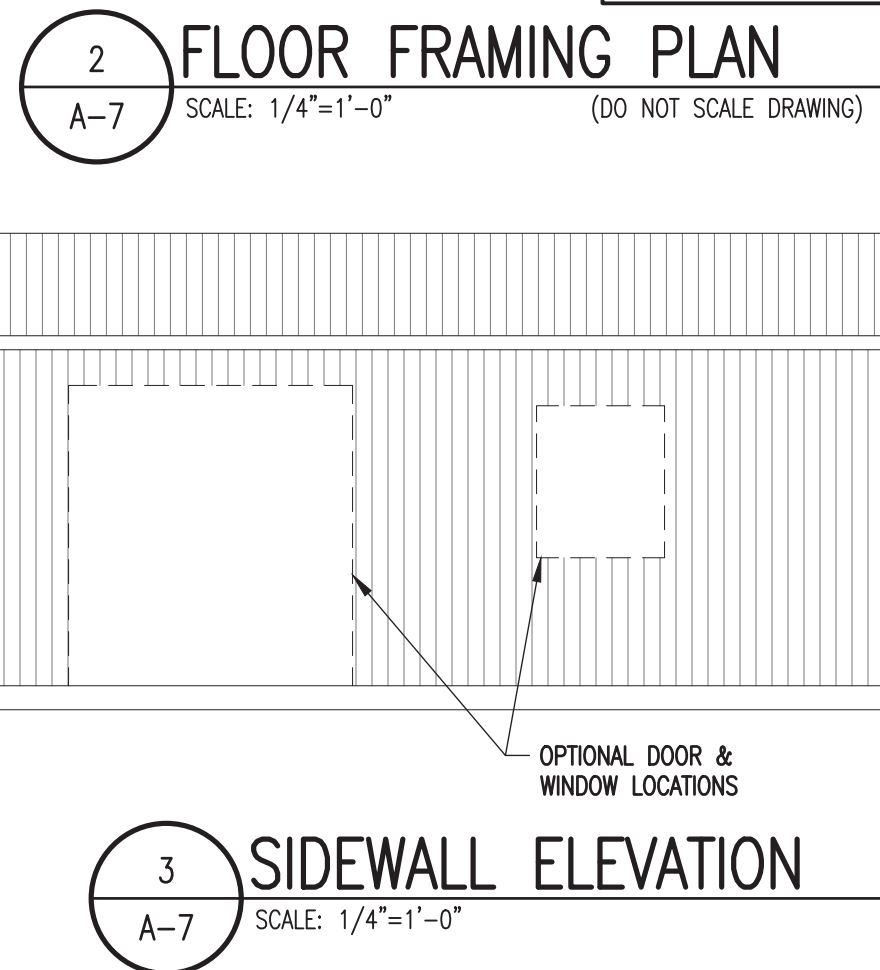
DRAWING BY: JH

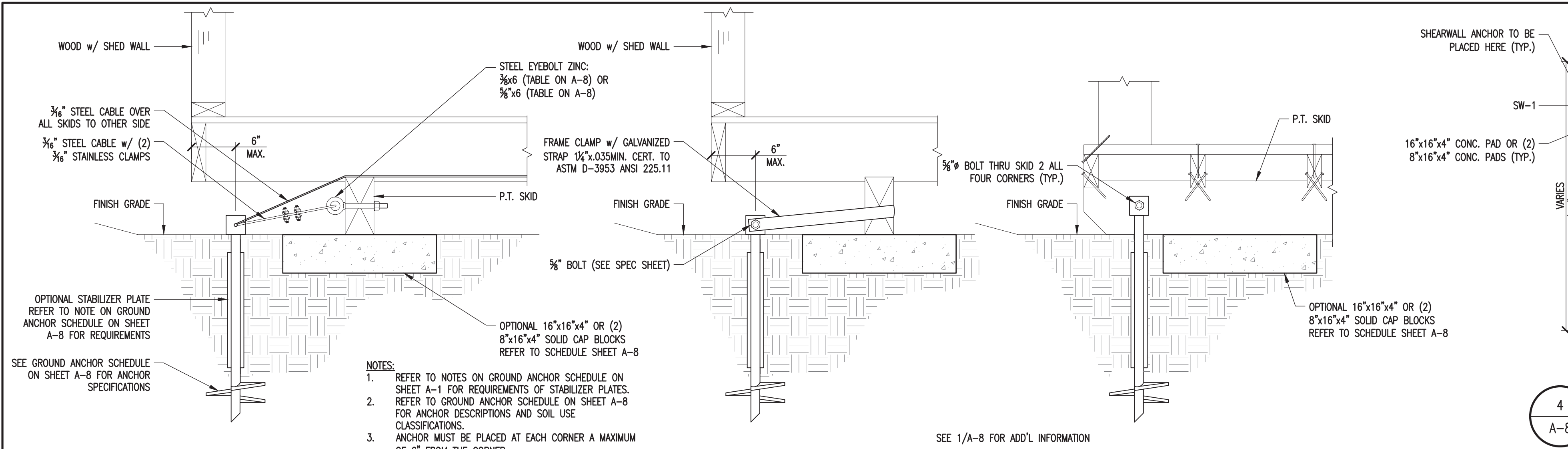
CHK BY:	DVG
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DWG NO.:

A-6

8 of 12





1 HELIX ANCHOR DETAIL
A-8 SCALE: 1-1/2"=1'-0"

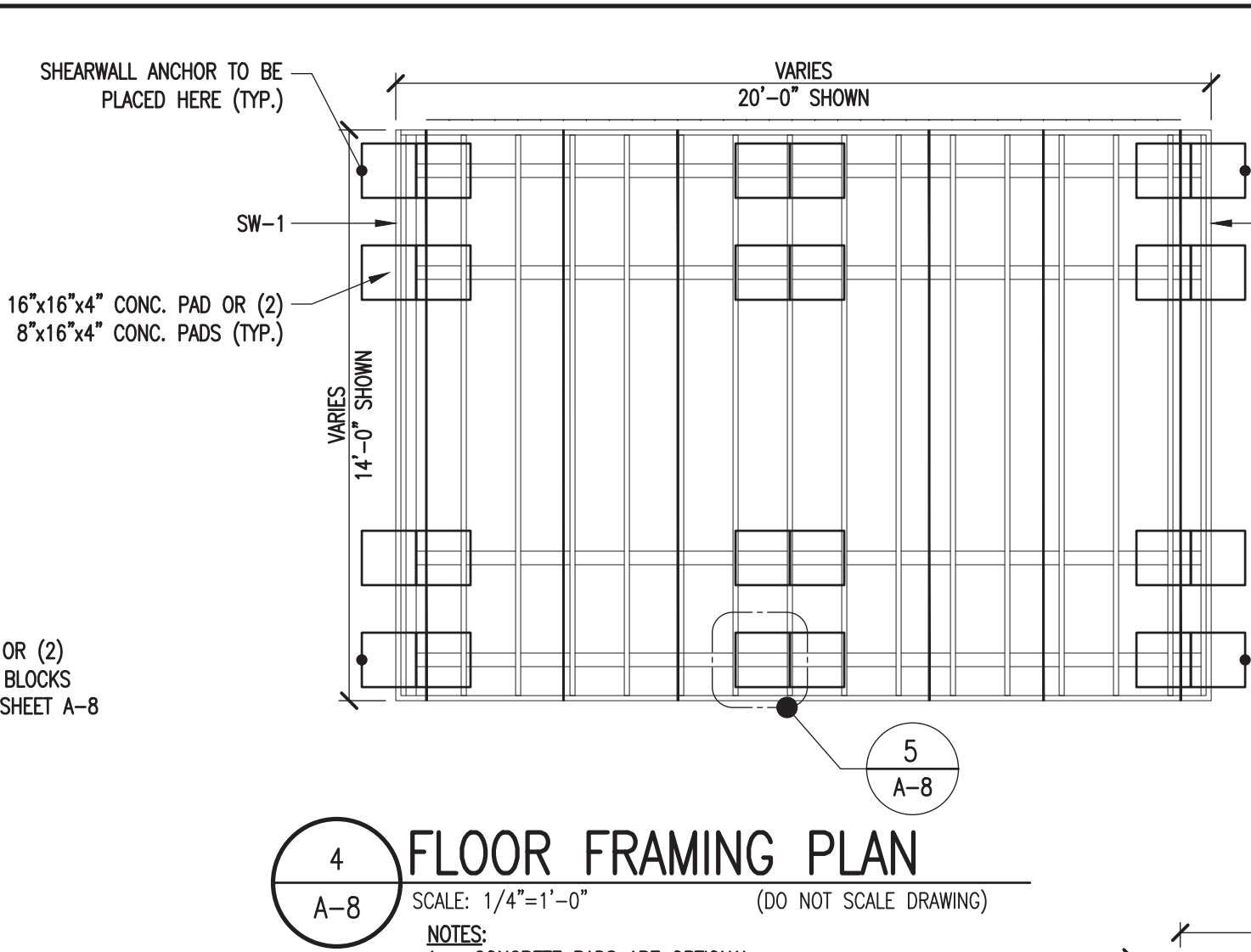
2 OPTIONAL ANCHOR DETAIL
A-8 SCALE: 1-1/2"=1'-0"

3 ANCHOR DETAIL
A-8 SCALE: 1-1/2"=1'-0"

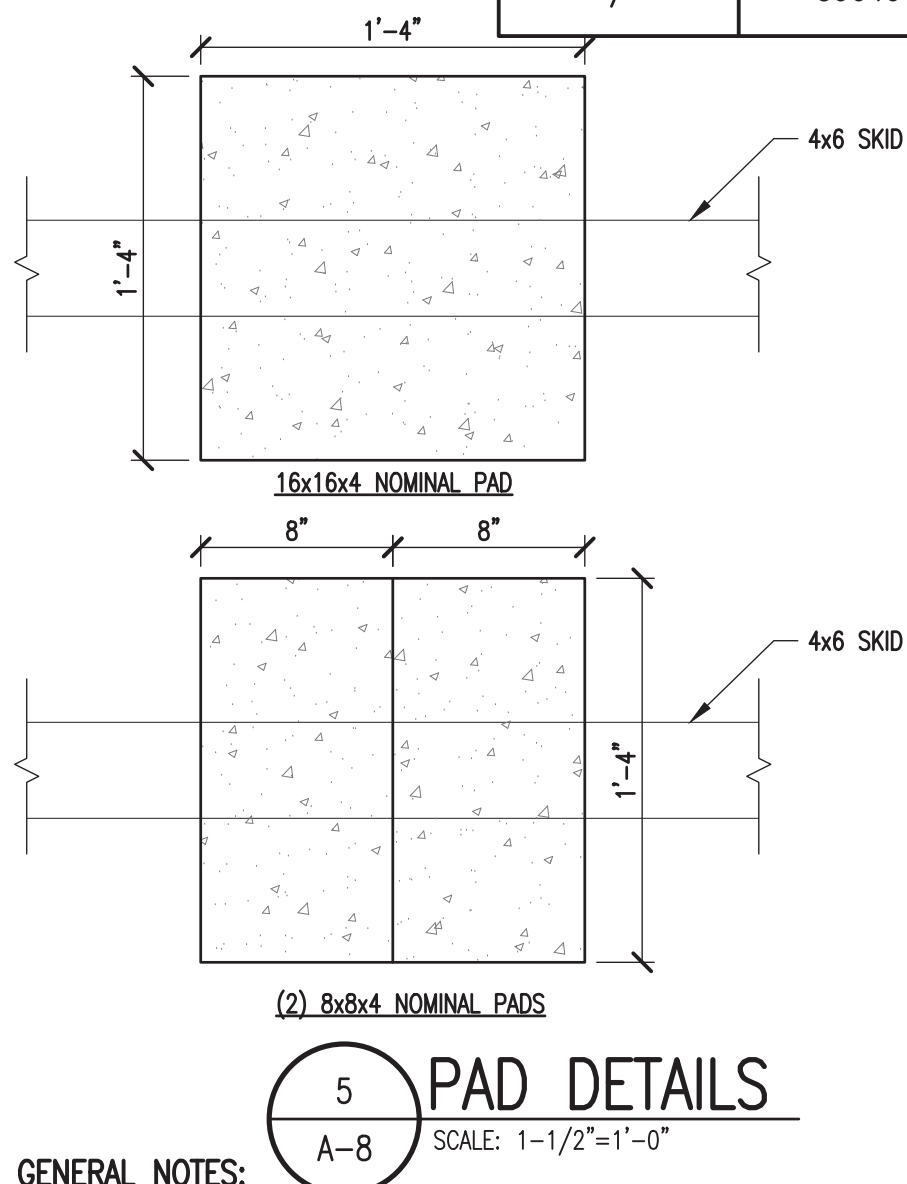
OPTIONAL PAD SCHEDULE FOR ALL WIND SPEEDS AND EXPOSURES																			
BUILDING WIDTH	NUMBER OF PADS BY LENGTH UNDER EACH SKID																		
	10'-0"	12'-0"	14'-0"	16'-0"	18'-0"	20'-0"	22'-0"	24'-0"	26'-0"	28'-0"	30'-0"	32'-0"	34'-0"	36'-0"	38'-0"	40'-0"	50'-0"	60'-0"	
8'-0"	3	3	3	3	3	4	4	4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
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	
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	
12'-0"	2	2	3	3	3	3	3	3	4	4	4	4	4	4	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	NUMBER OF ANCHORS EACH SIDE WALL																		
	MAX. SPACING OVERTURN	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	NUMBER OF ANCHORS EACH SIDE WALL																		
	MAX. SPACING OVERTURN	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	5	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



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



5 PAD DETAILS
A-8 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 AFOREMENTIONED CODE. NO DEVIATIONS FROM THE WORK SHOWN OR REASONABLY IMPLIED SHALL BE UNDERTAKEN WITHOUT THE ENGINEERS 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

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
1			
2			
3			
4			

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

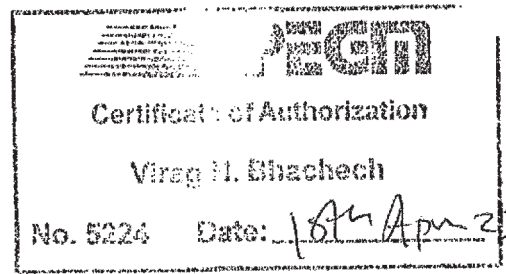
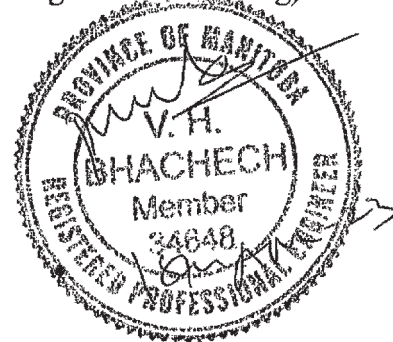
Date: 18TH April -2023

PROJECT: Use of SPF - Structural

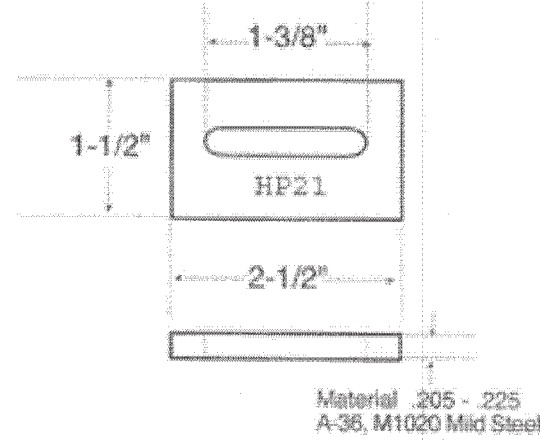
Dear Sir:

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.

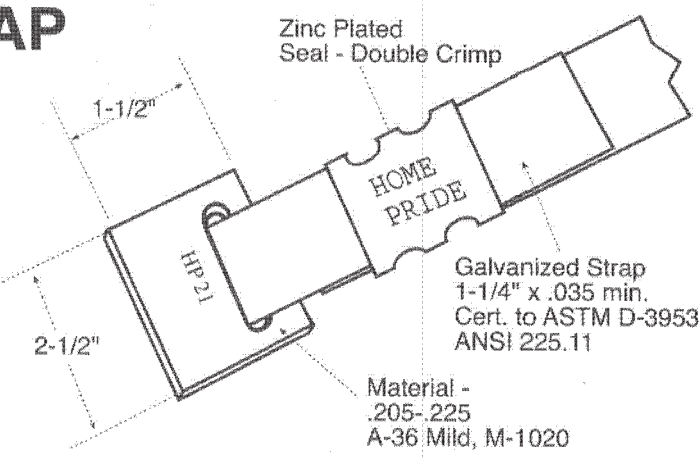
Regards
Virag Bhachech (P.Eng.)



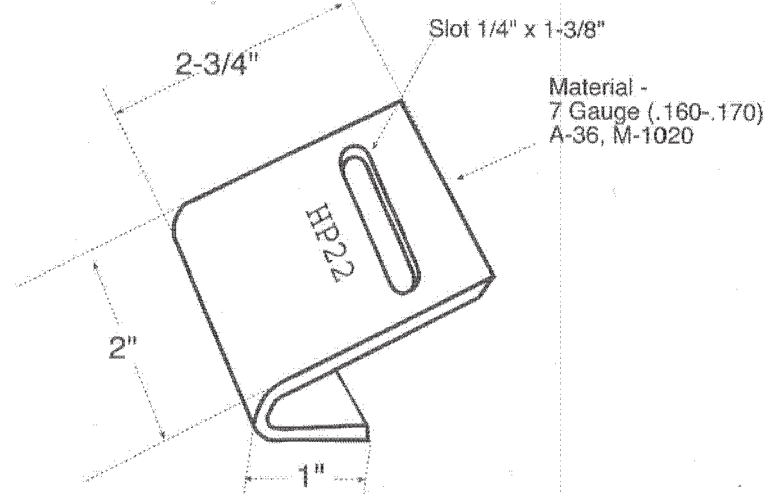
HP21 SINGLE SLOT BUCKLE



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

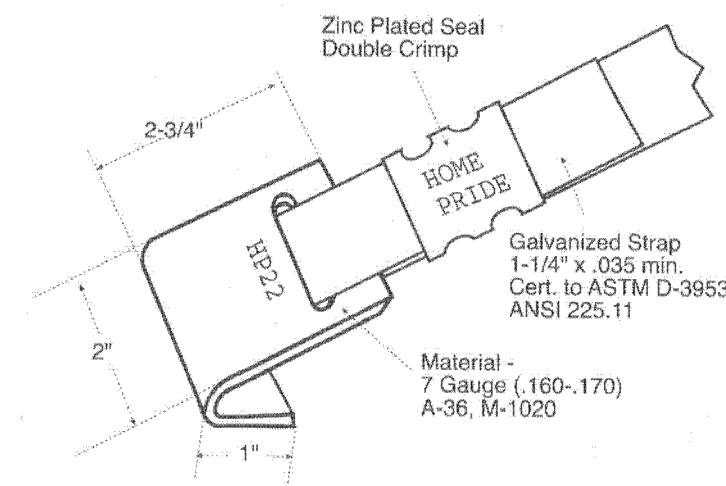


HP22 FRAME CLAMP

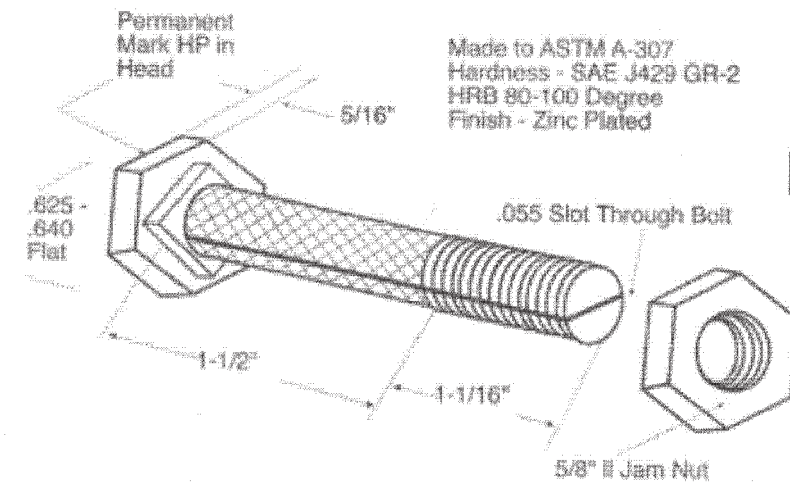


8

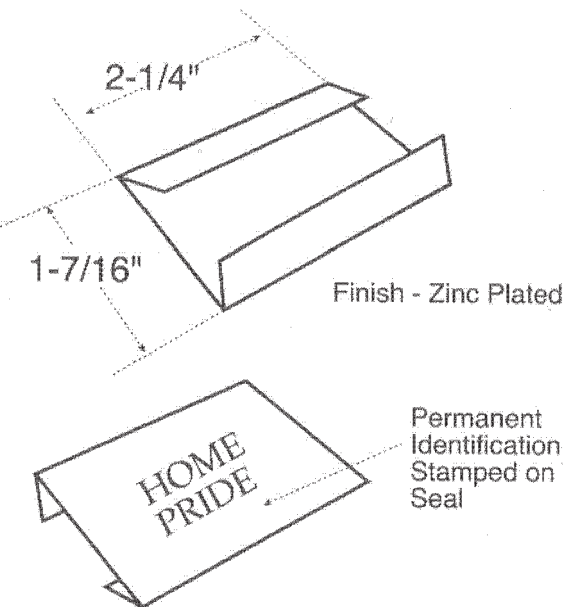
HP22-(6 thru 15) FRAME CLAMP W/STRAP



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

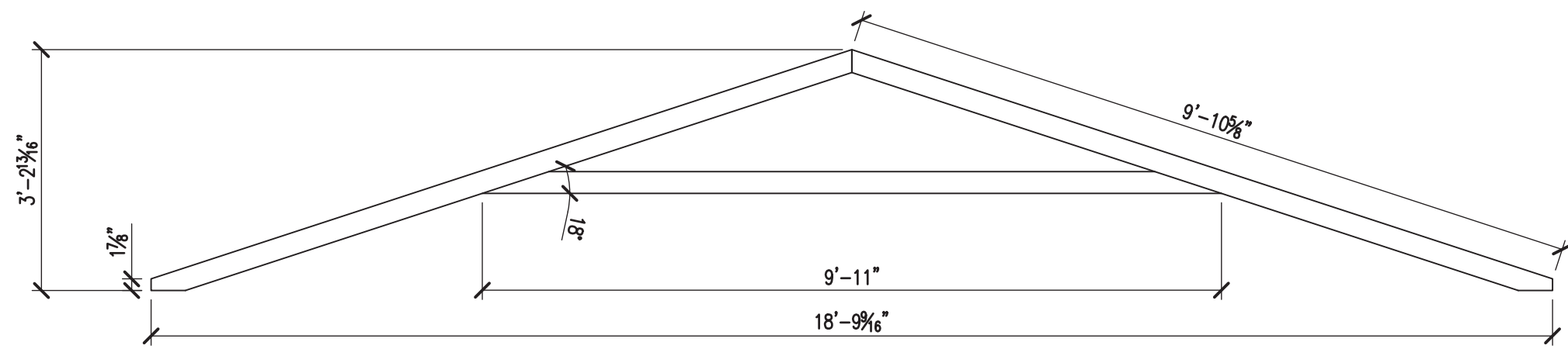


ALTERNATE DESIGN SOLUTIONS
STRUCTURAL ENGINEERING DESIGN & CONSTRUCTION SERVICES
PHONE: 215.355.4684
WWW.ALTERNATEDESIGNSOLUTIONS.COM

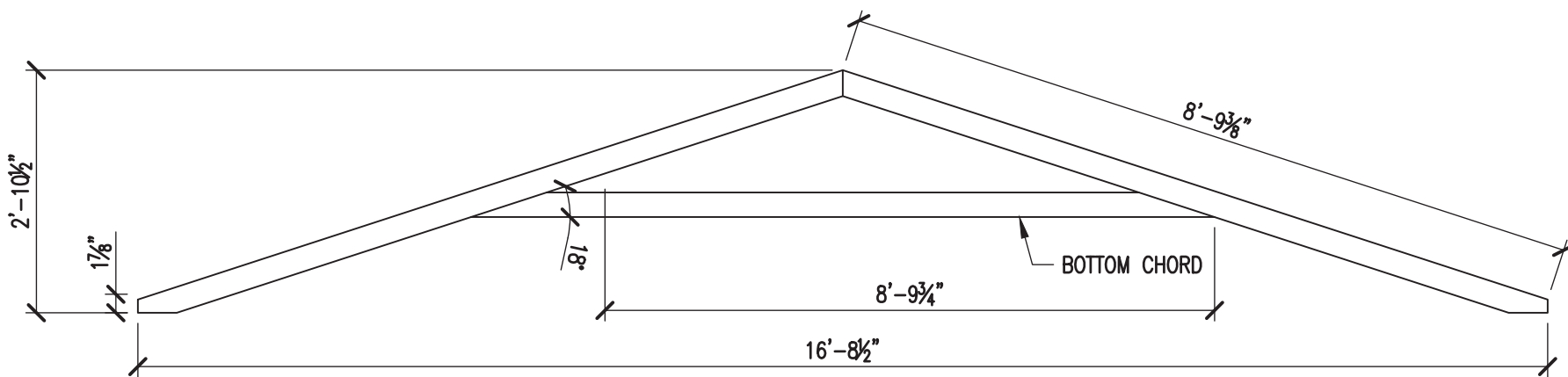
ENGINEERING SERVICES PROVIDED FOR:
PREMIER PORTABLE BUILDINGS
317 EAST STATE LINE ROAD
SOUTH FULTON, TN 38257
WWW.PREMIERBUILDINGS.US

