

NOTICE OF PUBLIC HEARING

HEARING DATE: Monday, October 7, 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: A31-2024P

Subject Lands: 13 Accursi Crescent,
Emerald Trails Subdivision, Pelham

Legal Description: Lot 17 on Plan 59M-527

The subject land is located on the west side of Haist Street, lying north of Welland Road, being Lot 17 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 51.38% whereas the By-law permits a maximum lot coverage of 50%.

This application is being considered concurrently with Minor Variance Files A32-2024P and A33-2024P.

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 September 25, 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 October 4, 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 22, 2024

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

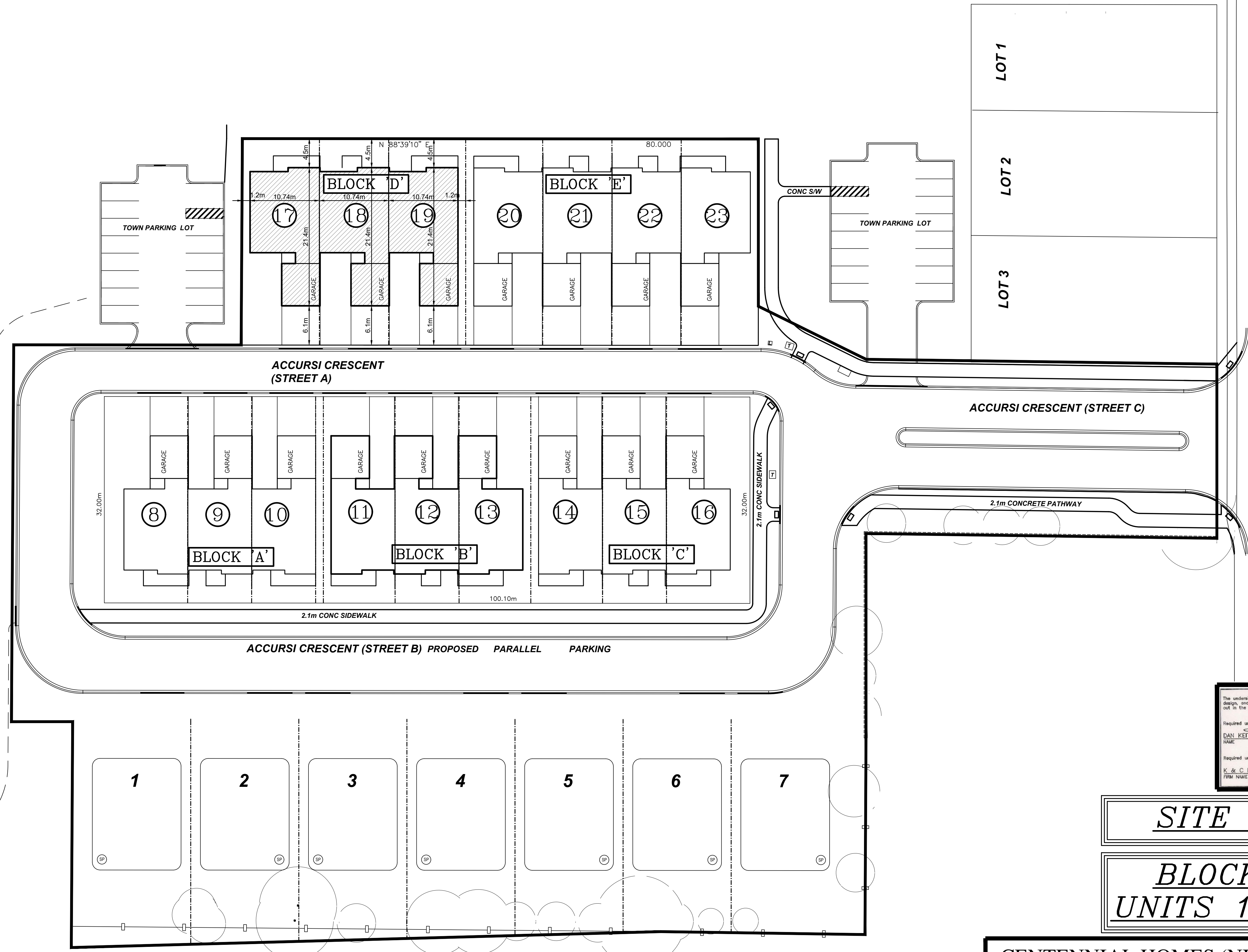
- Participants are encouraged to join the hearing 15 minutes in advance of the start time for the hearing.
- Vulgar or offensive language/comments will not be tolerated. If inappropriate language is used, you will be removed from the meeting.

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.



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 'D'
UNITS 17, 18, 19

CENTENNIAL HOMES (NIAGARA) INC.

