ITEM: 6.11	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A085/24

Report Date: July 26, 2024

THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING DEPARTMENTS & AGENCIES (SEE SCHEDULE B):

Additional comments from departments and agencies received after the publication of the report will be made available on the City's website.

Internal Departments *Comments Received	**Conditions Required**		**Nature of Comments**
Committee of Adjustment	Yes ☐	No ☒	General Comments
Building Standards (Zoning)	Yes ☐	No ☒	General Comments
Development Planning	Yes ☐	No ☐	Application Under Review
Development Engineering	Yes ☒	No ☐	Recommend Approval w/Conditions
Forestry	Yes ☒	No ☐	General Comments w/Conditions
Development Finance	Yes ☐	No ☒	General Comments

External Agencies *Comments Received	**Conditions Required**		**Nature of Comments** *See Schedule B for full comments
Alectra	Yes ☐	No ☒	General Comments
Region of York	Yes ☐	No ☒	General Comments
TRCA	Yes ☐	No ☒	General Comments

PUBLIC & APPLICANT CORRESPONDENCE (SEE SCHEDULE C)

All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

Correspondence Type	**Name**	**Address**	**Date Received** (mm/dd/yyyy)	**Summary**
None				

BACKGROUND (SCHEDULE D, IF REQUIRED)

* Background Information contains historical development approvals considered to be related to this file.
This information should not be considered comprehensive.

Application No. (City File)	**Application Description** (i.e. Minor Variance Application; Approved by COA / OLT)
N/A	N/A

ADJOURNMENT HISTORY

* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

Hearing Date	**Reason for Adjournment** (to be obtained from NOD_ADJ)
N/A	N/A

SCHEDULES

Schedule A	Drawings & Plans Submitted with the Application
Schedule B	Comments from Agencies, Building Standards & Development Planning
Schedule C (if required)	Public & Applicant Correspondence
Schedule D (if required)	Background

MINOR VARIANCE APPLICATION
FILE NUMBER A085/24

CITY WARD #:	2
APPLICANT:	Silva Petrasso, Tony Petrasso and Vince Anthony Petrasso
AGENT:	None
PROPERTY:	2 Woodland Trail Court, Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	None
PROPOSAL:	Relief from the Zoning By-law is being requested to permit a proposed cabana.

The following variances are being requested from the City's Zoning By-law to accommodate the above proposal:

The subject lands are zoned R3A (EN) Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.654 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [Section 4.1.2 b].	To permit a residential accessory structure with a height greater than 2.8 m to be located 1.22 m from the interior side lot line.

HEARING INFORMATION

DATE OF MEETING: Thursday, August 1, 2024
TIME: 6:00 p.m.
MEETING LOCATION: Vaughan City Hall, Woodbridge Room (2nd Floor), 2141 Major Mackenzie Drive
LIVE STREAM LINK: **Vaughan.ca/LiveCouncil**

PUBLIC PARTICIPATION

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the **Request to Speak Form** and submit to **cofa@vaughan.ca**

If you would like to submit written comments, please quote file number above and submit by mail or email to:

Email: **cofa@vaughan.ca**

Mail: City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

To speak electronically, pre-registration is required by completing the **Request to Speak Form** on-line and submitting it to cofa@vaughan.ca no later than NOON on the last business day before the meeting.

THE DEADLINE TO REGISTER TO SPEAK ELECTRONICALLY OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.

INTRODUCTION

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

INTRODUCTION
That the general intent and purpose of the by-law will be maintained. That the general intent and purpose of the official plan will be maintained. That the requested variance(s) is/are acceptable for the appropriate development of the subject lands. That the requested variance(s) is/are minor in nature. Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

COMMITTEE OF ADJUSTMENT	
Date Public Notice Mailed:	July 18, 2024
Date Applicant Confirmed Posting of Sign:	June 25, 2024
Applicant Justification for Variances: *As provided in Application Form	Cabana addition.
Was a Zoning Review Waiver (ZRW) Form submitted by Applicant: *ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.	Yes ☐ No ☒
COMMENTS:	
None	
Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING)	
**See Schedule B for Building Standards (Zoning) Comments	
Building Standards Recommended Conditions of Approval:	None

DEVELOPMENT PLANNING	
**See Schedule B for Development Planning Comments. Application under Review.	
Development Planning Recommended Conditions of Approval:	None

DEVELOPMENT ENGINEERING	
Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation	
Due to the size of the proposed cabana on the subject property, which measures a ttotal of 40.88 m², the Owner/Applicant must acquire a Lot Grading Permit from the Development Inspection and Lot Grading Division of the City's Development Engineering Department. It's important note that any in-ground structure exceeding 10 m² necessitates a Grading Permit. Once the Grading Permit is obtained, please reach out to the Development Engineering Reviewer to clear the Condition imposed on this application. The Development Engineering Department does not object to the Minor Variance application A085/24, subject to the following condition(s):	
Development Engineering Recommended Conditions of Approval:	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: Permits | City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca

PARKS, FORESTRY & HORTICULTURE (PFH)	
Recommended condition of approval:	
PFH Recommended Conditions of Approval:	Applicant/owner to install the tree protection hoarding to protect the city boulevard trees prior to any site works. Applicant/owner shall be liable for any tree damages as a result of construction as per By-law 052-2018.

DEVELOPMENT FINANCE
No comment no concerns.

DEVELOPMENT FINANCE	
Development Finance Recommended Conditions of Approval:	None

BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES	
No comments received to date.	
BCLPS Recommended Conditions of Approval:	None

BUILDING INSPECTION (SEPTIC)	
No comments received to date.	
Building Inspection Recommended Conditions of Approval:	None

FIRE DEPARTMENT	
No comments received to date.	
Fire Department Recommended Conditions of Approval:	None

RECOMMENDED CONDITIONS OF APPROVAL SUMMARY

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

#	DEPARTMENT / AGENCY	CONDITION
1	Development Planning Nicholas.delprete@vaughan.ca	TBC
2	Development Engineering Rex.bondad@vaughan.ca	The Owner/Applicant shall submit an application and obtain an approved Grading Permit before initiating any work on the property. The Final Lot Grading and/or Servicing Plan will be required for the Grading Permit Application. Please visit the Permits page of the City of Vaughan's website: Permits | City of Vaughan to apply for a Grading Permit. For any inquiries regarding the Grading Permit, please email DEPermits@vaughan.ca
3	Parks, Forestry and Horticulture Operations zachary.guizzetti@vaughan.ca	Applicant/owner to install the tree protection hoarding to protect the city boulevard trees prior to any site works. Applicant/owner shall be liable for any tree damages as a result of construction as per By-law 052-2018.

*All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval **"if required"**. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.*

IMPORTANT INFORMATION

CONDITIONS: It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency **(see condition chart above for contact).** This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

IMPORTANT INFORMATION

APPROVALS: Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

DEVELOPMENT CHARGES: That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

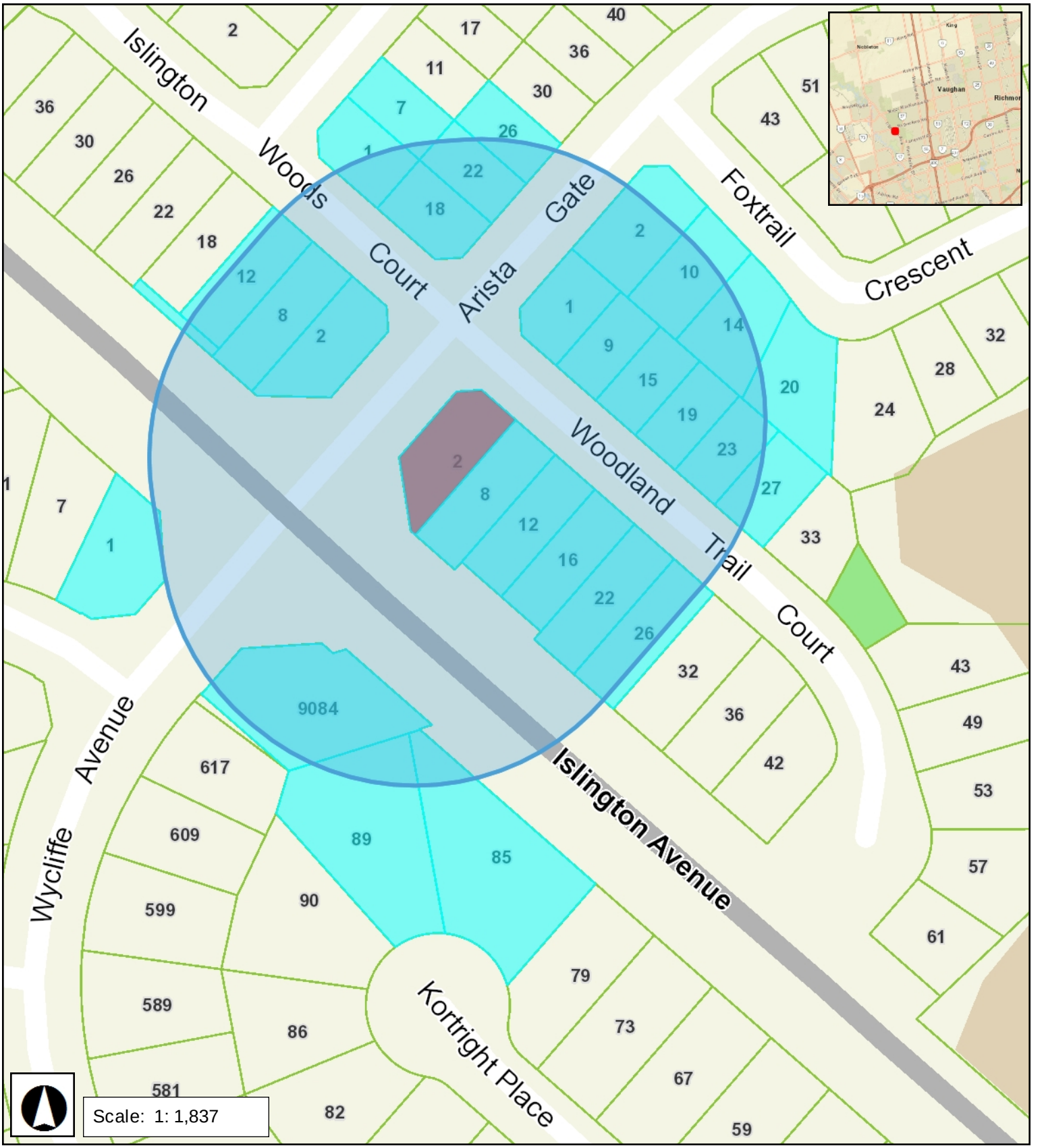
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