REVISION	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

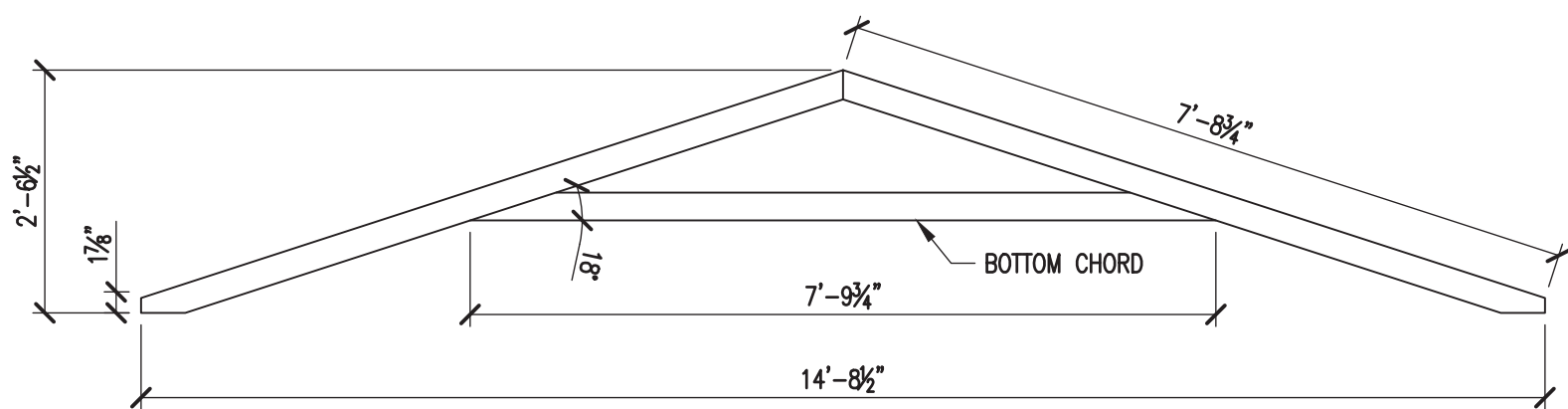
DATE:	6.30.24
PROJECT NO.:	18285
DRAWING BY:	JH
CHK BY:	DVG
DWG NO.:	A-9



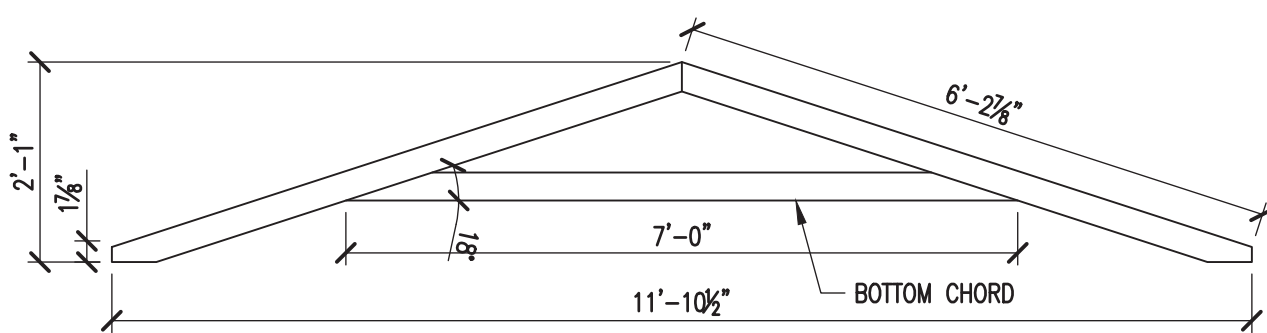
18' UTILITY TRUSS



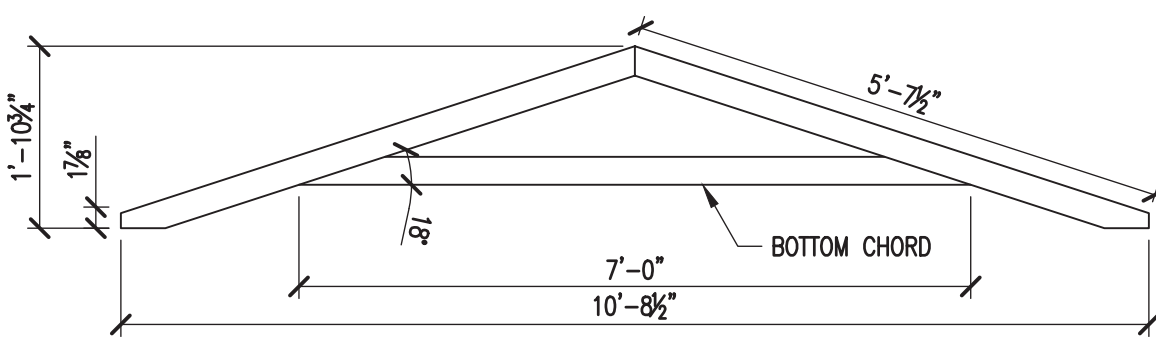
16' UTILITY TRUSS



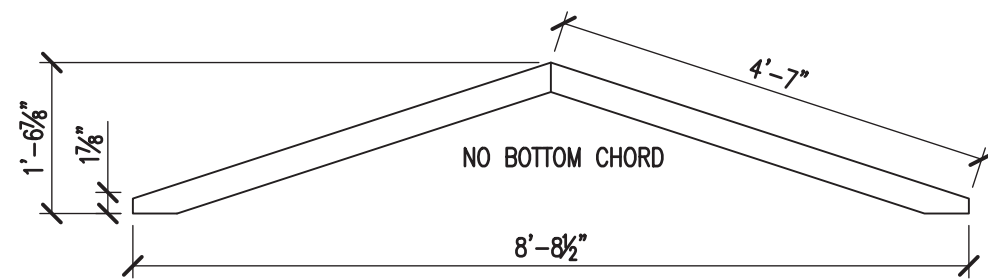
14' UTILITY TRUSS



12' UTILITY TRUSS



10' UTILITY TRUSS



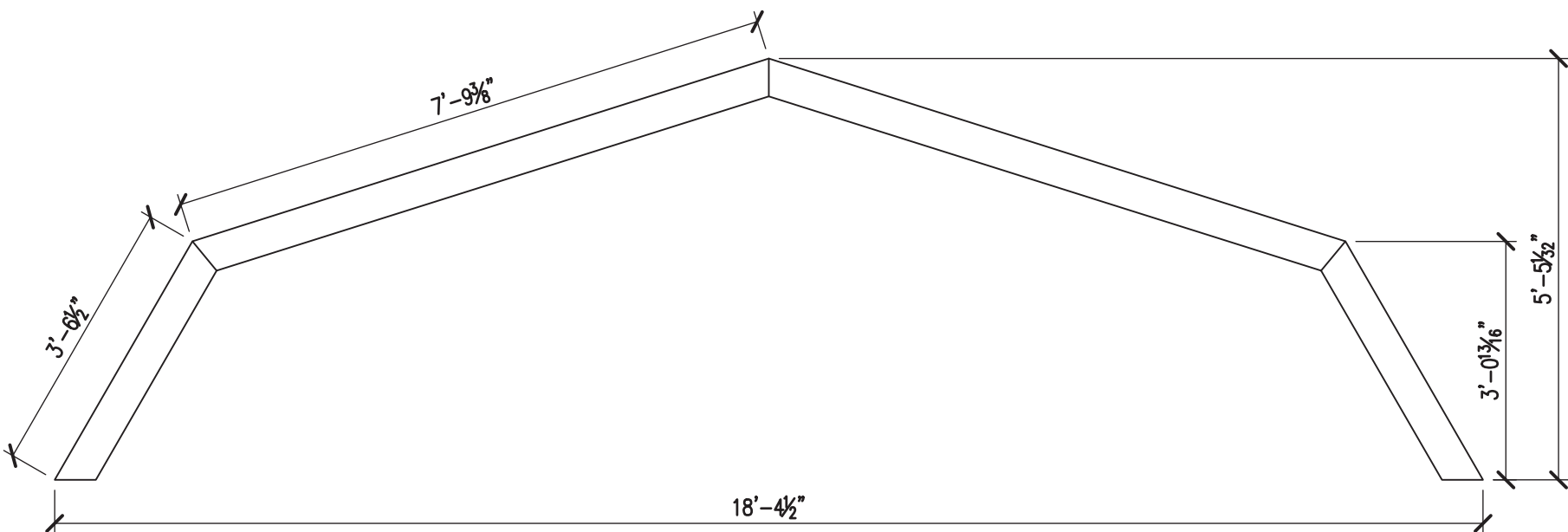
8' UTILITY TRUSS

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^2/8x12=5871 in-lbs; s=3.06in^3; fb=1919psi
Fb(LRFD)=3000 psi - this value is met by lumber.

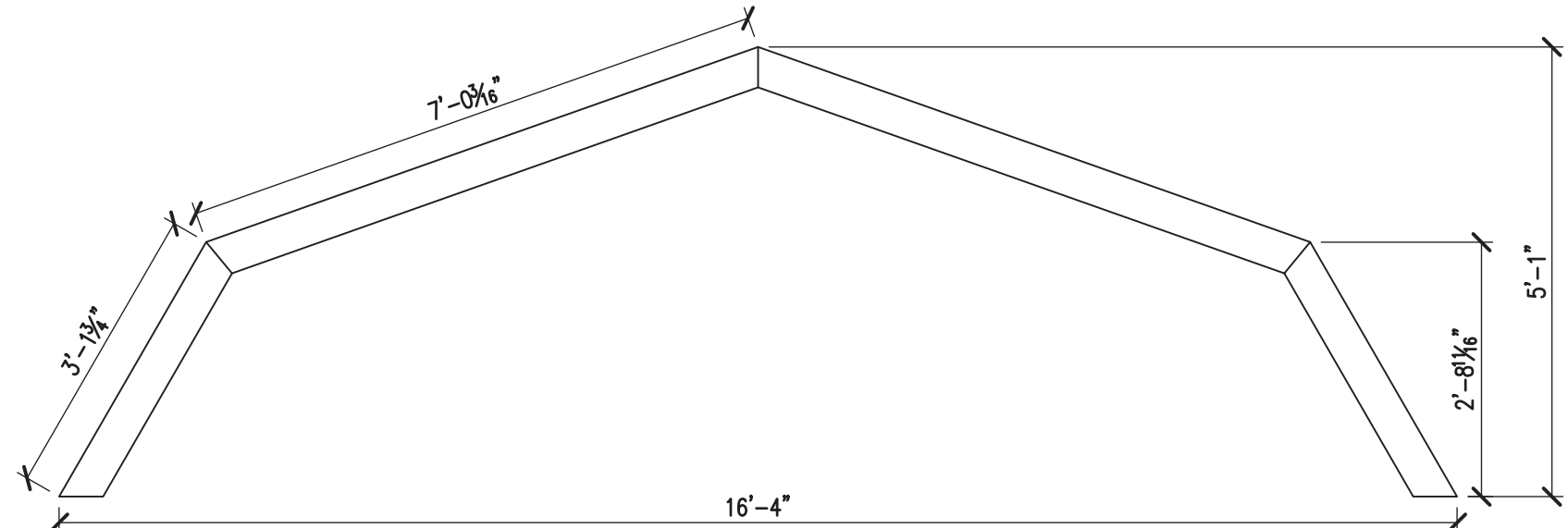
Lofted: Lmax=7.01 ft; 16' truss@16" o/c; w= 95 plf;
M=7002 in-lbs; fb= 2288 psi < 3000 psi LRFD

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 in^4 per 16" o/c; S=6.03 in^3.

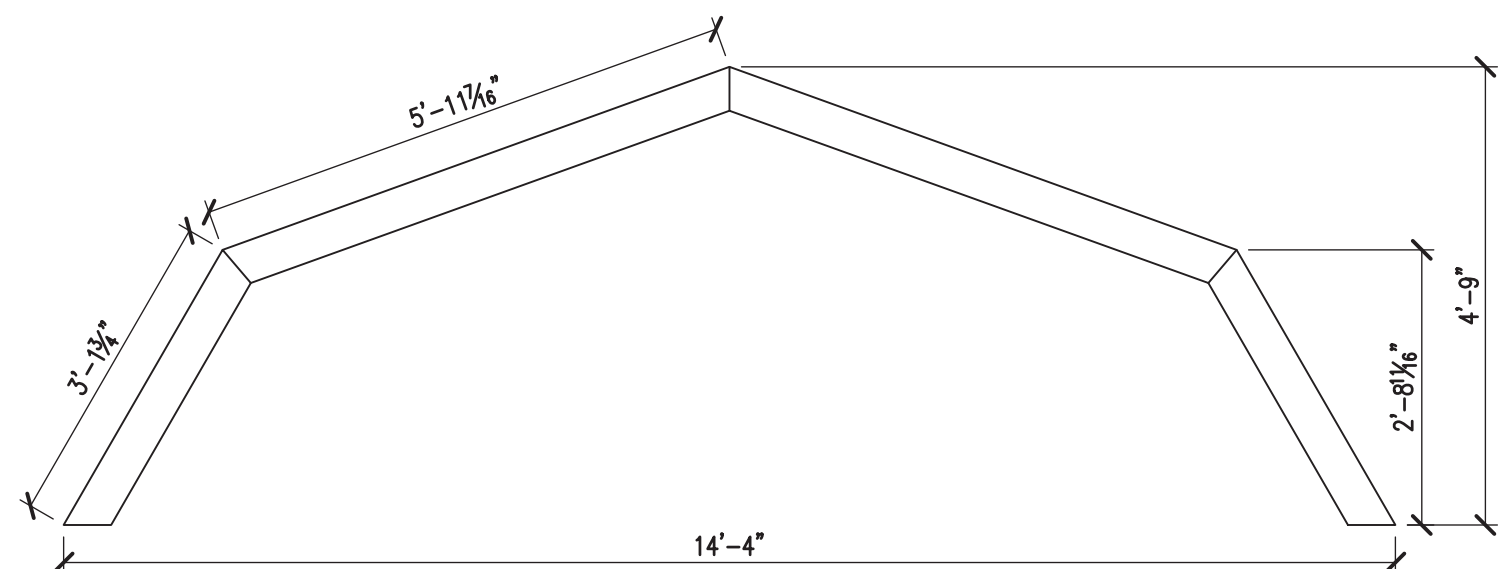
M=68.6(1.33)(7^2)/8 x(12) = 6657.1 in-lbs;
fb= 1104 psi < 3000 psi LRFD OK



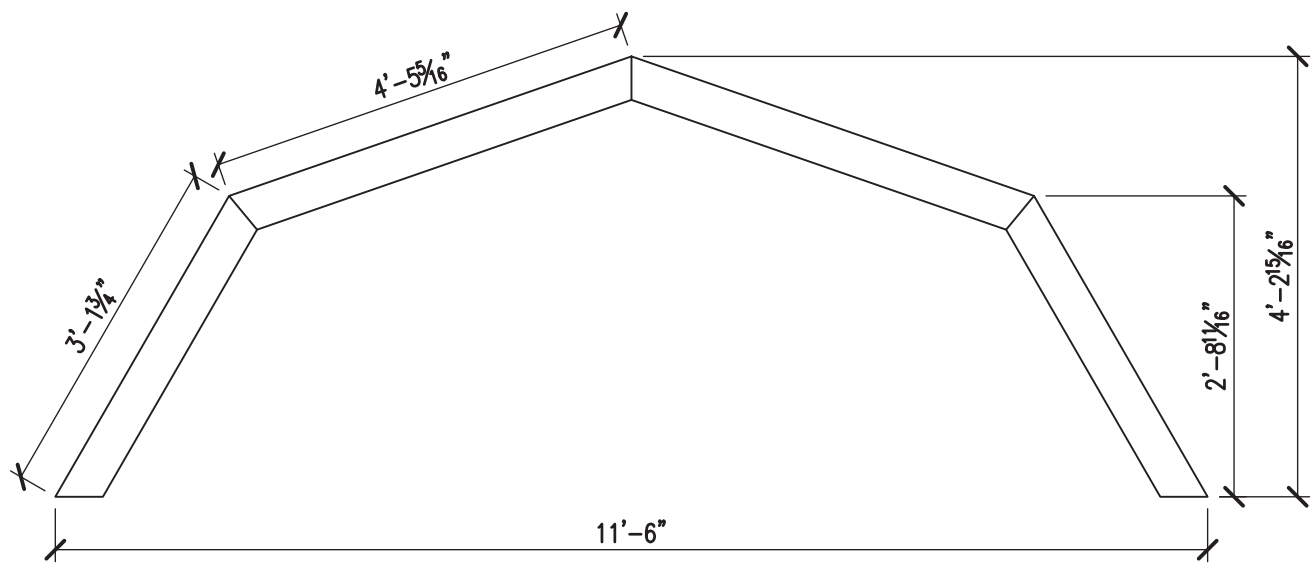
18' LOFTED TRUSS



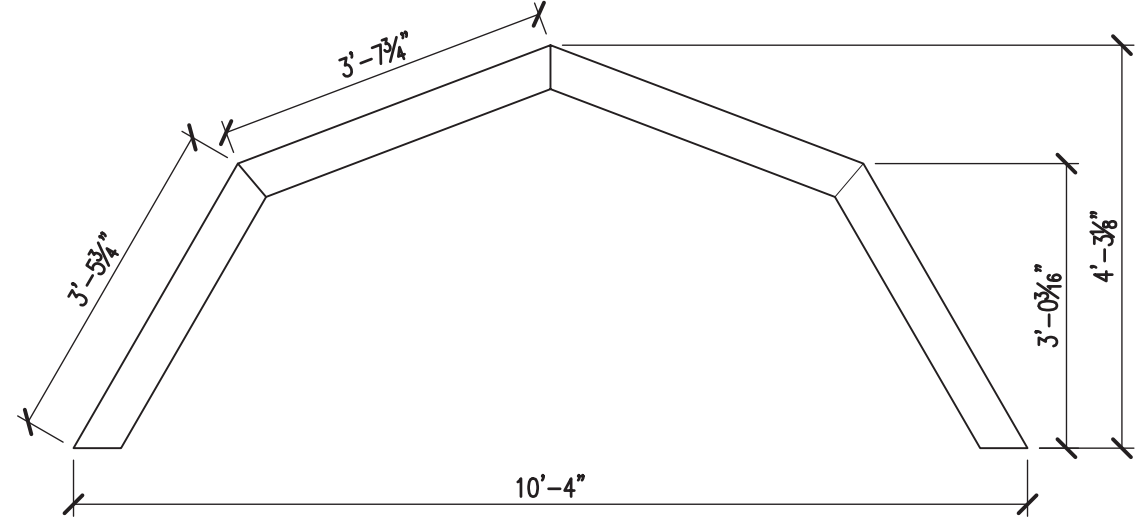
16' LOFTED TRUSS



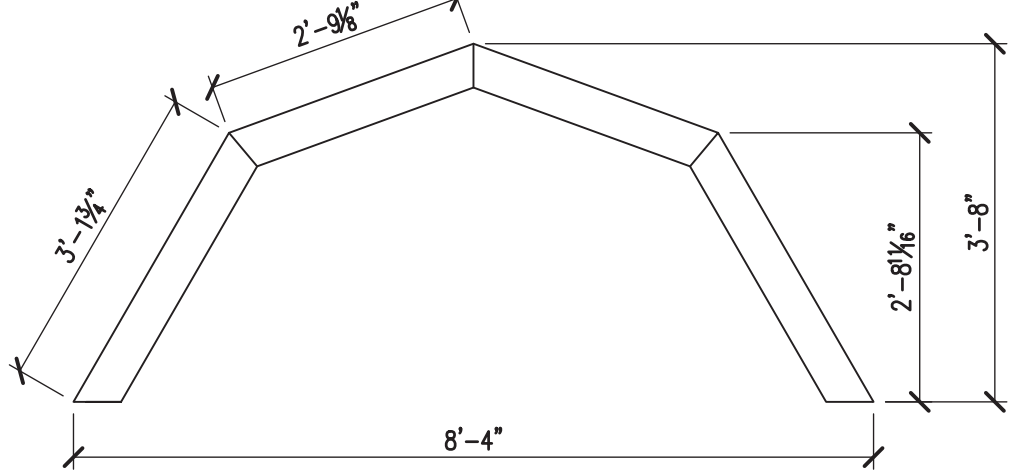
14' LOFTED TRUSS



12' LOFTED TRUSS



10' LOFTED TRUSS



8' LOFTED TRUSS

AREA FOR APPROVAL STAMPS

PROJECT: UTILITY SHED

TRUSS DETAILS

DON VAN GERVE, P.E.
SPECIALTY STRUCTURAL ENGINEER

ADS ALTERNATE DESIGN SOLUTIONS
STRUCTURAL ENGINEERING DESIGN & CONSTRUCTION SERVICES
PHONE: 215.355.4684
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ENGINEERING SERVICES PROVIDED FOR:
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REVISION	DESCRIPTION	DATE	BY
1			
2			
3			
4			
5			

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

DWG NO.: A-10

Comments received to date

GRCA – no comments

Fire – no comments

Sourcewater - 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.

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.

From: [Planning](#)
Sent on: June 23, 2025 3:27:51 PM
To: [Lynne Banks](#)
Subject: FW: Variance application #D13/SCH- Rejection.
Attachments: Public Notice - SCH.pdf (424.12 KB)

fyi



Mehul Safiwala
Junior Planner
Township of Puslinch
7404 Wellington Rd 34, Puslinch ON N0B 2J0
519-763-1226 ext. 233 Fax 519-736-5846 www.puslinch.ca
My hours may not match your working hours. If you received this email outside of regular business hours, I do not expect an immediate response.

From: Leann Clarke <leann.clarke@wilsonblanchard.com>
Sent: June 23, 2025 3:14 PM
To: Planning <planning@puslinch.ca>
Subject: Variance application #D13/SCH- Rejection.

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#) | [Report](#)

Dear Planning Department

Please see below the submission regarding Minor Variance Application #D13/SCH.

The Board of Directors of WCECC #214 does **not support** any minor variance to the current setback requirements in place within the community. Furthermore, we are opposed to any increase in lot coverage beyond the established 35% maximum.

Mini Lakes has experienced significant construction activity in recent years, much of which has negatively impacted stormwater management. Many properties have exceeded the 35% lot coverage threshold by adding structures, concrete, and asphalt. This has greatly reduced permeable surfaces, leaving stormwater with nowhere to drain. As a result, several areas within the community are experiencing flooding, leading to costly infrastructure upgrades amounting to millions of dollars.

The Board is committed to preserving the aesthetic integrity and functionality of the community for all residents. For these reasons, we strongly object to the requested minor variance.

Thank you
Leann Clarke
605-73 Water Street, North
Cambridge, Ontario N1R 2L7
Phone: 519-620-8778
[Wilson Blanchard Management, An Associa® Company](#)
To bring positive impact and meaningful value to every community.



An **Associa**® Company



REPORT D13-2025-016

TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: July 8th, 2025

SUBJECT: Minor Variance Application D13/CIM (Massimo Cimino)
6547 Concession 1
Puslinch Concession Gore Part Lot 3

RECOMMENDATION

That Report D13-2025-016 entitled Minor Variance Application D13/CIM 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), to allow a maximum lot coverage for accessory buildings and structures of 300 m² instead of 200 m² as required; and

Whereas the variance requested would provide relief from Section 4.4.2, Table 4.1 of the Zoning By-law, to permit an accessory building to have a height of 6.15 metres to the midpoint of the roof instead of 5 metres as required; and

Whereas the variance requested would provide relief from Section 4.4.2, Table 4.1 of the Zoning By-law, to allow a minimum interior side yard of 1.88 metres for an existing pool cabana/shed instead of 2 metres 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 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 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 hectare is 200 m ² .	300 m ²	100 m ²
Comprehensive Zoning By-law # 23-2018, as amended	Section 4.4.2, Table 4.1, Accessory Building and Structures	Unless otherwise restricted, no accessory building or structure shall exceed 5 metres in height.	6.15 m	1.15 m
Comprehensive Zoning By-law # 23-2018, as amended	Section 4.4.2, Table 4.1, Accessory Building and Structures	The minimum required interior side yard for accessory buildings and structures is 2 metres.	1.88 m	0.12 m

Subject Property Key Map



Background

The subject property is approximately 0.71 hectares in size and contains an existing dwelling, outdoor pool and pool cabana/shed. The subject lands are zoned Agricultural (A). The applicant is seeking to build new detached garage which is 227.82 m² in size. The elevation of the new

garage is depicted in the submitted plans, and while it resembles a mansard roof, it was determined that it is a gambrel roof based on the structure. Therefore, planning staff interpreted the building's height as being the vertical distance between the elevation of the grade adjoining the base of the exterior walls at the centre of the front of the building to the middle of the roof. The purpose of the application is to permit the construction of a new detached garage and to recognize the set-back of the existing cabana.

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, and maximum allowed height for the proposed new garage and minimum required side yard for an existing pool cabana/shed. • The applicant has indicated that proposed new accessory building is for personal storage. • Planning staff consider request to be minor in terms of impact.
That the intent and purpose of the Zoning By-law is maintained	<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 an existing 805 m² (8665 ft²) house and 72.28 m² (778 ft²) pool shed on the property. • The purpose of subject application is to facilitate construction of new accessory building of 227.75 m² (2451 ft²) in size, which results in total accessory lot coverage of 300 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 100 m². • The application is also seeking relief from Section 4.4.2, Table 4.1 of the Zoning By-law to permit a height of 6.15 meters, instead of 5 meters. • Further the application seeks to permit an interior side yard of 1.88 metres for the existing pool cabana/shed, instead of 2 meters according to section 4.4.2, Table 4.1. • The other zone requirements of Table 4.1 and are met for the proposed accessory building and existing pool cabana/shed. • It is noted that the total existing lot coverage is 15.25%. The maximum allowed lot coverage of the subject land is 30%

	<p>and the proposed accessory building would result in a total lot coverage of 19.20%.</p> <ul style="list-style-type: none"> • 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. • The application indicated that the use of new accessory building and pool cabana/shed is for personal use and no new use is proposed as a part of the application. • Planning staff is in the opinion that the application maintain the general intent and purpose of the Zoning By-law.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The property is designated Secondary Agricultural within County Official Plan. • A single detached dwelling, and associated accessory uses, are permitted in the Secondary Agricultural designation. • The planning staff is in the opinion that the application meets the general intent and the purpose of the Official Plan.
That the variance is desirable for the appropriate development and use of the land, building or structure	<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 storage space for personal use. • The proposed accessory building meets the required setbacks and is located behind the main building. • 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-2025-43

Applicant, Payer

Last name Angelino	First name Dino	Corporation or partnership Max Cimino
Street address 6547 concession 1	Unit number	Lot / Con. concession 1
Municipality puslich	Province ontario	Postal code N0B2J0
Other phone [REDACTED]	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Property owner

Last name Cimino	First name Massimo	Corporation or partnership
Street address 6557 Concession 1	Unit number	Lot / Con. Concession 1
Municipality Puslinch	Province Ontario	Postal code N0B 2J0
Other phone [REDACTED]	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information

Address	Legal description	Roll number
6547 CONCESSION 1 (Primary)	CON GORE PT LOT 3 RP 61R7498;PART 1	2301000003013050000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Max Cimino (Dino Angelino), 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)

X

Signature of Commissioner for taking affidavits

Municipality
Township of
Puslinch

Day, month, year

06 / JUNE / 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 Dino Angelino, 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.