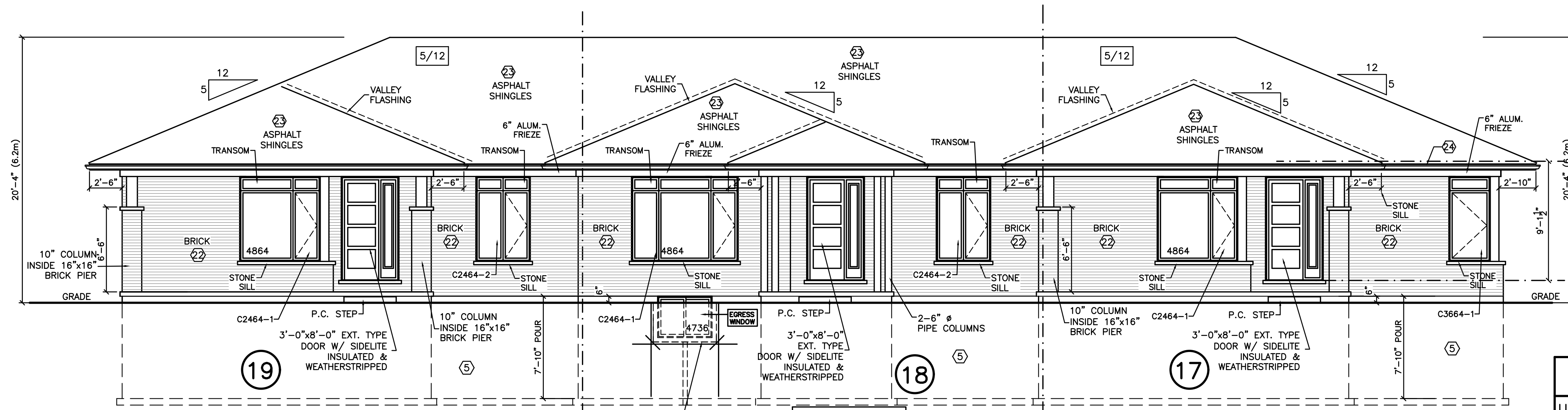
EMERALD TRAILS
 1114 HAIST STREET
 TOWN OF PELHAM

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

MAY 26/23

SHEET NO. 1 OF 6

SITE PLAN

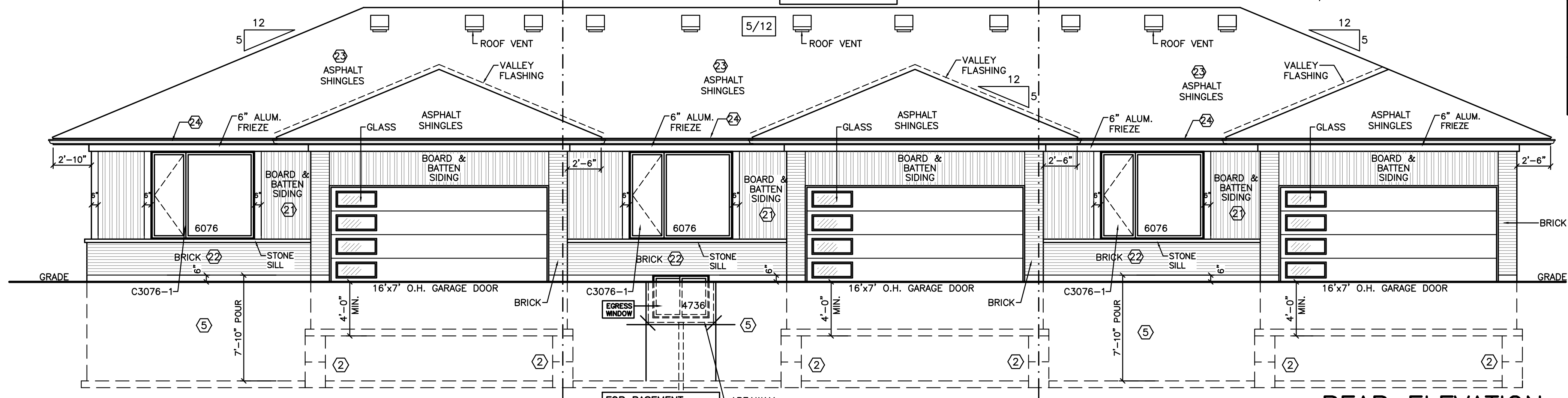


NOTE
ALL WINDOWS
TO HAVE LOW E
ARGON FILLED GLASS

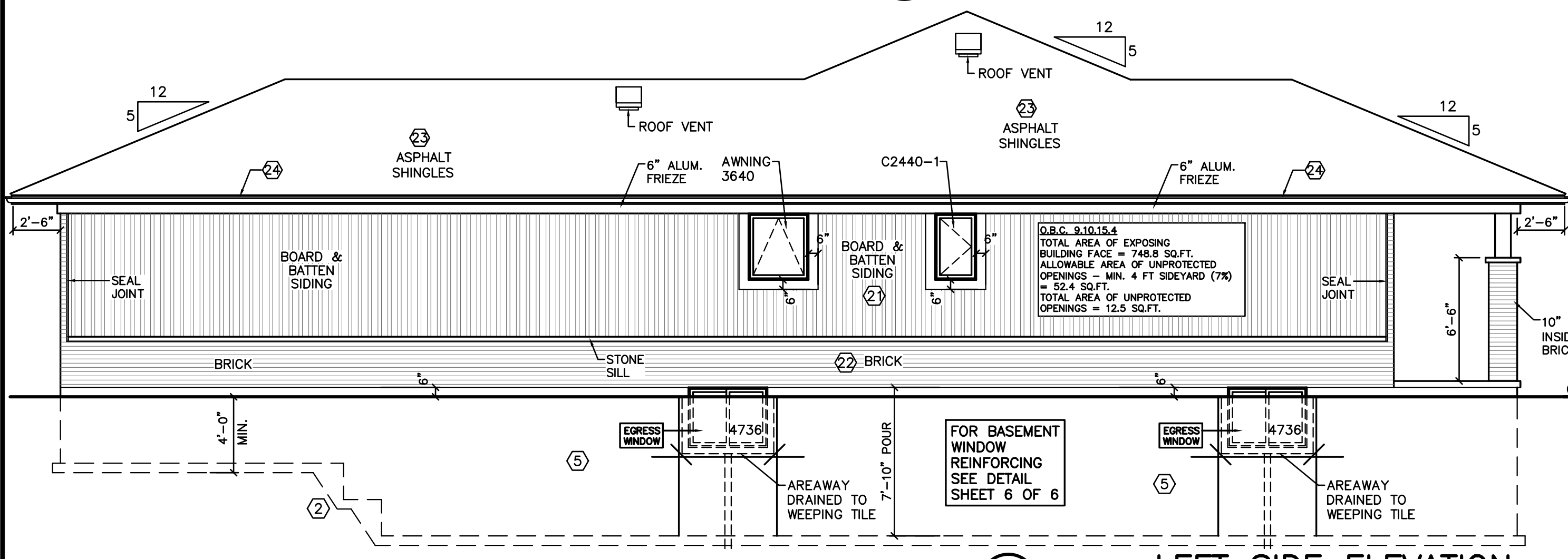
ROOF & ATTIC VENTILATION
MUST CONFORM TO
O.B.C. 9.19.1.1 TO 9.19.1.4

BLOCK 'D' - UNITS 17-19	
UNIT 17	GROSS WALL = 1805.0 SQ.FT. (167.7m ²) GROSS WINDOW = 109.8 SQ.FT. (10.2m ²) WINDOW % = 6.1%
UNIT 18	GROSS WALL = 1805.0 SQ.FT. (167.7m ²) GROSS WINDOW = 107.1 SQ.FT. (9.94m ²) WINDOW % = 5.9%
UNIT 19	GROSS WALL = 1805.0 SQ.FT. (167.7m ²) GROSS WINDOW = 136.4 SQ.FT. (12.67m ²) WINDOW % = 7.6%

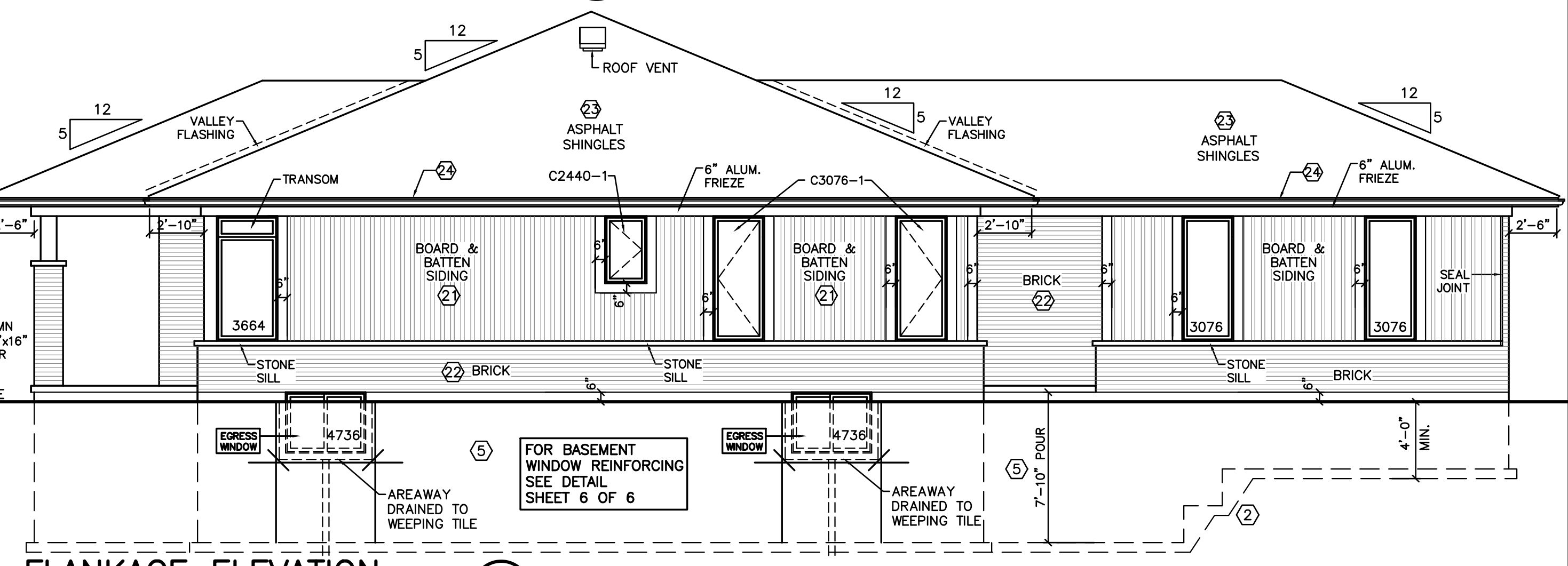
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



