

NOTICE OF PUBLIC HEARING

HEARING DATE: Tuesday, September 3, 2024, at 4:00 pm

PLACE: **This will be a hybrid (virtual/in-person) hearing**

Virtual Participation: Zoom Webinar / Youtube Livestream

In-person Participation: Council Chamber, Pelham Town Hall
20 Pelham Town Square, Fonthill ON

Town Council approved hybrid meetings through By-law 4507(2022).

The Town of Pelham Committee of Adjustment hearing live webcast will be streaming at: <https://www.youtube.com/user/TownOfPelham>

Under Section 45 of the *Planning Act, R.S.O. 1990*, as amended, notice is hereby given that an application for **minor variance** or permission will be heard by the Committee of Adjustment for the Town of Pelham at the date and place shown above.

File Number: A28-2024P

Subject Lands: 5 Accursi Crescent,
Emerald Trails Subdivision, Pelham

Legal Description: Lot 21 on Plan 59M-527

The subject land is located on the west side of Haist Street, lying north of Welland Road, being Lot 21 on Plan 59M-527 in the Town of Pelham



Nature and Extent of Relief/ Permission Applied for:

The subject land is zoned RM1-88 in accordance with Pelham Zoning By-law 4481(2022), as amended. Application for relief is made, to facilitate the construction of a block townhouse dwelling unit. The applicant seeks relief from the following section(s) of the Zoning By-law:

Section 6.4.4 “Zone Requirements for a Block Townhouse Dwelling” – to permit a maximum lot coverage of 56.43% whereas the By-law permits a maximum lot coverage of 50%.

This application is being considered concurrently with Minor Variance Files A20-2024P, A21-2024P, A22-2024P, A23-2024P, A24-2024P, A25-2024P, A26-2024P, A27-2024P, A29-2024P and A30-2024P.

PUBLIC HEARING: This is a public hearing called to hear evidence for, or in opposition to, the above-noted application. Anyone wishing to register objections, support or comments concerning this application may present them in writing to the Secretary-Treasurer before the hearing and/or at the hearing or make verbal comments at the hearing.


YOUR INPUT IS ENCOURAGED: The Committee would appreciate receiving your written and/or verbal comments regarding this application. **For inclusion on the public agenda/consideration within the recommendation report, written comments must be submitted by August 21, 2024.** If the Secretary-Treasurer does not receive your comments by this date, it may be presumed you have no objection to the proposal. Should an extension be required, please contact the Secretary-Treasurer. Verbal comments will be received by the Committee at the public hearing via virtual or in-person participation. **To provide verbal comments virtually at the hearing, please pre-register with the Secretary-Treasurer by sending an email to the email address noted below before 12:00pm noon on August 30, 2024.** Zoom webinar registration information and procedure will be provided. **To provide verbal comments in person at the hearing, pre-registration is encouraged but not required.** Registrants will be notified of the Committee of Adjustments Decision. If you have not submitted written comments and wish to submit a comment live during the meeting, you may live stream the meeting from our YouTube channel and e-mail comments to clerks@pelham.ca during the public comment portion of this application only. If your comments are not received during the public portion of the application, they will not be considered. Unless indicated otherwise, personal information and all comments will become part of the public record and may be publicly released.

It is highly recommended that the applicant or the authorized agent of the applicant be present at the hearing. Please note that if you do not attend this hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings.

NOTICE OF DECISION: Requests for copies of the decision of the Committee of Adjustment or notice of adjournment of hearing, if any, must be in writing and addressed to:

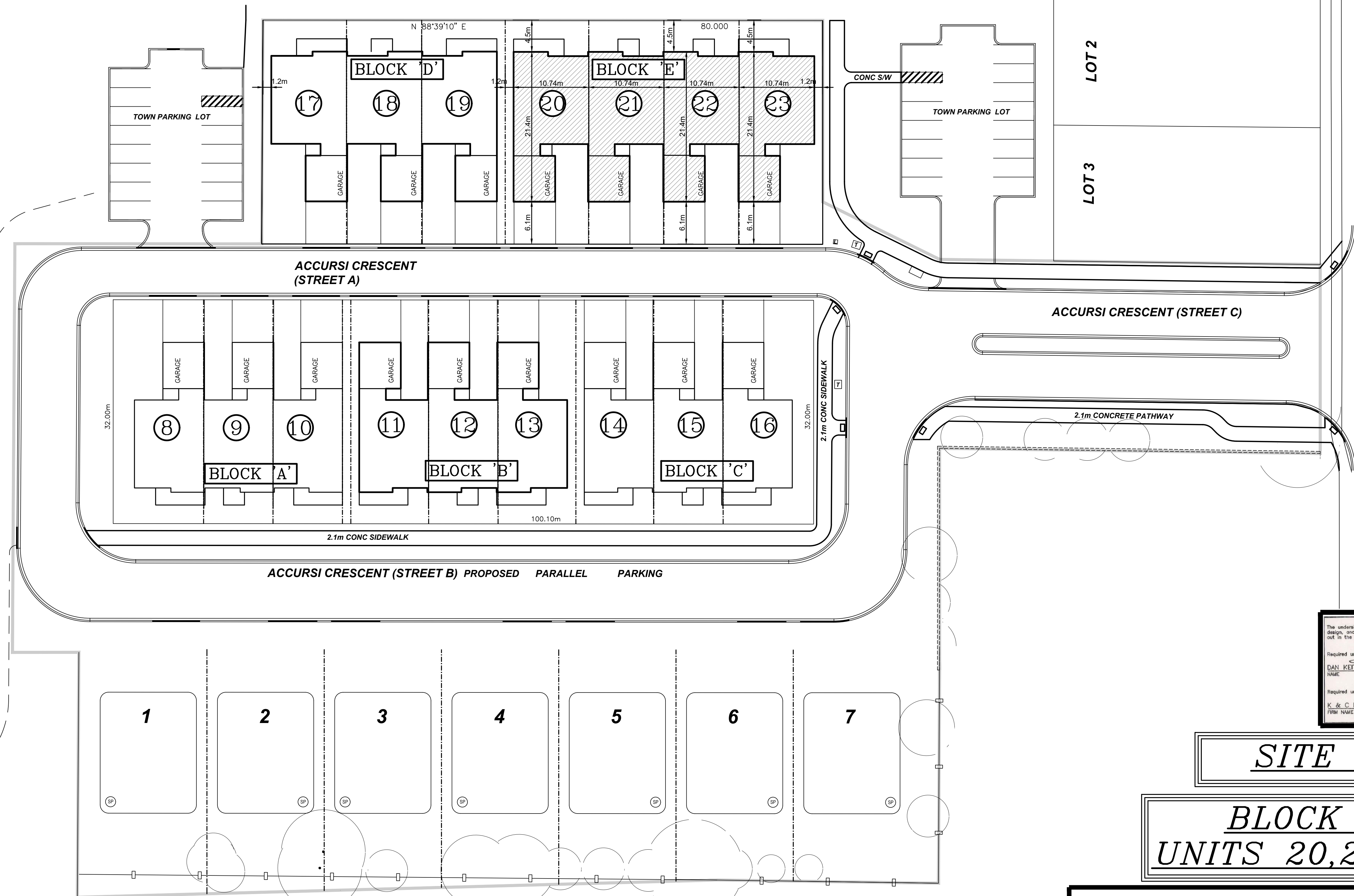
Secretary-Treasurer of the Committee of Adjustment
20 Pelham Town Square, P.O. Box 400, Fonthill ON L0S 1E0
905-892-2607 ext. 320 sleach@pelham.ca

For technical questions, please contact:
Andrew Edwards, Planner
905-892-2607 ext. 324 aedwards@pelham.ca



Sarah Leach, BA
Deputy Clerk/Secretary-Treasurer

Date of Mailing: August 7, 2024



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.5.1 of the building code
 DAN KEITH 15/05/23 22057
 NAME SIGNATURE B.C.N.

REGISTRATION INFORMATION
 Required unless design is exempt under 2.17.4.1 of the building code
 K & C RESIDENTIAL DESIGN INC. 28294
 FIRM NAME B.C.N.

SITE PLAN

BLOCK 'E'
UNITS 20,21,22,23

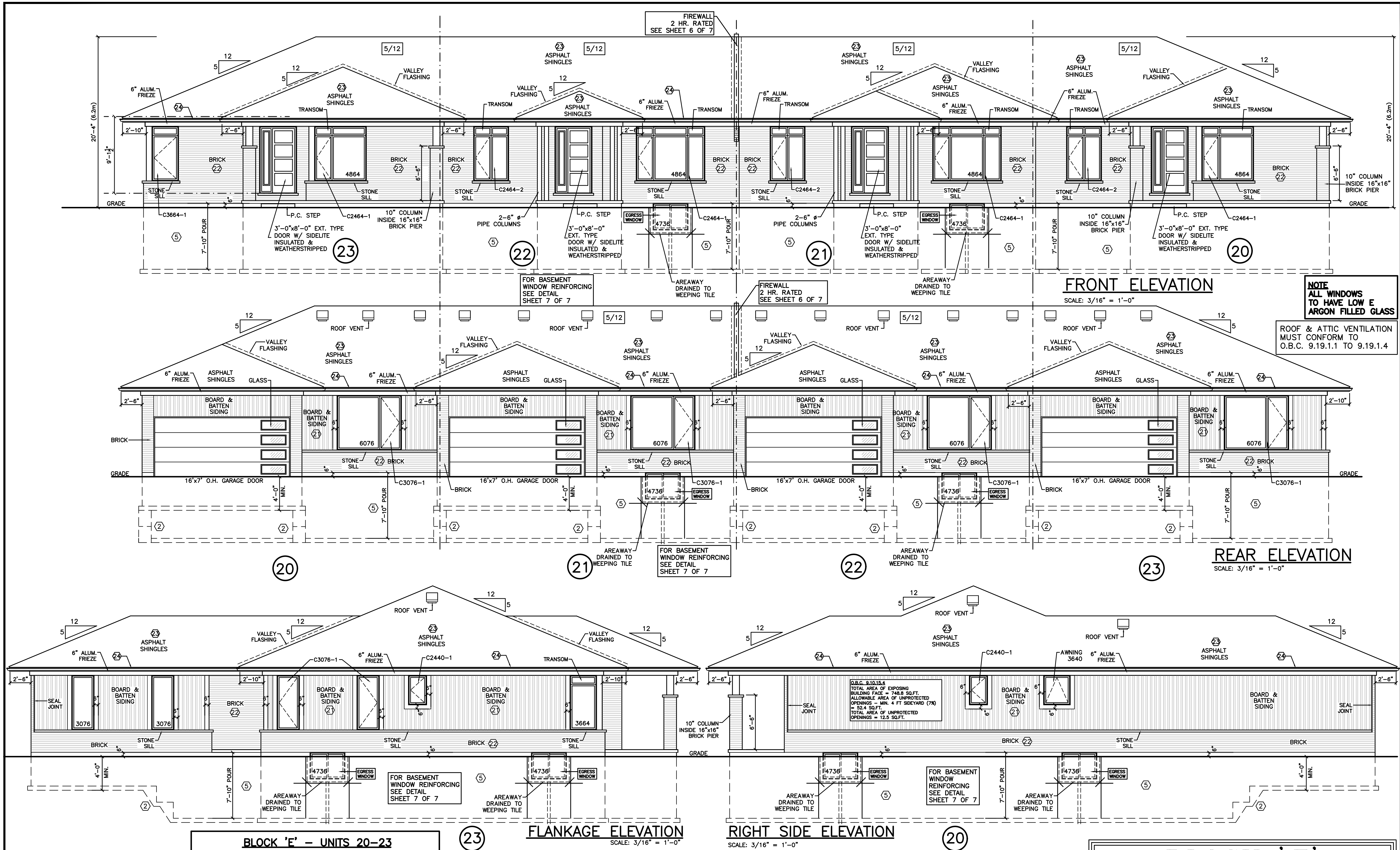
CENTENNIAL HOMES (NIAGARA) INC.
EMERALD TRAILS
 1114 HAIST STREET
 TOWN OF PELHAM