Signature

Date

X

Dino Angelino

JUNE 6. 25.

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 type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other	

Provide a description of the "entire" property			
Concession concession 1		Lot 6547	Registered Plan Number
Area in Hectares 0.56		Area in Acres 1.42	Depth in Meters 76
Depth in Feet 249.344	Frontage in Meters 76	Frontage in Feet 249.344	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? Additional height of 1.15m and area additional space for accessay lot coveragefrom 200 m2 to 470m2	Why is it not possible to comply with the provisions of the by-law? new proposed garage

What is the current Official Plan and zoning status?	
Official Plan Designation agcultural	Zoning Designation ag
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 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 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? 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 n/a	Main Building Height in Feet n/a	Percentage Lot Coverage in Meters 816.27m2
Percentage Lot Coverage in Feet n/a	Number of Parking Spaces n/a	Number of Loading Spaces n/a
Number of Floors 1	Total Floor Area in Square Meters 81627 m2	Total Floor Area in Square Feet n/a
Ground Floor Area (Exclude Basement) in Square Meters n/a		Ground Floor Area (Exclude Basement) in Square Feet n/a

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters 6.15m	Main Building Height in Feet n/a	Percentage Lot Coverage in Meters 226.34 m2
Percentage Lot Coverage in Feet n/a	Number of Parking Spaces n/a	Number of Loading Spaces n/a
Number of Floors 1	Total Floor Area in Square Meters 226.34 m2	Total Floor Area in Square Feet n/a
Ground Floor Area (Exclude Basement) in Square Meters n/a		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 >7.5 m	Front Yard in Feet n/a	Rear Yard in Meters 5.54 m
Rear Yard in Feet n/a	Side Yard (interior) in Meters 3.83 m	Side Yard (interior) in Feet
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 2018	Date of construction of buildings property 2018	How long have the existing uses continued on the subject property? allways family home
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

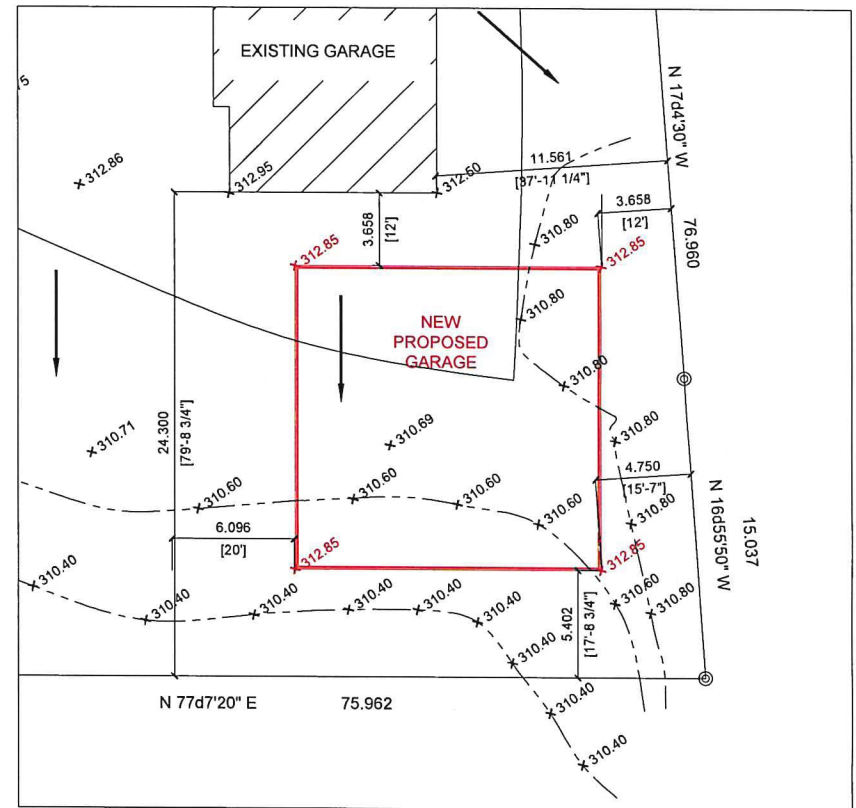
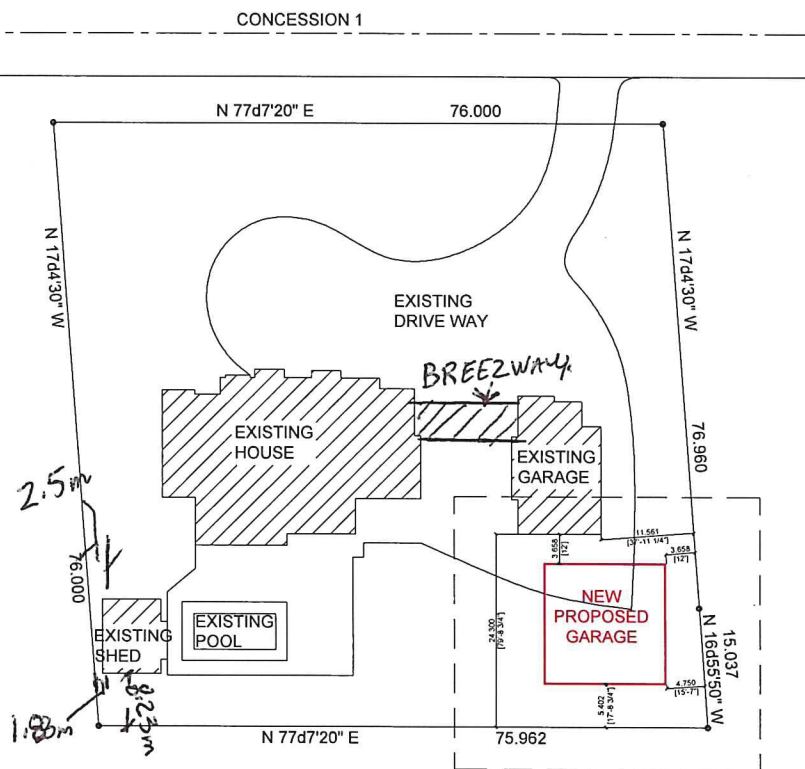
Minor Variance Application must be commissioned

Please confirm the following

- ☒ 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.



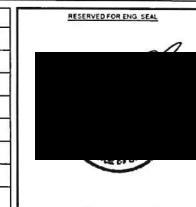
PLAN NORTH



ENLARGED WITH GRADING

GENERAL NOTES:
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NO.	REVISION	DATE
1	ISSUED FOR PERMIT	05/03/2025



CLIENT:	CAMBRIDGE DRYWALL SERVICES
LOCATION:	6547 CONCESSION 1 PUSLINC, ONTARIO, N0B2J0
PROJECT:	CIMINO 50'x50' GARAGE
PROJECT:	SITE PLAN

VANDERWAL HOMES & COMMERCIAL GROUP INC. COLD-FORMED STEEL BUILDING SYSTEMS	
PROJECT:	T25-043
DATE:	APRIL 3, 2025
DESIGNER:	VP
PAGE:	A 1.1

SITE PLAN

CIMINO - GARAGE

ONTARIO BUILDING CODE REQUIREMENTS								
ITEM	ONTARIO BUILDING CODE DATA MATRIX	OBC REFERENCE						
1	PROJECT DESCRIPTION <div><input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE</div>	<input checked="" type="checkbox"/> PART 3 <input checked="" type="checkbox"/> PART 9 <input type="checkbox"/> PART 11						
2	MAJOR OCCUPANCY (S) GROUP C	3.2.2						
3	BUILDING AREA (SQ.FT.) EXISTING = NEW = 2500 SQFT 232 SQ.M.							
4	GROSS AREA (SQ.FT.) EXISTING = NEW = 2500 SQFT 232 SQ.M.							
5	NUMBER OF STOREYS ABOVE GRADE = 1 STOREY BELOW GRADE = 0	3.2.1.1						
6	HEIGHT OF BUILDING (FT) ≈16 FT (FINISHED GRADE TO U/S OF TOP STOREY CEILING)							
7	NUMBER OF STREET / ACCESS ROUTES <input checked="" type="checkbox"/> 1 STREET <input type="checkbox"/> 2 STREET <input type="checkbox"/> 3 STREET							
8	BUILDING CLASSIFICATION: GROUP C DIVISION 3.2.2.54							
9	SPRINKLER SYSTEM PROPOSED <div><input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING <input checked="" type="checkbox"/> NOT REQUIRED</div>	3.2.2.54						
10	STANDPIPE REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO							
11	ALARM REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.4						
12	WATER SERVICE / SUPPLY IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO							
13	HIGH BUILDING (3.2.6) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6						
14	CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/> BOTH	3.2.2.47						
15	MEZZANINE(S) AREA FT2 EXISTING AREA _____ NEW AREA _____ MEZZANINE 10% OR LESS ENCLOSED (AREA) _____, <=40% UNENCLOSED (AREA) _____	3.2.1.1.(3)-(8)						
16	OCCUPANT LOAD: EXISTING _____ PERSONS, NEW 0 _____, TOTAL 0 _____ BASED ON _____ FT2/PERSON DESIGN OF BUILDING 0 _____ 1ST FLOOR OCCUPANCY 2/ SLEEPING ROOM LOAD _____ PERSONS	3.7.4.7.(1)						
17	WASHROOM: NUMBER OF FIXTURES - 0	3.7.4.6						
18	BARRIER-FREE DESIGN <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.8.2.1						
19	CONCEALED SPACE (FLOOR OR CEILING) USED AS PLENUM <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO							
20	HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (NATIONAL FIRE CODE, ONTARIO FIRE CODE)							
21	ADDITIONAL FIRE SEPARATIONS REQUIRED							
22	LISTING DESIGN NO. OR DESCRIPTION (SG-2) HORIZONTAL ASSEMBLIES FRR <div>REQUIRED FIRE RESISTANCE RATING (FRR)<div>MEZZANINE .75 HOURS ROOF 0 HOURS FLOORS .75 HOURS FRR OF SUPPORTING MEMBERS LISTED DESIGN NO. OR DESCRIPTION (SG-2)<div>BEAMS .75 HOURS COLUMNS .75 HOURS OTHER .75 HOURS</div></div></div>							
23	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS REFER TO GROUND FLOOR PLAN FOR DETAILS							
WALL	AREA OF EBF (M²)	L D (M)	L/H OR H/L	'FRR' (HOURS)	PERMITTED MAX. % OF OPENINGS	PROPOSED % OF OPENINGS	COMBUSTIBLE CONSTRUCTION	NON-COMBUSTIBLE CONSTRUCTION
NORTH	63.5	3.7	3/1	0 HR	14%	33%	YES	9.10.9.18(3)
SOUTH	63.5	5.4	3/1	0 HR	29%	5%	YES	
EAST	63.5	3.7	3/1	0 HR	14%	4%	YES	
WEST	63.5	47	3/1	0 HR	100%	42%	YES	

SHEET NUMBER	SHEET NAME
A 1.0	COVER
A 1.1	SITE PLAN
A 1.2	NOTES
A 1.3	SCHEDULES
A 2.0	FOUNDATION PLAN
A 2.1	FLOOR PLAN
A 2.2	WALL FRAMING PLAN
A 2.3	ROOF FRAMING PLAN
A 3.0	SECTION DETAILS
A 3.1	WALL PANEL FABRICATION DETAILS
A 4.1	ELEVATIONS
A 5.0	ELECTRICAL PLAN

GENERAL NOTES:

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NO.	REVISION	DATE
1	ISSUED FOR PERMIT	06/03/2025

RESERVED FOR ENG. SEAL

CLIENT :

CAMBRIDGE DRYWALL SERVICES

LOCATION :

6547 CONCESSION 1
PUSLINCH, ONTARIO, N0B2J0

PROJECT :

CIMINO
50'x50' GARAGE

SHEET :

COVER

PRGJ.#:

T25-043

DESIGNER:

VP

DATE :

APRIL 3, 2025

PAGE #:

A 1.0

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.
- ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
- WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
- ALL DIMENSIONS, WHEN SHOWN IN PLAN, ARE TO FACE OF STUD OR CONCRETE U.N.O.
- DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY ON SIMILAR CONDITIONS.
- ALL DIMENSIONS, WHEN SHOWN IN SECTION OR ELEVATIONS, ARE TO TOP OF STRUCTURAL MEMBERS OR TOP OF CONCRETE SLAB U.N.O.
- VERIFY THE BUILDING LOCATION AND FLOOR ELEVATIONS, BEFORE PROCEEDING WITH THE WORK.
- VERIFY ALL ARCHITECTURAL DETAILS WITH THE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BEFORE THE ORDERING OR INSTALLATION OF ANY ITEM OF WORK.
- LARGER SCALE DETAILING SHALL TAKE PRECEDENCE OVER SMALLER SCALE VERIFY WITH ARCHITECT.
- SCREWS MEETING ASTM C 1002 OR ASTM C 954 SHALL BE PERMITTED TO BE SUBSTITUTED FOR PRESCRIBED NAILS, ONE FOR ONE, WHEN THE HEAD DIA. LENGTH AND SPACING EQUAL OR EXCEED THE REQUIREMENTS FOR THE NAILS USED IN THE TESTED GYPSUM BOARD ASSOCIATED ASSEMBLIES SYSTEM. - LISTED ON THE CONSTRUCTION ASSEMBLIES SHEET

COLD-FORMED STEEL NOTES:

GENERAL REQUIREMENTS:

- ALL COLD-FORMED STEEL (CFS) FRAMING SHALL COMPLY WITH CSA S136-16, THE 2015 NATIONAL BUILDING CODE OF CANADA (NBCC), AND THE 2012 ONTARIO BUILDING CODE (OBC) OR THE LATEST APPLICABLE EDITIONS.
- DESIGN, FABRICATION, AND INSTALLATION MUST CONFORM TO CSA S136-16 AND AISI S100-16 (NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS), AS APPLICABLE IN CANADA.
- ALL CFS MEMBERS MUST BE DESIGNED FOR THE SPECIFIED LOADS, INCLUDING DEAD LOADS, LIVE LOADS, WIND LOADS, AND SEISMIC LOADS, AS PER NBCC/OBC REQUIREMENTS.
- SHOP DRAWINGS MUST BE SEALED AND SIGNED BY A LICENSED PROFESSIONAL ENGINEER (P.ENG.) REGISTERED IN THE PROVINCE OF ONTARIO.

MATERIALS:

- ALL STUDS AND ACCESSORIES SHALL BE OF THE TYPE, SIZE, STEEL THICKNESS, AND SPACING SHOWN ON THE PLANS & SCHEDULES. STUDS, TRACKS, BRACING, AND BRIDGING SHALL COMPLY WITH ASTM C955.
- ALL GALVANIZED STUDS AND ACCESSORIES OF 16GA (1.52 MM) OR HEAVIER SHALL BE FORMED FROM STEEL CONFORMING TO ASTM A653 WITH A MINIMUM YIELD STRENGTH OF 345 MPA (50 KSI).
- ALL GALVANIZED STUDS AND ACCESSORIES OF 18GA (1.37 MM) AND 20GA (0.91 MM) OR LIGHTER SHALL BE FORMED FROM STEEL CONFORMING TO ASTM A653 WITH A MINIMUM YIELD STRENGTH OF 230 MPA (33 KSI).
- ALL GALVANIZED STUDS AND ACCESSORIES SHALL HAVE A MINIMUM G60 COATING IN ACCORDANCE WITH ASTM A653.
- THE PHYSICAL PROPERTIES AND ALLOWABLE LOAD CAPACITIES OF MEMBERS SHALL BE DEVELOPED AS PER CSA S136-16.
- PER CSA S136, RIGID COLLATERAL FACING MATERIAL ATTACHED TO NON-LOAD-BEARING WALLS MAY BE CONSIDERED ADEQUATE SUPPORT OF MEMBERS AGAINST ROTATION.
- WEB PERFORATIONS IN STUDS SHALL BE IN STRICT ACCORDANCE WITH CSA S136 AND NBCC REQUIREMENTS, MAINTAINING MINIMUM EDGE DISTANCES.

EXECUTION:

- PRODUCTS SHALL BE PROTECTED FROM CONDITIONS THAT MAY CAUSE PHYSICAL DAMAGE.
- MATERIALS SHALL BE STORED ON A FLAT PLANE AND PROTECTED FROM EXCESSIVE MOISTURE.
- DAMAGED MATERIALS (E.G., RUSTED, DENTED, BENT, OR TWISTED) SHALL BE REMOVED FROM THE JOB SITE IMMEDIATELY, AS DETERMINED BY THE PROJECT ENGINEER.

INSTALLATION - GENERAL:

- CONSTRUCTION MAY BE EITHER STICK-BUILT OR PREFABRICATED PANEL ASSEMBLY, EITHER ON-SITE OR OFF-SITE.
- CONNECTIONS SHALL BE MADE USING SELF-DRILLING SCREWS OR WELDING. SLIP CONNECTIONS MUST BE DESIGNED ACCORDINGLY.
- SCREWED AND BOLTED CONNECTIONS SHALL COMPLY WITH S136 AND HAVE MINIMUM OF AT LEAST THREE THREADS EXPOSED BEYOND THE JOINED MEMBERS.
- AXIALLY LOADED STUDS SHALL BE INSTALLED SQUARELY AGAINST THE WEB OF THE TOP AND BOTTOM TRACK, WITH CONTINUOUS UNIFORM BEARING.
- CUTTING OF STEEL FRAMING MEMBERS SHALL BE DONE USING A SAW OR SHEAR. TORCH CUTTING OF LOAD-BEARING MEMBERS IS NOT PERMITTED.
- TEMPORARY BRACING SHALL BE USED AS REQUIRED AND KEPT IN PLACE UNTIL THE STRUCTURE IS PERMANENTLY STABILIZED.
- BRIDGING SHALL BE OF THE SIZE AND TYPE SHOWN ON DRAWINGS.
- HEADERS SHALL BE INSTALLED IN ALL OPENINGS LARGER THAN THE STUD SPACING IN AXIALLY LOADED WALLS, AS SHOWN ON DRAWINGS.
- LOAD-BEARING WALLS SHALL HAVE STUDS ALIGNED VERTICALLY FOR FULL LOAD TRANSFER TO THE FOUNDATION.
- REINFORCEMENT SHALL BE PROVIDED WHERE HOLES ARE CUT THROUGH LOAD-BEARING MEMBERS THAT EXCEED STANDARDS.
- ALL EXPOSED STEEL SURFACES DUE TO WELDING SHALL BE TOUCHED UP WITH ZINC-RICH PAINT.
- FASTENING OF GYPSUM BOARD TO STEEL STUDS SHALL COMPLY WITH ASTM C840 AND ASTM C954, WITH SCREWS SPACED PER NBCC REQUIREMENTS.

PANELIZED CONSTRUCTION:

- PANELS SHALL BE DESIGNED TO RESIST CONSTRUCTION, HANDLING, AND CODE-SPECIFIED LOADS.
- HANDLING AND LIFTING OF PREFABRICATED PANELS SHALL NOT CAUSE PERMANENT DEFORMATION.
- PANEL-TO-STRUCTURE ATTACHMENT SHALL BE AS SHOWN IN THE DRAWINGS.
- PANEL ALIGNMENT SHALL ENSURE CONTINUITY OF WALLS AND FLOORS.

NON-PANELIZED (STICK-BUILT) CONSTRUCTION:

- TRACK ALIGNMENT SHALL BE ACCURATE AT SUPPORTING STRUCTURES.
- TRACK INTERSECTIONS SHALL BE FLUSH AND EVENLY BUTTED.
- AXIALLY LOADED STUDS SHALL BE SECURELY ATTACHED AND SEATED SQUARELY IN TOP AND BOTTOM TRACKS.
- COMPLETE BEARING SHALL BE MAINTAINED UNDER TRACKS FOR PROPER LOAD TRANSFER.

FASTENINGS AND ATTACHMENTS:

- TRACK ANCHORAGE TO THE STRUCTURE SHALL BE AS PER THE SPECIFIED DESIGN.
- WELDING SHALL CONFORM TO CSA W59 AND AISI MANUAL SECTION 4.2.
- WELDS MAY BE BUTT, FILLET, SPOT, OR GROOVE TYPE, AS DETERMINED BY DESIGN CALCULATIONS.
- ZINC-RICH PAINT SHALL BE APPLIED TO ALL WELDS.

TOLERANCES:

- STUD PLUMBNESS: 1/960TH OF THE SPAN.
- WALL LEVEL: 1/960TH OF RESPECTIVE LENGTHS.
- STUD SPACING TOLERANCE: +/- 1/8" FROM DESIGN SPACING, MAINTAINING CUMULATIVE ERROR LIMITS FOR FINISHING MATERIALS.
- PREFABRICATED PANELS SHALL NOT EXCEED 3MM OR 1/8" OUT OF SQUARE WITHIN PANEL LENGTH.

INSPECTIONS:

- ALL MEMBERS SHALL BE CHECKED FOR BEARING, COMPLETENESS OF ATTACHMENTS, AND REINFORCEMENT.
- ALL ATTACHMENTS SHALL CONFORM TO STRUCTURAL DRAWINGS.
- GENERAL INSPECTIONS SHALL BE COMPLETED PRIOR TO LOADING MEMBERS.
- INSPECTIONS SHALL COMPLY WITH LOCAL BUILDING CODE REQUIREMENTS.

CLIMATIC DATA:

DESIGN LOADS ARE UNFACTORED UNLESS NOTED OTHERWISE.