FLANKAGE ELEVATION
SCALE: 3/16" = 1'-0"

O.B.C. 9.10.15.4
TOTAL AREA OF EXPOSING
BUILDING FACE = 748.8 SQ.FT.
ALLOWABLE AREA OF UNPROTECTED
OPENINGS = MIN. 4 FT SIDEYARD (7%)
= 52.4 SQ.FT.
TOTAL AREA OF UNPROTECTED
OPENINGS = 12.5 SQ.FT.

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

BLOCK 'D'
UNITS 17, 18, 19

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

MAY 26/23

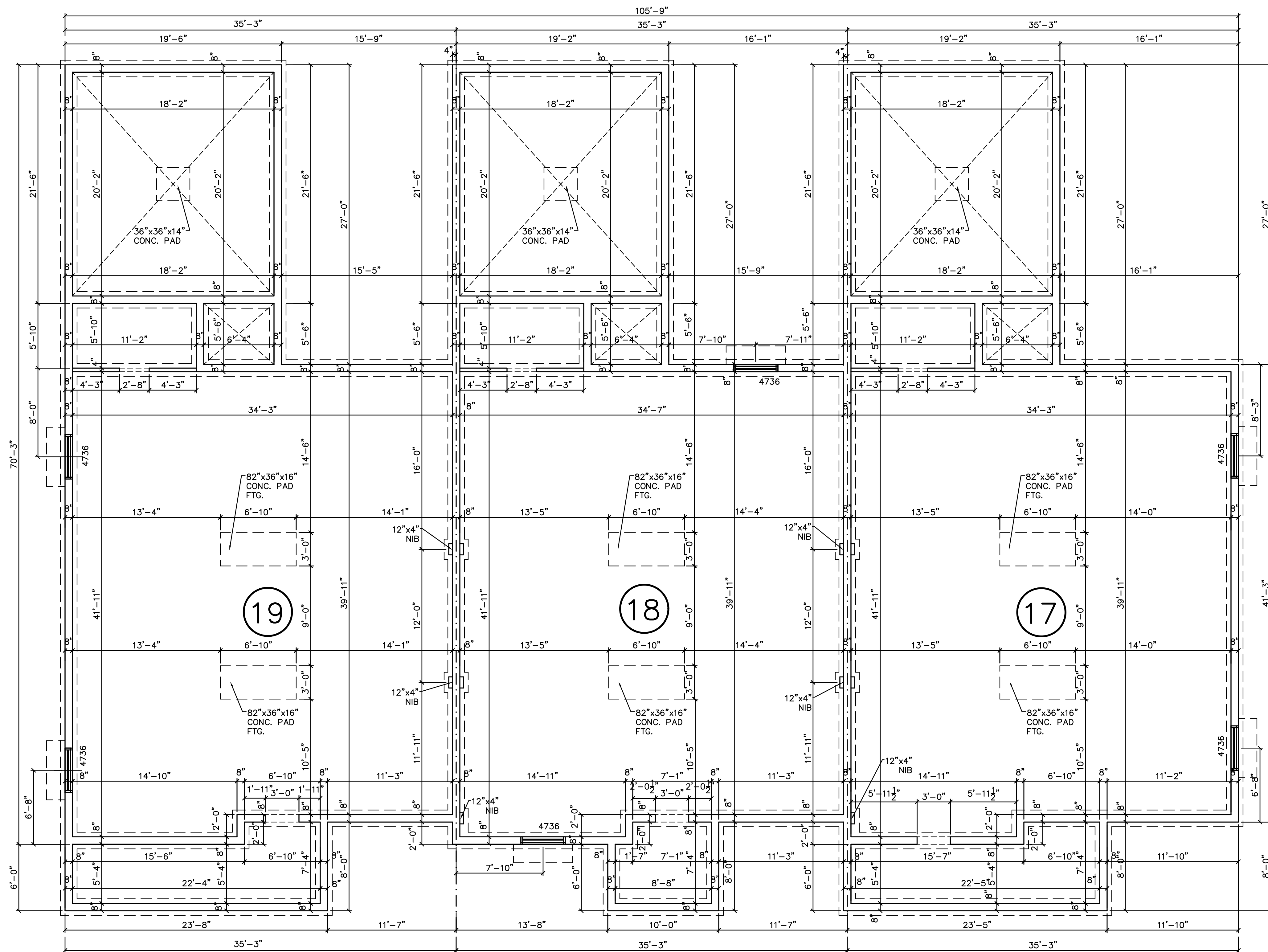
SHEET NO. 2 OF 6

ELEVATIONS

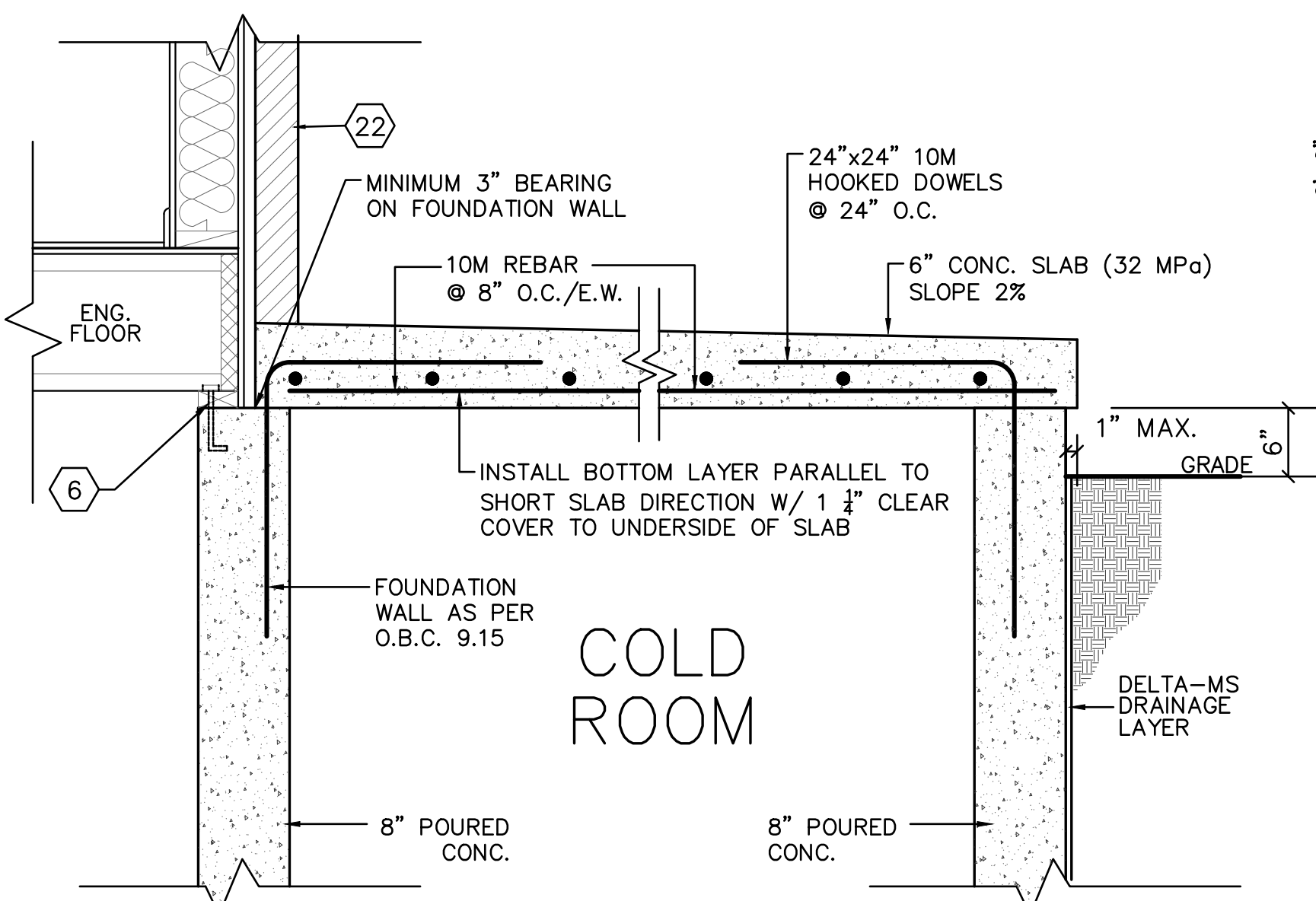
ALL CONSTRUCTION SHALL CONFORM TO
PART 9 OF THE 2012 ONTARIO BUILDING CODE
INCLUDING THE LATEST AMENDMENTS