K & C RESIDENTIAL DESIGN INC.
 (905) 938-2173
 B.C.I.N. - 28294

MAY 26/23

SHEET NO. 1 OF 7

SITE PLAN



BLOCK 'E' - UNITS 20-23	
UNIT 20	GROSS WALL = 1746.4 SQ.FT. (162.24m ²) GROSS WINDOW = 109.8 SQ.FT. (10.2m ²) WINDOW % = 6.3%
UNIT 21	GROSS WALL = 1746.4 SQ.FT. (162.24m ²) GROSS WINDOW = 107.1 SQ.FT. (9.94m ²) WINDOW % = 6.1%
UNIT 22	GROSS WALL = 1746.4 SQ.FT. (162.24m ²) GROSS WINDOW = 107.1 SQ.FT. (9.94m ²) WINDOW % = 6.1%
UNIT 23	GROSS WALL = 1746.4 SQ.FT. (162.24m ²) GROSS WINDOW = 136.4 SQ.FT. (12.67m ²) WINDOW % = 7.8%

ALL CONSTRUCTION SHALL CONFORM TO PART 9 OF THE 2012 ONTARIO BUILDING CODE INCLUDING THE LATEST AMENDMENTS

CONSTRUCTION TO CONFORM TO SB-12 COMPLIANCE PACKAGE 'A1' TABLE 3.1.1.2.A(IP) - ZONE 1

BLOCK 'E'

UNITS 20,21,22,23

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 DAN KEITH 11/04/23 22057
 NAME SIGNATURE BOB

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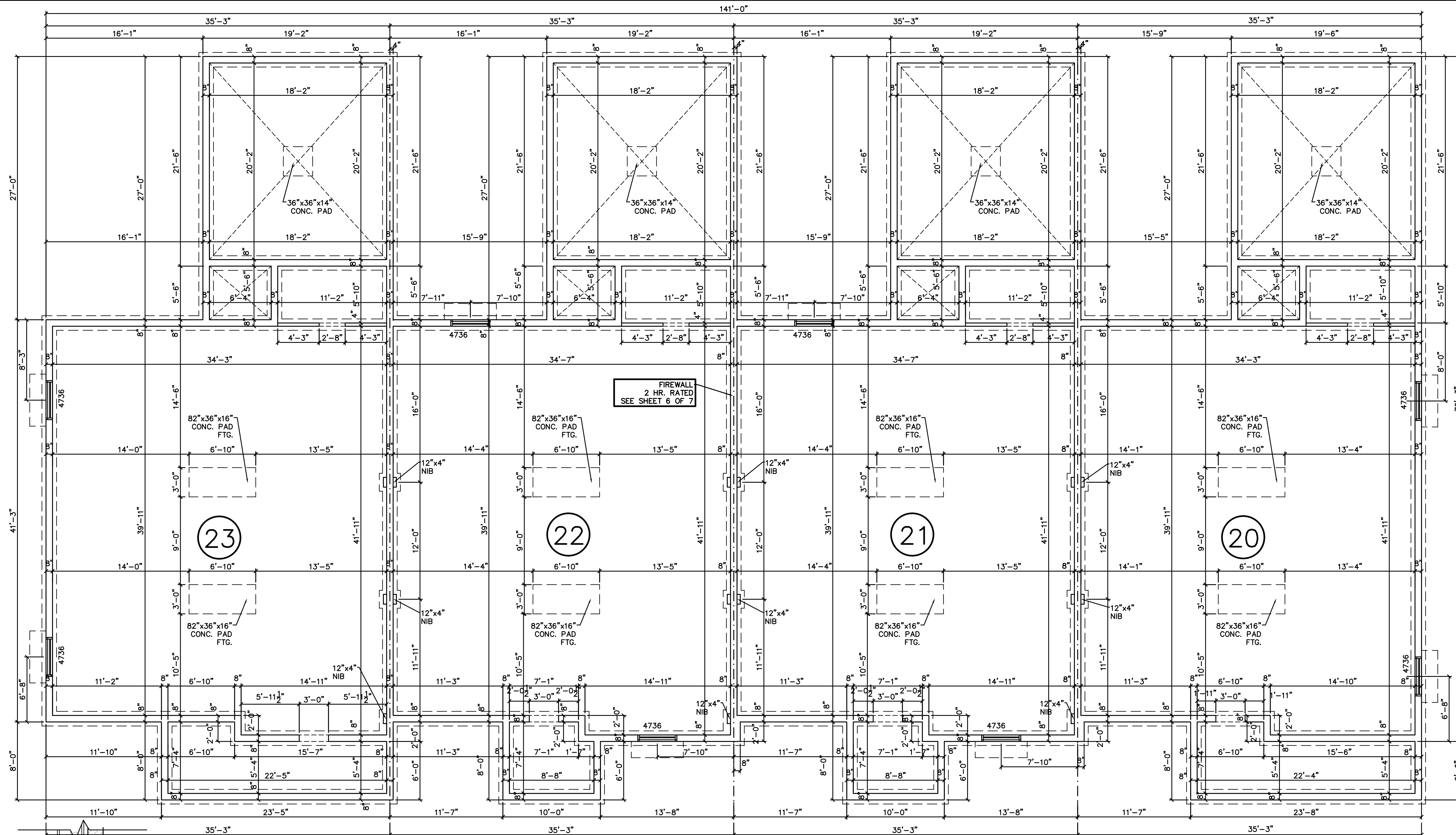
CENTENNIAL HOMES (NIAGARA) INC.

EMERALD TRAILS

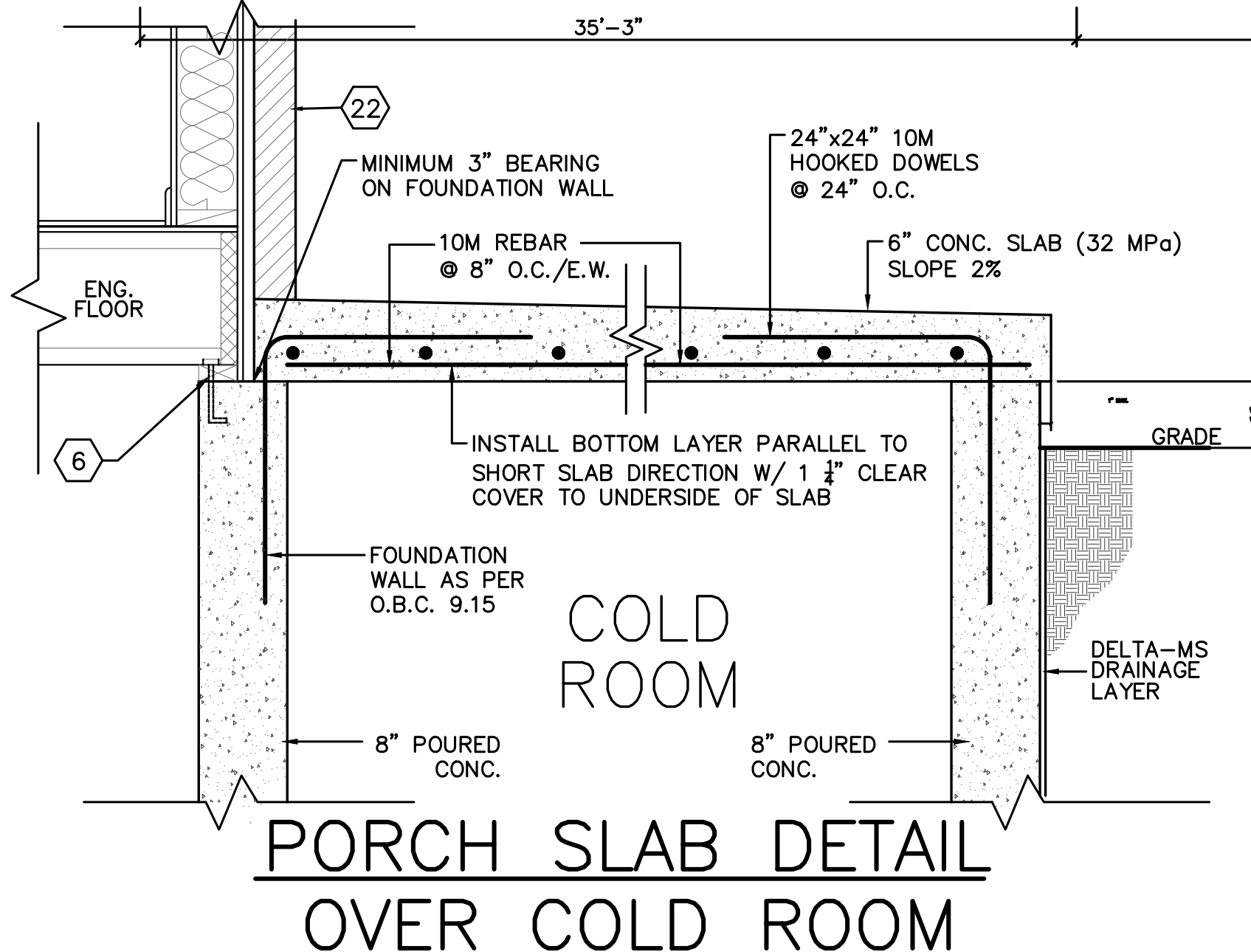
1114 HAIST STREET
TOWN OF PELHAM

K & C RESIDENTIAL DESIGN INC.
(905) 938-2173
B.C.I.N. - 28294

MAY 26/23
SHEET NO. 2 OF 7
ELEVATIONS



FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



PORCH SLAB DETAIL OVER COLD ROOM

ALL CONSTRUCTION SHALL CONFORM TO PART 9 OF THE 2012 ONTARIO BUILDING CODE INCLUDING THE LATEST AMENDMENTS

CONSTRUCTION TO CONFORM TO SB-12 COMPLIANCE PACKAGE 'A1' TABLE 3.1.1.2.A(IP) - ZONE 1

BLOCK 'E'
UNITS 20,21,22,23

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QUALIFICATION INFORMATION
 11/04/23 22057
 DAN KEITH *[Signature]* B.C.N.
 NAME SIGNATURE

REGISTRATION INFORMATION
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CENTENNIAL HOMES (NIAGARA) INC.