- A. CLIMATIC DESIGN DATA (CAMBRIDGE):
SNOW LOAD SS = 1.6 kPa
SR = 0.4 kPa
SNOW IMPORTANCE FACTOR IS ULS = 1.0
IS SLS = 0.9
- B. BUILDING IMPORTANCE CATEGORY = NORMAL
- C. SEISMIC INFORMATION
IMPORTANCE FACTOR IE = 1.0
STRUCTURAL CONFIGURATION = REGULAR
- D. WIND
q₃₀ = 0.36 kPa
IMPORTANCE FACTOR IW ULS = 1.0
IW SLS = 0.75
INTERNAL PRESSURE CATEGORY = 2
WALLS INTERNAL PRESSURE = 0.24 kPa
- E. SNOW LOADS
SNOW (SS) = 1.6 kPa
SNOW (GABLE)= 1.68 kPa

DESIGN LOADS:

ROOF DEAD LOADS:
1.2 KPA (25 psf)

ROOF LIVE LOADS:
1 KPA (21 psf)

ROOF SNOW LOAD:
1.68KPA (35.1 psf)

FRAMING DESIGNATORS

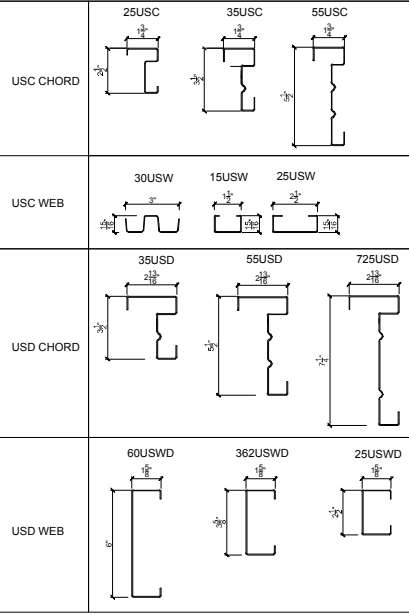
600 S 162 - 54

MATERIAL THICKNESS IN $\frac{1}{1000}$ INCHES.
0.033 IN. = 33 MILS (20 GA)
0.043 IN. = 43 MILS (18 GA)
0.054 IN. = 54 MILS (16 GA)
0.068 IN. = 68 MILS (14 GA)
0.097 IN. = 97 MILS (12 GA)
0.118 IN. = 118 MILS (10 GA)

FLANGE WIDTH IN $\frac{1}{100}$ INCHES.
125 = 1.250"
162 = 1.625"
200 = 2.0"
250 = 2.5"
300 = 3.0"
350 = 3.5"

STYLE:
S = STUD OR JOIST SECTIONS
T = TRACK SECTIONS

MATERIAL DEPTH IN $\frac{1}{100}$ INCHES.
362 = 3.625"
400 = 4.0"
600 = 6.0"
800 = 8.0"
1000 = 10.0"
1200 = 12.0"



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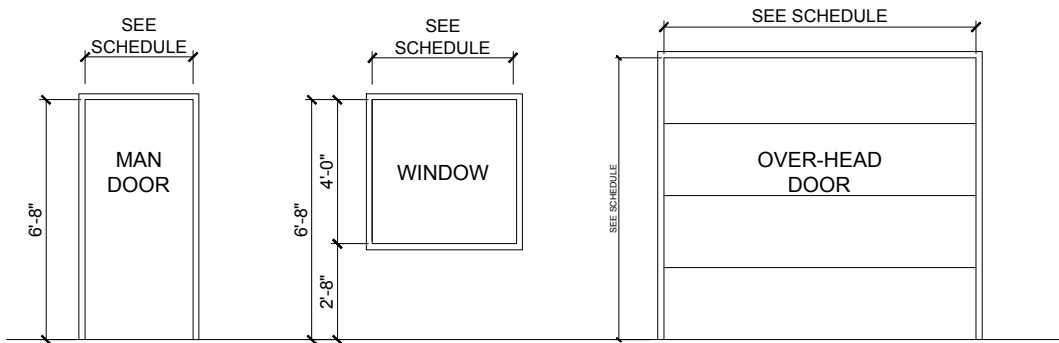
APRIL 3, 2025

DESIGNER:

VP

PAGE #:

A 1.2



WINDOW & DOOR SCHEDULE								
WINDOW / DOOR - INFORMATION							FRAME - INFORMATION	
TAG	WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	QTY	MATERIAL	FINISH
W1	4'-0"	4'-0"	DIRECT GLAZE	LOW E -CLEAR	-	2	METAL	PAINT
W2	6'-0"	4'-0"	DIRECT GLAZE	LOW E -CLEAR	-	1	METAL	PAINT
D1	12'-0"	12'-0"	O/H GARAGE	GLASS PANELS	PAINT	1	METAL	PAINT
D2	10'-0"	8'-0"	O/H GARAGE	GLASS PANELS	PAINT	2	METAL	PAINT
D3	10'-0"	8'-0"	O/H GARAGE	INSULATED METAL	PAINT	1	METAL	PAINT
D4	3'-0"	6'-8"	EXTERIOR	INSULATED METAL	PAINT	1	METAL	PAINT

WINDOW AND DOOR SCHEDULE

WALL FRAMING SCHEDULE				
WALL TYPES	FRAMING DEPTH	FRAMING	MAX. DESIGN HEIGHT	STUD SPACING
CFS-01	6"	600S162-54	15'-0"	1'-4" O/C

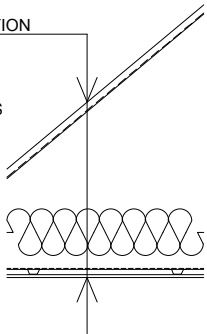
OPENING FRAMING SCHEDULE						
OPENING TAG	HEADER MATERIALS	HEADER PROFILE	SILL MATERIALS	JAMB MATERIALS	JAMB PROFILE	JAMB NOTES
ROF-D01	W 10x22		1 - 600T125-43	1 - 600S350-68 JACK 1 - 600S200-54 KING	JK	
ROF-D02	W 8x21		1 - 600T125-43	1 - 600S300-97 JACK 1 - 600S200-54 KING	JK	
ROF-D03	W 14x22		1 - 600T125-43	1 - 600S350-97 JACK 1 - 600S200-54 KING	JK	
ROF-D04	2 - 600S162-54		1 - 600T125-43	1 - 600S300-68	[SHH6/54 CLIP - #10 SCREWS TO JAMB: FLANGES (12), WEB (4) #10 SCREWS TO HEADER: FLANGES WEB (12), TRACK (4)
ROF-W01	2 - 600S162-68		1 - 600T125-43	1 - 600S250-68	[SHH6/54 CLIP - #10 SCREWS TO JAMB: FLANGES (12), WEB (4) #10 SCREWS TO HEADER: FLANGES WEB (12), TRACK (4)
ROF-W01	2 - 600S300-97		1 - 600T125-43	1 - 600S350-68	[SHH6/54 CLIP - #10 SCREWS TO JAMB: FLANGES (20), WEB (4) #10 SCREWS TO HEADER: FLANGES WEB (20), TRACK (4)

- OPENING FRAMING NOTES:
- MULTI-STUD JAMB ASSEMBLIES ARE FASTENED TOGETHER @ 610mm (2'-0") O/C UNLESS NOTED OTHERWISE.
 - BOTTOM CRIPPLES ARE 20 GA UNLESS NOTED OTHERWISE.
 - TOP CRIPPLES ARE 600S162-43 OR 800S162-43 UNLESS NOTED OTHERWISE.
 - HORIZONTAL HEADER CLOSURE TRACKS ARE MIN. 18 GA UNLESS NOTED OTHERWISE.

FRAMING SCHEDULE

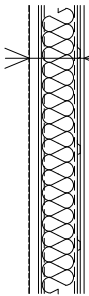
ROOF ASSEMBLY

R1-TYPICAL ROOF CONSTRUCTION
STANDING SEAM METAL ROOF
ICE & WATER SHIELD
1½" x 22 GA. METAL DECK
COLD-FORMED STEEL TRUSSES
@ 4'-0" O.C. MAX
R60 INSULATION
6 mil VAPOUR BARRIER
7⁄8" HAT CHANNEL FURRING
5⁄8" TYPE X GYPSUM BOARD



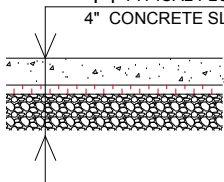
WALL ASSEMBLY

W1 -TYPICAL WALL CONSTRUCTION
PRE-FINISH METAL SIDING
TYVEK
½" PLYWOOD
6" STRUCTURAL STEEL STUD @ 24" O.C. MAX
(SEE FRAMING SCHEDULE FOR GAUGE)
6" BATT INSULATION - R20
½" RESILIENT CHANNEL
5⁄8" TYPE X GYPSUM WALL BOARD



FLOOR ASSEMBLY

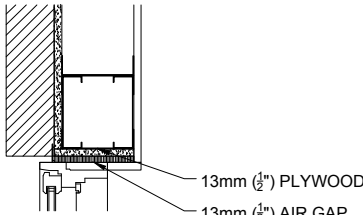
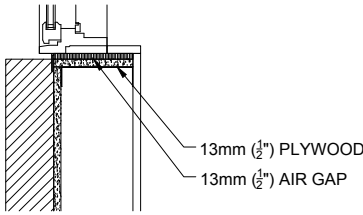
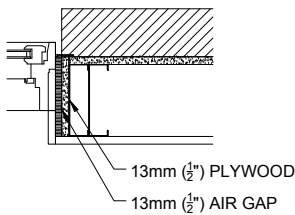
F1-TYPICAL FLOOR CONSTRUCTION
4" CONCRETE SLAB WITH WIREMESH
2" RIGID FOAM
6" STONE



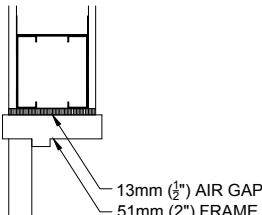
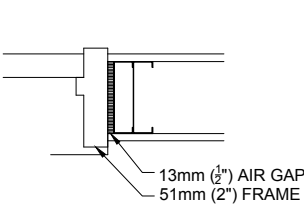
ASSEMBLIES

OPENING SCHEDULE										
ARCH. OPENING					ROUGH STUD OPENING					
TAG	WIDTH	HEIGHT	SILL HT	HEAD HT	RSO TAG	WIDTH	HEIGHT	SILL HT	HEAD HT	DETAIL
W1	4'-0"	4'-0"	2'-8"	6'-8"	W1	4'-2"	4'-2"	2'-7"	6'-9"	A
W2	6'-0"	4'-0"	2'-8"	6'-8"	W2	6'-2"	4'-2"	2'-7"	6'-9"	A
D1	12'-0"	12'-0"	-	12'-0"	D1	12'-0"	12'-0"	-	12'-0"	-
D2	10'-0"	8'-0"	-	8'-0"	D2	10'-0"	8'-0"	-	8'-0"	-
D3	10'-0"	8'-0"	-	8'-0"	D3	10'-0"	8'-0"	-	8'-0"	-
D4	3'-0"	6'-8"	-	6'-8"	D4	3'-5"	6'-11"	-	6'-11"	B

ROUGH STUD OPENING (RSO) SCHEDULE



A ROUGH STUD OPENING (RSO) WINDOW JAMB/SILL/HEADER



B ROUGH STUD OPENING (RSO) DOOR JAMB/SILL/HEADER

GENERAL NOTES:

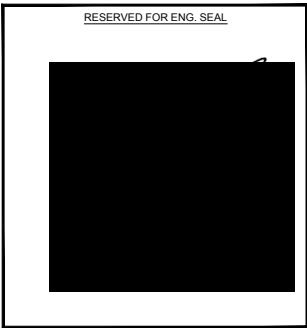
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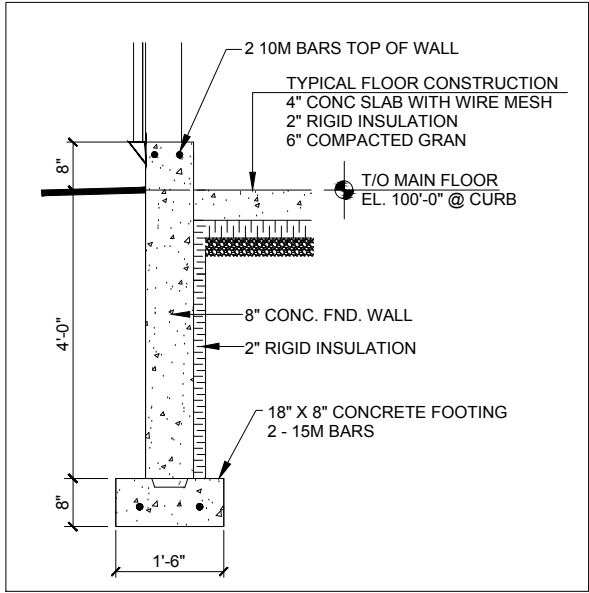
NO.	REVISION	DATE
1	ISSUED FOR PERMIT	06/03/2025



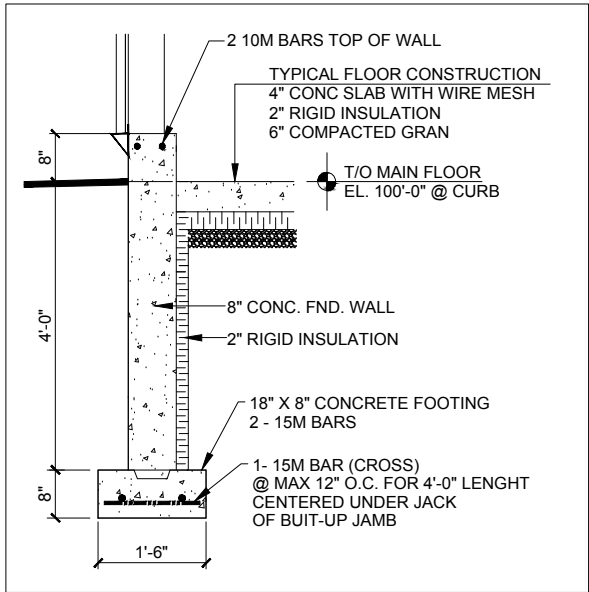
CLIENT : CAMBRIDGE DRYWALL SERVICES
LOCATION : 6547 CONCESSION 1 PUSLINCH, ONTARIO, N0B2J0
PROJECT : CIMINO 50'x50' GARAGE
SHEET : SCHEDULES



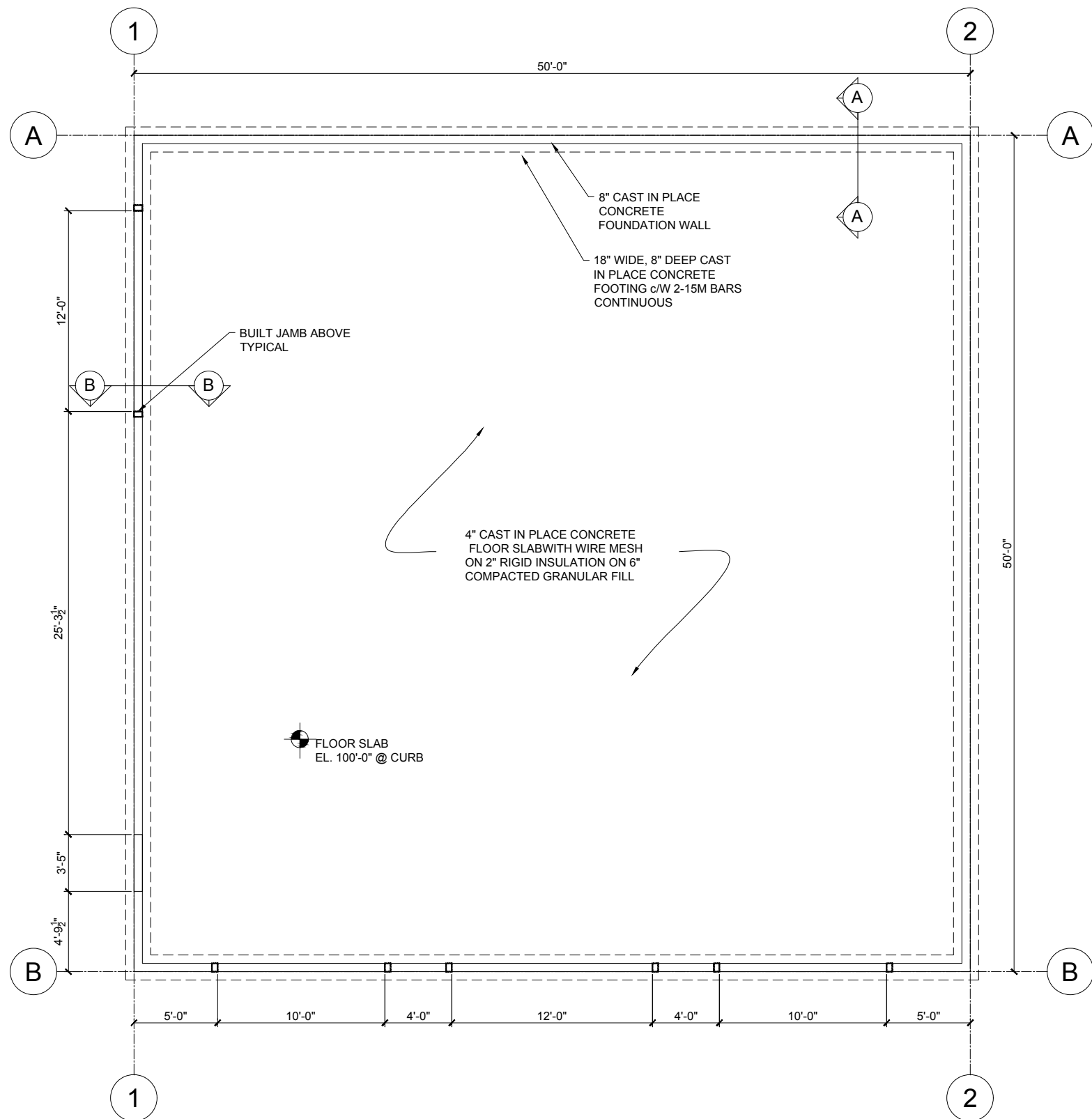
PROJ.#: T25-043	DESIGNER: VP
DATE: APRIL 3, 2025	PAGE #: A 1.3



DETAIL A-A
FOUNDATION SECTION



DETAIL B-B
FOUNDATION SECTION



PLAN NORTH

FOUNDATION PLAN

GENERAL NOTES:

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RESERVED FOR ENG. SEAL

CLIENT :
CAMBRIDGE DRYWALL SERVICES

LOCATION :
6547 CONCESSION 1
PUSLINCH, ONTARIO, N0B2J0

PROJECT :
CIMINO
50'x50' GARAGE

SHEET :
FOUNDATION PLAN

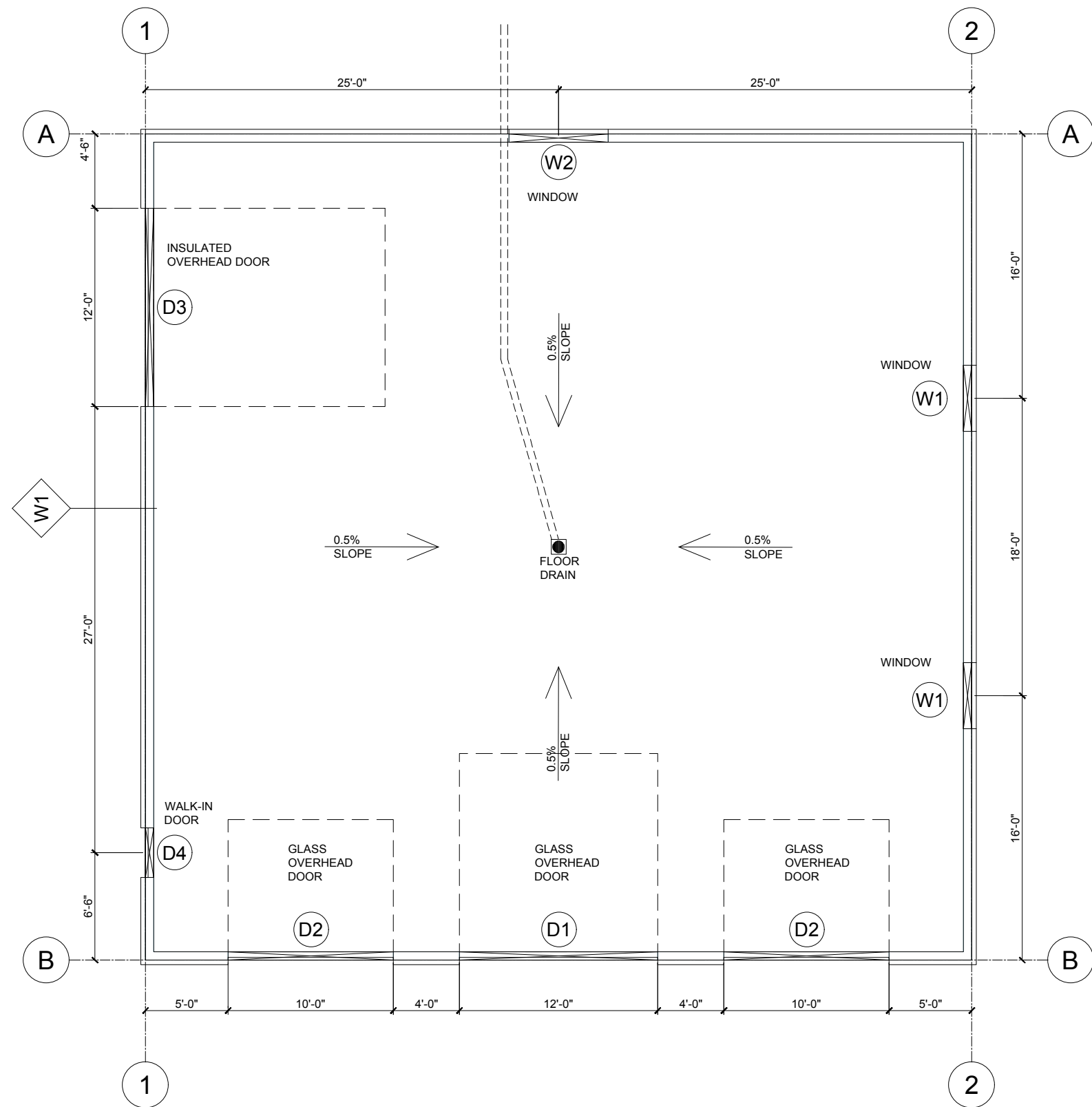
PRJ.#:
T25-043

DATE :
APRIL 3, 2025

DESIGNER:
VP

PAGE #:
A 2.0

VANDERWAL
HOMES & COMMERCIAL GROUP INC.
COLD-FORMED STEEL BUILDING SYSTEMS



FLOOR PLAN

GENERAL NOTES:

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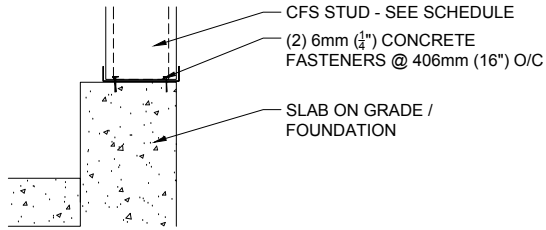
RESERVED FOR ENG. SEAL



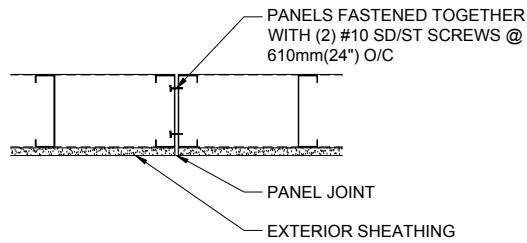
CLIENT :	CAMBRIDGE DRYWALL SERVICES
LOCATION :	6547 CONCESSION 1 PUSLINCH, ONTARIO, N0B2J0
PROJECT :	CIMINO 50'x50' GARAGE
SHEET :	FLOOR PLAN



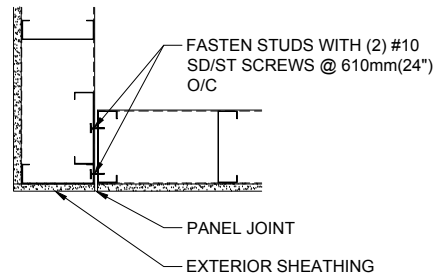
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DATE :	APRIL 3, 2025	PAGE #:	A 2.1



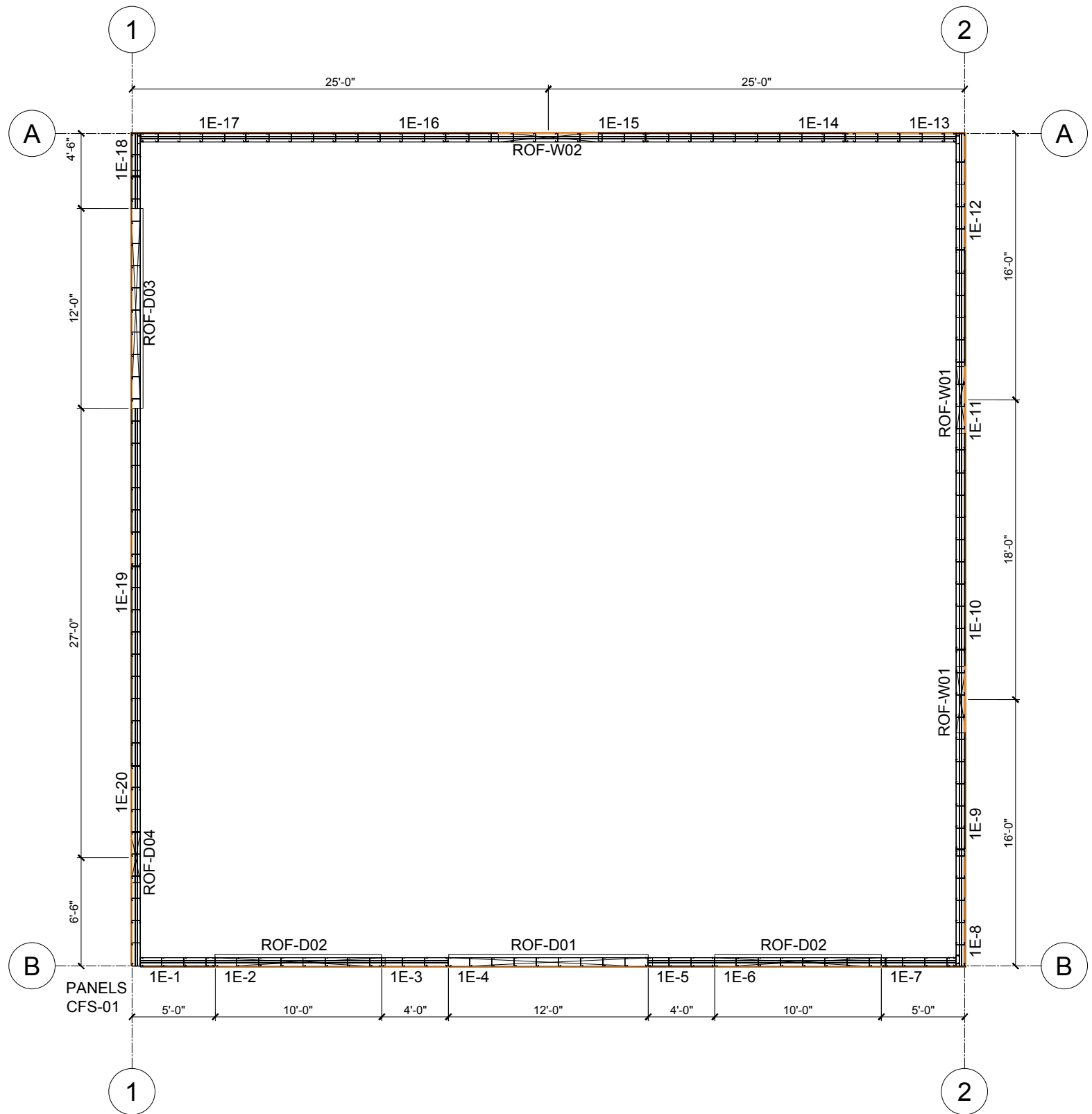
○ BOTTOM OF WALL CONNECTION DETAIL



○ PANEL TO PANEL CONNECTION: STUD WALLS (PLAN VIEW)



○ CORNER CONNECTION DETAIL (PLAN VIEW)



LATERAL LOAD RESISTING SYSTEM NOTES:

1. CFS PANELS ARE TO BE SHEATHED WITH $\frac{1}{2}$ " PLYWOOD TO PROVIDE REINFORCEMENT AGAINST LATERAL LOADS.
2. FASTENERS' PATTERN : 6" O.C. AT EDGE & 12" O.C. IN FIELD

○ WALL FRAMING PLAN

GENERAL NOTES:

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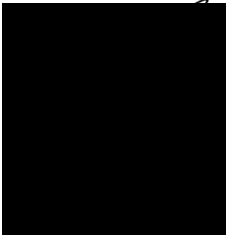
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CLIENT :
CAMBRIDGE DRYWALL SERVICES