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.
Required unless design is exempt under 2.17.5.1 of the building code
QUALIFICATION INFORMATION
DATE 11/04/23 22057
NAME DAN KEITH SIGNATURE BOB
REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1 of the building code
K & C RESIDENTIAL DESIGN INC. 28294
FIRM NAME BOB

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



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 'D'
UNITS 17, 18, 19

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

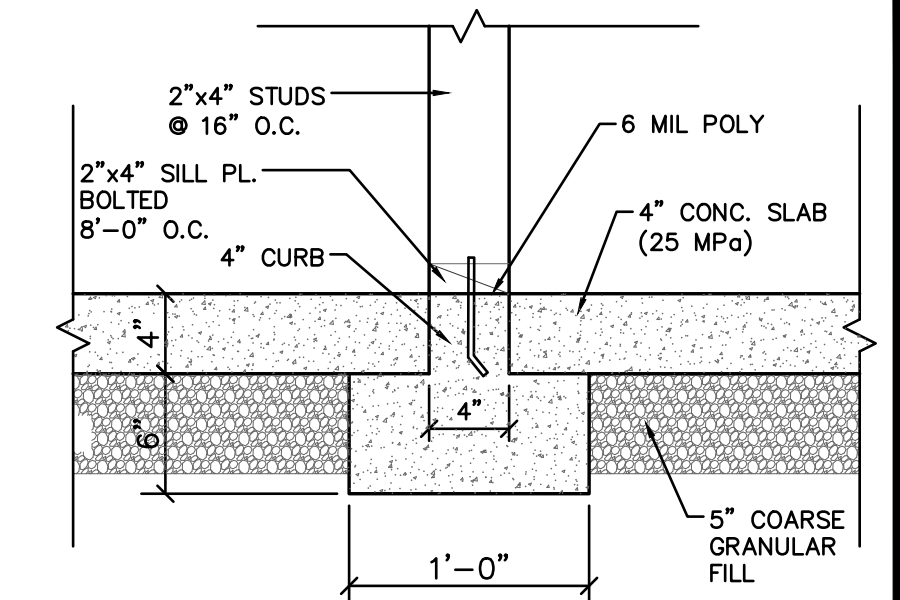
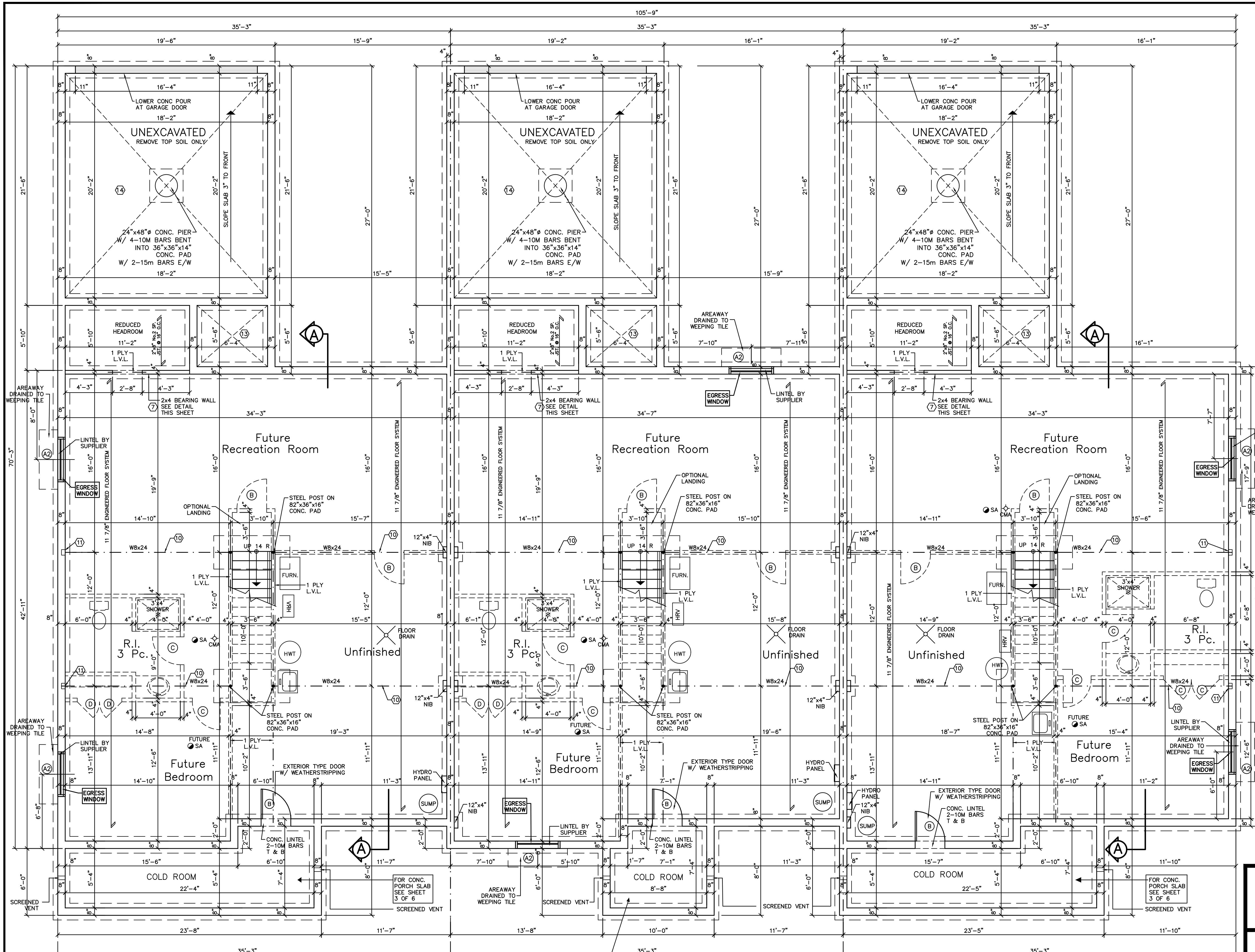
MAY 26/23