SCHEDULE A: DRAWINGS & PLANS

Minor Variance Application A085/24



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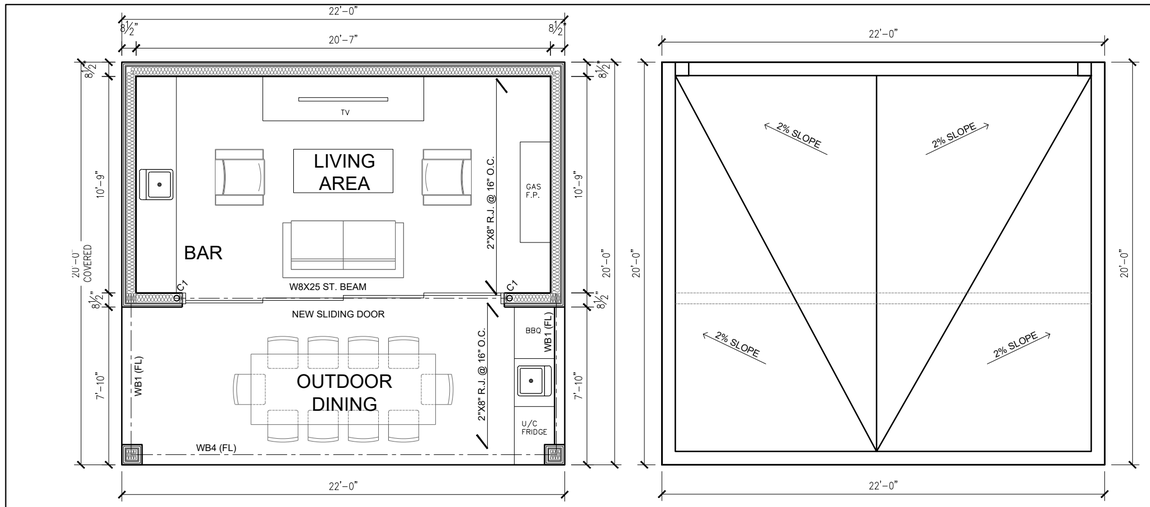
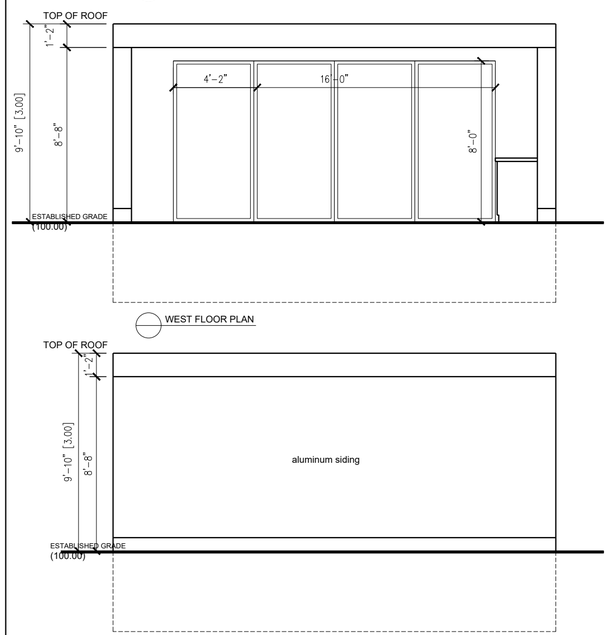


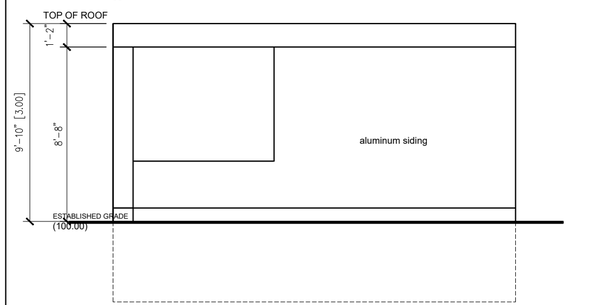
MAIN FLOOR PLAN

ROOF PLAN

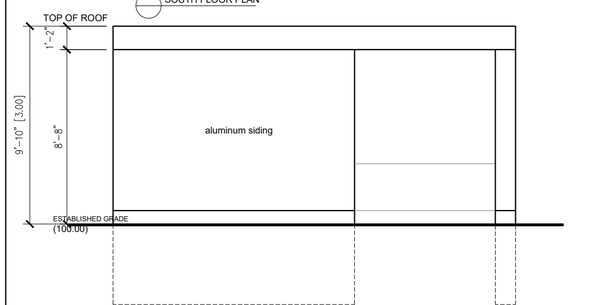


WEST FLOOR PLAN

EAST ELEVATION



SOUTH FLOOR PLAN



NORTH ELEVATION

SCOPE OF WORK

PROPOSED CABANA

SITE STATISTICS

	METRIC	IMPERIAL
LOT AREA	548.32 S.M.	5902.11 S.F.
EX. MAIN FLOOR AREA	140.83 S.M.	1515.90 S.F.
EX. PORCH AREA	6.48 S.M.	69.70 S.F.
EX. GARAGE AREA	39.39 S.M.	423.98 S.F.
NEW CABANA AREA	40.88 S.M.	440.00 S.F.
COVERAGE*	227.58 S.M.	2449.58 S.F.

ZONING INFORMATION

	ZONING	PROPOSED
ZONE	R3A	
LOT AREA	320.00 S.M.	EXISTING
FRONTAGE	12.00M	EXISTING
FRONT YARD	4.50M	3.10M EX.
SIDE YARD	1.20M	1.21M EX.
EXTERIOR SIDE YARD	4.50M	1.50M EX.
REAR YARD	7.50M	3.59M PROP.
COVERAGE	55.00%	43.98% PROP.
MAX HEIGHT	11.00M	EXISTING

REAR YARD LANDSCAPE(51.12%)

REAR YARD AREA	256.95 S.M.	2765.77 S.F.
NEW CABANA AREA	40.88 S.M.	440.00 S.F.
NEW LANDSCAPE STONE	17.28 S.M.	186.00 S.F.
GRASS AREA	198.79 S.M.	2130.77 S.F.

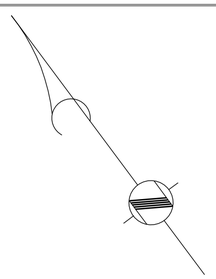
REAR YARD AREA OVER 135 S.M.

256.95 - 135 = 121.95 S.M.(REMAINING REAR YARD AREA)

60% REMAINING REAR YARD AREA = SOFTSCAPE AREA

121.95 X 60% = 73.17 S.M. MINIMUM GRASS AREA

NORTH ARROW



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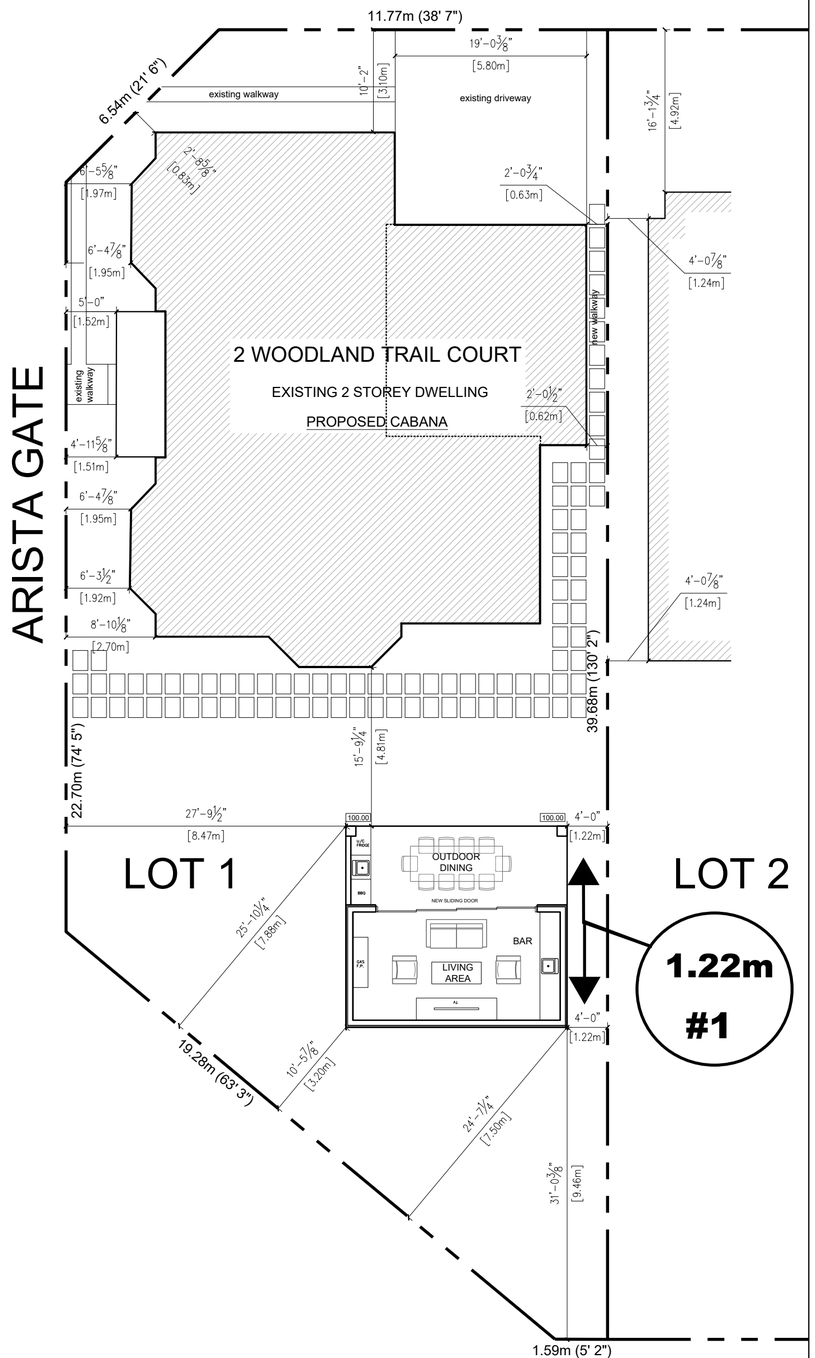
By provide at 2:23 pm, Jun 06, 2024