LOCATION :
6547 CONCESSION 1
PUSLINCH, ONTARIO, N0B2J0

PROJECT :
CIMINO
50'x50' GARAGE

SHEET :
WALL FRAMING PLAN

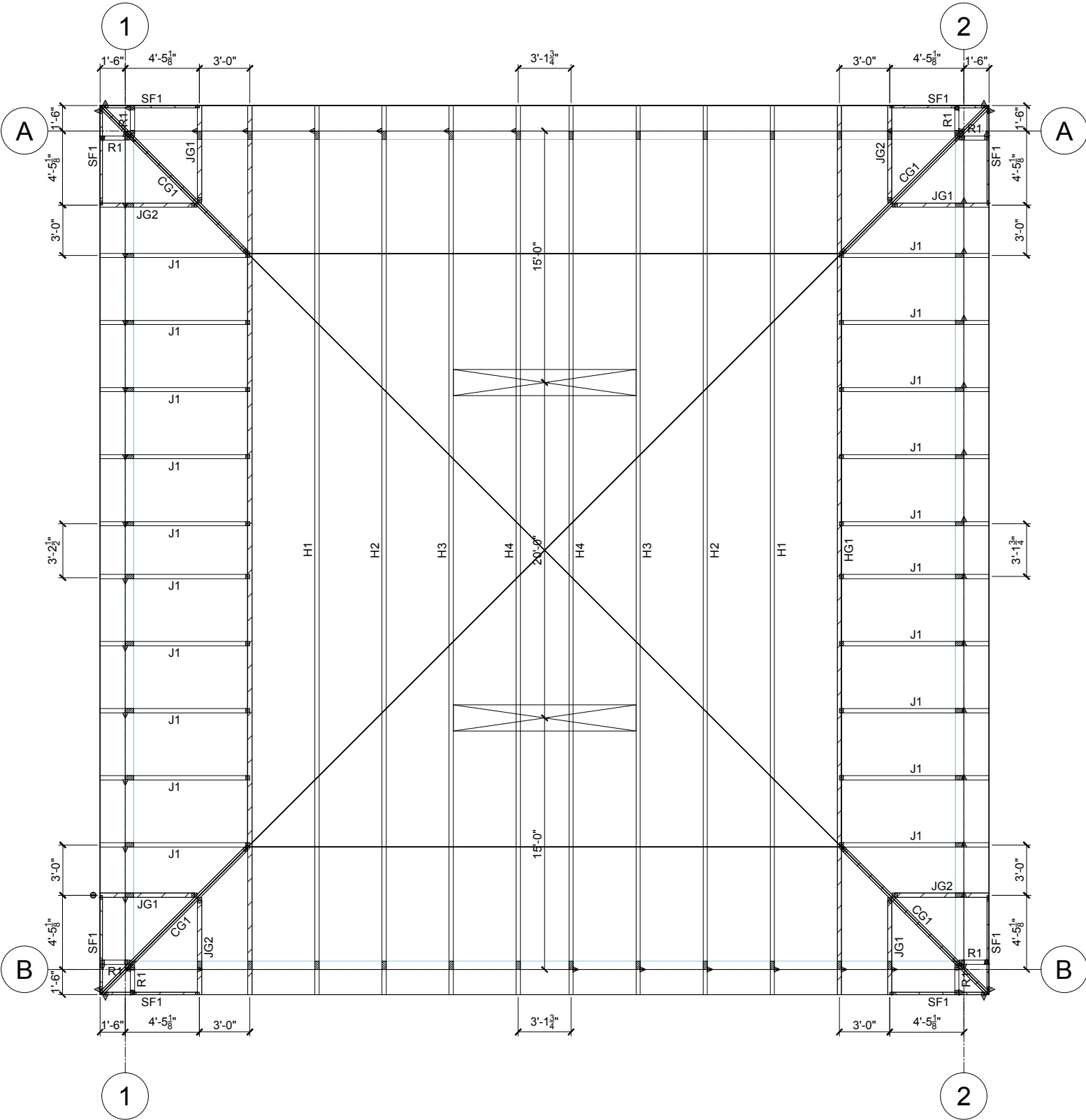
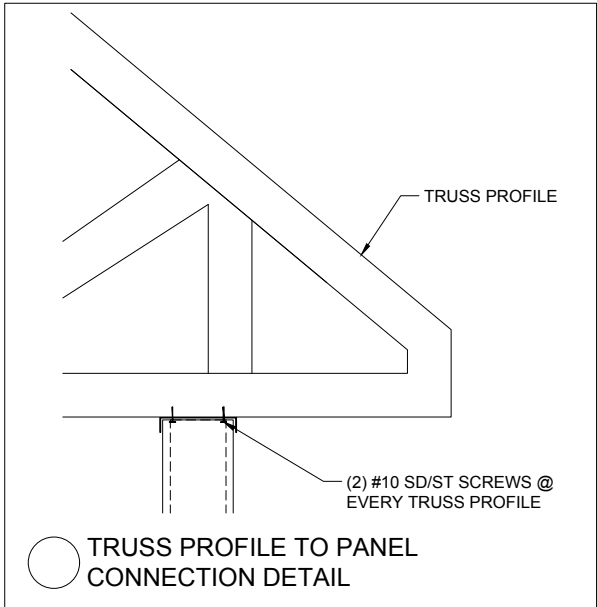


PROJ. #:
T25-043

DATE :
APRIL 3, 2025

DESIGNER:
VP

PAGE #:
A 2.2



- CONSTRUCTION NOTES:
- CFS TRUSSES SPACED MAX. 1219mm (48") O/C.
 - ROOF DECKING IS 38mm (1 1/2") 22 GA. GALVANEAL STEEL DECKING.

DRAWING NOTES:

X BRACE LOCATIONS

ALL TRUSS DIMENSIONING IS APPROXIMATE. INSTALLER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO INSTALLING TRUSSES

GENERAL NOTES:

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NO.	REVISION	DATE
1	ISSUED FOR PERMIT	06/03/2025

RESERVED FOR ENG. SEAL

CLIENT :
CAMBRIDGE DRYWALL SERVICES

LOCATION :
6547 CONCESSION 1
PUSLINCH, ONTARIO, N0B2J0

PROJECT :
CIMINO
50'x50' GARAGE

SHEET :
ROOF FRAMING PLAN

VANDERWAL
HOMES & COMMERCIAL GROUP INC.
COLD-FORMED STEEL BUILDING SYSTEMS

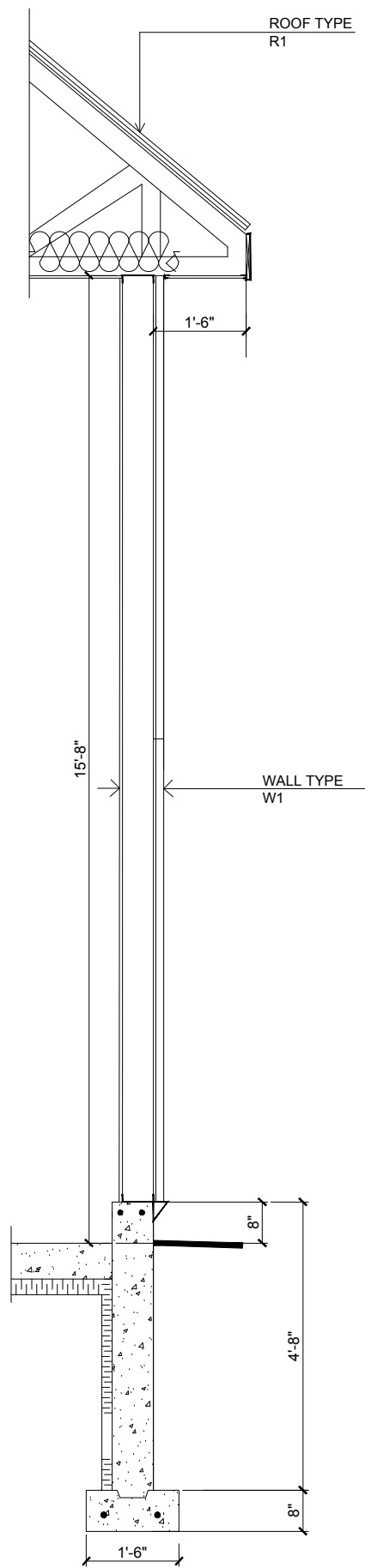
PROJ. #:
T25-043

DATE :
APRIL 3, 2025

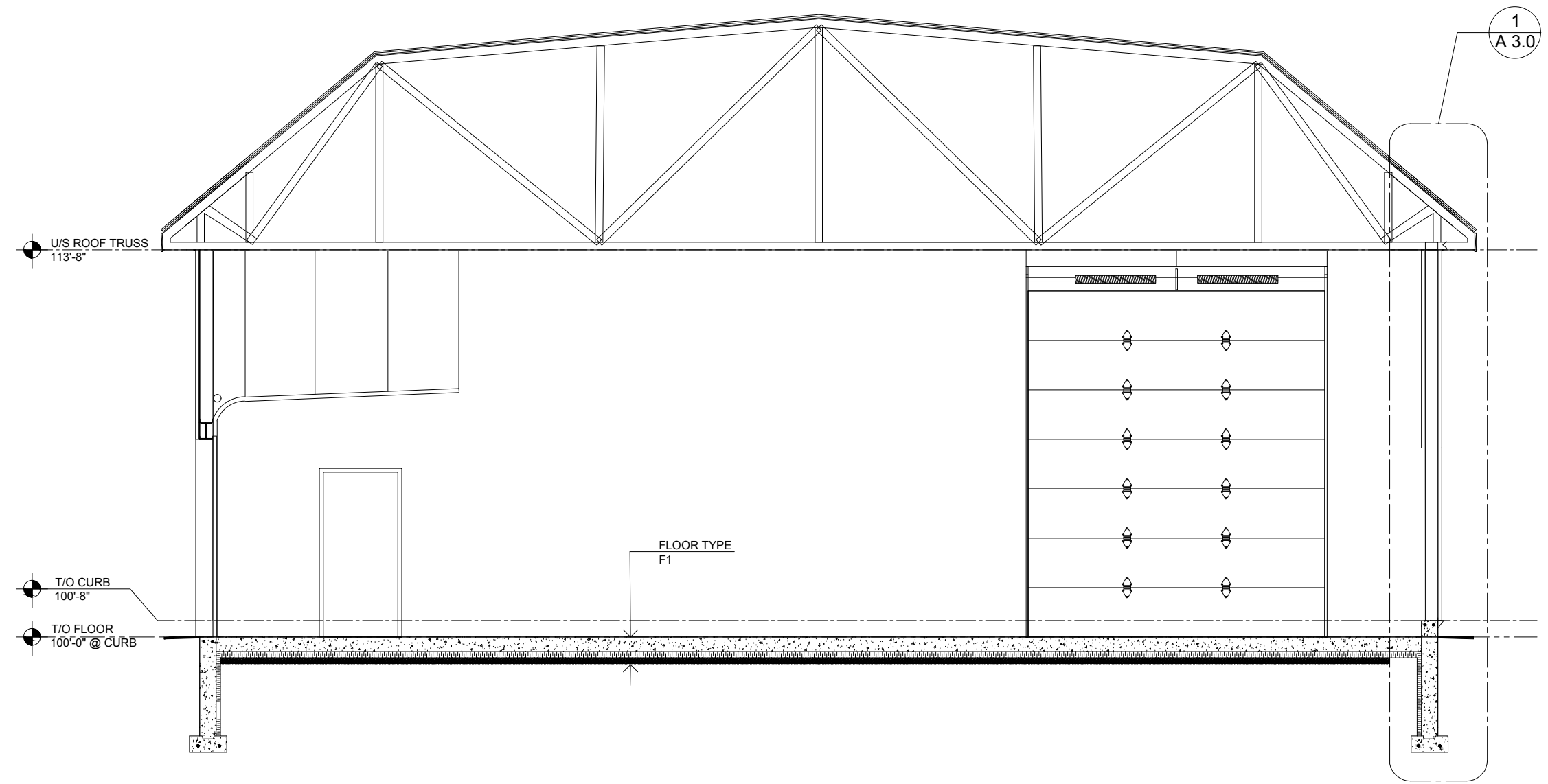
DESIGNER:
VP

PAGE #:
A 2.3

ROOF FRAMING PLAN



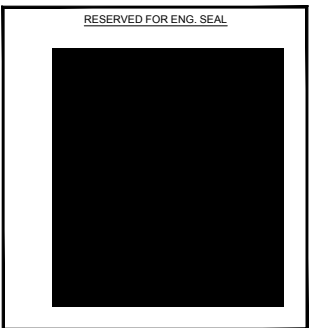
1 WALL SECTION
DETAIL



BUILDING SECTION

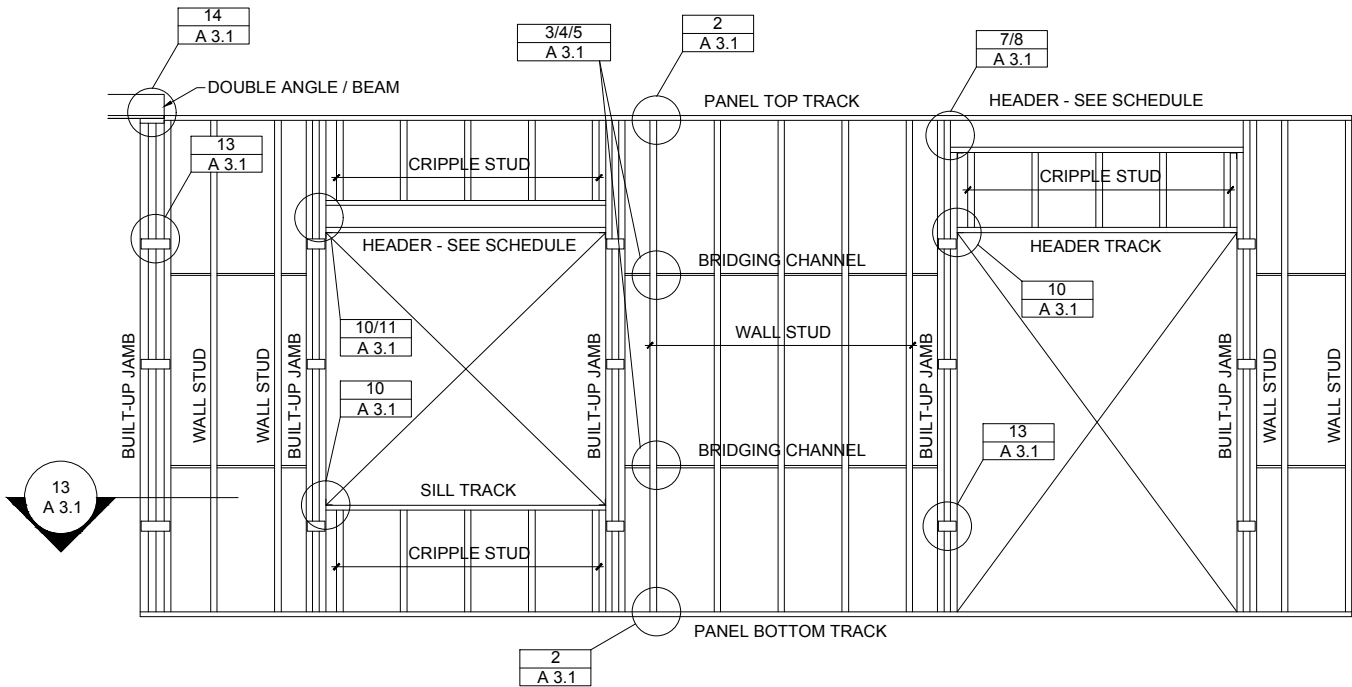
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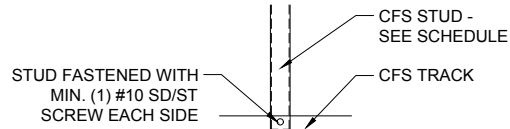


CLIENT :	CAMBRIDGE DRYWALL SERVICES
LOCATION :	6547 CONCESSION 1 PUSLINCH, ONTARIO, N0B2J0
PROJECT :	CIMINO 50'x50' GARAGE
SHEET :	SECTION DETAILS

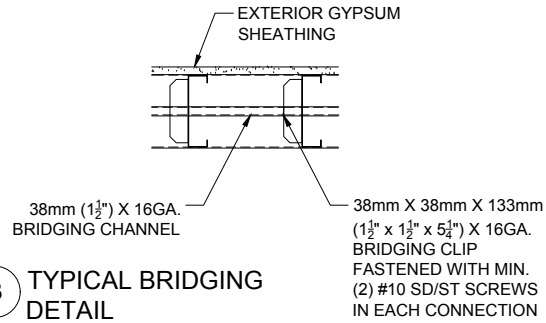
VANDERWAL HOMES & COMMERCIAL GROUP INC. COLD-FORMED STEEL BUILDING SYSTEMS	
PROJ.#:	T25-043
DATE:	APRIL 3, 2025
DESIGNER:	VP
PAGE #:	A 3.0



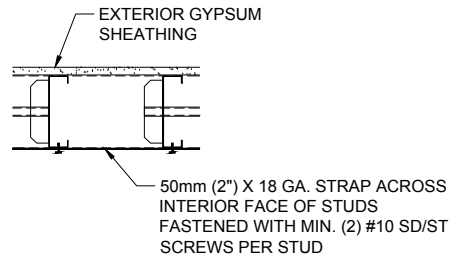
1 SCHEMATIC LOAD-BEARING PANEL ELEVATION



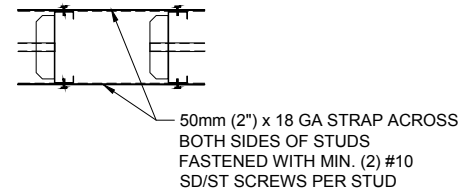
2 TYPICAL STUD TO TRACK CONNECTION DETAIL



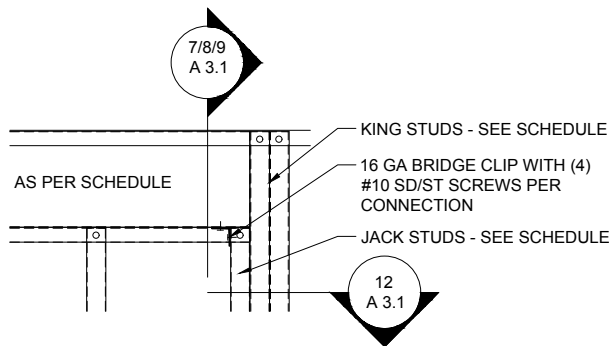
3 TYPICAL BRIDGING DETAIL



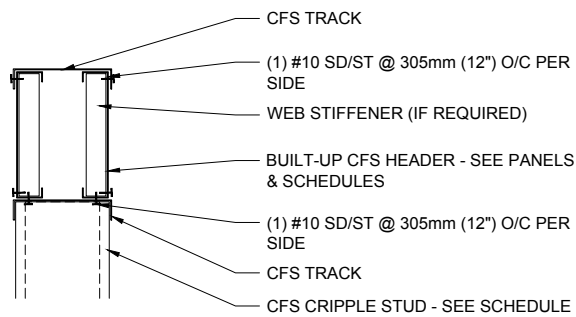
4 EXT. WALL ALTERNATE BRIDGING DETAIL



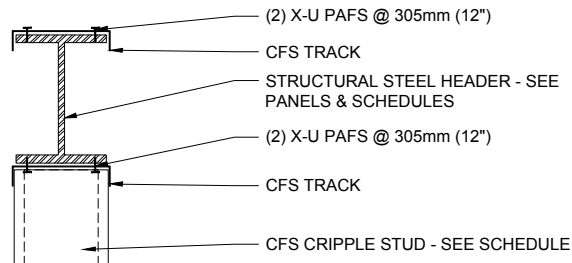
5 INT. WALL ALTERNATE BRIDGING DETAIL



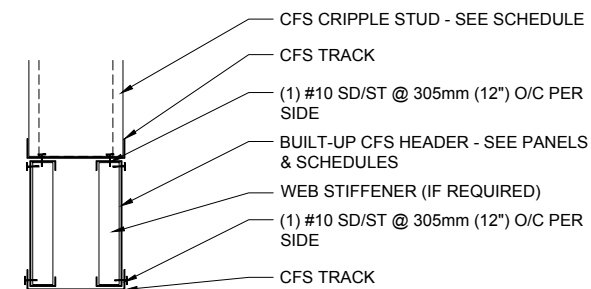
6 BUILT-UP CFS HEADER/JAMB CONNECTION DETAIL



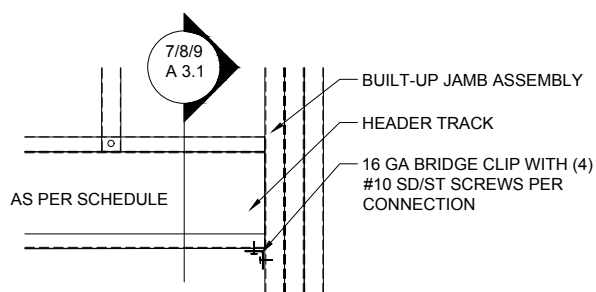
7 CFS HEADER SECTION DETAIL (TOP OF WALL)



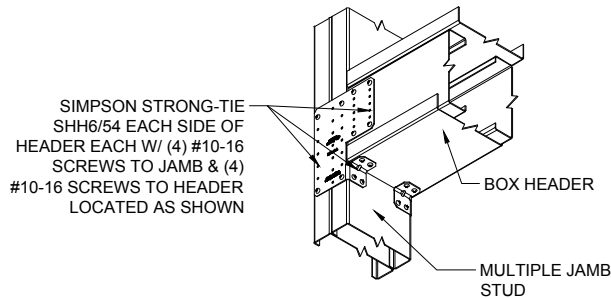
8 STRUCTURAL STEEL HEADER SECTION DETAIL (TOP OF WALL)



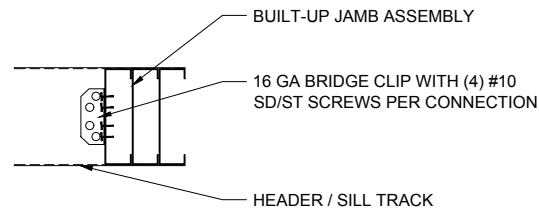
9 CFS HEADER SECTION DETAIL (TOP OF OPENING)



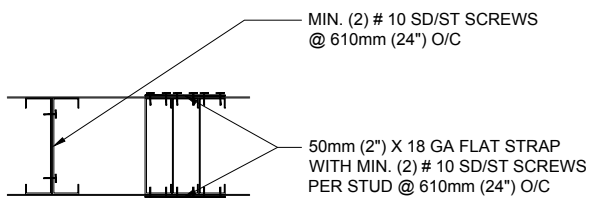
10 ALTERNATE CFS HEADER/JAMB CONNECTION DETAIL (NO JACK STUD)



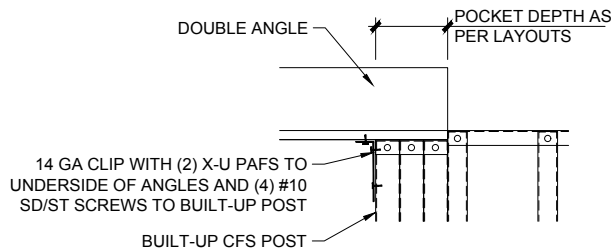
11 ALTERNATE CFS HEADER/JAMB CONNECTION DETAIL (NO JACK STUD)



12 HEADER/SILL TRACK CONNECTION DETAIL (PLAN VIEW)



13 BUILT-UP POST/JAMB CONNECTION DETAIL (PLAN VIEW)



14 BEAM POCKET CONNECTION DETAIL

GENERAL NOTES:

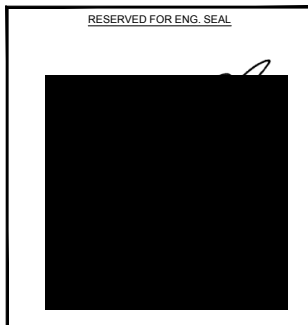
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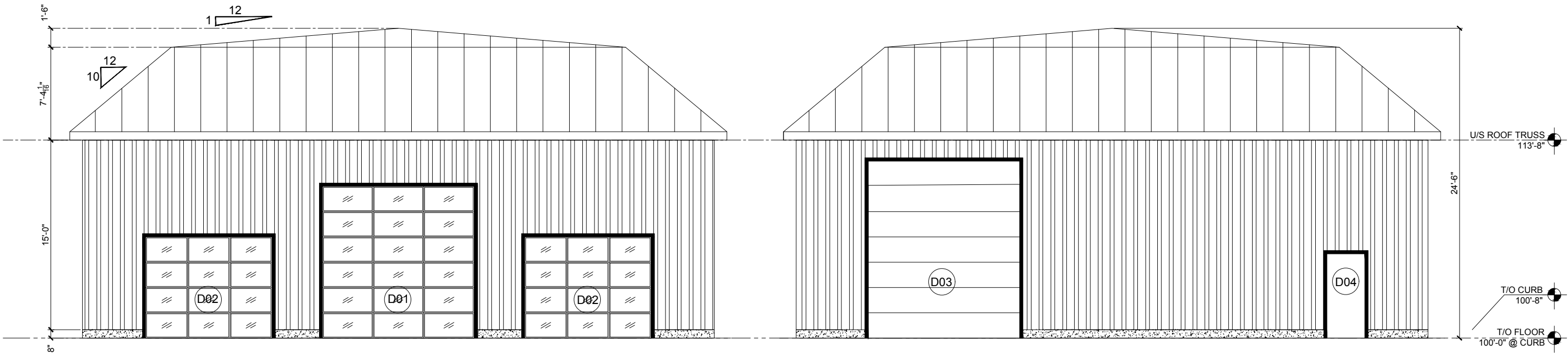
NO.	REVISION	DATE
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CLIENT : CAMBRIDGE DRYWALL SERVICES
LOCATION : 6547 CONCESSION 1 PUSLINCH, ONTARIO, N0B2J0
PROJECT : CIMINO 50'x50' GARAGE
SHEET : WALL PANEL FABRICATION DETAILS