SHEET NO. 3 OF 6

FOUNDATION PLAN

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 11/04/23 22057
 NAME SIGNATURE BCIN
 REGISTRATION INFORMATION
 Required unless design is exempt under 2.17.4.1 of the building code
 K & C RESIDENTIAL DESIGN INC. 28294
 FIRM NAME BCIN

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



7 BEARING WALL DETAIL

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"

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"

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

	CARBON MONOXIDE ALARM
	SMOKE ALARM

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

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 11/04/23 22057
 NAME SIGNATURE BORN

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

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

BLOCK 'D'
UNITS 17, 18, 19

MAY 26/23
 SHEET NO. 4 OF 6
 BASEMENT PLANS

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

CENTENNIAL HOMES (NIAGARA) INC.

EMERALD TRAILS
 1114 HAIST STREET
 TOWN OF PELHAM

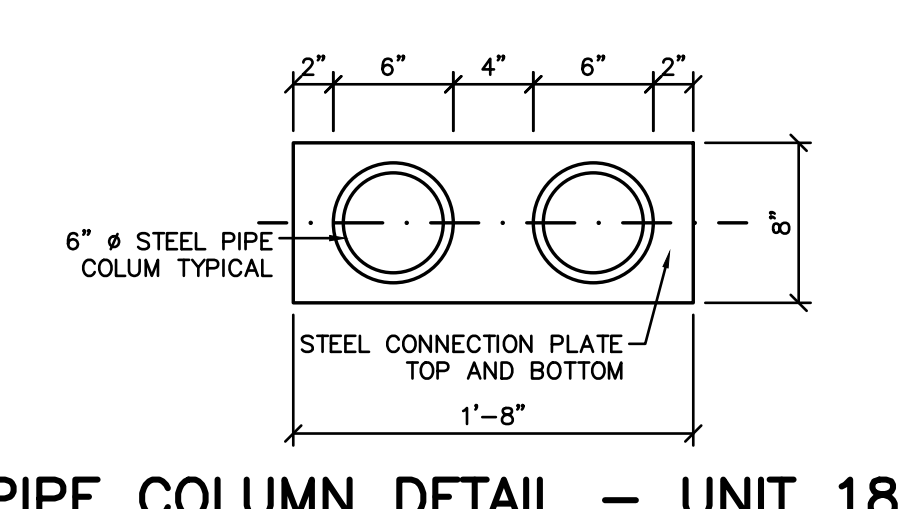
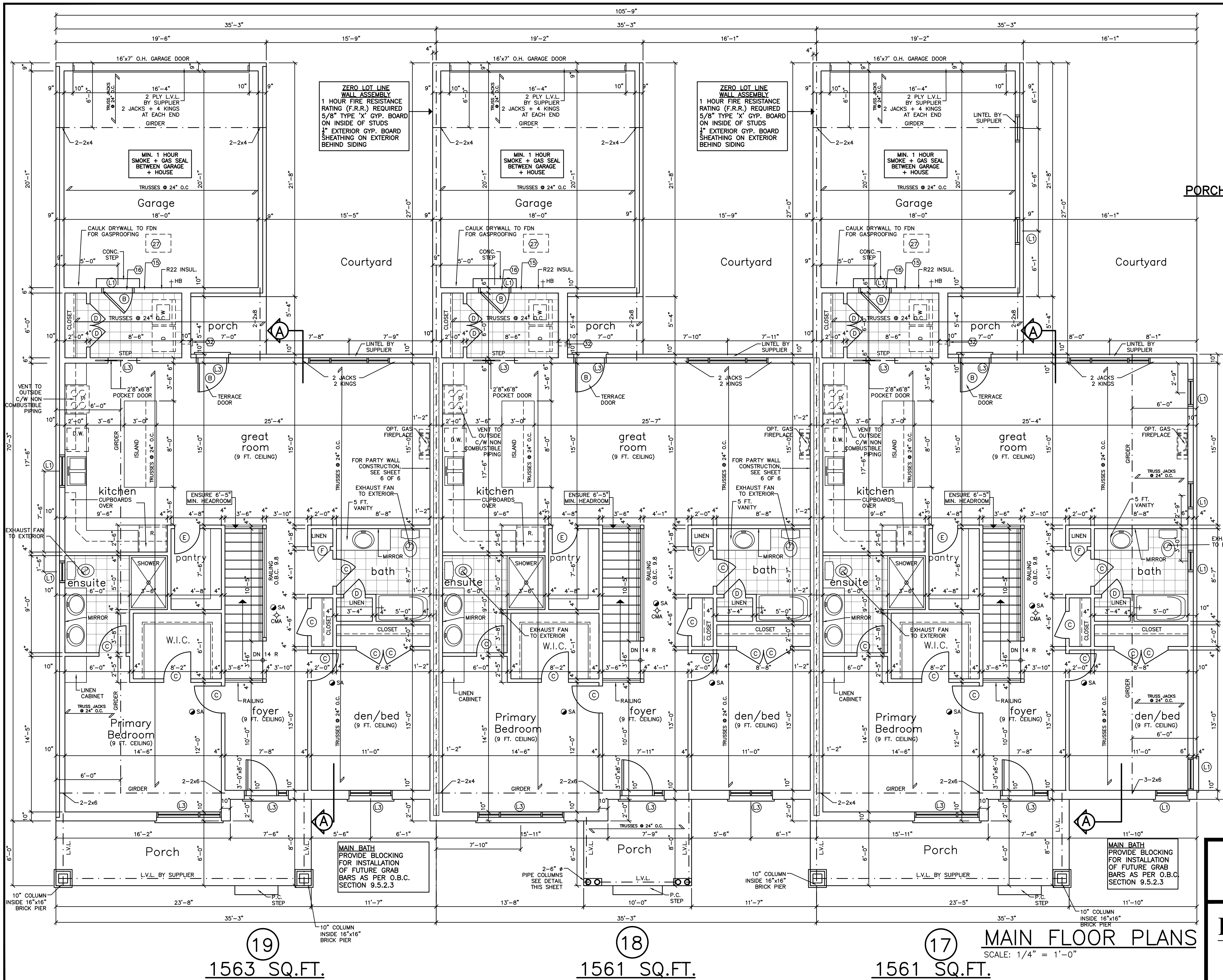
17 BASEMENT PLANS
 SCALE: 1/4" = 1'-0"

18

19

FOR CONC. PORCH SLAB SEE SHEET 3 OF 6

FOR CONC. PORCH SLAB SEE SHEET 3 OF 6



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.