WOODLAND TRAIL COURT



ISLINGTON AVE

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No.	DATE:	REVISION
1	MAY 5 2024	ISSUED FOR REVIEW
2	MAY 9 2024	ISSUED FOR MV APP
3		
4		

SEALS

SCHILLER ENGINEERING LTD.
340 CHURCH STREET
OAKVILLE, ON L6J 1P1
PHONE: 905-822-1666
EMAIL: TRAVIS@SCHILLERCO.CA

CLIENT

PRIVATE RESIDENCE

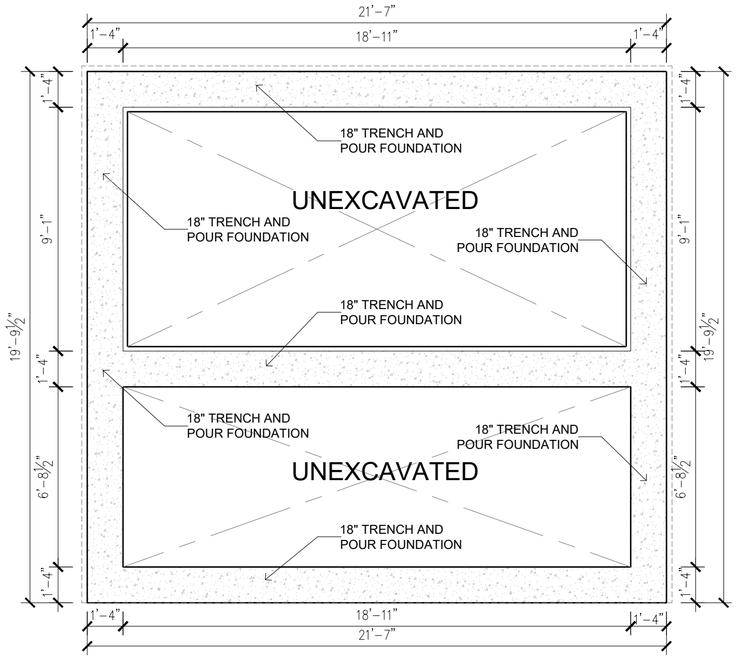
PROJECT

2 WOODLAND TRAIL COURT,
VAUGHAN, ON.

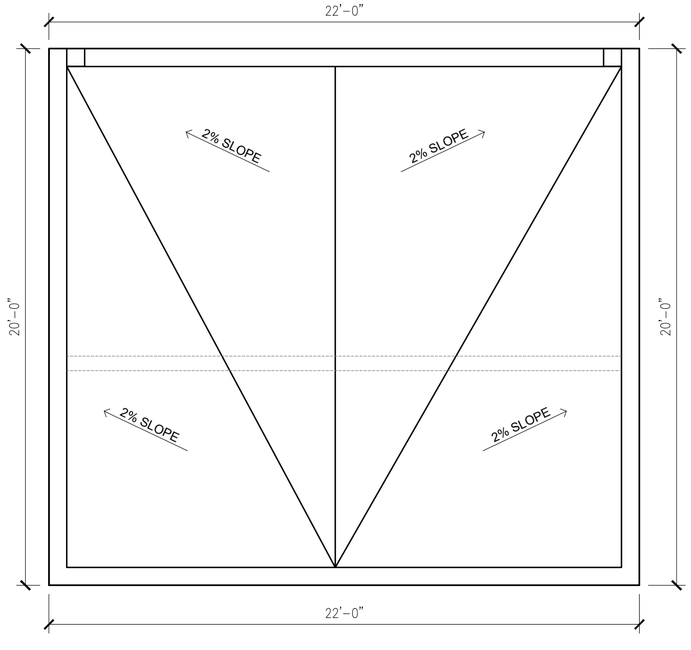
PAGE

SITE PLAN, FLOOR PLANS AND ELEVATIONS

APPROVED BY:	TS	A1.0
DATE:	MAY 2024	
PROJECT No.	2024SE161	

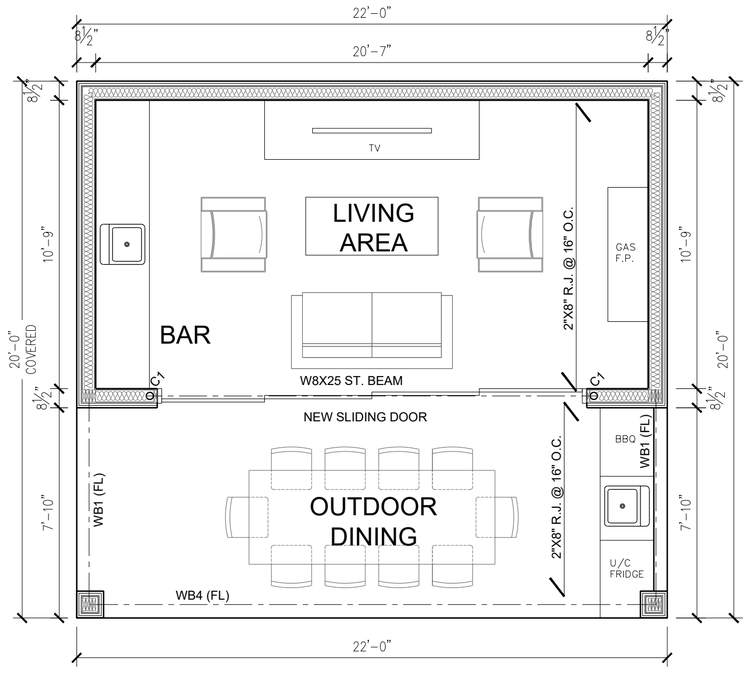


MAIN FLOOR PLAN



ROOF PLAN

RECEIVED
By Prabhdeep Kaur at 10:33 am, May 22, 2024



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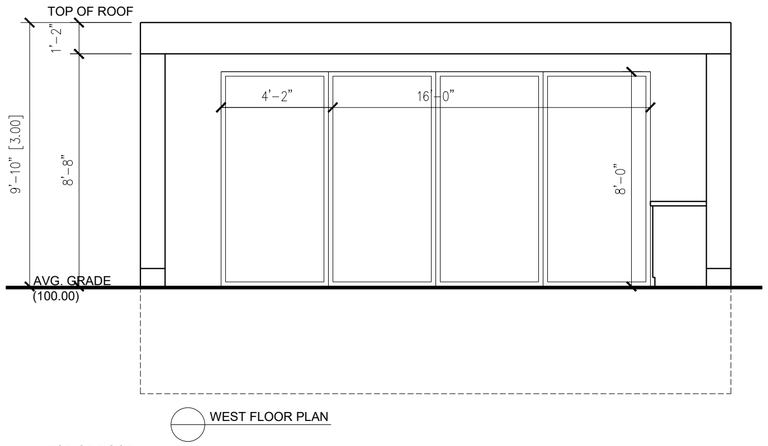
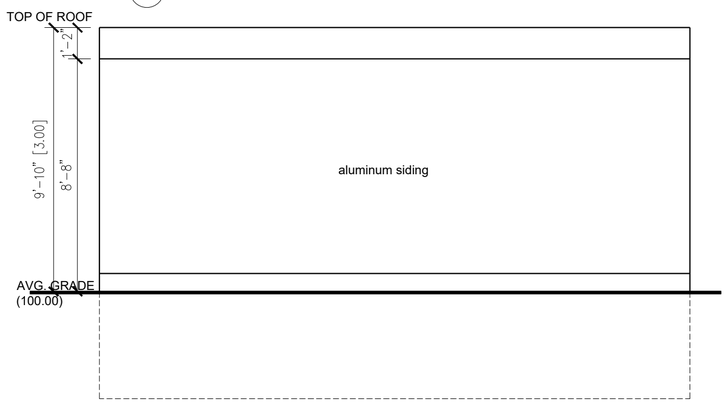
FLOOR PLANS