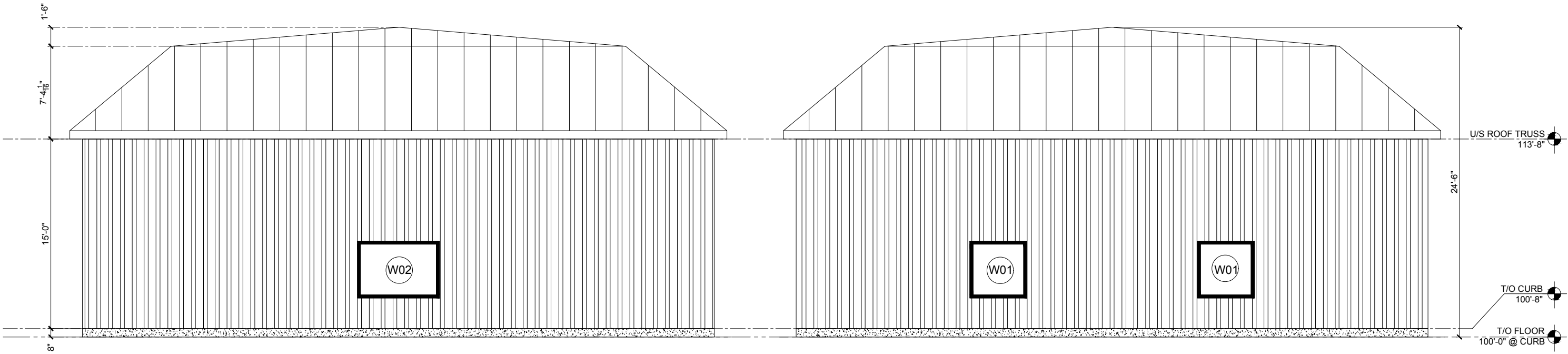


PROJ. #: T25-043	DESIGNER: VP
DATE: APRIL 3, 2025	PAGE #: A 3.1



WEST ELEVATION

NORTH ELEVATION



EAST ELEVATION

SOUTH ELEVATION

GENERAL NOTES:

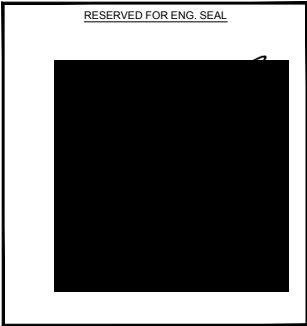
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CLIENT :
CAMBRIDGE DRYWALL SERVICES

LOCATION :
6547 CONCESSION 1
PUSLINCH, ONTARIO, N0B2J0

PROJECT :
CIMINO
50'x50' GARAGE

SHEET :
ELEVATIONS

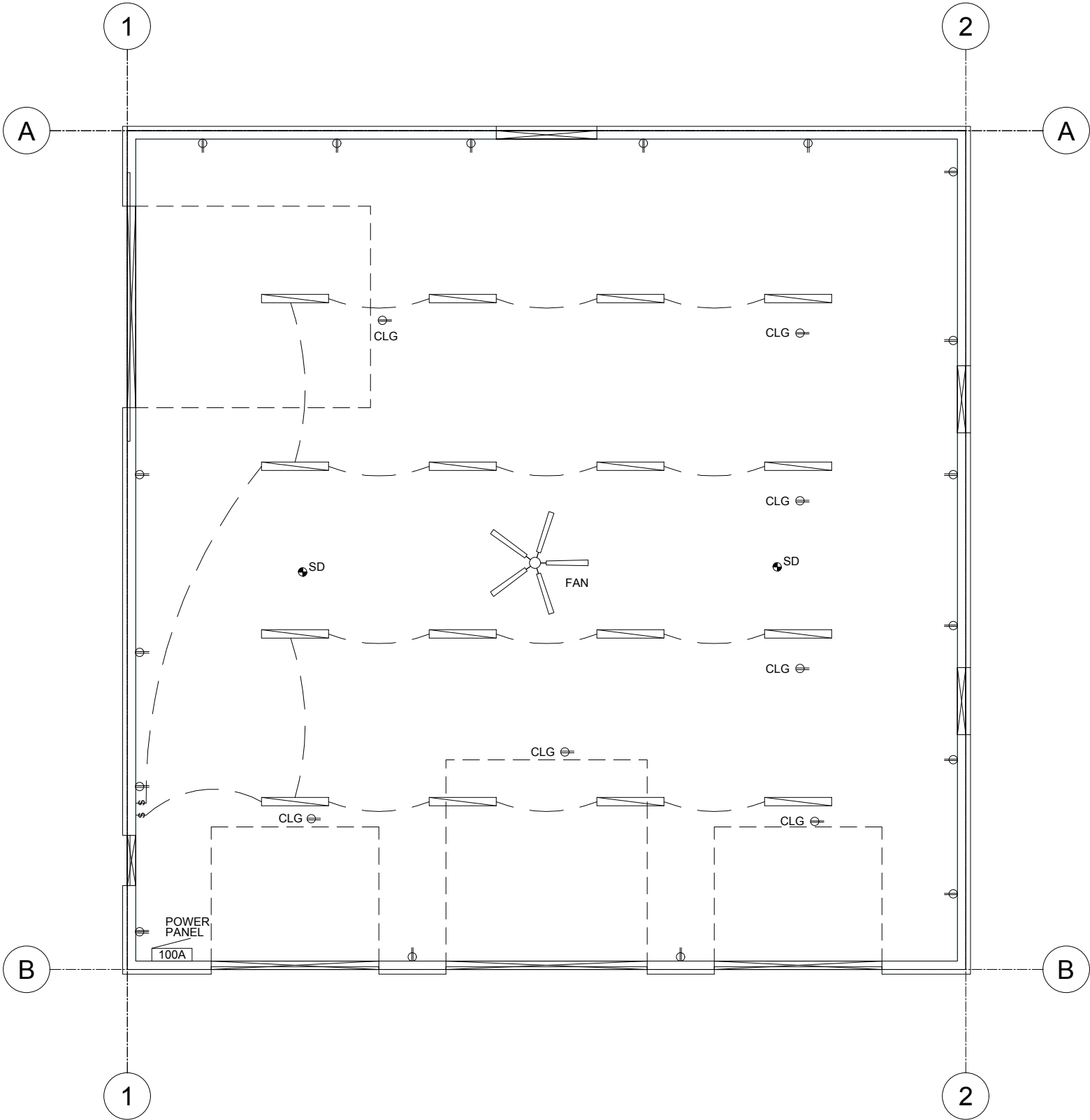
VANDERWAL
HOMES & COMMERCIAL GROUP INC.
COLD-FORMED STEEL BUILDING SYSTEMS

PROJ. #: T25-043
DATE: APRIL 3, 2025

DESIGNER: VP
PAGE #: A4.1



SYMBOL LEGEND	
	ARC FAULT RECEPTACLE
	42" FAN W/ 3 LIGHTS
	SMOKE DETECTOR
	SWITCH
	DUPLEX RECEPTACLE
	20 A RECEPTACLE
	SMOKE DETECTOR CO DETECTOR
	48" LED LINEAR STRIP LIGHT LITHONIA LIGHTING OR SIMILAR



GENERAL NOTES:

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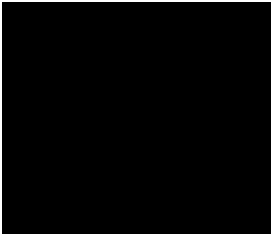
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CLIENT :	CAMBRIDGE DRYWALL SERVICES
LOCATION :	6547 CONCESSION 1 PUSLINCH, ONTARIO, N0B2J0
PROJECT :	CIMINO 50'x50' GARAGE
SHEET :	ELECTRICAL PLAN



PROJ. #:	T25-043	DESIGNER:	VP
DATE:	APRIL 3, 2025	PAGE #:	A 5.0

Comments received to date

PW/FireBylaw – no comments

GRCA – no comments

Sourcewater - 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.

Building - The building department doesn't have any concerns with the proposed minor variance for height of 1.15m, increased area of accessory buildings to 298m², and the reduced setback of 1.88m



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
Aldo Salis, BES, M.Sc. MCIP, RPP., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

June 25, 2025

BY E-MAIL

Lynne Banks, Secretary-Treasurer
Committee of Adjustment
Township of Puslinch
7404 Wellington Rd 34
Puslinch, ON N0B 2J0

Dear Ms. Banks:

**Re: Proposed Minor Variance – D13/CIM
Massimo Cimino
6547 Concession 1
Township of Puslinch**

Thank you for circulating the above noted application to our office. These comments are offered without the benefit of a site visit. It is our understanding that the following relief is being requested from Zoning By-law No. 023-18:

- Section 4.4.2, Table 4.1: To permit an accessory building with a height of 6.15 metres, whereas the maximum permitted height of an accessory building is 5 metres;
- Section 4.4.2, Table 4.1: To permit a maximum lot coverage for accessory buildings of 300 m², whereas the maximum lot coverage for a lot less than 1 hectare is 200 m²;
- Section 4.4.2, Table 4.1: To permit an accessory structure to have a minimum interior side yard setback of 1.88 metres, whereas 2 metres is required.

The subject property is designated Secondary Agricultural and located within the Paris Galt Moraine Policy Area in the County of Wellington Official Plan. Overall, planning staff have no concerns with the proposed Minor Variance.

I trust that these comments will be of assistance to the Committee. We would appreciate a copy of the Committee's decision with respect to this application.

Yours truly,

Thomas Freeman MCIP RPP
Planner



REPORT D13-2025-017

TO: Committee of Adjustment Chair and Members of Committee

PREPARED BY: Mehul Safiwala, Junior Planner

PRESENTED BY: Mehul Safiwala, Junior Planner

MEETING DATE: July 8th, 2025

SUBJECT: Minor Variance Application D13/SAY (Seymore Cailey Campbell)
4424 Victoria Road South
Part lot 23 Concession 8

RECOMMENDATION

That Report D13-2025-017 entitled Minor Variance Application D13/CAM 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 to allow a maximum lot coverage for accessory buildings and structures of 827 m² instead of 684 m² as required by Minor Variance D13-CAM approved on May 13, 2025; and

Whereas the variance requested would provide relief from Section 14, Site-specific special provision no. 19 of the Zoning By-law, to allow a minimum front yard of 71 meters for the accessory kennel use, limited to one (1) existing accessory building and structure, instead of 75 meters 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 planning staff consider the request to be minor and have no concerns with the application; and

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

1. That the existing accessory kennel structure located 71 metres from the front property line prohibit the housing, boarding, breeding, training, selling or keeping of dogs.
2. That the owner applies for and receives an approval for the outdoor swimming pool enclosure according to permit requirements outlined in the Township's Swimming Pool Enclosures By-law, 2018-018, as amended.

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 between 1 and 4 hector is 500 m ² . (A minor variance was approved to permit an accessory structure lot coverage of 684 m ² for the property on May 15, 2025)	827 m ²	143 m ²
Comprehensive Zoning By-law # 23-2018, as amended	Section 14, Site-specific special provision no. 19	The minimum front yard setback for the accessory kennel use is 75 meters.	71 m	4 m

Background

The subject lands are 3.61 ha in size and contain an existing single detached dwelling, 3 small sheds, detached garage with carport, chicken coop, shipping container tarp shelter, and a barn. The subject lands are zoned Agricultural (A) with Site-Specific Special Provision No. 19. The Site-Specific Special Provision allows an accessory kennel use. A minor variance application for the property was heard during May 13th, 2025 Committee of Adjustment meeting to allow increase in total accessory lot coverage and was approved with the conditions that the applicant provide information for all accessory buildings and that the shipping container be removed following the construction of the proposed garage. After confirming and including all accessory buildings and structures, it was determined by that applicant that additional relief was required to increase the accessory lot coverage and to allow reduction in front yard setback for the accessory kennel use, limited to one (1) existing accessory building. The applicant has not changed the location or dimensions of the proposed garage.

Subject Property Key Map



Discussion

Four Tests	Discussion
That the requested variance is minor in nature	<ul style="list-style-type: none"> The purpose of the application is to construct new detached garage with an increase in total accessory lot coverage and to allow a reduction in front yard setback requirement of kennel use for an existing accessory building. The new detached garage is proposed in front yard, 19.5 setback from the front lot line. The applicant has informed the staff that, the existing accessory building is used to kennel cats and domestic animal. The applicant has indicated that proposed new garage is for principal building use. Planning staff consider the variance to be minor in terms of impact and context within the surrounding neighbourhood.
That the intent and purpose of the Zoning By-law is maintained	<ul style="list-style-type: none"> A single detached dwelling and accessory buildings are a permitted uses within the Agricultural (A) Zone with Site-Specific Special Provision No. 19, in accordance with sections 11.2 and 4.4.1 of the Zoning By-law. Section 14, Site-Specific Special Provision No. 19 permits an accessory kennel use and requires the use to be 75 meters away from the front lot line.

	<ul style="list-style-type: none"> • The purpose of subject application is to facilitate construction of new accessory building (garage) 140 m² (1500 ft²) in size, which results in total accessory lot coverage of 827m², however Section 4.4.2 Table 4.1 of the Zoning By-law permits an accessory lot coverage to be a maximum of 500 m² on lots between 1 and 4 ha. A previous minor variance was approved to permit an accessory lot coverage of 684 m² in May 2025, which exceed the permission by 143 m². • A variance is also requested for a reduced front yard setback for the accessory kennel use for an existing accessory building, which is 71 meters away from the front property line, whereas Section 14, site -specific special provision no. 19 state that the accessory kennel use is required to have 75 meter front yard setback. • It is noted that the total existing lot coverage of the subject property is 2.15% and the maximum permitted lot coverage is 30%. The proposed accessory building (garage) would result in a total lot coverage of 2.53%. • 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. • The proposed detached accessory building (garage) is 140 m² in size and appears to meet other requirement of Section 4.2 in the Zoning by-law, however a formal review was not conducted at this time and the development will be subject to a formal review during the building permit process.
That the general intent and purpose of the Official Plan is maintained	<ul style="list-style-type: none"> • The subject lands are designated as Secondary Agriculture and identified within Paris Galt moraine Policy Area in the County Official Plan. • A single detached dwelling, and associated accessory uses, are permitted in the Secondary Agriculture Designation. • The application meets the general intent of the County Official Plan.
That the variance is desirable for the appropriate development and use of the land, building or structure	<ul style="list-style-type: none"> • The subject property is surrounded by rural residential and agricultural uses. • The proposed variances would facilitate construction of an accessory building to provide an additional storage space for the owner and to legalize the setback of the kennel use for the existing accessory building.

	<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.
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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

Cloudpermit application number
CA-3523001-P-2025-47**Applicant, Payer**

Last name Waugh	First name Kevin	Corporation or partnership Fine line structures
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Province Ontario	Postal code [REDACTED]
Other phone	Mobile phone [REDACTED]	
Fax	Email kevin@finelinestructures.com	

Property owner

Last name Seymour	First name Cailey	Corporation or partnership
Street address 4424 Victoria Rd South	Unit number	Lot / Con.
Municipality puslinch	Province ontario	Postal code N0B2J0
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information

Address	Legal description	Roll number
4424 VICTORIA RD S (Primary)	CON 8 N PT LOT 23 RP;61R10326 PART 2	2301000006018000000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Fine line structures (Kevin Waugh), 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)

Signature of Commissioner for taking affidavits

Municipality

Day, month, year

Township of Puslinch

11 / JUNE / 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 Kevin Waugh, 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 2025-06-11, 12:21:55 p.m. EDT by Kevin Waugh.

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

Provide a description of the "entire" property			
Concession 8 N PT		Lot 22	Registered Plan Number
Area in Hectares 3.73		Area in Acres	Depth in Meters 300m
Depth in Feet	Frontage in Meters 92m	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 type="checkbox"/> Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.) <input checked="" 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? Looking for relief From Maximum accessory structure cover of 600sqm. seeking sqm (total) to provide a new 50x30 garage	Why is it not possible to comply with the provisions of the by-law? Additional storage is required on site for the owner and so an additional building is need.

What is the current Official Plan and zoning status?	
Official Plan Designation Building 1500 sqft garge for main property use	Zoning Designation Agricultural
What is the access to the subject property? <input checked="" type="checkbox"/> Provincial Highway <input 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 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 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? Agricultural	What is the existing use of the abutting properties? Agricultural

Provide the following details for all existing buildings on the subject land		
Main Building Height in Meters 1.6725	Main Building Height in Feet 18	Percentage Lot Coverage in Meters 1.20
Percentage Lot Coverage in Feet 1.20	Number of Parking Spaces 6	Number of Loading Spaces 0
Number of Floors 1	Total Floor Area in Square Meters 447.60	Total Floor Area in Square Feet 4818
Ground Floor Area (Exclude Basement) in Square Meters 447.60		Ground Floor Area (Exclude Basement) in Square Feet 4818

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters 5.8	Main Building Height in Feet 19	Percentage Lot Coverage in Meters 0.4
Percentage Lot Coverage in Feet 0.4	Number of Parking Spaces 0	Number of Loading Spaces 0
Number of Floors 1	Total Floor Area in Square Meters 139.40	Total Floor Area in Square Feet 1500
Ground Floor Area (Exclude Basement) in Square Meters 139.40		Ground Floor Area (Exclude Basement) in Square Feet 150

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
19.5Front Yard in Feet
64Rear Yard in Meters
260Rear Yard in Feet
853Side Yard (interior) in Meters
40Side Yard (interior) in Feet
132Side Yard (Exterior) in Meters
40Side Yard (Exterior) in Feet
132**What are the dates of acquisition and construction of subject property and building property**Date of acquisition of subject property
2022Date of construction of buildings
property
2012How long have the existing uses
continued on the subject property?
3 yearsHas the owner previously applied for relief in respect of the
subject property?☐ Yes☒ No**Other Related Planning Applications**

Planning Application: Official Plan Amendment

☐ Yes ☒ No

Planning Application: Zoning By-Law Amendment

☐ Yes ☒ No

Planning Application: Plan of Subdivision

☐ Yes ☒ No

Planning Application: Consent (Severance)

☐ Yes ☒ No

Planning Application: Site Plan

☐ Yes ☒ No

Planning Application: Minor Variance

☐ Yes ☒ No**Minor Variance Application must be commissioned**

Please confirm the following

☒ 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.

GENERAL

1. DESIGN & CONSTRUCTION OF ALL WORK ON THIS PROJECT SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING:
 - NATIONAL BUILDING CODE
 - ONTARIO BUILDING CODE
 - LOCAL REGULATIONS
 - OHSA REGULATIONS
2. THE STRUCTURAL ENGINEERING REVIEW BY WADDELL ENGINEERING LTD (WEL) IS FOR THE STRUCTURAL ITEMS NOTED ON THE STAMPED DRAWINGS FOR WHICH THERE ARE NO ONTARIO BUILDING CODE (OBC) PART 9 PROVISIONS.
3. THE SEALED DRAWINGS ARE ONLY FOR USE BY THE PARTY WITH WHOM WEL HAS ENTERED INTO A CONTRACT (THE CLIENT) AND ARE NOT TO BE USED BY OTHERS.
4. WEL'S REVIEW IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AT THE TIME OF OUR REVIEW. WEL IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THIS INFORMATION. IT IS THE CLIENT'S RESPONSIBILITY TO INFORM US OF ANY CHANGES, ADDITIONS OR CORRECTIONS REQUIRED ON OUR DRAWINGS.
5. THIS SPECIFICATION SHEET IS TO SUPPLEMENT THE STAMPED DRAWINGS AND OBC PART 9 REQUIREMENTS. PLEASE CONTACT THE LOCAL BUILDING DEPARTMENT OR WEL, IF FURTHER CLARIFICATION IS REQUIRED.
6. WEL ASSUMES THAT ALL REQUIRED INSPECTIONS WILL BE DONE BY THE LOCAL BUILDING DEPARTMENT. IF WEL IS REQUIRED TO PERFORM AN INSPECTION, CALL (519) 267-6789. ALLOW 48 HOURS NOTICE FOR ALL INSPECTIONS.
7. NO CHANGES SHALL BE MADE WITHOUT THE ENGINEER'S APPROVAL.
8. THE CLIENT (CONTRACTOR / OWNER) SHALL CHECK AND VERIFY ALL SITE CONDITIONS AND MEASUREMENTS, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ENGINEER, WHICH MAY ADVERSELY AFFECT THE PROPER COMPLETION OF THE JOB BEFORE PROCEEDING WITH THE WORK.
9. THE CLIENT (CONTRACTOR / OWNER) IS RESPONSIBLE FOR COORDINATING AND VERIFYING ALL DIMENSIONS SHOWN ON ALL WEL DRAWINGS WITH ALL OTHER RELEVANT DOCUMENTS AND/OR DRAWINGS (DIMENSIONS SHOWN HEREIN ARE FOR REFERENCE ONLY AND REQUIRE VERIFICATION).

DESIGN LOADS

1. DESIGN LOADS UNFACTORED UNLESS NOTED OTHERWISE.

ROOF DESIGN LOADS

DEAD LOAD = 0.29 kPa (6 psf) (ROOF RAFTERS / JOISTS OR TRUSS TOP CHORDS)
SNOW LOAD = Cb x Ss + 0.4 kPa; NOT LESS THAN 1 kPa (20.9 psf), AS PER OBC 9.4.2.2.
Cb = 0.55 kPa FOR ROOF WIDTH > 4.3m
Cb = 0.45 kPa FOR ROOF WIDTH <= 4.3m
Ss = 1-IN-50 GROUND SNOW LOAD in kPa

CEILING DESIGN LOADS

ATTIC OR ROOF SPACE WITH LIMITED ACCESSIBILITY
(CEILING JOISTS/TRUSS BOTTOM CHORDS), AS PER OBC 9.4.2.4.(1)
TOTAL SPECIFIED LOAD = 0.35 kPa (7.3 psf)

ACCESSIBLE ATTIC = SEE FLOOR LOADING BELOW.

FLOOR DESIGN LOADS

DEAD LOAD = 0.57 kPa (12 psf)
LIVE LOAD = 1.92 kPa (40 psf) (TYP. U.N.O.)

ACCESSIBLE EXTERIOR PLATFORMS, AS PER OBC 9.4.2.3.:
LIVE LOAD = GREATER OF 1.92 kPa (40 psf) OR SNOW LOAD

GUARD LOADS: AS PER OBC 2012 4.1.5.14.(1).

MATERIALS

1. MATERIALS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS U.N.O. ON THE STAMPED DRAWINGS:

CONCRETE

- OBC 9.3.1.

REINFORCING STEEL

- CSA G30

LUMBER & WOOD PRODUCTS

- OBC 9.23.

STEEL BEAMS

- OBC 9.23.4.3.

STEEL COLUMNS

- OBC 9.17.

ANCHOR BOLTS, STEEL PLATES & ROLLED SECTIONS

- CAN/CSA-G40.21

STEEL HSS & W-BEAMS

- CAN/CSA-G40.21M-350W

ALL OTHER STEEL

- CAN/CSA-G40.21M-300W

STRUCTURAL BOLTS

- ASTM A325



KEYPLAN

N.T.S.

FOOTINGS AND FOUNDATIONS

1. ALL FOOTINGS AND FOUNDATIONS SHALL CONFORM TO OBC 9.15. UNLESS NOTED OTHERWISE (U.N.O.) ON THE STAMPED DRAWINGS.
2. FOOTINGS TO BEAR ON SOUND SUB-GRADE SUITABLE FOR 75 kPa (1,500 psf) ALLOWABLE SOIL BEARING CAPACITY. THE CLIENT IS TO INFORM WEL IF THE REQUIRED BEARING CAPACITY CANNOT BE ACHIEVED.
3. FOUNDATION WALLS SUPPORTING DRAINED EARTH HAVE BEEN DESIGNED FOR THE LOADS PROVIDED IN 9.4.4.6.(1)(a). ENSURE PROVISIONS ARE MADE FOR APPROPRIATE DRAINAGE OF GROUNDWATER.
4. ENSURE ALL FOUNDATION WALLS ARE Laterally supported prior to backfilling.
5. ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA-G30. REINFORCING BARS SHALL BE DEFORMED HI-BOND HARD GRADE WITH MINIMUM YIELD STRENGTH OF Fy = 400MPa.
6. FOR ALL CONCRETE EXPECTED TO BE EXPOSED TO CHLORIDES (DE-ICING CHEMICALS), IT IS RECOMMENDED TO USE MINIMUM 32 MPa C-1 CONCRETE. COORDINATE DESIGN w/ CONCRETE DESIGNER & SUBMIT DESIGN MIX FOR REVIEW.

WOOD-FRAME CONSTRUCTION

1. ALL WOOD-FRAME CONSTRUCTION SHALL CONFORM TO OBC 9.23. U.N.O. ON THE STAMPED DRAWINGS.
2. ALL STRUCTURAL COMPOSITE LUMBER (SCL) SHALL BE 2.0E WITH Fb=2950 OR BETTER. FASTEN MULTI-PLY SCL BEAMS AS PER MANUFACTURER'S SPECIFICATIONS. PROVIDE 3" MIN. BEARING LENGTH AT ENDS, U.N.O..
3. ALL PRE-ENGINEERED SYSTEMS (I.E. ROOF TRUSSES, FLOOR JOISTS, ETC.) ARE TO BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER OF ONTARIO. PROVIDE LAYOUTS AND STAMPED DRAWINGS TO WEL AND THE LOCAL BUILDING DIVISION.
4. ENSURE THE EXTERIOR WALLS ARE BRACED AS PER OBC 9.23.10.2. TO PROVIDE LATERAL SUPPORT FOR THE BUILDING.
5. PROVIDE SUFFICIENT LATERAL SUPPORT FOR THE TOP OF ALL DROPPED BEAMS AND LINTELS TO PREVENT LATERAL TORSIONAL BUCKLING
 - A. AN EXAMPLE OF SUFFICIENT LATERAL SUPPORT IS (2) 3 1/4" NAILS PER JOIST FOR LEDGER STRIP TO WOOD BEAM CONNECTION (AS PER OBC TABLE 9.23.3.4.).
6. ALL WOOD COLUMNS SHALL CONFORM TO OBC 9.17. U.N.O. PROVIDE A BUILT-UP WOOD STUD COLUMN EQUAL TO THE WIDTH OF BEAM/GIRDER TRUSS UNDER ALL BEAM/GIRDER TRUSSES MIN. U.N.O. CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS, BLOCK SOLID IN JOIST SPACES, TYPICAL (TYP.).
7. ALL LINTELS TO HAVE 1 JACK STUD, 1 KING STUD AT ENDS U.N.O.
8. ALL WOOD SHALL BE NO. 2 SPRUCE OR BETTER.
9. ALL GUARDS SHALL CONFORM TO OBC 9.8.8. AND SUPPLEMENTARY STANDARD SB-7 U.N.O.