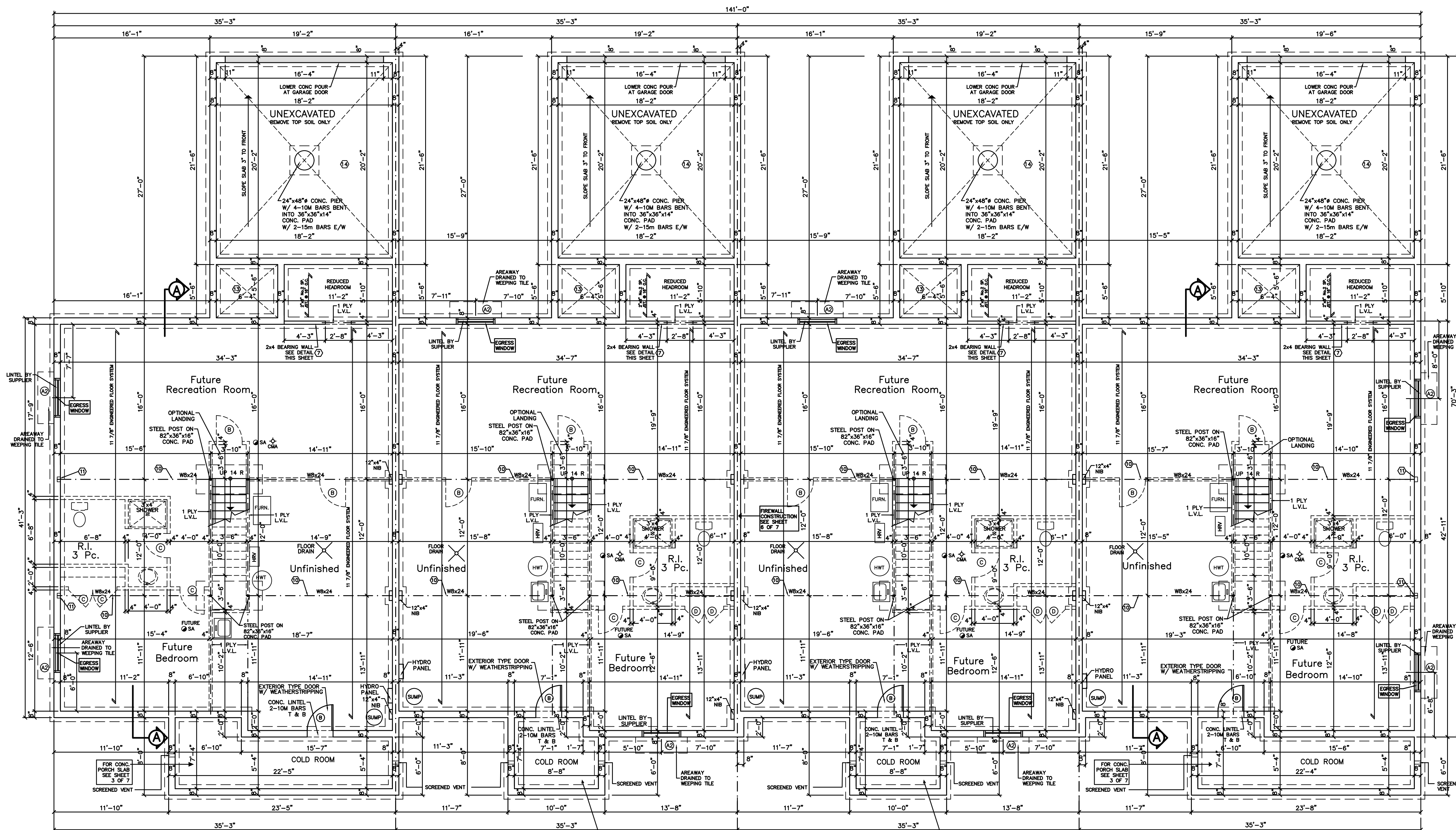
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MAY 26/23

SHEET NO. 3 OF 7

FOUNDATION PLAN



23

22

21

20

BASEMENT PLANS
SCALE: 3/16" = 1'-0"

DOOR SCHEDULE

A	2'-10" x 6'-8"
B	2'-8" x 6'-8"
C	2'-6" x 6'-8"
D	2'-0" x 6'-8"
E	2'-4" x 6'-8"
F	1'-4" x 6'-8"
G	1'-6" x 6'-8"
H	3'-0" x 6'-8"

STEEL LINTEL SCHEDULE

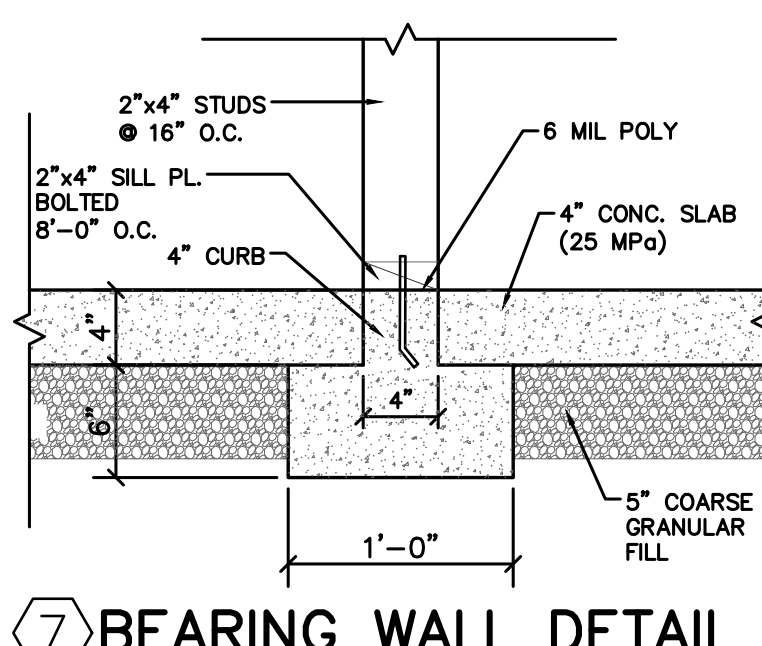
(1)	3-1/2"x3-1/2"x1/4"
(2)	3-1/2"x3-1/2"x5/16"
(3)	4"x3-1/2"x5/16"
(4)	5"x3-1/2"x5/16"
(5)	5"x3-1/2"x3/8"
(6)	6"x4"x3/8"

WOOD LINTEL SCHEDULE

(L1)	2-2"x8" SP.
(L2)	2-2"x10" SP.
(L3)	2-2"x12" SP.
(L4)	3-2"x10" SP.
(L5)	3-2"x12" SP.

SYMBOL SCHEDULE

CMA	CARBON MONOXIDE ALARM
SA	SMOKE ALARM



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CONSTRUCTION TO CONFORM TO SB-12 COMPLIANCE PACKAGE 'A1' TABLE 3.1.1.2.A(IP) - ZONE 1

BLOCK 'E'
UNITS 20,21,22,23

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DAN KEITH 11/04/23 22057
NAME SIGNATURE BOIN

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K & C RESIDENTIAL DESIGN INC. 28294
FIRM NAME BOIN

CENTENNIAL HOMES (NIAGARA) INC.

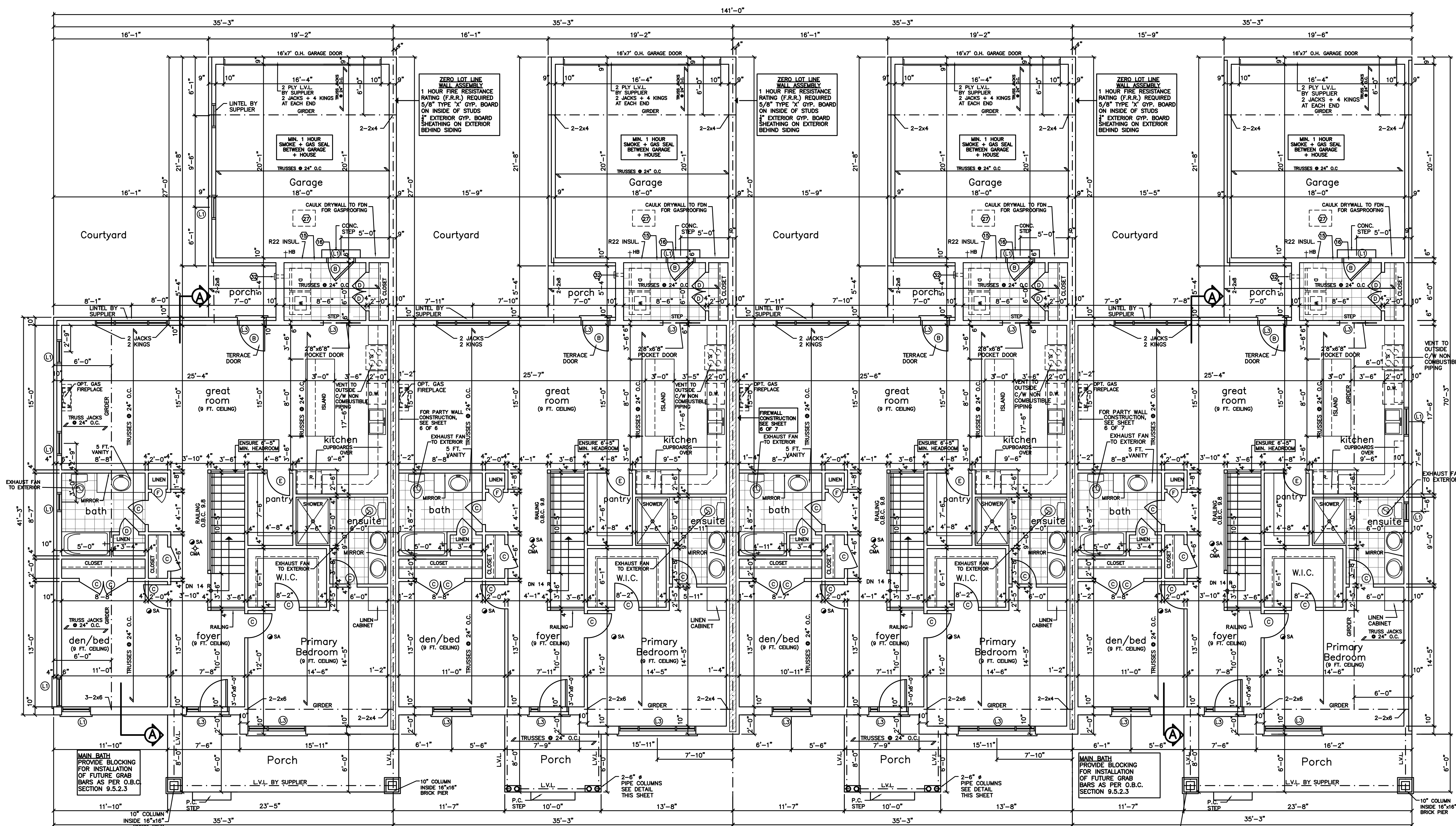
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MAY 26/23