APPROVED BY:	TS
DATE:	MAY 2024
PROJECT No.	2024SE161

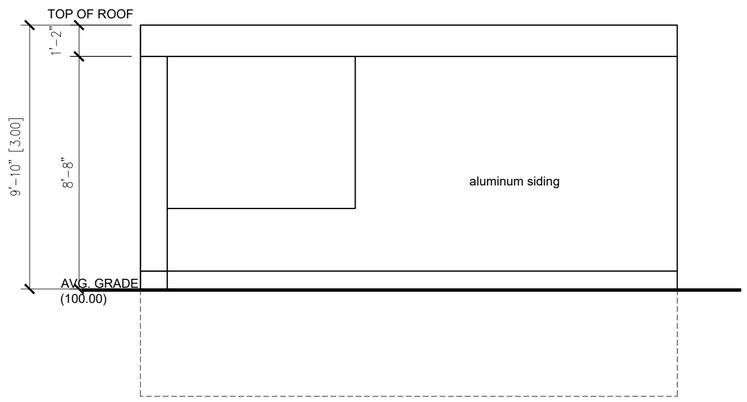
A1.1



WEST FLOOR PLAN



EAST ELEVATION



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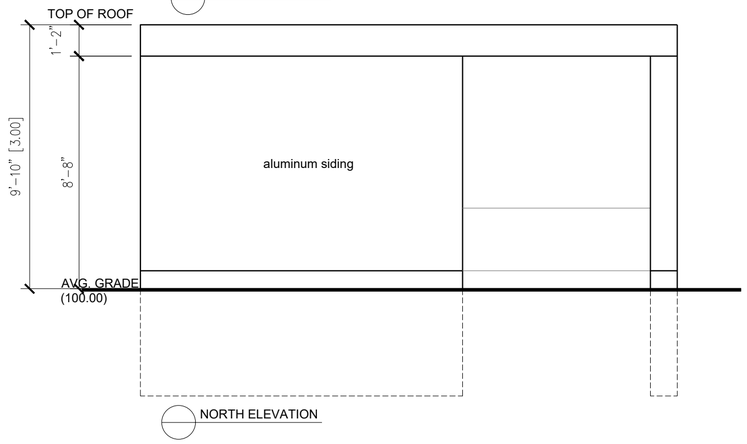
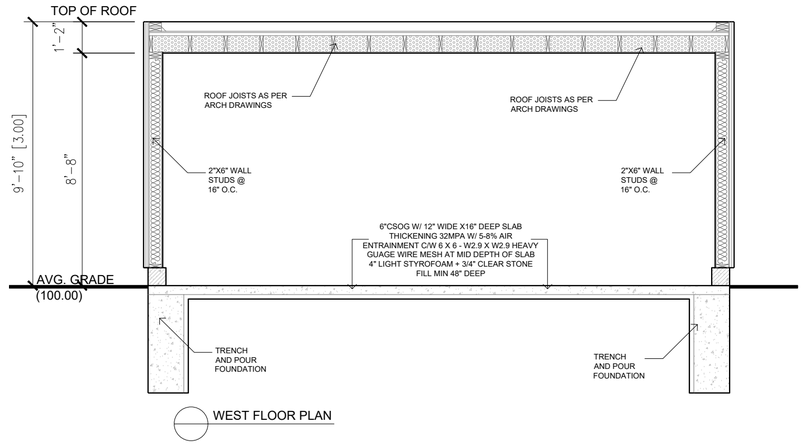


NORTH ELEVATION



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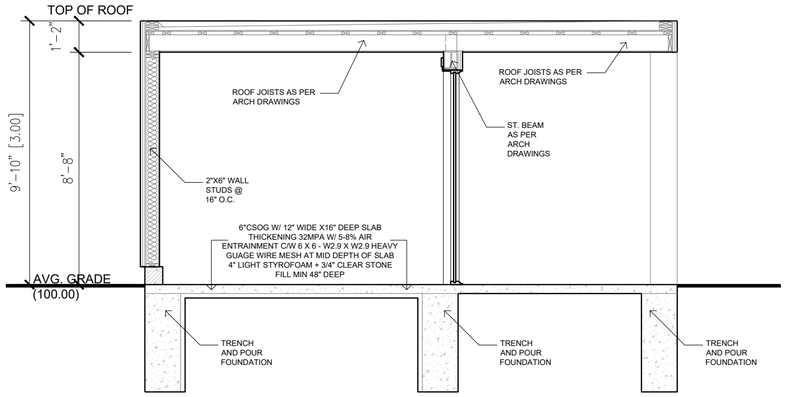

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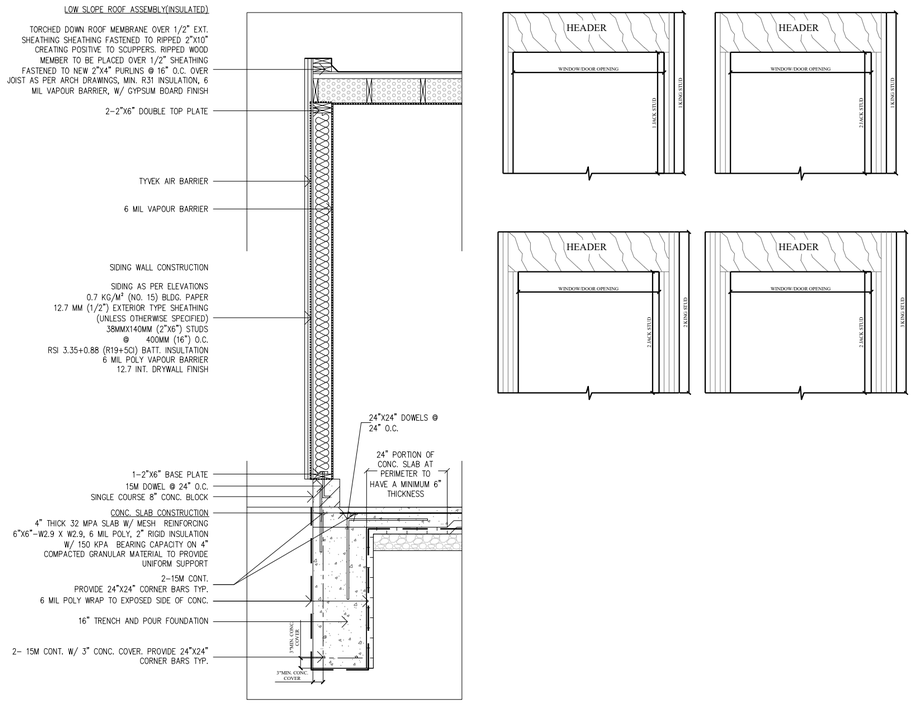

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ELEVATIONS, SECTIONS AND DETAILS

APPROVED BY:	TS	A2.1
DATE:	MAY 2024	
PROJECT No.	2024SE161	

CONSTRUCTION ASSEMBLIES

ROOF

R1 SLOPED ROOF W ATTIC SPACE

ASPHALT SHINGLES ON
1/2" PLYWOOD ROOF SHEATHING
ROOF TRUSSES AS PER ARCHITECTURAL DRAWING;
ICE N WATER SHIELD MEMBRANE AT EAVES AND VALLEYS;
MIN R60 BATT OR BLOWN IN INSULATION
6mil POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL CEILING FINISH

R2 FLAT ROOF W ATTIC SPACE

2 PLY MODIFIED BITUMEN ROOFING MEMBRANE
3/4" PLYWOOD SHEATHING
2"x_ PURLINS PERPENDICULAR TO ROOF TRUSSES, CUT TO FORM 2% SLOPE ON
PRE-ENGINEERED PRE-FABRICATED WOOD ROOF TRUSSES @ 2' MAX O.C.
R60 MIN BATT OR BLOWN IN INSULATION
6mil POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL CEILING FINISH

R3 ROOF DECK OVER REAR PORCH

2PLY MODIFIED BITUMEN WATERPROOFING MEMBRANE ON ¾" PLYWOOD FLOOR SHEATHING ON 2X_ PURLINS PERPENDICULAR TO ROOF JOISTS
ROOF JOISTS AS PER PLAN
1X4 T&G V GROOVE CEDAR BOARD CEILING FINISH

R4 ROOF OVER FRONT PORCH

2PLY MODIFIED BITUMEN WATERPROOFING MEMBRANE ON ¾" PLYWD ROOF SHEATHING ON 2X_ @16"OC
PURLINS CUT TO FORM 2% SLOPE TO SCUPPER ON SUSPENDED CONCRETE SLAB; CONC THICKNESS & REINF AS PER STRUCT SCHEDULE
2X_ WD STRAPPING AS REQUIRED ON U.S. CONC;
1X4 T&G V GROOVE CEDAR BOARD CEILING FINISH

FLOOR

F1 BASEMENT CONCRETE SLAB ON GRADE W RADIANT HEATING

4" CONCRETE SLAB ON GRADE W EMBEDDED RADIANT HEATING TUBING; REINFORCING AS SPECIFIED BY RADIANT HEATING MANUF;
6mil POLYETHYLENE VAPOUR BARRIER ON
2" R10 RIGID INSULATION
6" GRANULAR FILL 'A' ON
UNDISTURBED SOIL OR
COMPACTABLE MATERIAL

F2 REAR PORCH EXTERIOR SLAB ON GRADE

FLAG STONE ON MORTAR BED ON
POURED CONCRETE SLAB ON GRADE W THICKNESS &REINFORCING AS INDICATED ON PLANS;
6MIL POLYETHYLENE VAPOUR BARRIER
2" RIGID INSULATION
MIN 12" GRANULAR FILL 'A' ON
UNDISTURBED SOIL OR
COMPACTABLE MATERIAL

F3 FRONT PORCH EXTERIOR SUSPENDED SLAB

FLAG STONE ON MORTAR BED ON
POURED CONCRETE SLAB W THICKNESS & REINFORCING AS INDICATED ON PLANS
BASEMENT SPACE BELOW

F4 REAR PORCH EXTERIOR SUSPENDED SLAB

FLAG STONE ON MORTAR BED ON
POURED CONCRETE SLAB W THICKNESS & REINFORCING AS INDICATED ON PLANS
2X_ STRAPPING AS REQUIRED
1X4 T&G CEDAR BOARD CEILING FINISH

F5 MAIN & SECOND FLOORS

FINISH FLOORING ON 3/4" T.&G. SPRUCE PLYWOOD SUBFLOOR GLUED & SCREWED TO FLOOR JOISTS AS INDICATED ON PLANS
1/2" DRYWALL CEILING FINISH (EXCEPT IN UNFINISHED BASEMENT)

F6 BASEMENT CONCRETE SLAB ON GRADE – INTERIOR SERVICE

(4") CONC. SLAB ON GRADE + 6MIL POLYETHYLENE DAMP PROOFING ON 150 MM (6") CRUSHED STONE ON UNDISTURBED SOIL OR COMPACTED FILL. ; SEE STRUCT SCHEDULE FOR CONC SPEC

F7 EXTERIOR SERVICE CONCRETE SLAB ON GRADE (C.S.O.G.)

MIN. 100mm (5")CONCRETE SLAB-ON-GRADE ON 125mm (5") CRUSHED STONE, REINFORCED WITH 6 x 6-W2.9 x W2.9 MESH AND SUCH REINFORCEMENT SHALL BE LOCATED NEAR MID-DEPTH OF SLAB. CONC. STR. 32 MPa (4650 psi)AND WITH 5-8%% AIR ENTRAINMENT. 75mm (3")MIN. SLAB BEARING @ PERIMETER.