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"

SYMBOL SCHEDULE

- (CMA) CARBON MONOXIDE ALARM
- (SA) SMOKE ALARM

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

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 for a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.5.1 of the building code
 DAN KEITH 11/04/23 22057
 NAME SIGNATURE BORN

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

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

BLOCK 'D'
UNITS 17, 18, 19

MAY 26/23
 SHEET NO. 5 OF 6
 MAIN FLOOR PLANS

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

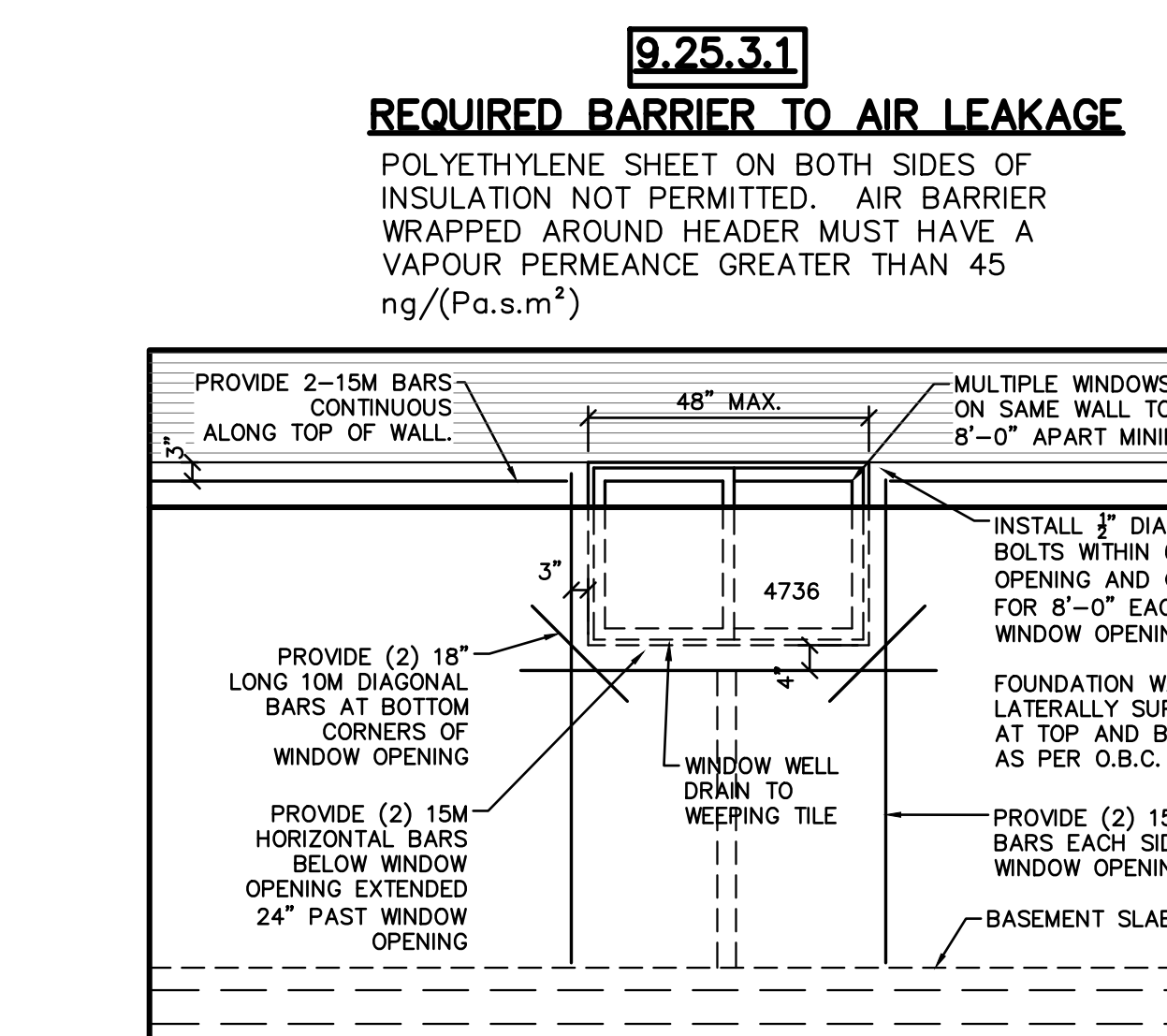
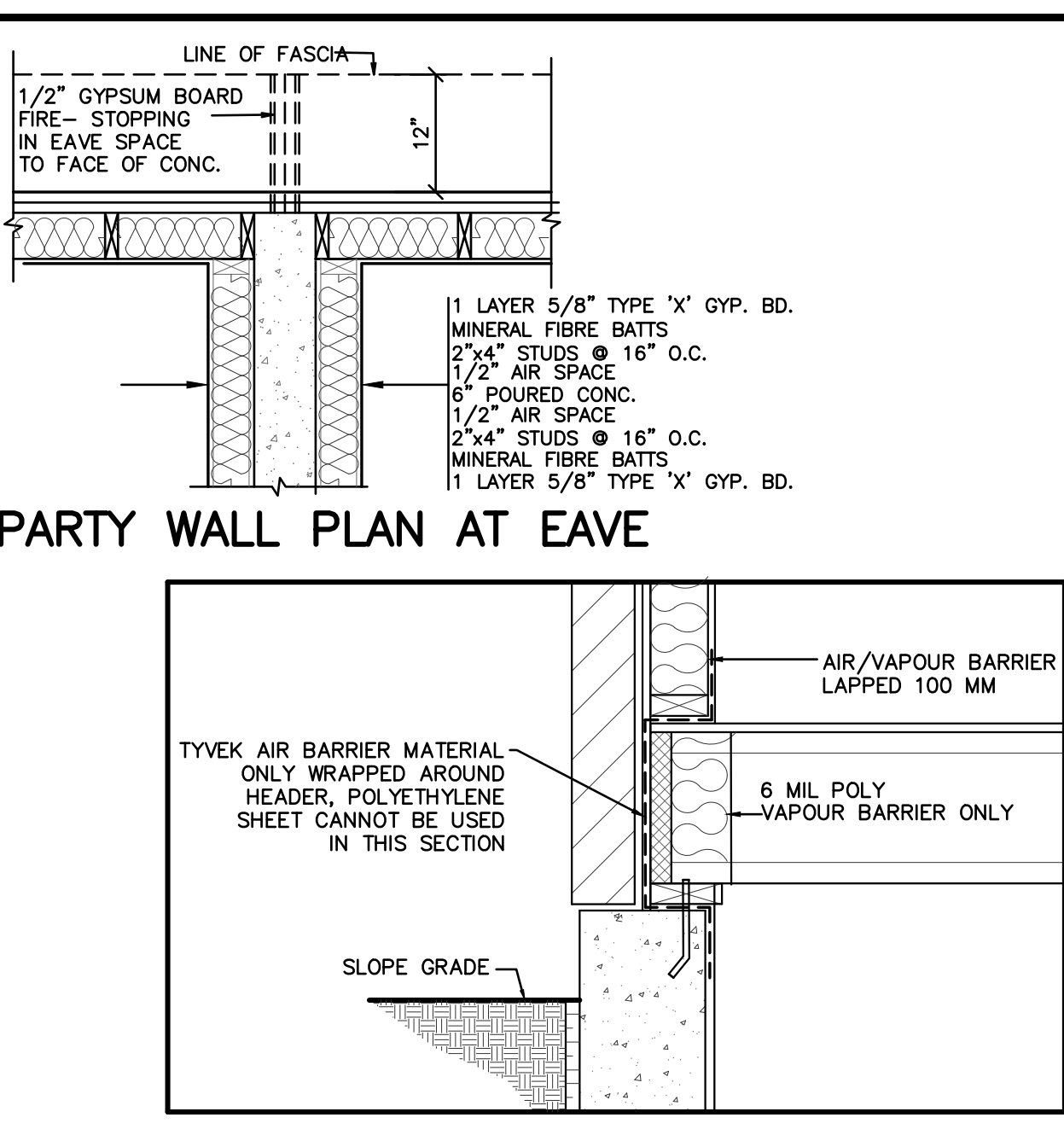
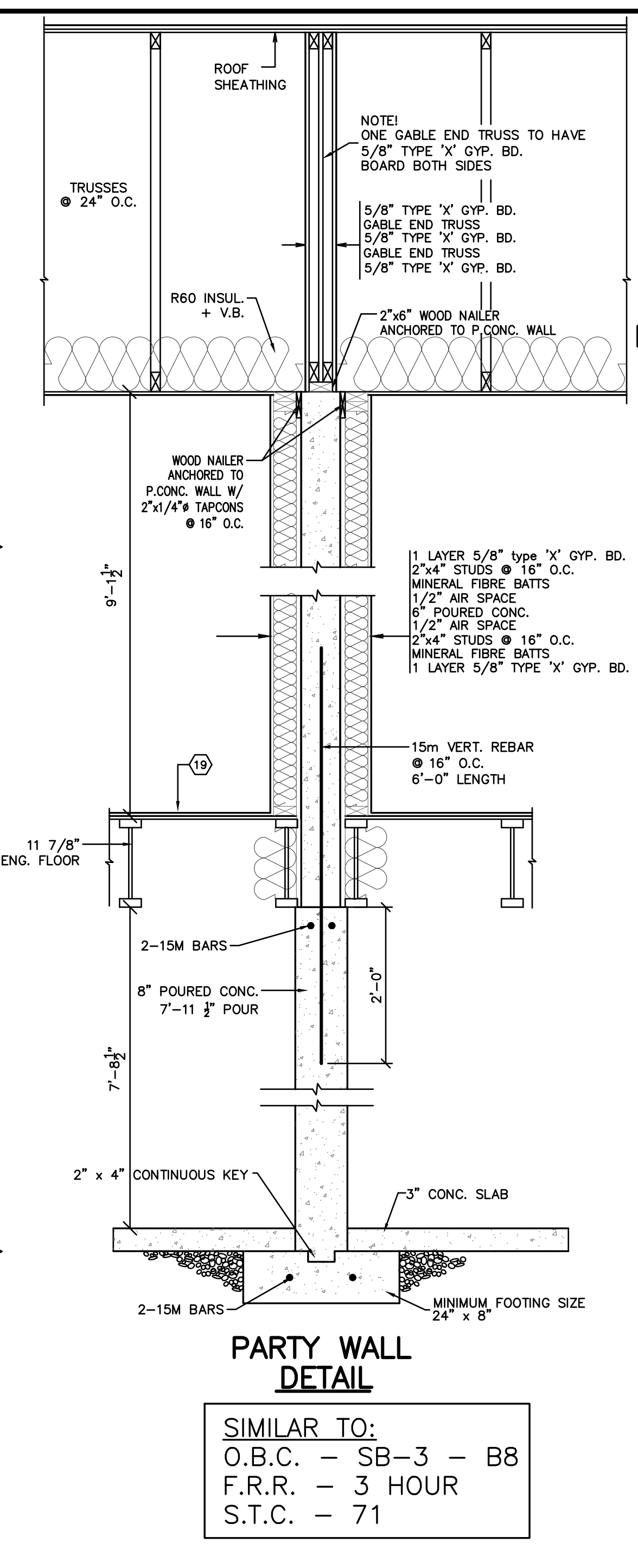
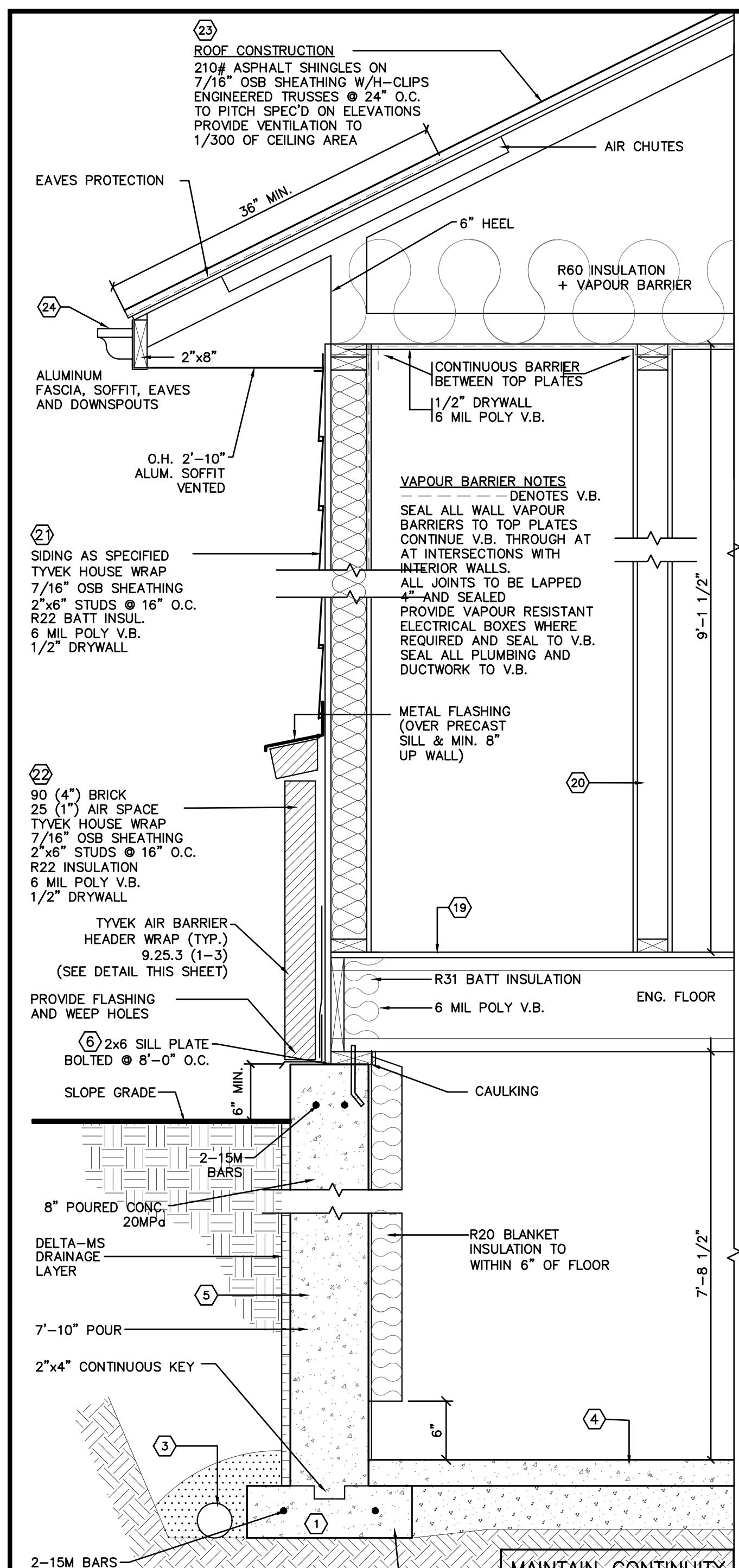
CENTENNIAL HOMES (NIAGARA) INC.