SHEET NO. 4 OF 7

BASEMENT PLANS

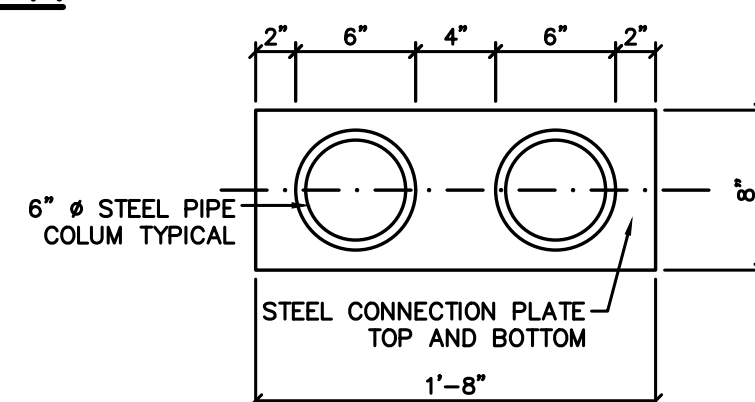


23 1561 SQ.FT.

22 1561 SQ.FT.

21 1561 SQ.FT.

20 1563 SQ.FT. MAIN FLOOR PLANS SCALE: 3/16" = 1'-0"



PORCH PIPE COLUMN DETAIL - UNITS 21 & 22

DOOR SCHEDULE

A	2'-10" x 6'-8"
B	2'-8" x 6'-8"
C	2'-6" x 6'-8"
D	2'-0" x 6'-8"
E	2'-4" x 6'-8"
F	1'-4" x 6'-8"
G	1'-6" x 6'-8"
H	3'-0" x 6'-8"

STEEL LINTEL SCHEDULE

(A)	3-1/2"x3-1/2"x1/4"
(B)	3-1/2"x3-1/2"x5/16"
(C)	4"x3-1/2"x5/16"
(D)	5"x3-1/2"x5/16"
(E)	5"x3-1/2"x3/8"
(F)	6"x4"x3/8"

WOOD LINTEL SCHEDULE

(1)	2-2"x8" SP.
(2)	2-2"x10" SP.
(3)	2-2"x12" SP.
(4)	3-2"x10" SP.
(5)	3-2"x12" SP.

SYMBOL SCHEDULE

CMA	CARBON MONOXIDE ALARM
SA	SMOKE ALARM

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CONSTRUCTION TO CONFORM TO SB-12 COMPLIANCE PACKAGE 'A1' TABLE 3.1.1.2.A(IP) - ZONE 1

BLOCK 'E'
UNITS 20,21,22,23

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11/04/23 22057
DAN KEITH NAME SIGNATURE BOIN

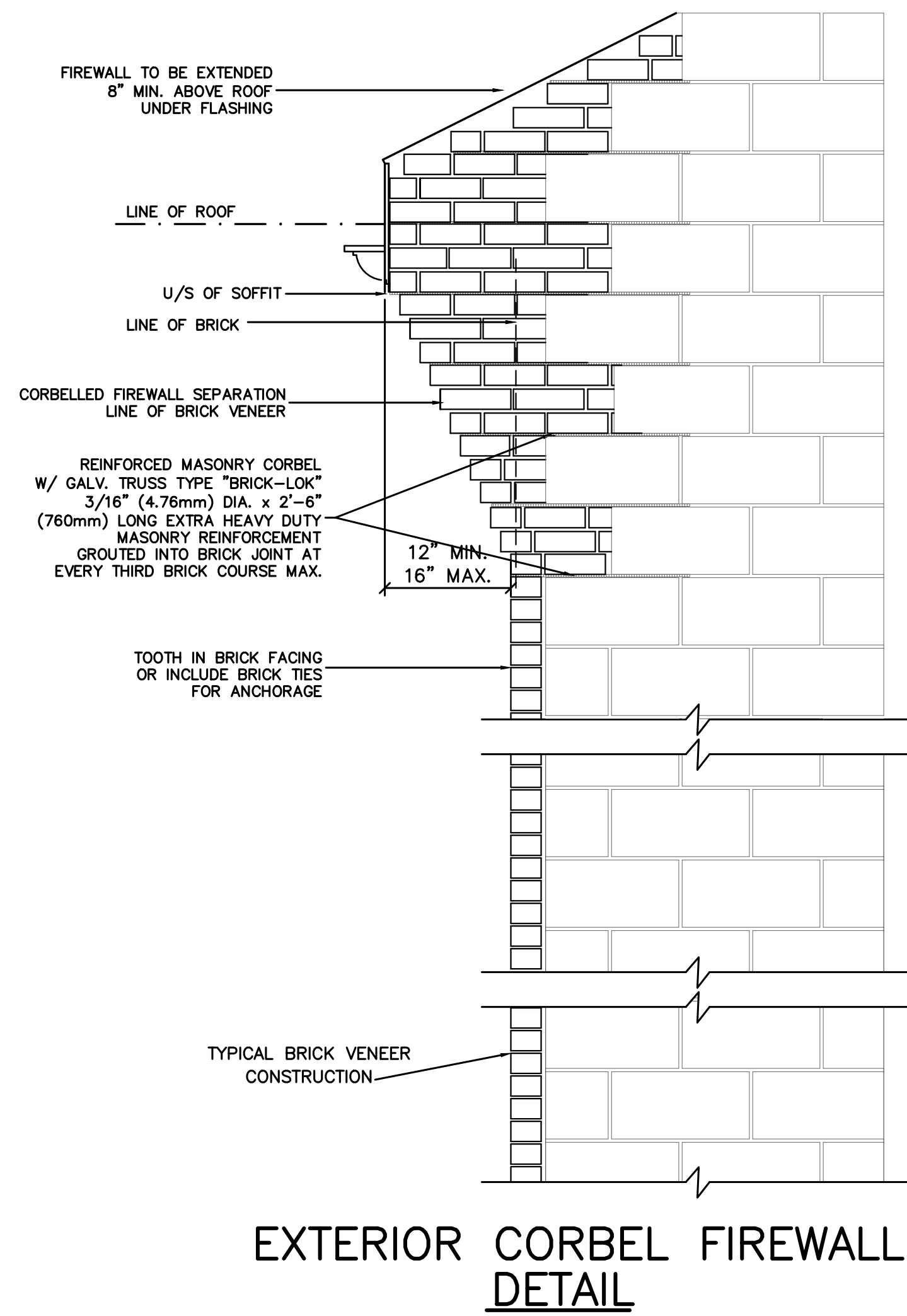
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K & C RESIDENTIAL DESIGN INC. 28294 BOIN

CENTENNIAL HOMES (NIAGARA) INC.

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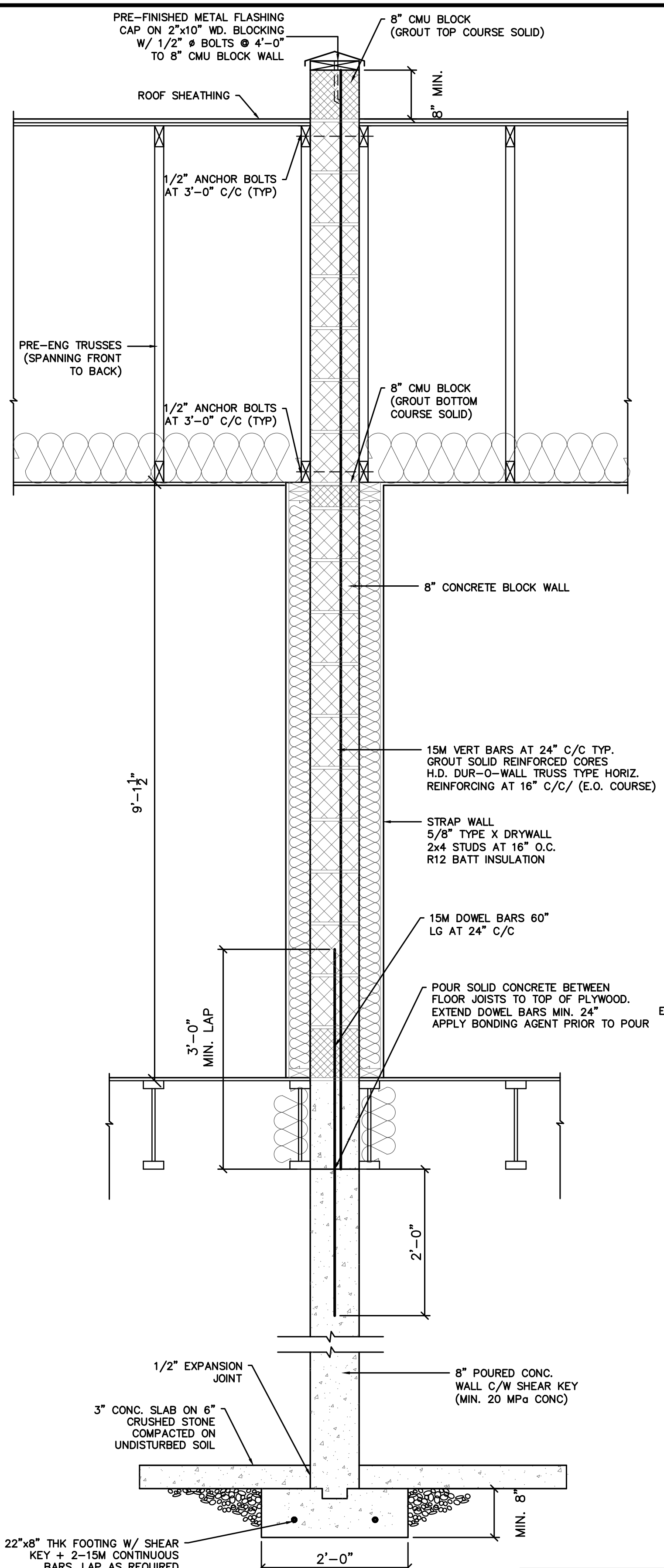
MAY 26/23
SHEET NO. 5 OF 7
MAIN FLOOR PLANS