F8 EXTERIOR SERVICE CONCRETE SLAB ON GRADE (C.S.O.G.)

100 mm (4") CONC. SLAB SLOPE TO FLOOR DRAINS. CONC. STRG. 32 MPA. (4650 PSI) WITH 5-8 %% AIR ENTRAINMENT. MOISTURE BARRIER ON 6" CRUSHED STONE FILL BENEATH SLAB TO BE COMPACTED TO PROVIDE UNIFORM SUPPORT.

WALL

W15 RAINSCREEN EXTERIOR EIFS STUCCO WALL FINISH – 1 1/2" INSUL
DUROCK EIFS SYSTEM, CCMC REPORT NO. 12969-R OR EQUAL

DuROCK STUCCO FINISH, PRIMER & PREP COAT ON FIBREGLASS REINFORCING MESH ON
2" DUROCK SHAPED & GROOVED RIGID INSULATION ON
DuROCK TROWEL APPLIED ADHESIVE ON
DuROCK BEAR COAT AIR / MOISTURE BARRIER OR TYVEK STUCCO WRAP
ON 1/2" PLYWOOD WALL SHEATHING
2"x6" WOOD FRAMING @ 16" o.c.
MIN R19 BATT INSULATION
6mil POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL

W16 BASEMENT FOUNDATION WALL – EXTERIOR INSULATION

DRAINAGE COURSE COMPRISED OF EITHER ¾" MINERAL FIBRE INSULATION OR MIN 4" OF FREE DRAINING BACKFILL OR DIMPLE MAT SHEET DRAIN AS PER 9.14.2 OBC
4" MIN R20 RIGID INSULATION
BITUMINOUS DAMP PROOFING
POURED CONCRETE WALL
THICKNESS/REINFORCING AS INDICATED ON PLANS
15# BUILDING PAPER
2"x4" WOOD STRAPPING ON FLAT @ 16" o.c.
1 ½" MIN R5 RIGID INSULATION BETWEEN STRAPPING
1/2" DRYWALL

W17 EXTERIOR WALL W COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING LESS THAN 1.2m BUT NOT LESS THAN 0.6M TO PROPERTY LINE – AS PER OBC 9.10.15.5 W 45 MIN. F.R.R. – SIMILAR TO EW1b IN SUPPLEMENTARY STANDARD SB3.)

CONSTRUCTION OF WALLS AS PER W5, W15, W16 EXCEPT AS PER THE FOLLOWING: . REPLACE BATT INSULATION W MINERAL FIBRE BATT INSULATION CONFORMING TO CAN/ULC-S702 AND HAVING A MASS OF 4.8 kg/m2 FOR 150mm THICKNESS & 2.8 kg/m2 FOR 89mm THICKNESS, 12.7mm (1/2") TYPE 'X' INT. DRYWALL FINISH.

W18 EXTERIOR WALL W NON-COMBUSTIBLE CLADDING LESS THAN 0.6m TO PROPERTY LINE AS PER OBC 9.10.15.5 W MIN 45 MIN F.R.R. – SIMILAR TO EW1b IN SUPPLEMENTARY STANDARD SB3)

CONSTRUCTION OF WALLS AS PER W5 EXCEPT THE FOLLOWING:
REPLACE BATT INSULATION W MINERAL FIBRE INSULATION CONFORMING TO CAN/ULC-S702 AND HAVING A MASS OF 4.8 kg/m2 FOR 150mm THICKNESS & 2.8 kg/m2 FOR 89mm THICKNESS, 12.7mm (1/2") TYPE 'X' INT. DRYWALL FINISH,

W7 INSULATED INTERIOR WALL @ GARAGE – W GASPROOF SEAL

5/8" DRYWALL (TAPE & SEAL ALL JOINTS W MIN 2 COATS JOINT COMPOUND; CAULK ALL WALL PENETRATIONS W ACOUSTIC CAULK);
SHEET AIR BARRIER ON
1" MIN R5 CONTINUOUS RIGID INSULATION ON
¾" PLYWOOD WALL SHEATHING
2"x6" WOOD STUD FRAMING @ 16" o.c.
MIN R19 BATT INSULATION
6 MIL POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL

W8 INSULATED STONE WALL AT FRONT WALL

3 ½" STONE VENEER
½" – ¾" MORTAR JOINT
6" CONCRETE BLOCK BACKUP
AIR SPACE AS PER PLAN
SHEET AIR BARRIER
MIN R5 RIGID INSULATION
2X6@16"OC WD STUD FRAMING
½" GYPSUM BD WALL FIN

W9 BAY WINDOW/DORMER/PANELLED WALL AT GARAGE – NON INSULATED

¾" CREZON/MDO ON 1X3 STRAPPING @16"OC ON ½" PLYWD WALL SHEATHING
2X4 OR 2X6@16" OC STUD WALL FRAMING AS PER PLAN
½" GYPSUM WALLBOARD

W10 BAY WINDOW/DORMER/PANELLED WALL

¾" ACM PANEL ON 1X3 STRAPPING @16"OC ON MIN ½" PLYWD WALL SHEATHING
2X6@16" OC STUD WALL FRAMING AS PER PLAN
MIN R22 BATT INSULATION
6MIL POLYETHYLENE VAPOUR BARRIER
½" GYPSUM WALLBOARD

W11 INTERIOR NON BEARING WALL IN BASEMENT

1/2" DRYWALL (unless noted otherwise)
2"x6"/2X4 WOOD STUD WALLFRAMING @ 1'-11" o.c.
(AS INDICATED ON PLANS)
W/ DAMP PROOFING @ BASE
1/2" DRYWALL
(unless noted otherwise)

W12 INTERIOR LOAD BEARING WALL IN BASEMENT

1/2" DRYWALL
2"x6"/2X4 WD STUD WALLFRAMING @ 16" o.c.
(AS INDICATED ON PLANS)
2X6 SILL PLATE ANCHORED TO 1 COURSE OF 6" CONCRETE BLOCK AS PER STRUCTURAL NOTE SN4 – SEE STRUCT SCHED
½" DRYWALL

W13 INTERIOR WALL – MAIN & 2ND FL

1/2" DRYWALL
2"x6"/2"x4" WOOD FRAMING @ 16" o.c.
AS INDICATED ON PLANS
1/2" DRYWALL

W14 INSULATED WOOD SIDING EXTERIOR WALL FINISH – 2X6 WALL STUDS

WOOD SIDING AS PER PLANS ON
1X3 @16"OC STRAPPING (OR CEDAR BREATHER)
SHEET WEATHER BARRIER
1/2" PLYWOOD WALL SHEATHING
2"x6" WOOD STUD FRAMING @ 16" o.c.
MIN R22 BATT INSULATION
6mil POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL

W1 BASEMENT FOUNDATION WALL – INTERIOR INSULATION

DRAINAGE COURSE
BITUMINOUS DAMP PROOFING
POURED CONCRETE WALL
THICKNESS/REINFORCING
AS INDICATED ON PLANS
15# BUILDING PAPER
2" R10 CONTINUOUS RIGID INSULATION
2"x4" WOOD STRAPPING @ 16" o.c.
MIN R12 BATT INSULATION BETWEEN STUDS
1/2" DRYWALL

W2 BASEMENT FOUNDATION WALL – @ COLD ROOM – INTERIOR

POURED CONCRETE WALL
THICKNESS/REINFORCING
AS INDICATED ON PLANS
15# BUILDING PAPER
2" R10 CONTINUOUS RIGID INSULATION
2"x4" WOOD STRAPPING @ 16" o.c.
MIN R12 BATT INSULATION BETWEEN STUDS
1/2" DRYWALL

W3 BASEMENT FOUNDATION WALL – @ COLD ROOM – EXTERIOR

DRAINAGE COURSE
BITUMINOUS DAMP PROOFING
POURED CONCRETE WALL
THICKNESS/REINFORCING
AS INDICATED ON PLANS

W4 FOUNDATION WALL – FROST WALL

POURED CONCRETE FOUNDATION WALL;
THICKNESS & REINF AS PER ARCH PLANS

W5 INSULATED BRICK VENEER/PRE-CAST WALL – 2X6 WALL STUDS

3 1/2" BRICK VENEER OR PRE-CAST CONC AS PER PLANS W 1" MIN AIR SPACE; METAL TIES AS PER O.B.C 9.20.9.5. WEEP HOLES @ 31" o.c. as per OBC 9.20.13.8.
SHEET WEATHER BARRIER
1/2" PLYWOOD WALL SHEATHING
2"x6" WOOD STUD FRAMING @ 16" o.c.
AS PER PLAN
MIN R22 BATT INSULATION
6mil POLYETHYLENE VAPOUR BARRIER
1/2" DRYWALL;
PROVIDE THRU-WALL BASE FLASHING UP MIN. 6"BEHIND AIR BARRIER; MIN. 6" CLEARANCE BETWEEN WD SILL PLATE AND GRADE.