EMERALD TRAILS
 1114 HAIST STREET
 TOWN OF PELHAM

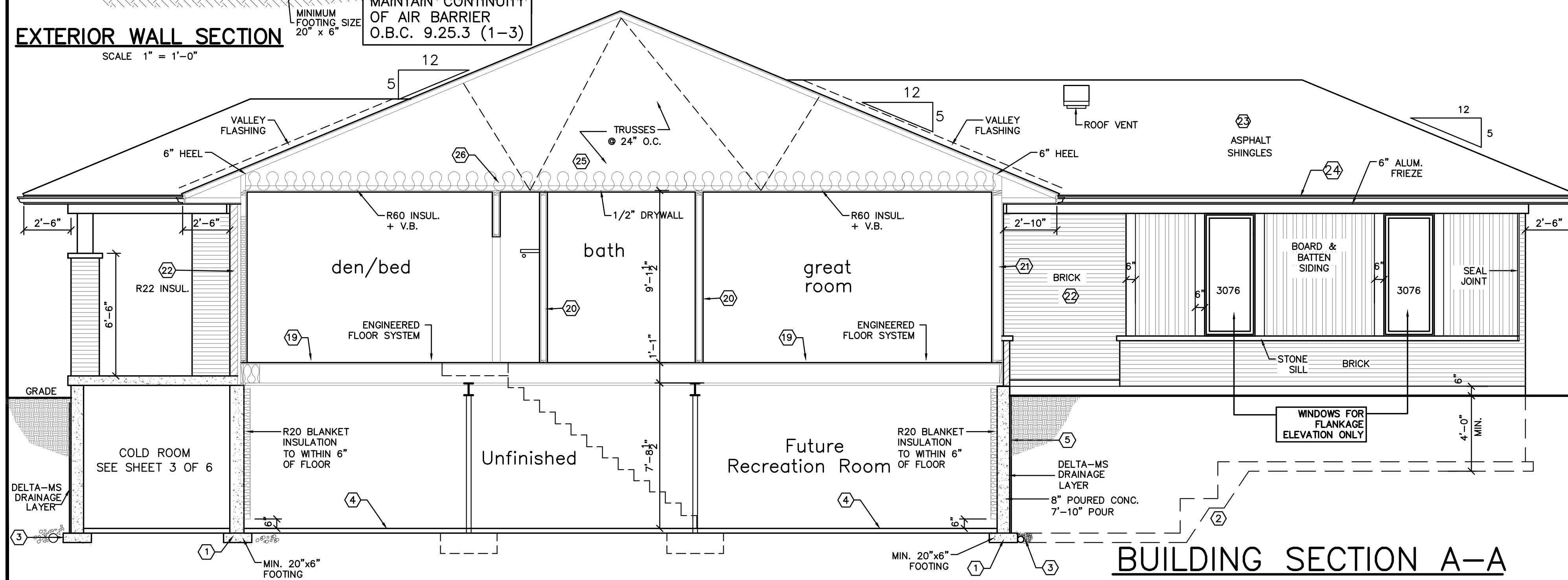
19
 1563 SQ.FT.

18
 1561 SQ.FT.

17
 1561 SQ.FT.
MAIN FLOOR PLANS
 SCALE: 1/4" = 1'-0"



9.25.3.1
REQUIRED BARRIER TO AIR LEAKAGE
POLYETHYLENE SHEET ON BOTH SIDES OF INSULATION NOT PERMITTED. AIR BARRIER WRAPPED AROUND HEADER MUST HAVE A VAPOUR PERMEANCE GREATER THAN 45 ng/(Pa.s.m²)



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.
- 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 ENCLOSED 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 6") SILL PLATE WITH 13 (1/2") DIA. ANCHOR BOLTS 300 (12") LONG, MIN. 100 (4") INTO CONC. AT 2400 (8'-0") O.C.
PROVIDE CAULKING ON INSULATED CEILING AREA W/ 50% AT EAVES. WHERE ROOF SLOPE IS LESS THAN 1 IN 6 THAT ARE CONSTRUCTED W/ ROOF JOISTS UNOBSERVED
- 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 GROUDED.
-
- 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 @ 10" DIA.
- 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 TYVEK HOUSE WRAP
7/16" OSB SHEATHING, 38x140 (2"x6") 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"x6") STUDS AT 400 (16") O.C. R22 INSULATION
VAPOUR/AIR BARRIER - 6mm POLY (WARM SIDE), 13 (1/2") INT. DRYWALL FINISH.
- 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, 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.
- 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, 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.
- STAR DIMENSIONS - INTERIOR (INCLUDING BASEMENT STAIRS) AND EXTERIOR STAIRS
SECTION 9.8
- MAX. RISE - 200 (8") MIN. RISE - 125 mm
- MIN. TREAD OF 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")
- RAILING HEIGHT - AT LANDINGS 915 (3'-0"), 1070 (3'-6") MAX.
- MIN. WIDTH - 865 (2'-10") MIN.
- 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
1. THE CLEARANCE BETWEEN A HANDRAIL AND ANY SURFACE BEHIND IT SHALL BE NOT LESS THAN,
HANDRAILS - MIN. HEIGHT = 865 (2'-10") TO 1070 (3'-6")
GUARDS - MIN. HEIGHT = 915 (3'-0") TO 1070 (3'-6")
(a) 60mm, IF THE SURFACE BEHIND THE HANDRAIL IS ROUGH OR ABRASIVE, OR
(b) 50mm, IN ALL OTHER CASES.
- NON-CLIMBABLE
- CAPPED DRYER VENT.
- MECHANICAL VENT TO PROVIDE 0.3 AIR EXCHANGES PER HOUR (AVERAGED OVER 24 HOURS)
- MISCELLANEOUS NOTES
- 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 SIGNALLING COMPONENT CONFORMING TO THE REQUIREMENTS IN 18.5.3. (LIGHT, COLOR AND PULSE CHARACTERISTICS) OF NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE
- 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
- 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.

SPECIFICATION SHEET

BLOCK 'D'
UNITS 17,18,19

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. 6 OF 6

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

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.

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