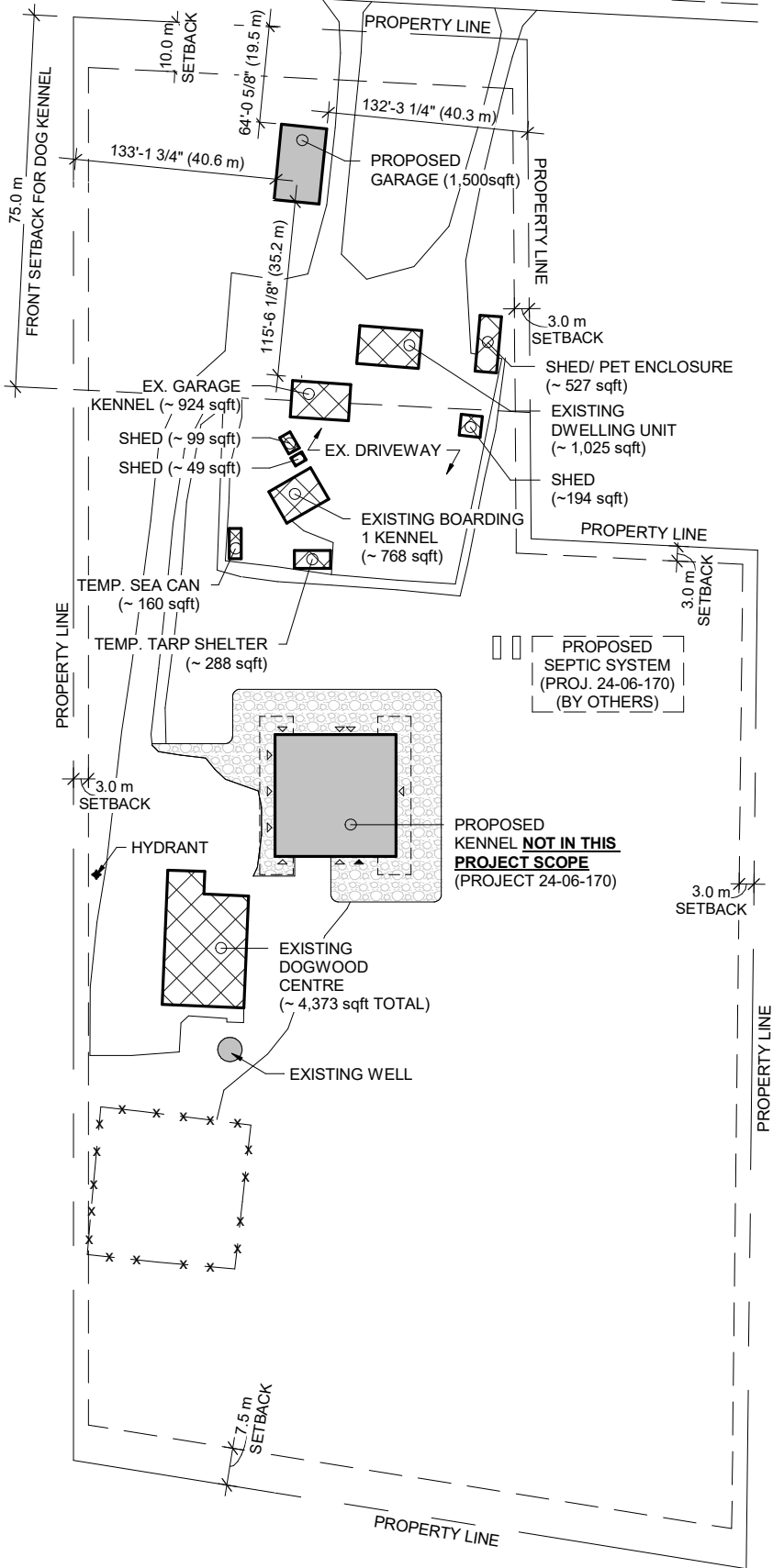
ROOF AND CEILING FRAMING

1. ALL ROOF AND CEILING FRAMING SHALL CONFORM TO OBC 9.23.13. U.N.O. ON THE STAMPED DRAWINGS.
2. ALL ROOF RAFTERS/JOISTS AND CEILING JOISTS SHALL CONFORM TO THE SPANS SHOWN IN OBC PART 9 TABLES A-3 TO A-7.
3. WHERE REQUIRED, PROVIDE INTERMEDIATE SUPPORT FOR ROOF RAFTERS/JOISTS AS PER OBC 9.23.13.7.
 - A. WEL ASSUMES THAT COLLAR TIES WILL BE USED TO PROVIDE INTERMEDIATE SUPPORT INSTEAD OF STRUTS OR DWARF WALLS U.N.O. (I.E. ALL ROOF RAFTERS/JOISTS BEAR ON EXTERIOR WALLS ONLY AND INTERIOR WALLS SUPPORT CEILING JOISTS ONLY U.N.O.).
4. WHERE THE RIDGE IS UNSUPPORTED, ROOF RAFTERS/JOISTS ARE TO BE TIED TO THE CEILING JOISTS (OR SOLID BLOCKING AT 3'-11" o.c. MAX.) AT THEIR BASE AND NAILED AS PER OBC TABLE 9.23.13.8. TO PREVENT OUTWARD MOVEMENT.
5. OVER-FRAMED AREAS ARE TO BE SUPPORTED ON LOWER ROOF RAFTERS/JOISTS BY 2x4 STRUTS @ 24" EACH WAY MIN., TYPICAL U.N.O..
6. WOOD ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH OBC 9.23.13.11., OR PART 4 IF THEIR SPAN EXCEEDS 40'-0" (AS PER OBC 9.23.1.1).
 - A. IF THE TRUSSES ARE DESIGNED IN ACCORDANCE WITH OBC PART 4, THE DESIGN OF UPLIFT ANCHORS SHALL BE PROVIDED BY THE TRUSS SUPPLIER ALONG WITH LAYOUTS AND STAMPED DRAWINGS.

STRUCTURAL STEEL

1. ALL WELDING SHALL BE PERFORMED BY A CANADIAN WELDING BUREAU CERTIFIED WELDER AND CONFORM TO CSA STANDARD W59.
2. PROVIDE SUFFICIENT LATERAL SUPPORT FOR STEEL BEAMS TO PREVENT LATERAL TORSIONAL BUCKLING. SUFFICIENT LATERAL SUPPORT EXAMPLES:
 - A. DROPPED STEEL BEAM - AS PROVIDED IN OBC 9.23.4.3.(3) **OR** 2x6 TOP PLATE w/ 13mm (1/2") dia. THRU BOLTS c/w NUTS & WASHERS OR HILTI X-U FASTENERS @ 600mm (24") o.c., STAGGERED INTO THE TOP FLANGE & (2) 3-1/4" TOE-NAILS FROM EACH FRAMING MEMBER INTO THE TOP PLATE.
 - B. FLUSH STEEL BEAM - SOLID BLOCKING (2x LUMBER AND PLYWOOD) BOLTED TO THE BEAM WEB WITH 13mm (1/2") dia. THRU BOLTS @ 600mm (24") o.c. (MAX, MATCH JOIST SPACING), STAGGERED TOP AND BOTTOM AND APPROVED FACE MOUNT HANGERS FOR THE FRAMING MEMBER TO BLOCKING CONNECTION.
3. WHERE A STEEL BEAM SUPPORTS MASONRY, WELD 1/2" STEEL PLATE (WIDTH TO MATCH MASONRY) TO THE TOP OR BOTTOM FLANGE OF THE BEAM WITH (2) ROWS OF 50mm (2") LONG FILLET WELDS @ 300mm (12") o.c. MIN., STAGGERED.
4. ALL STEEL BEAMS AND LINTELS SHALL HAVE MINIMUM 200mm (8") END BEARING ON MASONRY (TYPICAL U.N.O.). WELD BEAMS AND LINTELS TO BEARING PLATES, WHERE PROVIDED, WITH MINIMUM 4.8mm x 50mm (3/16" x 2") FILLET WELD EACH SIDE.
5. ALL STEEL COLUMNS ARE TO BE Laterally supported TOP & BOTTOM [I.E. BY CONCRETE SLAB ON GRADE, (2) 13mm (1/2") dia. BOLTS OR 50mm (2") OF 6.4mm (1/4") FILLET WELD MINIMUM]. CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS, BLOCK SOLID IN JOIST SPACES. (TYP. U.N.O.).
6. ALL STRUCTURAL STEEL TO BE FINISHED AS APPROVED BY GENERAL CONTRACTOR.

VICTORIA RD S



SITE PLAN

1 : 1400

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				ISSUED FOR MINOR VARIANCE	RE-ISSUED FOR PERMIT	ISSUED FOR PERMIT	DESCRIPTION
				2025-06-10	2025-04-29	2025-03-19	
				WR	WR	WR	DATE
				2	1	0	REV BY

STAMP:



**WADDELL
ENGINEERING LTD.**
119 PINEBUSH RD, UNIT C
CAMBRIDGE, ON
N1R 7J8
www.waddelleng.com

Phone: 519-267-6789
Fax: 1-866-388-9659
info@waddelleng.com

PROJECT:

4424 VICTORIA RD S
30'x50' GARAGE

4424 VICTORIA RD S
PUSLINCH, ON.

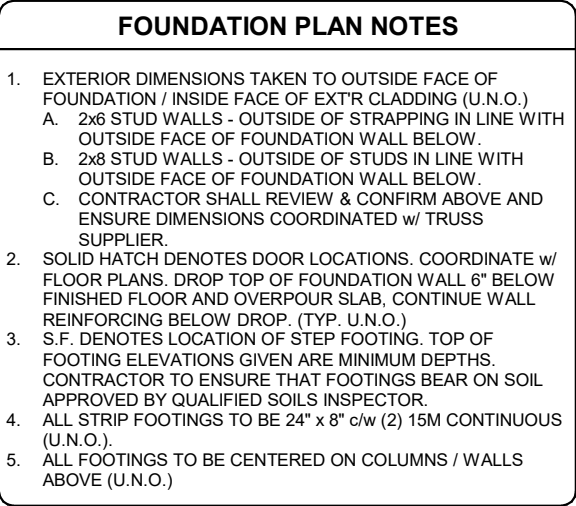
CLIENT:

FINE LINE
STRUCTURES

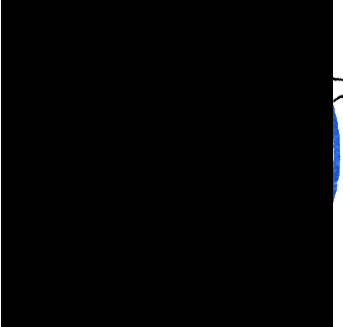
DRAWING TITLE:

GENERAL NOTES

DRAWN BY: WR	DATE: 2025/02/12
DESIGN BY: AGRES	SHEET NO:
SCALE: AS NOTED	
PROJECT NO:	
25-02-051	S0.0

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TAMP:



**WADDELL**
ENGINEERING LTD.
119 PINEBUSH RD, UNIT C
CAMBRIDGE, ON Phone: 519-267-6788
N1R 7J8 Fax: 1-866-388-9659
www.waddelleng.com info@waddelleng.com

PROJECT: 4424 VICTORIA RD S
30'x50' GARAGE

NOB2
424 VICTORIA RD S PUSLINCH, O

CLIENT: FINE LINE
STRUCTURES

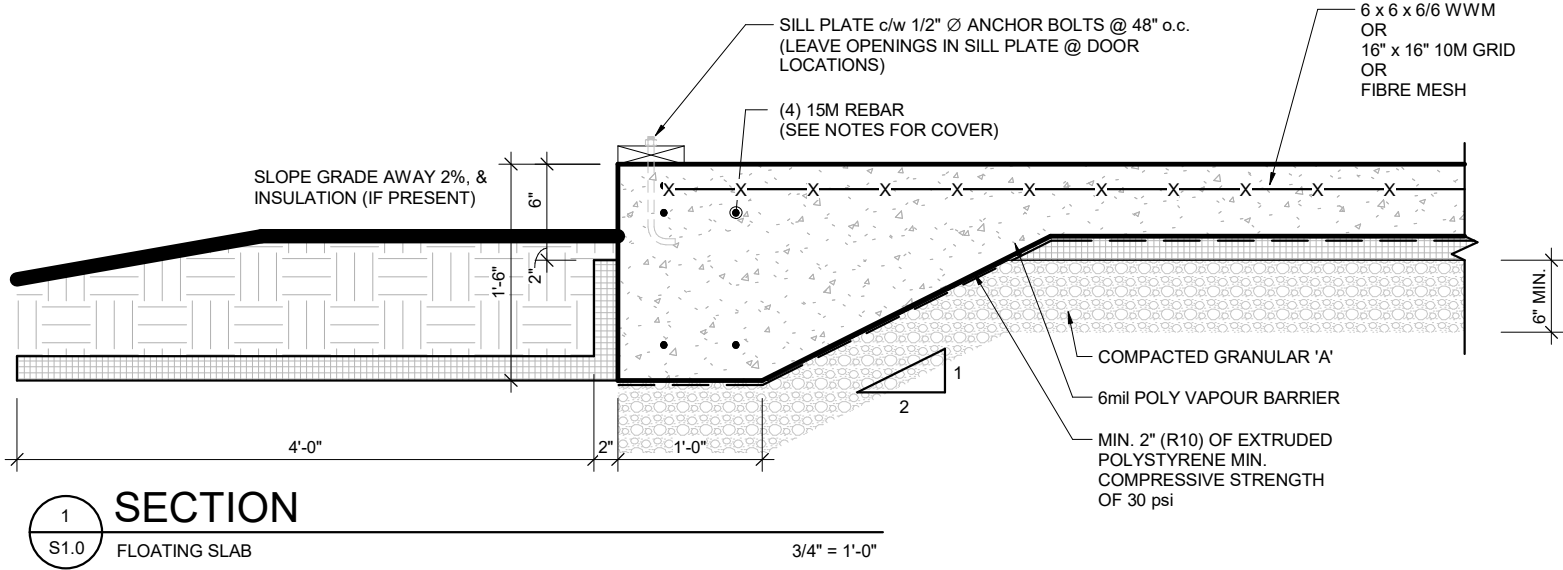
DRAWING TITLE:	
FOUNDATION PLAN	
DRAWN BY: WR	DATE: 2025/02/1
DESIGN BY: AGRES	SHEET NO:
SCALE: AS NOTED	S1.0
PROJECT NO: 25-02-051	

$$3/16'' = 1'-0'''$$

FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
CF1	2'-6"x2'-6"x10"	UNREINFORCED

NOTES:

1. ALL STRIP FOOTINGS TO BE 24" x 8" c/w (2) 15M CONTINUOUS (U.N.O.).
2. ALL FOOTINGS TO BE CENTERED ON COLUMNS / WALLS ABOVE (U.N.O.)



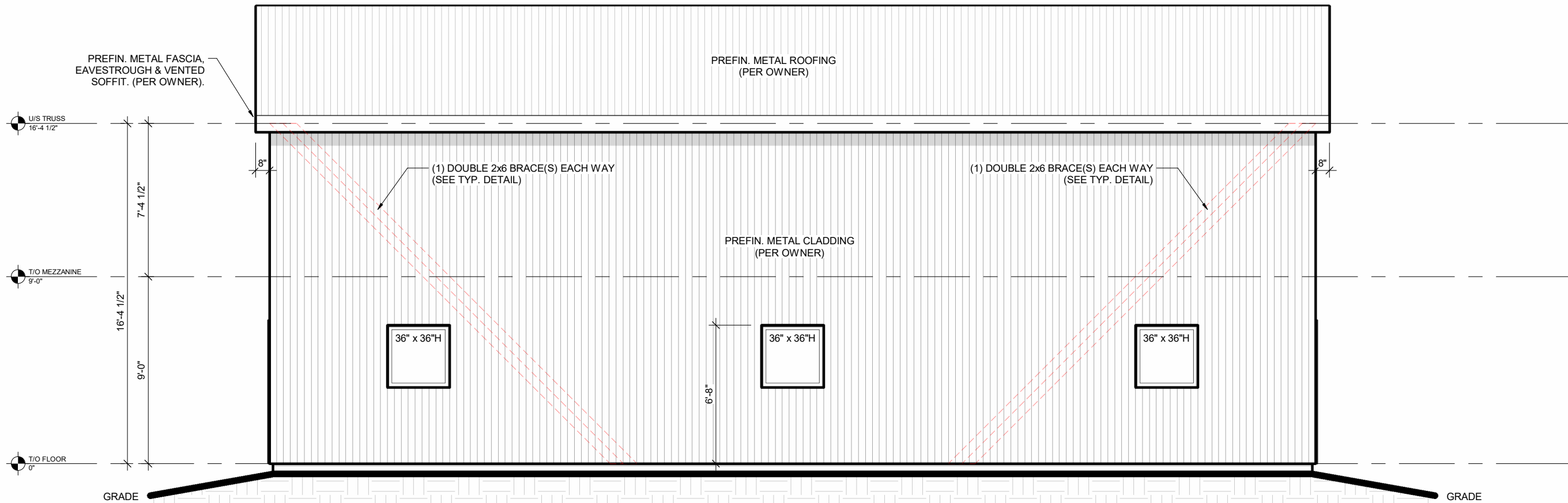
SCALE: AS NOTED	S20
PROJECT NO:	



DRAWN BY: WR	DATE: 2025/02/12
DESIGN BY: AGRES	SHEET NO:
SCALE: AS NOTED	S2.2
PROJECT NO: 25-02-051	

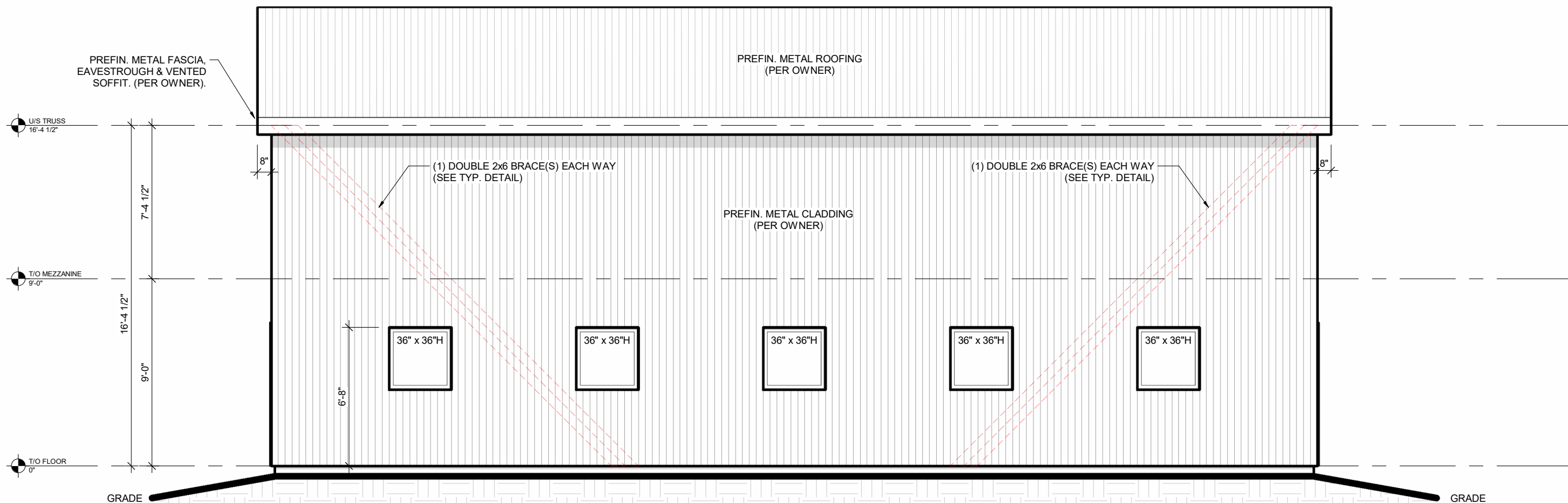
S2.2

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NORTH ELEVATION

3/16" = 1'-0"

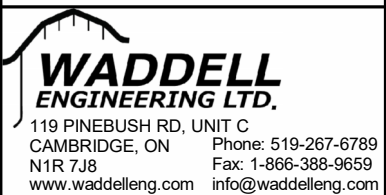
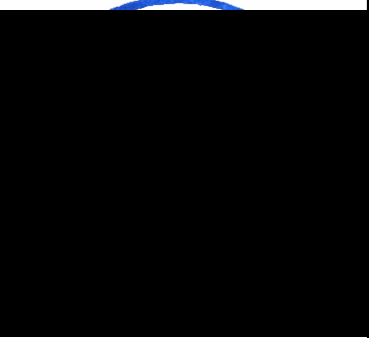


SOUTH ELEVATION

3/16" = 1'-0"

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PROJECT:

4424 VICTORIA RD S
30'x50' GARAGE

4424 VICTORIA RD S N0B2J0
PUSLINCH, ON.

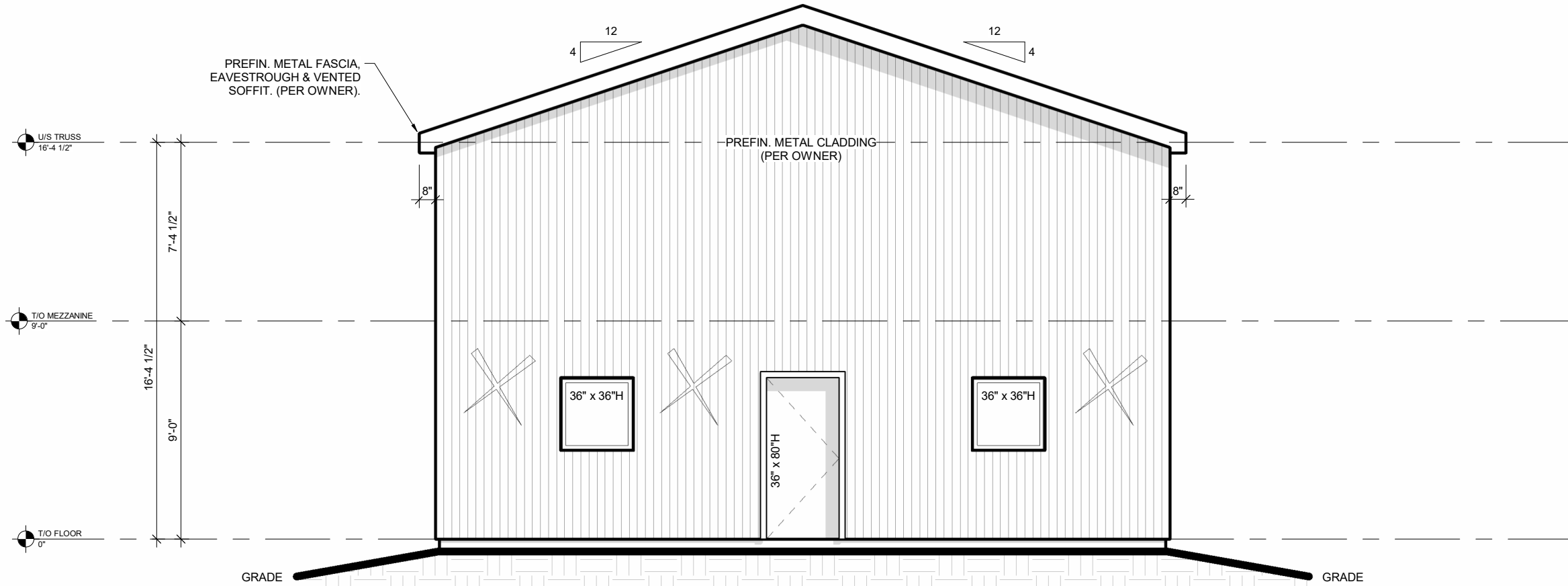
CLIENT: FINE LINE
STRUCTURES

DRAWING TITLE:

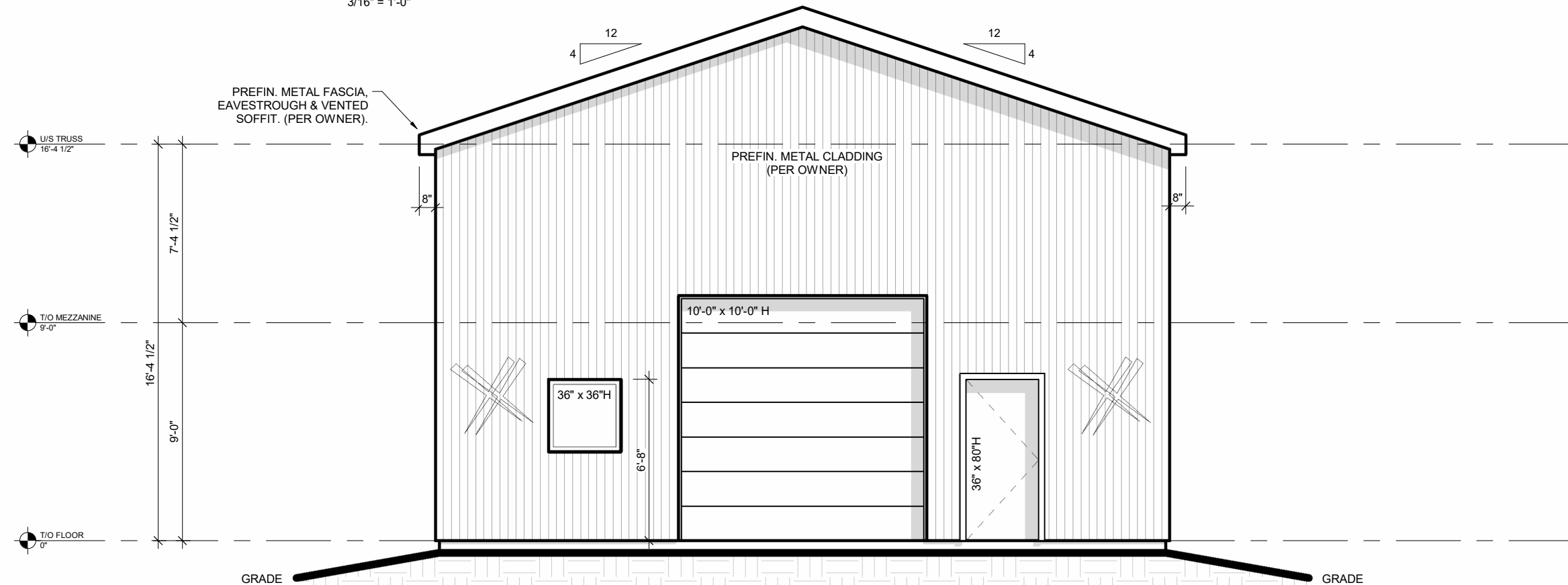
BUILDING ELEVATIONS

DRAWN BY: WR	DATE: 2025/02/12
DESIGN BY: AGRES	SHEET NO:
SCALE: AS NOTED	S3.0
PROJECT NO: 25-02-051	

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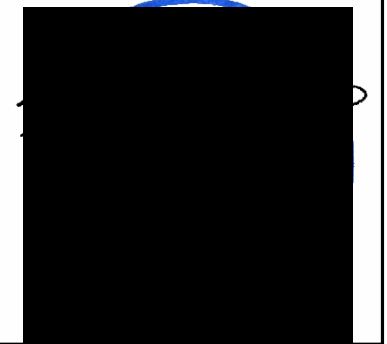
EAST ELEVATION

$$3/16'' = 1'-0''$$


WEST ELEVATION

$$3/16'' = 1'-0''$$
[illegible]