W6 NON-INSULATED BRICK VENEER WALL @ GARAGE – 2X6 WALL STUDS

3 1/2" BRICK VENEER AS INDICATED W 1" MIN AIR SPACE; METAL TIES AS PER O.B.C.; WEEP HOLES @ 32" o.c.
SHEET WEATHER BARRIER; 1/2" PLYWOOD WALL SHEATHING; 2X6" WOOD STUD FRAMING @ 16" o.c. AS PER PLAN
1/2" DRYWALL

NOTES

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3		
4		

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2 WOODLAND TRAIL COURT,
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PAGE

CONSTRUCTION ASSEMBLIES

APPROVED BY:	TS
DATE:	MAY 2024
PROJECT No.	2024SE161

A3.2

CONSTRUCTION NOTES

29 SMOKE ALARMS:

SMOKE ALARMS CONFORMING TO CAN/ULC–S531, "STANDARD FOR SMOKE ALARMS", SHALL BE INSTALLED ON OR NEAR THE CEILING, AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, SO THAT;

1. IT IS WIRED SO THAT THE ACTIVATION OF ONE ALARM WILL CAUSE ALL ALARMS WITHIN THE DWELLING UNIT TO SOUND,
2. THERE IS AT LEAST ONE SMOKE ALARM ON EACH FLOOR LEVEL, INCLUDING BASEMENTS, THAT IS 2'–11" OR MORE ABOVE OR BELOW AN ADJACENT FLOOR LEVEL,
3. EACH BEDROOM IS PROTECTED BY A SMOKE ALARM EITHER INSIDE THE BEDROOM OR, IF OUTSIDE, WITHIN 16'–5", MEASURED FOLLOWING CORRIDORS AND DOORWAYS, OF THE BEDROOM DOOR AND IS AUDIBLE WITHIN THE BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED, AND,
4. THE DISTANCE, MEASURED FOLLOWING CORRIDORS AND DOORWAYS, FROM ANY POINT ON A FLOOR LEVEL TO A SMOKE ALARM ON THE SAME LEVELDOES NOT EXCEED 49'–3"

30 CARBON MONOXIDE DETECTORS:

CARBON MONOXIDE DETECTORS CONFORMING TO CAN/CGA–6.19, "RESIDENTIAL CARBON MONOXIDE DETECTORS", CSA 6.19, "RESIDENTIAL CARBON MONOXIDE ALARM DEVICES", OR UL 2034, "SINGLE AND MULTIPLE STATION CARBON MONOXIDE DETECTORS" SHALL BE:

1. PERMANENTLY CONNECTED TO AN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT DEVICE AND THE CARBON MONOXIDE DETECTOR,
2. WIRED SO THAT ITS ACTIVATION WILL ACTIVATE ALL CARBON MONOXIDE DETECTORS WITHIN THE SUITE, WHERE LOCATED WITHIN A SUITE OF RESIDENTIAL OCCUPANCY, AND,
3. EQUIPED WITH AN ALARM THAT IS AUDIBLE WITHIN BEDROOMS WHEN THE INTERVENING DOORS ARE CLOSED, WHERE LOCATED ADJACENT TO A SLEEPING AREA.

31 SHOWER WET WALL PROTECTION OBC 9.29.10.4

CERAMIC AND PLASTER TILE INSTALLED ON WALL AROUND BATHTUBS AND SHOWERS SHALL BE APPLIED OVER MOISTURE RESISTANT BACKING. JOINTS BETWEEN WALL TILES AND BATHTUBS SHALL BE CAULKED WITH MATERIAL CONFORMING TO CGSB 19–GP–22M "SEALING COMPOUND, MILDEW RESISTANT FOR TUBS AND TILES"
TYPICAL SHOWER WALL ASSEMBLY TO BE
WOOD FRAMING @ 16" o.c. (LSL STUDS PREFERRED)
6mil POLYETHYLENE MOISTURE BARRIER
1/2" BACKER BOARD W LIQUID APPLIED WATERPROOFING LAYER
WALL TILE

32 FLUSH SHOWER BASIN

PROVIDE SHOWER TILE BASIN FLUSH WITH ADJACENT TILED FLOOR AREA; FLOOR FRAMING TO BE DROPPED AS PER DRAWINGS TO ALLOW FOR INSTALLATION OF DRY PACK SHOWER DRAIN AND P TRAP

33 CURBED SHOWER BASIN

PROVIDE 3–2X6 (2X4) WD PLATES AROUND PERIMETER OF SHOWER BASIN TO FORM CURB

34 ENTRANCE LIGHTING
EVERY ENTRANCE SHALL BE PROVIDED WITH AN EXTERIOR LIGHTING OUTLET FIXTURE CONTROLLED BY A WALL SWITCH LOCATED INSIDE THE BUILDING.

35 ELECTRICAL OUTLETS IN DWELLING UNITS
EVERY ROOM IN A DWELLING SHALL BE PROVIDED WITH A LIGHTING OUTLET WITH FIXTURE CONTROLLED BY A WALL SWITCH. EVERY 323 2 2) OF UNFINISHED BASEMENT SHALL BE PROVIDED WITH A ft LIGHTING OUTLET WITH FIXTURE.

36 ZERO CLEARANCE DIRECT VENT GAS FIREPLACE
COMPLY WITH MANUFACTURER'S SPECIFICATIONS & INSTALLATION PROCEDURE

37 STEPPED FOOTING

HORIZONTAL STEP = 600mm (23 5/8") MIN.
VERTICAL STEP = 600mm (23 5/8") MAX.
FOR FIRM SOILS & 400mm FOR SAND & GRAVEL.

16 DECORATIVE WOOD/STUCCO/FIBREGLASS TRIM

DECORATIVE WOOD/STUCCO/FIBREGLASS TRIM INCL WINDOW & DOOR SILLS, SURROUNDS, BANDING, CORNICES, FRIEZE BOARDS, PILASTERS, ETC;
DIMENSIONS AS PER DRAWINGS; COORDINATE W WINDOW, DOOR & SOFFIT HEIGHTS

17 CUT LIMESTONE OR PRE–CAST TRIM

INCL WINDOW & DOOR SILLS AND SURROUNDS, BANDING, CORNICES, FRIEZE BOARDS, COLUMNS, PILASTERS, ETC
DIMENSIONS AS PER DRAWINGS; CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL

18 PRE–FABRICATED WOOD OR FIBREGLASS COLUMN
STYLE AND DIMENSIONS AS PER DRAWINGS

19 PARTY WALLS

MASONRY PARTY WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK OR SHEATHING & CAULKED MIN. 1 HOUR FIRE RATING.
PROVIDE SMOKE TIGHT JOINT.

20 U.L.C. RATED CLASS 'B' VENT, HEIGHT SHALL BE IN ACCORDANCE WITH CSA B149.1–15 Natural gas and propane installation code

21 CHIMNEY HEIGHT

TOP OF WOOD BURNING FIREPLACE CHIMNEYS SHALL BE 900mm (2'–11") ABOVE HIGHEST POINT AT WHICH IT COMES IN CONTACT WITH THE ROOF AND 600mm (23 5/8") ABOVE ANY ROOF SURFACE OR STRUCTURE (INCLUDING ADJACENT BUILDINGS) WITHIN A HORIZONTAL DISTANCE OF 3.0m (9'–10") FROM THE CHIMNEY. MAX. HEIGHT OF UNSUPPORTED CHIMNEY IS 3600mm (11'–10") ABOVE LAST POINT OF LATERAL SUPPORT. FOR GAS FUEL BURNING FIREPLACES, REFER TO CSA B149.1–15 Natural gas and propane installation code.

22 WOOD FRAMING MEMBERS THAT ARE NOT PRESSURE TREATED AND ARE IN CONTACT WITH CONCRETE THAT IS LESS THAN 150mm (6") ABOVE GROUND OR SLAB, PROVIDE 6 mil. POLYETHYLENE FILM OR No. 50 (45l)ROLL ROOFING DAMP PROOFING BETWEEN WOOD AND CONCRETE.

23 COMBUSTION AIR SUPPLY TO WOOD BURNING FIREPLACE MIN. 100mm (4") DIA. INSULATED NON–COMBUSTIBLE DUCT WITH OPERABLE DAMPER AND INSECT SCREEN 50mm (2") CLEARANCE TO COMBUSTIBLES.

24 BLOCK INFILL WALL

100mm (4") CONCRETE BLOCK TO SUPPORT BRICK ABOVE. AIR SPACE, METAL TIES, BLDG. PAPER ETC. EXCEPT NO WEEP HOLES.

25 INSULATION AT EXPOSED FLOOR OVER GARAGE

PROVIDE MIN R31 2LB CLOSED CELL DOUBLE DENSITY POLYEURETHANE SPRAY FOAM INSULATION + 5/8" GYPSUM BOARD CEILING FINISH W GAS PROOFING (SEE NOTE 8)

26 INSULATION & EAVE PROTECTION AT EAVES SB12 3.1.1.8 OBC 9.26.5

IN ORDER TO MINIMIZE ICE DAMMING, PROVIDE MIN R20 INSULATION AT TOP OF WALL PLATE AS PER SB12 3.1.1.8
PROVIDE EAVE PROTECTION MEMBRANE (GRACE ICE & WATER SHIELD OR EQUAL) EXTENDING FROM THE EDGE OF THE ROOF TO A MINIMUM OF 36" UP THE ROOF SLOPE TO A LINE NOT LESS THAN 12" INSIDE THE INNER FACE OF THE EXTERIOR WALL FOR SHINGLE, SHAKE OR TILE ROOFS OBC 9.26.5

27 ROOF VENTILATION OBC 9.19.1.2

ROOF ATTIC AREA TO BE VENTED WITH AN UNOBSTRUCTED VENT AREA OF NOT LESS THAN 1/300 OF THE INSULATED CEILING AREA EXCEPT WHERE THE ROOF SLOPE IS LESS THAN 1 IN 6 OR IN ROOFS THAT ARE CONSTRUCTED WITH ROOF JOISTS, THE UNOBSTRUCTED VENT AREA SHALL BE NOT LESS THAN 1/150 OF THE INSULATED CEILING AREA.
REQUIRED VENTS ARE PERMITTED TO BE ROOF TYPE, EAVE TYPE, GABLE–END TYPE OR ANY COMBINATION OF THEM, AND SHALL BE DISTRIBUTED,
(A) UNIFORMLY ON OPPOSITE SIDES OF THE BUILDING,
(B) WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE TOP OF THE SPACE, AND
(C) WITH NOT LESS THAN 25% OF THE REQUIRED OPENINGS LOCATED AT THE BOTTOM OF THE SPACE. OBC 9.19.1.2

28 COLD CELLAR NOTES

INSULATED CELLAR ACCESS DOOR WITH WEATHER STRIPPING. 100mm (4") DIA. PVC PIPE SLEEVE VENT TO EXTERIOR W INSECT SCREEN; LIGHT FIXTURE AND FLOOR DRAIN.