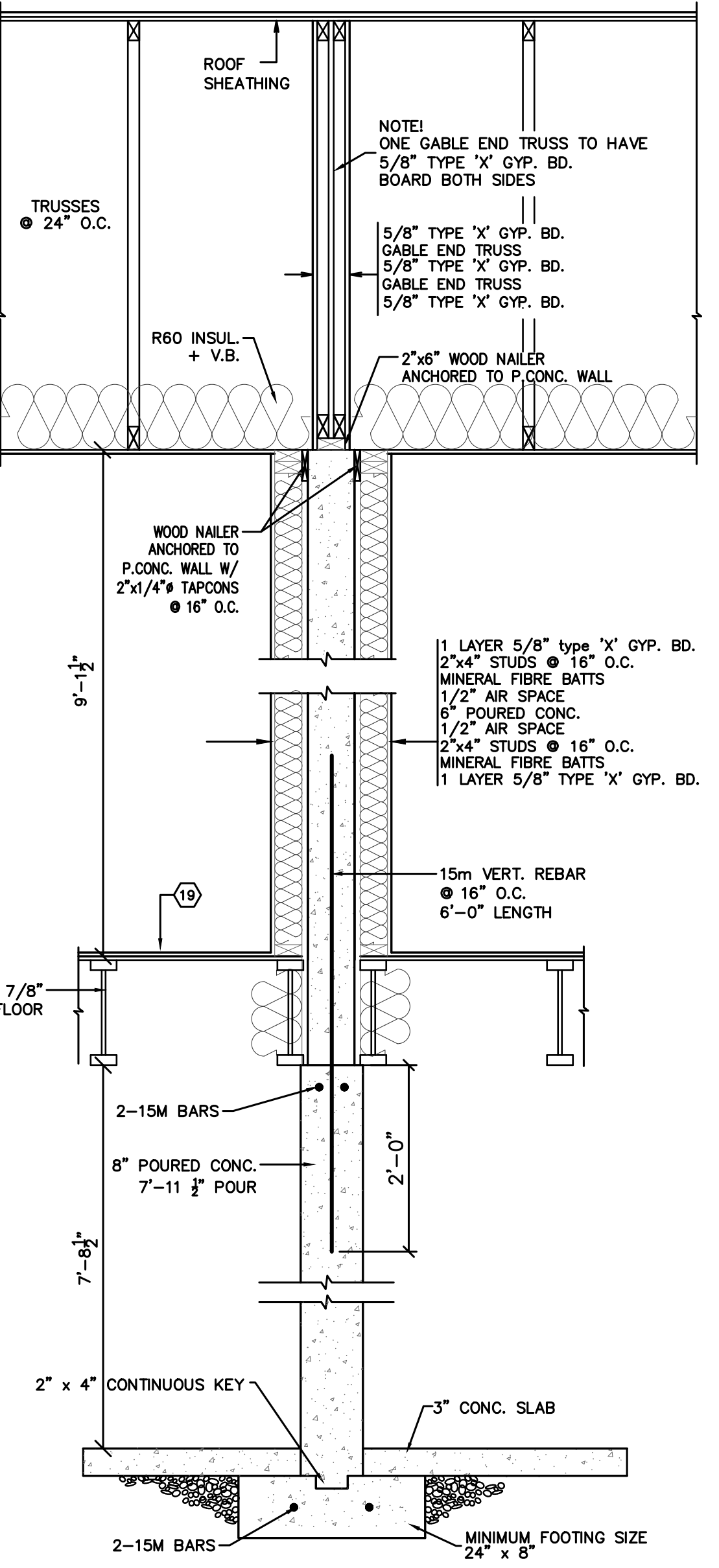
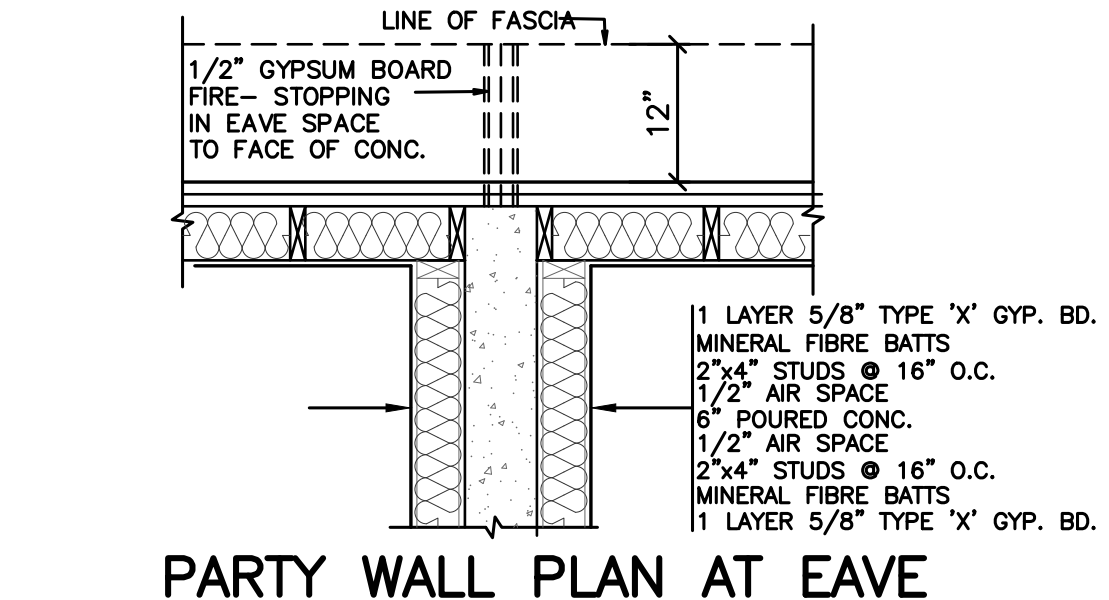
EXTERIOR CORBEL FIREWALL DETAIL