STAMP:



PROJECT:

4424 VICTORIA RD S
30'x50' GARAGE

4424 VICTORIA RD S N0B2J0
PUSLINCH, ON.

CLIENT: FINE LINE
STRUCTURES

DRAWING TITLE:

BUILDING ELEVATIONS

DRAWN BY: WR	DATE: 2025/02/12
DESIGN BY: AGRES	SHEET NO:
SCALE: AS NOTED	S3.1
PROJECT NO: 25-02-051	

S3.1

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ISSUED FOR REVIEW	DATE	REV	BY	DESCRIPTION
	2025-02-12	0	WR	

STAMP:





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PROJECT:

4424 VICTORIA RD S
30'x50' GARAGE

4424 VICTORIA RD S
PUSLINCH, ON.

CLIENT:
FINE LINE
STRUCTURES

DRAWING TITLE:

BUILDING SECTIONS &
DETAILS

DRAWN BY: WR

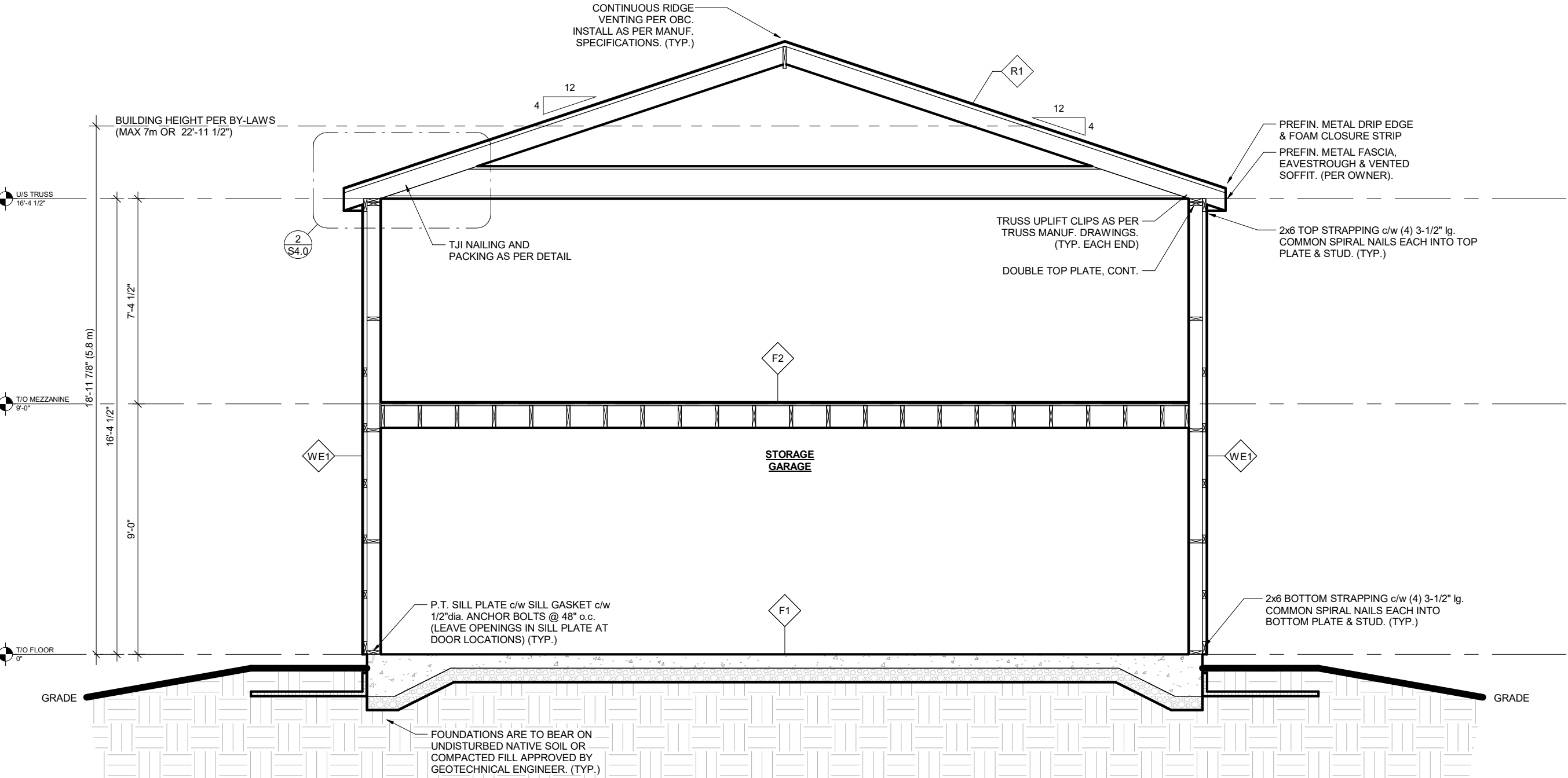
DESIGN BY: AGRES

SCALE: AS NOTED

PROJECT NO:

25-02-051

S4.0



1
S4.0

SECTION
BUILDING SECTION

1/4" = 1'-0"

ASSEMBLY SCHEDULE

- R1 TYPICAL ROOF CONSTRUCTION:**
- 29 Ga. STEEL ROOFING
 - 2x4 STRAPPING @ 24" o.c.
 - ROOF FRAMING AS PER PLANS

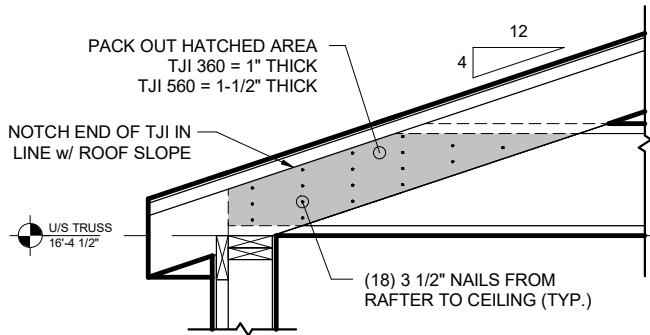
- F1 TYPICAL SLAB ON GRADE CONSTRUCTION:**
- FLOOR FINISH (PER OWNER)
 - 6" CONCRETE FLOOR SLAB
 - 6" COMPACTED GRANULAR 'A' FILL

- F2 WOOD FRAMED FLOOR CONSTRUCTION:**
- FLOOR FINISH (PER OWNER)
 - 3/4" T&G PLYWOOD SHEATHING, GLUED & SCREWED
 - FLOOR FRAMING AS PER PLANS c/w SOLID BLOCKING @ 6'-0" o.c. (MAX.) & AT ALL LAPPED JOISTS BEARING

- WE1 EXTERIOR WALL CONSTRUCTION (TYP. U.N.O.):**
- 29 Ga. PREFIN. METAL CLADDING
 - TYPAR AIR BARRIER, JOINTS TAPED
 - 2x4 STRAPPING @ 24" o.c.
 - 2x6 WOOD STUDS @ 16" o.c.

- P1 INTERIOR PARTITION:**
- 1/2" DRYWALL
 - 2x4 STUDS @ 16" o.c.
 - 1/2" DRYWALL

NOTE:
PROVIDE SOLID BLOCKING @ 48" o.c. IN ALL WALLS TALLER THAN 9'-6".

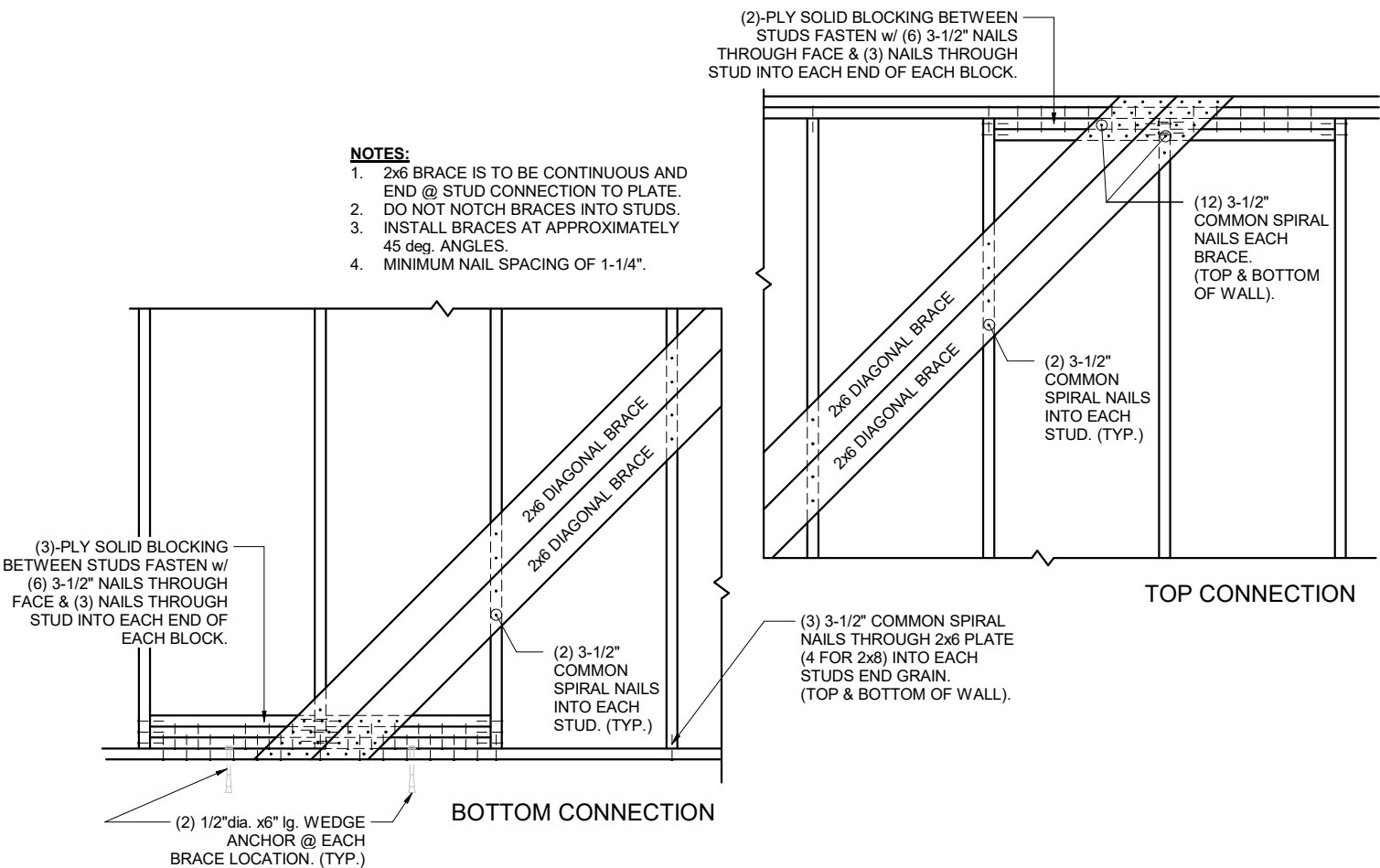


2
S4.0

SECTION
TJI NAILING DETAIL

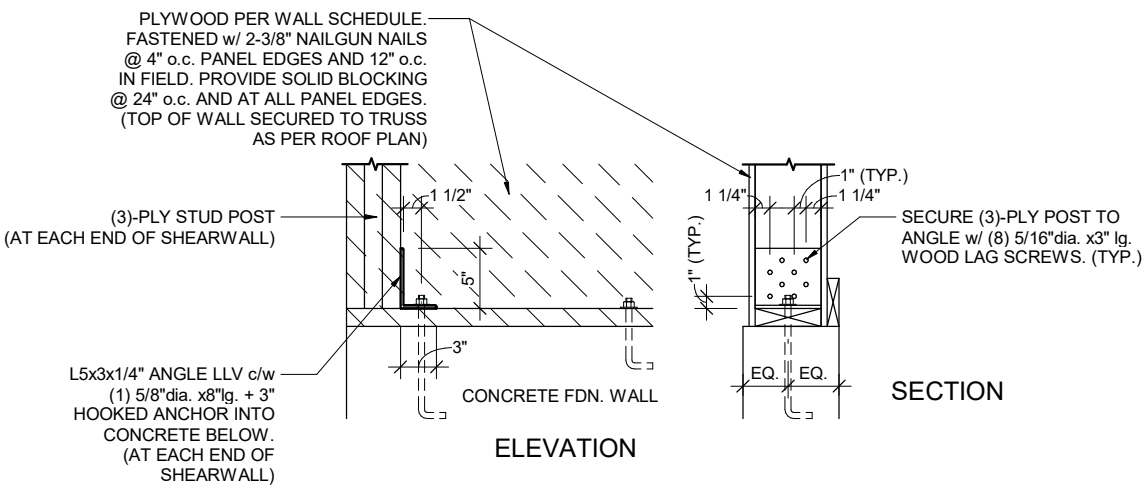
1/2" = 1'-0"

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SECTION

S4.1 (2)-2x6 BRACING CONNECTION

$$1/2'' = 1'-0''$$


SECTION

S4.1 SHEARWALL DETAIL

$$\frac{3}{4}'' = 1'-0''$$
[illegible]

STAMP:



PROJECT:

4424 VICTORIA RD S
30'x50' GARAGE

424 VICTORIA RD S N0B2J
PUSLINCH, ON

CLIENT: FINE LINE
STRUCTURES

DRAWING TITLE:

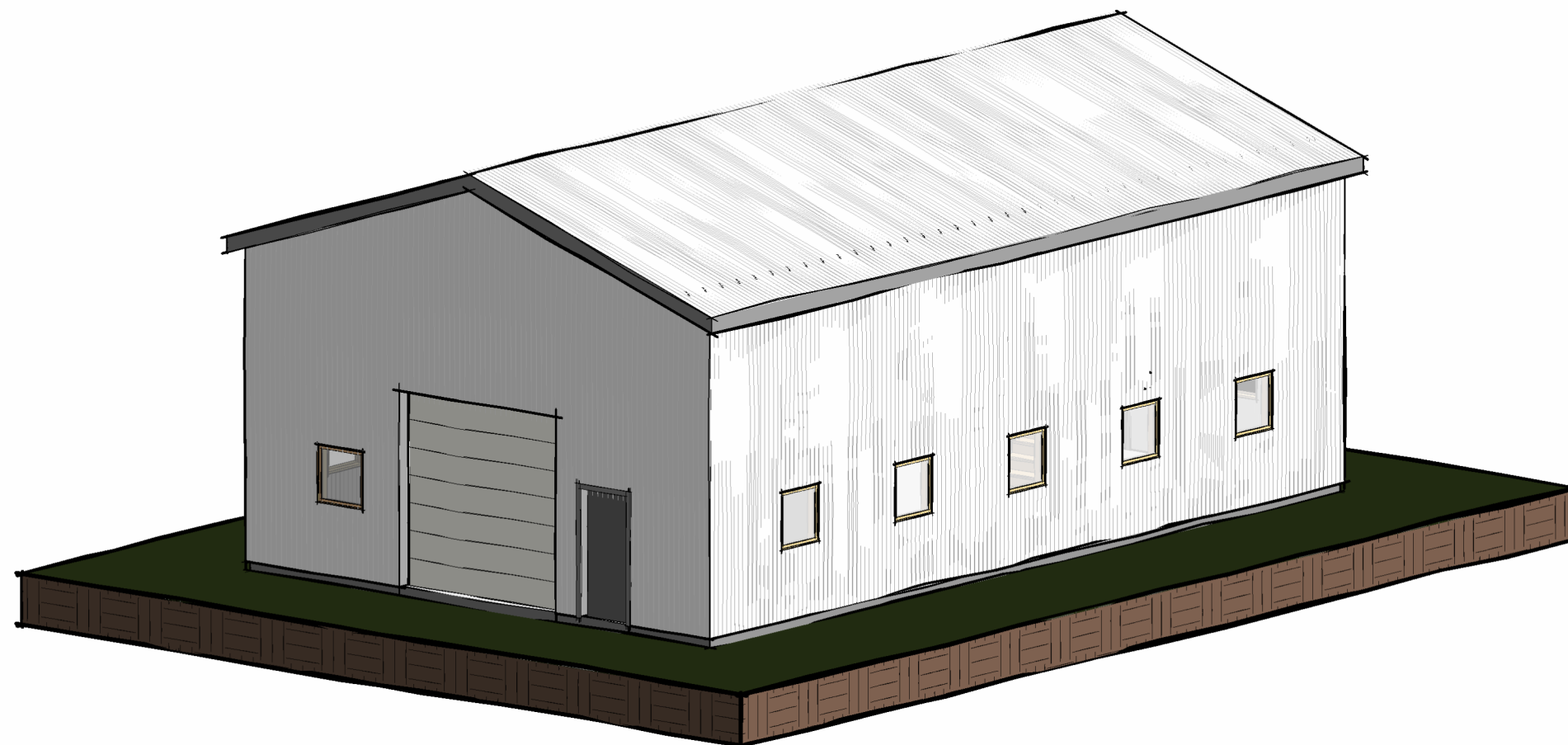
DETAILS

DRAWN BY: WR	DATE: 2025/02/17
DESIGN BY: AGRES	SHEET NO:
SCALE: AS NOTED	S4.1
PROJECT NO: 25-02-051	

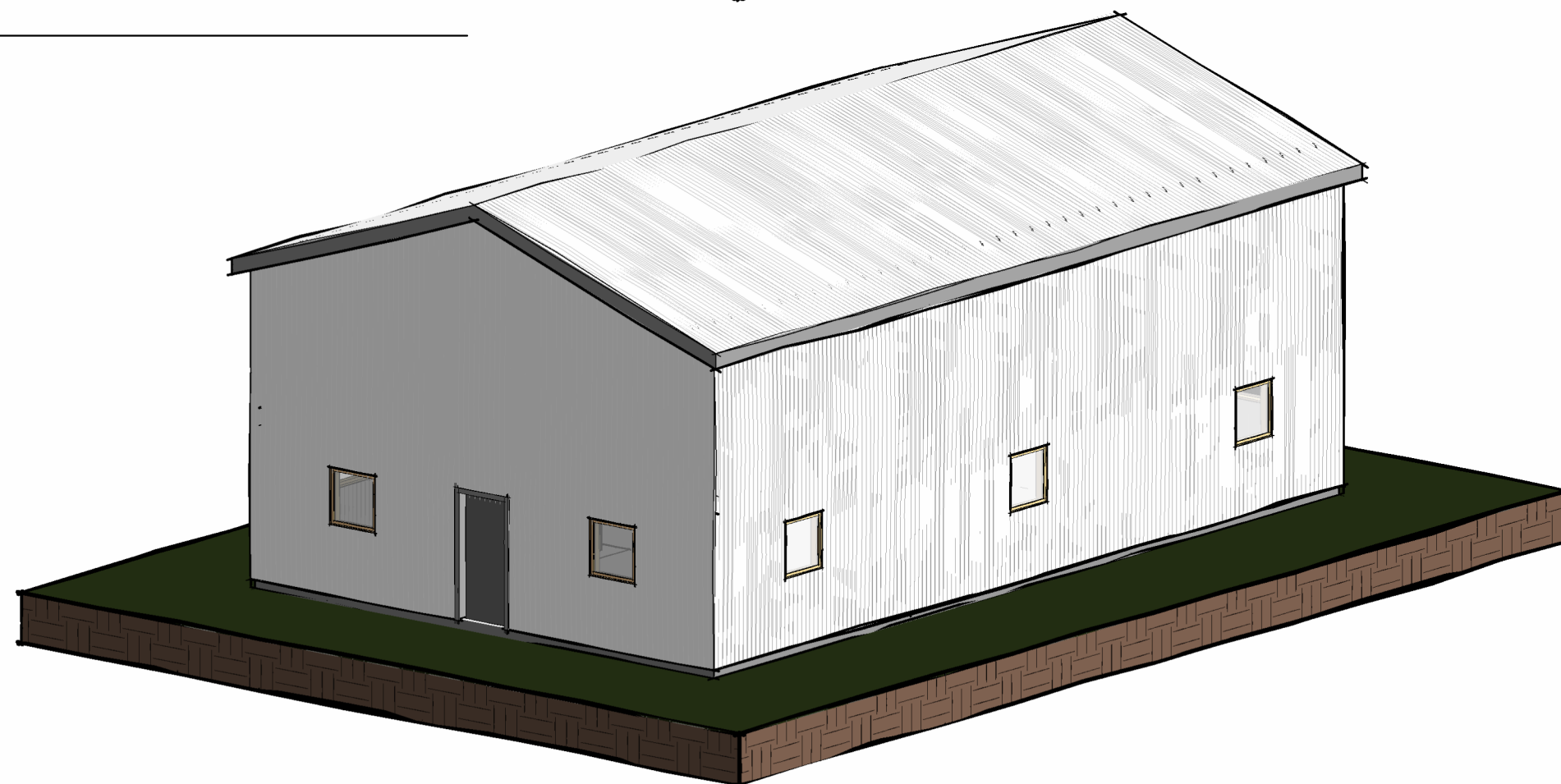
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ISO FRONT



ISO REAR



PROJECT:

4424 VICTORIA RD S
30'x50' GARAGE

4424 VICTORIA RD S
PUSLINCH, ON. N0B2J0

CLIENT: FINE LINE
STRUCTURES

DRAWING TITLE:

ISOMETRICS

DRAWN BY: WR	DATE: 2025/02/12
DESIGN BY: AGRES	SHEET NO:
SCALE: AS NOTED	S5.0
PROJECT NO: 25-02-051	

Comments received to date

PW – no comments

Sourcewater - 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.

Building - I have no concerns from a building code perspective

By-law - There is no record of a Building Permit for the Pool Enclosure on-site. A Permit is required for the Pool Enclosure.



COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
Aldo Salis, BES, M.Sc. MCIP, RPP., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

June 27, 2025

BY E-MAIL

Lynne Banks, Secretary-Treasurer
Committee of Adjustment
Township of Puslinch
7404 Wellington Rd 34
Puslinch, ON N0B 2J0

Dear Ms. Banks:

**Re: Proposed Minor Variance – D13/SEY
Cailey Seymour
4424 Victoria Rd. S
Township of Puslinch**

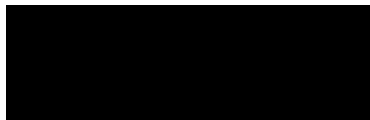
Thank you for circulating the above noted application to our office. These comments are offered without the benefit of a site visit. It is our understanding that the following relief is being requested from Zoning By-law No. 023-18:

- Section 4.4.2, Table 4.1: To permit an accessory building with a floor area of 827m², whereas the maximum total floor area is 684m²;
- Section 14, Site-specific special provision 19 to permit a minimum front yard of 71 metres for a kennel, whereas 75 metres is required.

The subject lands are designated Secondary Agricultural. The lands are also located within the Paris Galt Moraine Policy Area.

Overall, staff do not have any concerns with the proposed minor variance application. I trust that these comments will be of assistance to the Committee. We would appreciate a copy of the Committee's decision with respect to this application.

Yours truly,



Thomas Freeman RPP MCIP
Planner



REPORT CofA-2025-004

TO: Committee of Adjustment Committee Chair and Members of Committee

PREPARED BY: Lynne Banks, Development and Legislative Coordinator

PRESENTED BY: Lynne Banks, Development and Legislative Coordinator

MEETING DATE: July 8, 2025

SUBJECT: Proposed 2026 Committee of Adjustment Meeting Schedule

RECOMMENDATION

That report CofA-2025-004 Proposed 2026 Committee of Adjustment Meeting Schedule be received for information; and further,

That the 2026 Committee of Adjustment Meeting Schedule be approved as presented.

Purpose

The purpose of this report is to provide the Committee of Adjustment with the proposed 2026 Committee Meeting Date Schedule.

Background

The Committee of Adjustment Terms of Reference state that the Committees meet monthly on the second Tuesday of each month at 7:00 p.m., or another time mutually agreed upon by the Committees, and as many additional times as the Committees deem necessary.

Comments

Below are the proposed dates for the 2026 Committee of Adjustment Meetings:

Tuesday, January 13, 2026 @7:00 p.m.
Tuesday, February 10, 2026 @7:00 p.m.
Tuesday, March 10, 2026 @7:00 p.m.
Tuesday, April 14, 2026 @7:00 p.m.
Tuesday, May 12, 2026 @7:00 p.m.

Tuesday, June 9, 2026 @7:00 p.m.
Tuesday, July 14, 2026 @7:00 p.m.
Tuesday, August 11, 2026 @7:00 p.m.
Tuesday, September 8, 2026 @7:00 p.m.
Tuesday, October 13, 2026 @7:00 p.m.
Tuesday, November 10, 2026 @7:00 p.m.
Tuesday, December 8, 2026 @7:00 p.m.

Financial Implications

None

Attachments

None