1 ONTARIO BUILDING CODE GOVERNS

UNLESS OTHERWISE NOTED, ALL CONSTRUCTION PRACTICES TO COMPLY WITH 2012 OBC O. REG. 332/12 ONTARIO BUILDING CODE REGULATIONS AND SUPPLEMENTARY STANDARD SB–12 ENERGY EFFICIENCY FOR HOUSING

2 SUMP PIT OBC 9.25.3.(16)

PROVIDE SUMP PIT WITH AUTOMATIC PUMP FOR DISCHARGE OF FOUNDATION WATER TO DAY LIGHT; SUMP PIT COVERS MUST BE SEALED TO MAINTAIN CONTINUITY OF AIR BARRIER ALL BASEMENT FLOOR DRAINS, WALKOUT DRAINS, WINDOW WELL DRAINS, ELEVATOR PIT DRAINS, ETC TO BE CONNECTED TO SUMP.

3 WEEPING TILE

4"ø PERFORATED WEEPING TILE WRAPPED IN GEOTEXTILE SOCK IN 3/4" STONE BED W FILTER FABRIC WRAP;' LOCATION AS PER FOUNDATION PLAN; ALL BASEMENT FLOOR DRAINS, WALKOUT DRAINS, WINDOW WELL DRAINS, ELEVATOR PIT DRAINS, ETC TO BE CONNECTED TO SUMP PUMP VIA WEEPING TILE/.

4 CEILING INSULATION
RSI 10.57 (R60) ROOF INSULATION AND 6 mil.
AIR/VAPOUR BARRIER, 1/2" INT. DRYWALL FINISH.
RSI (R31) SPRAYFOAM INSULATION FOR FLAT ROOF

5 ALL STAIRS (EXTERIOR & INTERIOR)

MIN. RISE = 125mm (4 7/8") MAX. RISE= 200mm (7 7/8")
MIN. RUN = 210mm (8 1/4") MAX. RUN= 355mm (14")
MIN. TREAD = 235mm (9 1/4") MAX. TREAD = 355mm (14")

FOR CURVED STAIRS
MIN. RUN = 150mm (5 7/8")
MIN. AVERAGE RUN = 200mm (7 7/8")
MIN. HEADROOM OVER STAIRS = 1950mm (6'–5"))
MIN. WIDTH = 860mm (2'–10"
NOSING (MAX CURVED OR BEVELED EDGE = 25mm (1")

6 GUARDS & HANDRAILS

ALL GUARDS AND HANDRAILS ARE TO COMPLY WITH O.B.C SUBSECTION 9.8.7 AND 9.8.8
GUARD @ INT. LANDING/STAIR OR FLOORS = 900mm (2'–11")
HANDRAIL @ INT. STAIR....MIN= 800(2' 7")MAX.= 965mm (3'–2")
GUARD/HANDRAIL @ EXT. LANDING/BALCONY (GREATER THAN 1800mm ABOVE FINISH GRADE) = 1070mm (3'–6")
GUARD/HANDRAIL @ EXT. LANDING/STAIR = 900mm (2'–11")
HANDRAIL @ EXT. STAIR...MIN= 800(2'–7")MAX.= 965mm(3'–2")
PICKETS MAX. 100mm (4")BETWEEN

7 B.P. = BEAM POCKET

8 GAS PROOFING GARAGE WALLS & CEILING OBC 9.10.9.16 (4)

PROVIDE AN EFFECTIVE AIR BARRIER AGAINST GAS AND EXHAUST FUMES W 5/8" GYPSUM BD. ON WALLS AND CEILING BETWEEN HOUSE AND GARAGE. TAPE AND SEAL ALL JOINTS W MIN 2 COATS OF JOINT COMPOUND AND CAULK ALL WALL PENETRATIONS W ACOUSTIC CAULK TO PROVIDE GAS PROOF SEAL.

9 GARAGE MAN DOOR OBC 9.10.13.15

GAS PROOFED INSULATED ENTRANCE DOOR WITH SELF CLOSER AND WEATHER STRIPPING; SEAL JOINTS W ACOUSTIC CAULKING; DOOR TO BE TIGHT FITTING

10 PRECAST CONCRETE STEP (DESIGN BY PRECAST MANUF.)

11 CAPPED DRYER VENT. MAX UNPROTECTED OPENING AREA OF 130 cm2 (20 sq. in.)

12 ATTIC ACCESS HATCH OBC 9.19.2.1. SB12 3.1.1.8

MIN 22" x 28" CLEAR OPENING WITH MIN R20 RIGID INSULATION + WEATHERSTRIPPING;

13 LINEN CLOSET W 4 SHELVES MIN. 400mm (1'–4") DEEP.

14 MECHANICAL VENTING
ROOMS WHERE SPECIFIED TO BE MECHANICALLY VENTED (INCL BATHROOMS AND LAUNDRY) TO PROVIDE AT LEAST ONE AIR CHANGE PER HOUR.

15 SOFFIT & FASCIA CONSTRUCTION

1x8 FASCIA BOARD ON 2X_ OVERHANG FRAMING
A) SOFFIT TO BE ¾" CREZON/MDO SOFFIT W CONTINUOUS PRE–FINISHED METAL VENT STRIP W INSECT SCREEN ATTACHED TO 2X_ SOFFIT FRAMING; REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS;
B) SOFFIT TO BE PRE–FIN PERFORATED METAL W J MOULD FIXINGS

NOTES

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CONSTRUCTION NOTES

APPROVED BY:	TS
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A3.1

STRUCTURAL NOTES

MASONRY:

1. ALL CONCRETE BLOCK UNITS SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 15.0 MPa (2150 psi). ALL BRICK SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 20 MPa (2900 psi).

2. ALL MASONRY SHALL BE SET WITH TYPE 'S' OR TYPE 'M' MORTAR AND LAID WITH FULL HEAD AND BED JOINTS.

3. PROVIDE A MINIMUM OF TWO COURSES OF SOLID FILLED MASONRY BLOCK UNDER ALL BEARING PLATES FOR 200mm (8") BEYOND THE EDGE OF THE PLATE.

4. PROVIDE A MINIMUM LENGTH AND DEPTH OF 200mm (8") 100% SOLID FILLED CONCRETE BLOCK UNDER ALL LOOSE LINTELS.

5. PROVIDE A MINIMUM DEPTH OF 200mm (8") 100% SOLID CONCRETE BLOCK UNIT AS THE TOP COURSE FOR THE MASONRY FOUNDATION WALL.

6. WHERE 2 LOAD BEARING WALLS INTERSECT, THE JOINT AT THE INTERSECTION SHALL BE BONDED IN TRUE MASONRY BOND, OR CONNECTED BY HEAVY DUTY GALVANIZED HORIZONTAL LADUR TYPE REINFORCING AT 400mm (16") O.C.

7. SUPPLY AND INSTALL ALL LOOSE MASONRY ANCHORS AS DETAILED. METAL TIES, WHERE USED, SHALL BE PLACED AT NOT MORE THAN 400mm (16") O.C. VERTICALLY AND 900mm (36") O.C. HORIZONTALLY.

8. BRACE MASONRY WALLS AT 3600mm (12'-0") O.C. (EACH SIDE) DURING CONSTRUCTION AND UNTIL ALL FLOOR AND ROOF FRAMING IS COMPLETED. IT IS THE CONTRACTORS RESPONSIBILITY TO DESIGN AND CONSTRUCT ALL BRACING SYSTEMS TO ADEQUATELY WITHSTAND ANTICIPATED WIND AND CONSTRUCTION LOADING.

9. FOR BONDING OF BRICK AND BLOCK IN COMPOSITE WALL CONSTRUCTION THE VERTICAL COLLAR JOINT BETWEEN WYTHES IS TO BE COMPLETE FILLED. HEAVY DUTY GALVANIZED ADJUSTABLE LADUR TYPE HORIZONTAL MASONRY REINFORCING SHALL BE LAID INTO EVERY SECOND BLOCK COURSE. ALL SINGLE WYTHE WALLS (INCLUDING FOUNDATIONS WALLS) SHALL ALSO BE REINFORCED WITH H.D. LADUR TYPE REINFORCING AT EVERY SECOND BLOCK COURSE (400mm O.C.) PROVIDE HORIZONTAL JOINT REINFORCEMENT AS NOTED ABOVE IN THE FIRST AND SECOND BED JOINTS IMMEDIATELY ABOVE ALL DOOR AND WINDOW OPENINGS. EXTEND ALL REINFORCING A MINIMUM 600mm (24") PAST THE EDGE OF THE OPENING LAP ALL JOINT REINFORCING A MINIMUM OF 150mm (6").

10. PROVIDE VERTICAL MASONRY CONTROL JOINTS AT A MAXIMUM SPACING OF THREE TIMES THE MASONRY WALL HEIGHT, OR 12000mm (40'-0") WHICHEVER IS LESS. ALSO REFER TO THE ARCHITECTURAL DRAWINGS FOR SPECIFIC LOCATIONS. ALL CONTROL JOINTS ARE TO BE TAPED AND CAULKED.

11. ALL MASONRY CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE AND TO THE CSA STANDARD CAN3-S304 LATEST EDITION.

12. MORTAR FOR MASONRY WALLS SHALL BE TYPE 'M' OR TYPE 'S' AS DEFINED BELOW:

TYPE 'S' (FOR ALL LOAD BEARING MASONRY)
1/2 PART PORTLAND CEMENT TO 1 PART TYPE 'H' MASONRY CEMENT, OR, 1 PART PORTLAND CEMENT TO 1/4 TO 1/2 PARTS LIME.

TYPE 'M' (FOR FOUNDATION WALLS)
1 PART PORTLAND CEMENT TO 1 PART TYPE 'H' MASONRY CEMENT, OR 1 PART PORTLAND CEMENT TO 1/4 PART LIME.

AGGREGATE SHALL COMPRISE NOT LESS THAN 2-1/4 AND NOT MORE THAN 3 TIMES THE SUM OF THE VOLUMES OF THE CEMENT AND LIME USED. THE MINIMUM COMPRESSIVE STRENGTH OF THE MORTAR SHALL BE 12.4 MPa (1800 psi).

13. ALL STEEL BEAMS SHALL HAVE A MINIMUM OF 200mm (8") BEARING LENGTH ON TWO COURSES OF SOLID MASONRY. CONCRETE SLABS SHALL HAVE A MINIMUM OF 100mm (4") CONTINUOUS BEARING ON SOLID MASONRY OF 150mm.