CONSTRUCTION TO CONFORM TO SB-12 COMPLIANCE PACKAGE 'A1' TABLE 3.1.1.2.A(IP) - ZONE 1

ALL CONSTRUCTION SHALL CONFORM TO PART 9 OF THE 2012 ONTARIO BUILDING CODE INCLUDING THE LATEST AMENDMENTS



**TYPICAL FIREWALL SECTION
POURED CONCRETE + 8\"/>**



SIMILAR TO:
O.B.C. - SB-3 - B8
F.R.R. - 3 HOUR
S.T.C. - 71

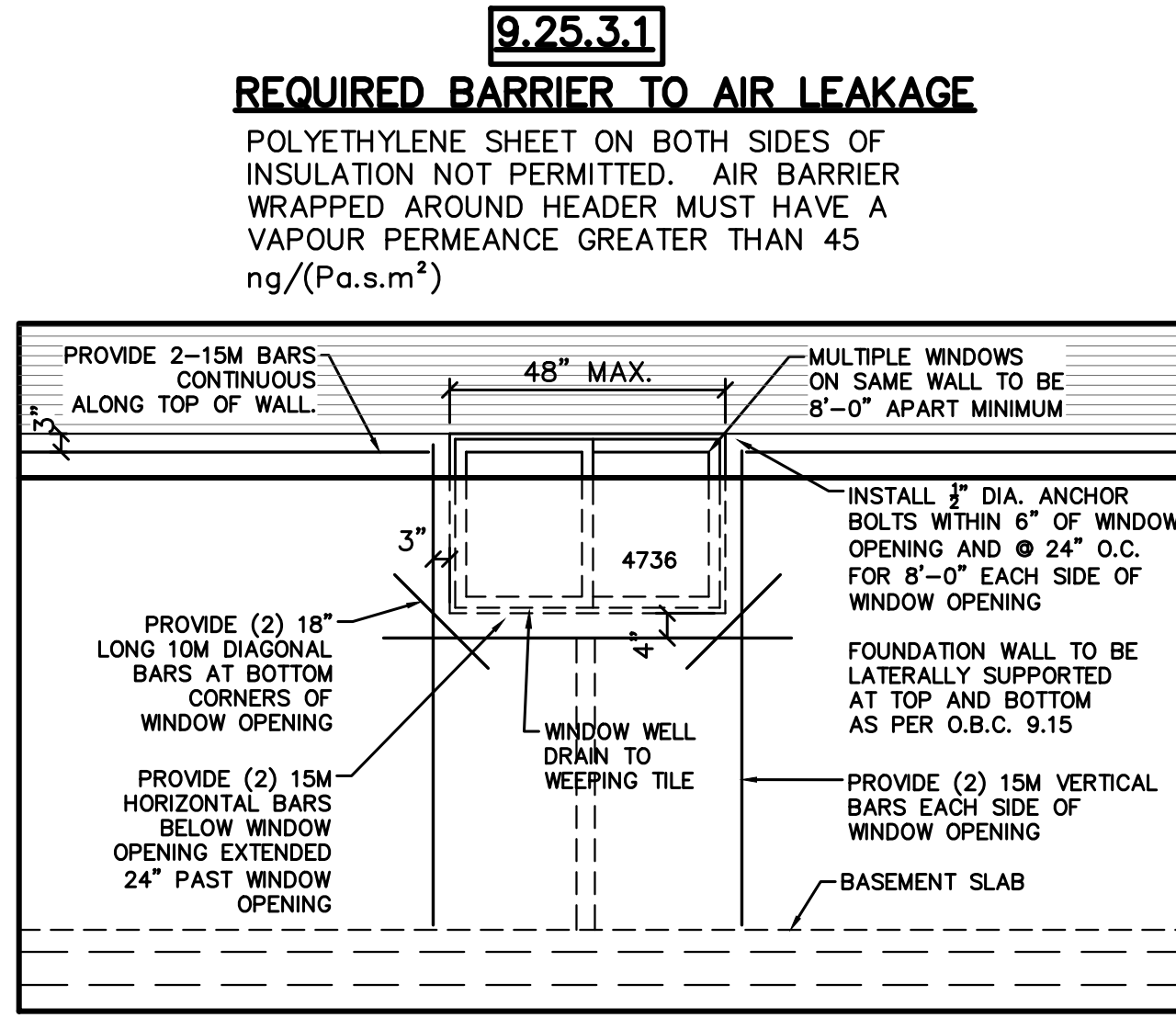
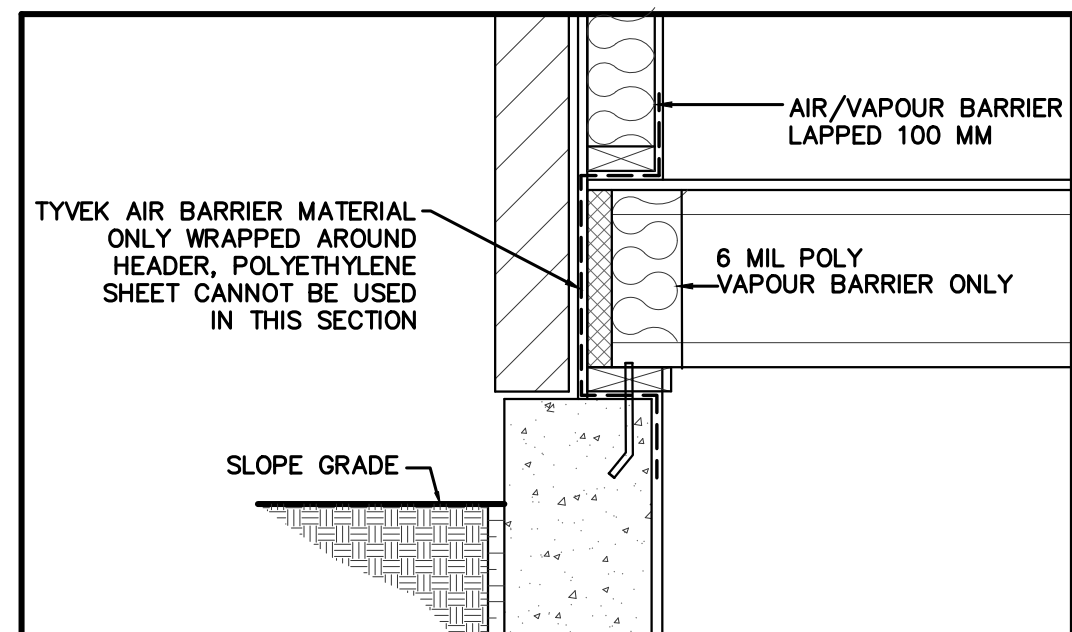
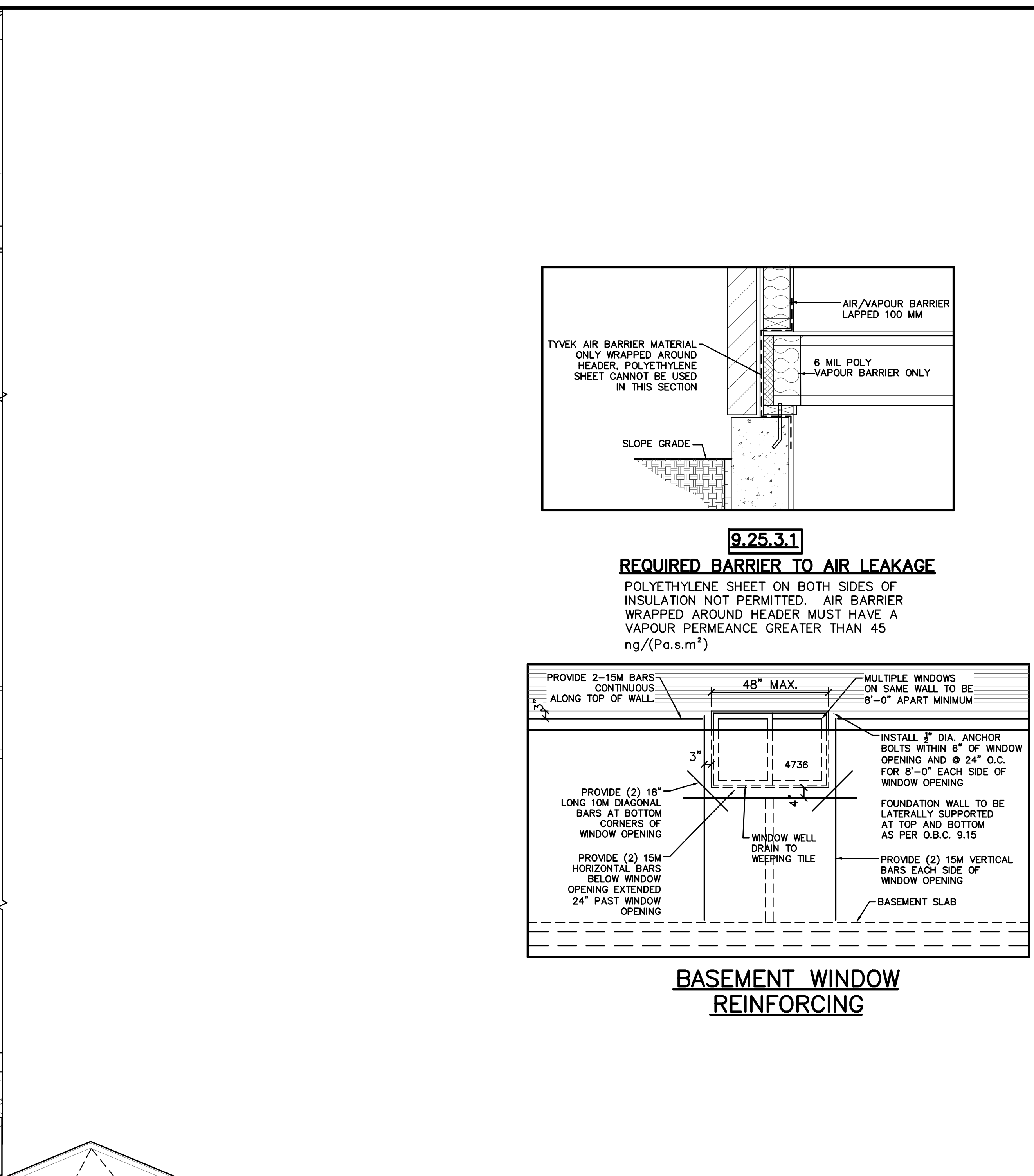
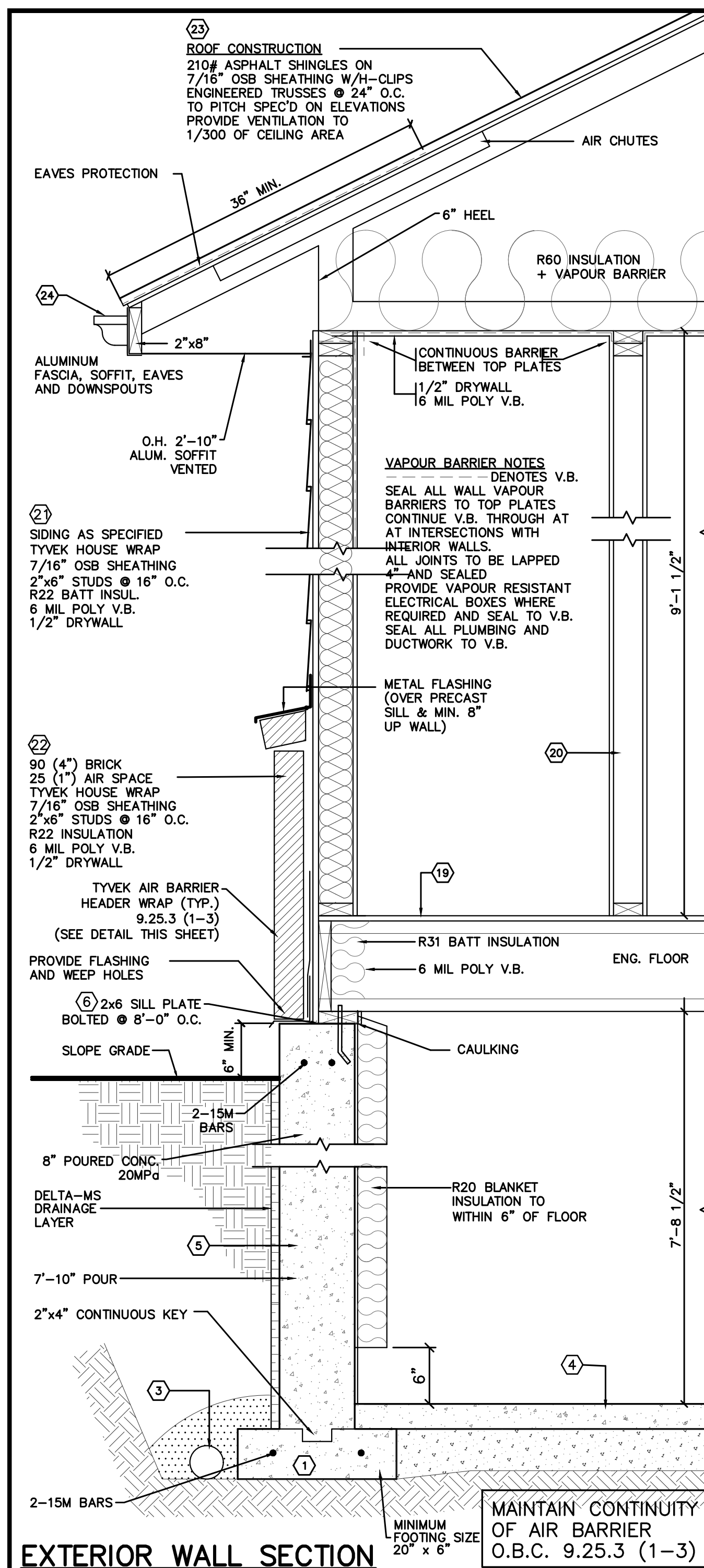
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 DAN KEITH BORN
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 REGISTRATION INFORMATION
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 K & C RESIDENTIAL DESIGN INC. 28294
 FIRM NAME BORN

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MAY 26/23
 SHEET NO. 6 OF 7
 FIREWALL/PARTY WALL



GENERAL NOTES (TO APPLY UNLESS NOTED OTHERWISE)

- DIMENSIONS ARE GIVEN IN METRIC (mm) FOLLOWED BY IMPERIAL MEASUREMENT
- FOOTINGS** - ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL AND WILL BE A MIN. OF 1220(4'-0") BELOW FINISHED GRADE
- MIN. FOOTING SIZE = 20" x 6" - (PARTY WALL 24" x 8") 9.15.3.4-5
 - STEP FOOTINGS** - VERTICAL RISE BETWEEN HORIZONTAL PORTIONS SHALL NOT EXCEED 600 (23 5/8")
- HORIZONTAL DISTANCE BETWEEN RISERS SHALL BE NOT LESS THAN 600 (23 5/8") 9.15.3.9.
 - 100 (4") DIAMETER WEEPING TILE TO EXTEND AROUND ALL FOOTINGS - W/ MIN. 6" STONE COVER (9.14.3.1-3)
 - BASEMENT SLAB** - 80 (3") 25 MPa (2900 P.S.I.) AT 28 DAYS CONC. ON 125 (5") COARSE GRANULAR FILL.
- FILL AND SEAL ALL TIE HOLES.
- TOP OF FOUNDATION TO BE A MIN. OF 150 (6") ABOVE FINISHED GRADE.
- FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 150 MM (6") ABOVE THE FINISHED FLOOR LEVEL OF THE BASEMENT.
 - FOUNDATION WALL** - 200 (8") POURED CONC., 20 MPa RESIDENTIAL MIX W/ 6% AIR ENTRAINMENT.
- FILL AND SEAL ALL TIE HOLES.
- TOP OF FOUNDATION TO BE A MIN. OF 150 (6") ABOVE FINISHED GRADE.
- FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT MORE THAN 150 MM (6") ABOVE THE FINISHED FLOOR LEVEL OF THE BASEMENT.
 - 38 x 140 (2" x 8") SILL PLATE WITH 13 (1/2") DIA. ANCHOR BOLTS 300 (12") LONG, MIN. 100 (4") INTO CONC. AT 2400 (8'-0") O.C. PROVIDE CARLING DR GAS TO BE SUPPORTED SILL PLATE AND TO FOUNDATION.
 - BEARING STUD PARTITION**-38x89(2"x4")STUDS AT 400(16")O.C.,38x89 SILL PLATE ON DAMPPROOFING MATERIAL, 13(1/2") DIA. ANCHOR BOLTS 2400(8'-0") O.C. ON 100(4") HIGH CONC. CURB ON 305x155(12"x6") CONC. FOOTING
 -
 -
 - 19 x 89 (1" x 4") CONT. WOOD ON BOTH SIDES OF STEEL BEAM.
 - 100 (4") BEAM POCKET GROUTED.
 -
 - PORCH SLABS** - 127 (5") CONC. SLAB - 32 MPa AT 28 DAYS, 5 -8% AIR ENTRAINMENT ON COMPACTED SAND OR CRUSHED STONE. SLOPE SLAB 25 (1") MIN. AWAY FROM HOUSE.
 - GARAGE SLAB** - 100 (4") CONC. SLAB, SLOPE SLAB 75 (3") MIN. TO FRONT. CONC. STRENGTH 32 MPa. AT 28 DAYS W/5-8% AIR ENTRAINMENT, 10M REBAR @ 18" O.C./EW.
 - 13 (1/2") GYPSUM BOARD ON WALLS BETWEEN GARAGE AND HOUSE, R.S.I. 35 (R22) IN WALLS, TAPE AND SEAL ALL JOINTS GASTIGHT - READY FOR PAINT
 - DOOR GASPROOFED WITH SELF CLOSER AND WEATHERSTRIPPING
 -
 -
 - FINISHED FLOOR ON 16 (5/8") T.&G. PLYWOOD SUBFLOOR GLUED, SCREWED TO JOISTS MIN. 16 (5/8") PLYWOOD AND 6.3 (1/4") T.&G. SHEATHING UNDERLAY UNDER CERAMIC FLOORS.
 - INTERIOR STUD PARTITIONS** - 38 x 89 (2"x4") AT 400 (1'-4") O.C. FOR LOAD BEARING WALLS, 38 x 89 AT 600 (2'-0") O.C. FOR NON LOAD BEARING WALLS
13 (1/2") INT. DRYWALL BOTH SIDES, 38 x 89 (2" x 4") BOTTOM PLATE, 2-38 x 39 TOP PLATE. PROVIDE DOUBLE STUDS AT OPENINGS, TRIPLE STUDS AT CORNERS.
 - FRAME WALL CONSTRUCTION** - SIDING TO 9.27, TYVEK HOUSE WRAP
7/16" OSB SHEATHING, 38x140 (2"x8") STUDS AT 400 (16") O.C. R22 INSULATION VAPOUR/AIR BARRIER - 6mm POLY (WARM SIDE), 13 (1/2") INT. DRYWALL FINISH.
 - STONE VENEER CONSTRUCTION** - 90 (4") FACE BRICK, 25 (1") AIR SPACE, 25 x 180 x 0.71 (1" x 7" x 22 GA.) METAL TIES AT 400 (16") O.C. HORIZONTAL, 600 (24") O.C. VERTICAL.
PROVIDE WEEP HOLES AT 600 (24") O.C. BOTTOM COURSE ONLY AND OVER OPENINGS. PROVIDE BASE FLASHING 150 (6") MIN. UP BEHIND SHEATHING PAPER. MASONRY FLASHING - 9.20.13
 - 7/16" OSB SHEATHING, 38x140 (2"x8") STUDS AT 400 (16") O.C. R22 INSULATION VAPOUR/AIR BARRIER - 6mm POLY (WARM SIDE), 13 (1/2") INT. DRYWALL FINISH.
 - ROOF CONSTRUCTION** - No. 210 (30.5 kg/m²) ASPHALT SHINGLES, 7/16" O.S.B. SHEATHING W/H-CLIPS, APPROVED WOOD TRUSSES AT 600 (2'-0") O.C. EAVES PROTECTION - CONT. STRIP TYPE 46 ROLL ROOFING TO EXTEND FROM FASCIA TO 300 (12") MIN. BEYOND INNER FACE OF EXTERIOR STUD WALL - ROOF FLASHING 9.26.4
 - ALUMINUM EAVESTROUGH ON 38 x 150 (2" x 6") ALUMINUM FASCIA BOARD, VENTED ALUM. SOFFIT AND INSULATION Baffle TO PROVIDE CLEAR VENTILATION OVER INSULATION.
 - ATTIC VENTILATION - 1:500 OF INSULATED CEILING AREA W/50% AT EAVES. WHERE ROOF SLOPE IS LESS THAN 1 IN 6 THAT ARE CONSTRUCTED W/ ROOF JOISTS UNOBSERVED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA.
 - R.S.I. 7.0 (R60) ROOF INSULATION AND VAPOUR BARRIER (WARM SIDE) 16 (1/2") INT. DRYWALL FINISH.
 - ATTIC ACCESS - OPENING 545 x 710 (21 1/2" x 28") WITH WEATHERSTRIPPING & INSULATION. THE HATCH MIN. AREA = 3.4 FT² WITH NO DIMENSION LESS THAN 545mm (21 1/2") 9.19.2.(1)(2)
 - WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED WITH A WOOD PRESERVATIVE AND WHICH ARE SUPPORTED ON CONCRETE IN CONTACT WITH THE GROUND SHALL BE SEPARATED FROM THE CONCRETE BY AT LEAST 51 MICRONS (2 MIL) POLY FILM, No. 50 (45L.) ROLL ROOFING OR OTHER DAMPPROOFING MATERIAL EXCEPT THAT SUCH DAMPPROOFING IS NOT REQUIRED WHERE WOOD MEMBER IS AT LEAST 155 (6") ABOVE THE GROUND.
 - STAIR DIMENSIONS** - INTERIOR (INCLUDING BASEMENT STAIRS) AND EXTERIOR STAIRS
SECTION 9.8
- MAX. RISE - 200 (8") MIN. RISE - 125 mm
- MIN. TREAD - 255 (10")
- THE DEPTH OF A RECTANGULAR TREAD SHALL BE NOT LESS THAN ITS RUN AND NOT MORE THAN ITS RUN PLUS NOT MORE THAN 25mm(1")
- MIN. HEADROOM - 1950 (6'-5")
- RAILING HEIGHT - AT LANDINGS - 915 (3'-0"), 1070 (3'-6") MAX.
- MIN. WIDTH - 850 (2'-10")
- UNIFORM RISE/RUN
- UNIFORMITY AND TOLERANCES FOR RISERS AND TREADS 9.8.4.1. (1 TO 5)
 - EXTERIOR GUARDS** - 2'-0" TO 5'-11" ABOVE GRADE - MIN. HEIGHT 915 (3'-0") OVER 6'-0" ABOVE GRADE - MIN. HEIGHT 1070 (3'-6")
 - O.B.C. 9.8.7.5. ERGONOMIC DESIGN**
- MIN. HEIGHT = 865 (2'-10") TO 1070 (3'-6")
- 1. THE CLEARANCE BETWEEN A HANDRAIL AND ANY SURFACE BEHIND IT SHALL BE NOT LESS THAN, GUARDS - MIN. HEIGHT = 915 (3'-0") TO 1070 (3'-6")
(a) 60mm, IF THE SURFACE BEHIND THE HANDRAIL IS ROUGH OR ABRASIVE, OR - 4" MAX. OPENINGS
(b) 50mm, IN ALL OTHER CASES. - NON-CUMBLEABLE
 - CAPPED DRYER VENT.**
 - MECHANICAL VENT TO PROVIDE 0.3 AIR EXCHANGES PER HOUR (AVERAGED OVER 24 HOURS)
 - MISCELLANEOUS NOTES**
- ONE WINDOW PER BEDROOM LEVEL SHALL PROVIDE AN INDIVIDUAL UNOBSTRUCTED OPEN PORTION HAVING A MIN. AREA OF 0.35 sq.m (3.8 sq.ft.) AND HAVING NO DIMENSION LESS THAN 380 (1'-3") (NOT APPLICABLE IF THERE IS A DOOR W/ DIRECT ACCESS TO EXTERIOR ON THAT LEVEL)
- ENTRANCE DOORS TO BE INSULATED STEEL
- ALL WINDOWS AND SLIDING DOORS TO BE DOUBLE GLAZED.
- GLASS IN SLIDING DOORS TO BE SAFETY GLASS.
- COAT CLOSETS TO HAVE ONE SHelf - MIN.
- LINEN CLOSET TO HAVE MIN. 4 SHELVES AND BE A MIN. OF 350 (1'-2") DEEP.
- MECHANICAL VENT DUCTS TO BE INSULATED.
- PROVIDE 25 (1") DRIP OR FLASHING OVER OPENINGS IN EXTERIOR WALLS WHERE OPENINGS ARE MORE THAN 1/4 ROOF OVERHANG BELOW EAVES.
- ENTRY DOORS MUST OPEN FROM INSIDE WITHOUT KEY. EXTERIOR ENTRY DOORS TO BE PROVIDED WITH A VIEWER UNLESS TRANSPARENT GLASS IS PROVIDED IN THE DOOR OR ON A SIDELITE.
- LIGHTING AND ELECTRICAL FACILITIES TO O.B.C. 9.34
- REMOVE DEBRIS WITHIN 600 (2'-0") OF BUILDING.
- DOORS AND WINDOWS TO COMPLY WITH "RESISTANCE TO FORCED ENTRY" REQUIREMENTS- O.B.C. 9.7.6 + 9.8.8.
- PROVIDE SUPPORT FOR NON-LOADBEARING PARTITIONS 9.23.9.1
- ALL BEAMS & LINTELS TO BE SUPPORTED FULL WIDTH TO FOUNDATION.
- UNDERCUT ALL DOORS TO ROOMS WITHOUT RETURN AIR INLETS 3/4" MIN.
- WALLS & CEILINGS BETWEEN DWELLING UNIT & GARAGE TO BE GAS PROOF.
- PROVIDE MIN. 6'-5" HEADROOM BELOW ALL BEAMS & DUCTS.
- ALL EXHAUST FANS TO BE VENTED TO EXTERIOR
- RANGE HOODS TO BE VENTED TO EXTERIOR W/ NON-COMBUSTIBLE DUCT
- UNDERCUT ALL DOORS TO ROOMS WITHOUT RETURN AIR INLETS 3/4" MIN.
- SOIL GAS CONTROL - ALL WALLS, ROOF AND FLOORS IN CONTACT WITH THE GROUND SHALL BE CONSTRUCTED TO RESIST THE LEAKAGE OF SOIL GAS FROM THE GROUND TO THE BUILDING UNLESS IT CAN BE DEMONSTRATED THAT THE SOIL GAS DOES NOT CONSTITUTE A HAZARD. AS AN ALTERNATIVE MEASURE FOR HOUSES, A SUB-FLOOR DEPRESSURIZATION SYSTEM IN ACCORDANCE WITH THE SUPPLEMENTARY STANDARD MAY BE PROVIDED.
 - SEALED SUMP PITS REQUIRED**
SEAL SUMP PITS ENSURE THAT ALL SUMP PUMPS ARE EQUIPPED WITH TIGHT FITTING LID TO PREVENT SOIL GASES FROM ENTERING THE HOUSE.
 - SMOKE ALARMS TO BE LOCATED ON EACH FLOOR LEVEL AND IN EACH BEDROOM, TO BE INTERCONNECTED AND HAVE BATTERY BACK UP AND PROVIDE A VISUAL SIGNALING COMPONENT**
 - CONSTRUCTION TO CONFORM TO SB-12 COMPLIANCE PACKAGE 'A1' TABLE 3.1.1.2.A(IP) - ZONE 1**

SUPPLEMENTARY STANDARD TO THE 2012 ONTARIO BUILDING CODE COMPENDIUM
- INTERIOR STAIR GUARD CONNECTION DETAILS REFER TO DETAILS 1B-1, 1C-1, 1C-2, 1F-1, 1G-3.
- EXTERIOR GUARDS - REFER TO DETAILS ED-1 TO ED-5.
- POST CONNECTION AS PER EB-1-EB-5.

6.2.12.2 LOCATION OF CARBON MONOXIDE ALARMS
(1) WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A SUITE OF RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN THE SUITE.
(2) WHERE A FUEL-BURNING APPLIANCE IS INSTALLED IN A SERVICE ROOM THAT IS NOT IN A SUITE OF RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED:
(A) ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE SERVICE ROOM, AND (B) IN THE SERVICE ROOM.
(3) WHERE A STORAGE GARAGE IS LOCATED IN A BUILDING CONTAINING A RESIDENTIAL OCCUPANCY, A CARBON MONOXIDE ALARM SHALL BE INSTALLED ADJACENT TO EACH SLEEPING AREA IN EVERY SUITE OF RESIDENTIAL OCCUPANCY THAT IS ADJACENT TO THE STORAGE GARAGE.

9.10.19.3. LOCATION OF SMOKE ALARMS
(3) A SMOKE ALARM REQUIRED IN SENTENCE (1) SHALL HAVE A VISUAL SIGNALING COMPONENT CONFORMING TO THE REQUIREMENTS IN 18.5.3. (LIGHT, COLOR AND PULSE CHARACTERISTICS) OF NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE

THESE PLANS ARE DRAWN IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE COMPENDIUM, HOWEVER, K & C RESIDENTIAL DESIGN INC. DOES NOT ASSUME LIABILITY FOR ANY ERRORS OR OMISSIONS UNLESS ADVISED IN WRITING OF SUCH ERRORS AND OMISSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
THESE DRAWINGS ARE THE PROPERTY OF K & C RESIDENTIAL DESIGN INC. AND MUST BE RETURNED TO K & C RESIDENTIAL DESIGN INC. UPON REQUEST.
THESE DRAWINGS ARE NOT TO BE SCALED.

ALL CONSTRUCTION SHALL CONFORM TO PART 9 OF THE 2012 ONTARIO BUILDING CODE INCLUDING THE LATEST AMENDMENTS

MAY 26/23
SHEET NO. 7 OF 7

CENTENNIAL HOMES (NIAGARA) INC.

EMERALD TRAILS
1114 HAIST STREET
TOWN OF PELHAM

K & C RESIDENTIAL DESIGN INC.
(905) 938-2173
B.C.I.N. - 28294

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code
NAME: DAN KEITH
SIGNATURE: [Signature]
DATE: 11/04/23
REG. NO.: 22057
BORN: [Blank]

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.5.1 of the building code
NAME: K & C RESIDENTIAL DESIGN INC.
SIGNATURE: [Signature]
DATE: 28294
BORN: [Blank]

Hybrid Committee of Adjustment Hearing Procedures

The Town of Pelham is holding hybrid Committee of Adjustment hearings. A hybrid hearing involves a mixture of in-person and remote attendance/ participation.

Notice of Hearing

A Notice of Hearing is mailed to the all persons listed as owners in the last revised assessment roll number within 60 meters (200 feet) of the subject property. The Notice of Hearing can also be found on the Town of Pelham website, Committee of Adjustment webpage: <https://www.pelham.ca/en/town-hall/committee-of-adjustment.aspx>

View the Meeting

The Committee of Adjustment hearing can be viewed by livestream on the Town's YouTube Channel at <https://www.youtube.com/user/TownOfPelham/live>. The link will go live at the date and time prescribed on the Notice of Hearing. A recording of the hearing is also available on YouTube and the Town of Pelham website following the meeting.

Attendees are also welcomed to view the meeting in-person at the date, time and location prescribed on the Notice of Hearing.

Written Comments

Written comments are encouraged as the preferred method of receiving public input. Please provide written input by mailing or e-mailing your comments to the Secretary Treasurer by the date indicated on the Notice of Hearing. You may also drop off written comments to Town Hall in the drop box. Written comments submitted on or before the deadline will be included on the public agenda. Unless indicated otherwise, personal information and all comments will become part of the public record and may be publicly released.

Verbal Submissions – Remote Participation

To make verbal comments to the Committee during the public portion of the hearing, please pre-register with the Secretary Treasurer by telephone or email by the date indicated on the Notice of Hearing.

The Secretary Treasurer will provide you the Zoom link and password in advance of the meeting. This is for pre-registered participants only and is not to be shared with others. Zoom test meetings are available by request. Please advise the Secretary Treasurer of your requirements at the time of registration.

Verbal Submissions – In-person Participation

To make verbal comments to the Committee during the public portion of the hearing, please attend the hearing in-person at the date, time and location prescribed on the Notice of Hearing. In-person participants wishing to make verbal comments are encouraged to pre-register with the Secretary Treasurer by telephone or email. This allows for the preparation of a speakers list. Although pre-registration is encouraged and preferred it is not a requirement of speaking in person at the meeting.

Please note, all verbal submissions, regardless of method, are live-streamed and recorded.

E-mail Comments Live

While viewing the meeting remotely via livestream you may submit comments to: clerks@pelham.ca. Please note, comments must be received before or during the public portion of your application of interest. If your comments are submitted after the public portion of the application you are interested in has closed, your comments will not be considered. This method of public participation is not the preferred method as you may not submit your comments in time. Use this method at your own risk. The Town is not responsible for any livestream lag, disconnection or internet failures.

More Information

For more information please contact:

Secretary Treasurer of the Committee of Adjustment
20 Pelham Town Square, P.O. Box 400, Fonthill ON L0S 1C0
905-892-2607 ext. 320 sleach@pelham.ca

For technical questions, please contact:
Andrew Edwards, Planner
905-892-2607 ext. 323 aedwards@pelham.ca

Participant Process During Meetings

- Participants are encouraged to join the hearing 15 minutes in advance of the start time for the hearing.
- Vulgar or offensive language/comments will not be tolerated. If inappropriate language is used, you will be removed from the meeting.

Additional Procedures for Remote Participation

- Participants joining remotely are responsible for ensuring their background is free from offensive or vulgar material. If inappropriate material is visible you will be removed from the meeting.
- Participants will remain in the waiting room until they are called to speak. Participants will be able to hear and see the meeting while in the waiting room.
- Once your comments have been heard by the Committee of Adjustment, you will be placed back into the waiting room where you may continue to view the meeting.

Technical Difficulties During Hearings

- Beyond the available Zoom test session, Town staff will **not** provide technical assistance for participants before or during hearings.
- If a participant's connection to the meeting fails during the hearing, Town Staff will attempt to make reasonable efforts to re-establish connection. If the connection cannot be re-established, the comments received up to that point will be included as part of the official record and the hearing will continue.
- If a participant is not present in the Zoom Webinar when called upon by the Chair, the participant will be considered absent and the hearing will continue without the participant.
- If, in the Chair's opinion, a participant's audio/ video is not of an acceptable quality, the Chair may require the participant to use the dial-in option.