14. FILL VOIDS OF ALL REINFORCED MASONRY LINTEL BLOCKS, BOND BEAMS OR VERTICALLY REINFORCED SECTIONS OF WALL WITH 20.5 MPa (3000 psi) HIGH SLUMP GROUT, (MIXED WITH 10mm (3/8") AGGREGATE). MORTAR FILL, IF USED, SHALL BE TYPE 'S'. LAP SPLICES OF REINFORCING STEEL A MINIMUM OF 400mm (16").

15. FILL ALL JOIST AND BEAM POCKETS SOLID WITH MASONRY AFTER STEEL INSTALLATION.

16. COVER TOPS OF MASONRY WALLS WITH SECURED, APPROVED WATERPROOF MATERIAL WHILE WORK IS NOT IN PROGRESS AND UNTIL PROTECTED BY STRUCTURE, COVER SHALL EXTEND A MINIMUM OF 600mm (24") DOWN EACH SIDE OF WALL.

17. ALL ON SITE MASONRY IS TO BE TOTALLY COVERED WHILE WORK IS NOT IN PROGRESS.

18. NO MASONRY WORK SHALL BE PERMITTED WITH TEMPERATURES BELOW 4° C UNLESS PROVISIONS ARE MADE TO HEATING THE MATERIALS, AND PROTECTING THE WORK IN ACCORDANCE WITH CSA. CAN EDITION

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHALL CONFORM TO G40.21M GRADE 350W, H.S.S. SHALL BE 350W – CLASS H. ALL STEEL SHALL HAVE ONE COAT OF APPROVED PRIMER WITH FIELD TOUCH-UP AS REQUIRED. NEW MATERIAL ONLY SHALL BE USED.

2. FABRICATION AND ERECTION SHALL CONFORM TO CAN3-S16.1-M94.

3. JOISTS AND BRIDGING SHALL CONFORM TO THE REQUIREMENTS OF CAN3-S16.1-M94. SPACING OF BRIDGING MAY BE REQUIRED TO BE MODIFIED TO SUIT UPLIFT OR FIRE ASSEMBLY REQUIREMENTS.

4. ALL FIELD BOLTS SHALL BE ASTM A325 HIGH STRENGTH BOLTS IN BEARING TYPE CONNECTIONS. ANCHOR BOLTS TO BE 44 ksi (300W) MATERIALS UNLESS OTHERWISE STATED WITH HEAVY HEX NUTS.

5. ALL BEAM TO BEAM TO COLUMN CONNECTIONS SHALL BE DOUBLED ANGLE CONNECTIONS, UNLESS SHOWN OTHERWISE ON THE DESIGN DRAWINGS.

6. WELDING SHALL CONFORM TO THE REQUIREMENTS OF CSA STANDARD W59. FABRICATOR MUST BE CERTIFIED TO W47.1 DIVISION 1 OR 2.

7. JOISTS, BEAMS, LINTELS, ETC. SHALL BE CENTERED OVER AND WELDED TO THEIR RESPECTIVE BEARING PLATES OR SUPPORTING MEMBERS UNLESS SPECIFICALLY NOTED OTHERWISE.

8. THE STEEL CONTRACTOR SHALL SUPPLY ALL LOOSE LINTELS, BEARING PLATES, LEVELING PLATES, ANCHOR BOLTS AND EDGE ANGLES INSTALLED BY OTHERS. THE STEEL CONTRACTOR SHALL SUPPLY AND INSTALL ALL MASONRY ANCHORS CONNECTED TO STEEL MEMBERS.

9. ALL BEAM AND JOIST BEARING PLATES SHALL HAVE A MINIMUM OF 2-19mm DIA. ANCHOR 450mm LONG (3/4"x18") WITH 50mm (2") HOOK UNLESS NOTED.

10. COLUMN BASE PLATES SHALL BE ANCHORED WITH TWO 19mm DIA. BY 450mm LONG (3/4"x18") LONG ANCHOR BOLTS WITH A 75mm (3") BENT HOOK. BASE PLATES SHALL BEAR ON 44mm (1-3/4") GROUT UNDER A 6mm (1/4") LEVELING PLATE UNLESS NOTED OTHERWISE ON THE DRAWINGS.

11. THE BEARING PLATE DIMENSION GIVEN FIRST IS TO BE PARALLEL TO THE WEB OF THE SUPPORTING MEMBER UNLESS NOTED.

12. PROVIDE A MINIMUM BEARING LENGTH OF 200mm (8") FOR ALL STEEL BEAMS BEARING ON MASONRY, 100mm (4") FOR ALL JOISTS AND CHANNELS BEARING ON MASONRY AND 65mm (2-1/2") FOR ALL JOIST BEARING ON STRUCTURAL STEEL.

13. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO PROCEEDING WITH ANY FABRICATION. ALL JOIST AND STRUCTURAL STEEL SHOP DRAWINGS SHALL BEAR THE SEAL OF A REGISTERED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE DETAILED DESIGN INHERENT IN THEIR RESPECTIVE DRAWINGS.

14. THE STEEL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AS REQUIRED DURING CONSTRUCTION UNTIL ALL STRUCTURAL MEMBERS ARE IN PLACE, CONNECTED AND TIGHTEN.

WOOD:

1. THE STRUCTURAL TIMBER SHALL BE No. 1 OR 2 GRADE SPECIES S.P.F. OR BETTER UNLESS NOTED OTHERWISE.

2. THE DESIGN OF BEAMS, COLUMNS AND LINTELS IS BASED ON THE LIMIT STATES DESIGN SPECIFIED UNDER C.S.A. STANDARD 086. ANY SUBSTITUTION OF SPECIES, GRADE OR GROUP MUST BE APPROVED BY THE ENGINEER PRIOR TO THE COMMENCING OF WORK.

3. THE LUMBER WAS DESIGNED FOR A MOISTURE CONTENT GREATER THAN 15% AT THE TIME OF MANUFACTURE AND LESS THAN 15% IN SERVICE.

4. DURING CONSTRUCTION ENSURE ALL MEMBERS ARE IN GOOD BEARING CONTACT.

5. CONNECTION HARDWARE IS TO RECEIVE ONE COAT OF ZINC CHROMATE PRIMER OR EQUAL.

6. ALL PLYWOOD JOINTS ARE TO BE STAGGERED. NAIL ALL FLOOR, ROOF AND WALL SHEATHING AT 150 c/c AT EDGES AND 300mm CENTRES ELSEWHERE. U.N.O.

7. ALL PLYWOOD SHALL CONFORM TO C.S.A. STANDARD 0121 OR 0151.

8. THE BEARING SHOWN ON THE DRAWINGS IS THE MAXIMUM WIDTH TO BE PROVIDED.

9. PROVIDE STANDARD JOIST HANGERS, AS REQUIRED, BY SIMPSON OR APPROVED EQUIVALENT.

10. ALL EXTERIOR WOOD AND WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

GENERAL NOTES:

1. THE STRUCTURE HAS BEEN DESIGNED ACCORDING TO THE ONTARIO BUILDING CODE. CONSTRUCTION PRACTICE SHALL BE ACCORDING TO THE SAME.

2. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH ALL CHARACTERISTICS AFFECTING NEW CONSTRUCTION.

3. ALL DIMENSIONS ARE TO BE SITE CHECKED AND CO-ORDINATED. DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER / ENGINEER / ARCHITECT PRIOR TO CONSTRUCTION.

4. NO ALLOWANCE WILL BE MADE FOR DIFFICULTIES ENCOUNTERED OR EXPENSES INCURRED FROM CONDITIONS CONSIDERED KNOWN AT THE TIME OF TENDER.

5. THE CONTRACTOR IS TO COMPLY WITH THE ONTARIO BUILDING CODE, THE CANADIAN CONSTRUCTION SAFETY CODE AND ALL REGULATIONS AS SET OUT BY LOCAL AUTHORITIES HAVING JURISDICTION.

6. THE CONTRACTOR IS TO READ THE STRUCTURAL DRAWINGS IN CONJUNCTION WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNER / ENGINEER / ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.

7. SUBSTITUTIONS FROM SPECIFIED PRODUCTS AND MATERIAL MUST BE APPROVED BY THE DESIGNER /ENGINEER / ARCHITECT PRIOR TO ORDERING OF MATERIALS.

8. THE CONTRACTOR SHALL REIMBURSE ALL CONSULTANTS FOR ADDITIONAL COSTS INCURRED AS A RESULT OF REVIEWING ANY CHANGES MADE TO THE CONTRACT DOCUMENTS.

9. AN INDEPENDENT INSPECTION AND TESTING COMPANY IS TO BE ENGAGED BY THE CLIENT TO ENSURE THAT ALL WORK IS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

10. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE DESIGNER / ENGINEER / ARCHITECT IN ORDER TO ARRANGE INSPECTIONS TO ASCERTAIN GENERAL CONFORMANCE WITH THE DESIGN CONCEPT.

FOUNDATIONS:

1. ALL EXPOSED CONCRETE SUBJECT TO FREEZE/THAW CYCLES SHALL BE 32 MPa (4600 psi) AT 28 DAYS WITH 5% TO 7% AIR ENTRAINMENT.

2. UNEXPOSED FOUNDATIONS MAY BE 20.5 MPa (3000 psi) AT 28 DAYS UNLESS NOTED OTHERWISE.

3. THE MAXIMUM ALLOWABLE SLUMP OF THE CONCRETE SHALL BE 75mm (3"). ALL EXPOSED AND STRUCTURAL CONCRETE IS TO BE VIBRATED DURING PLACEMENT.

4. REINFORCING STEEL SHALL BE HARD GRADE DEFORMED BARS, GRADE 400 WITH 410 MPa (60 ksi) YIELD STRENGTH, ALL TO CSA G30.12M. ALL SPLICES IN REINFORCING STEEL ARE TO HAVE A MINIMUM LAP LENGTH OF 450 mm (18").

5. CONCRETE COVER FOR REINFORCEMENT SHALL CONFORM TO CSA CAN3-A23.3 LATEST EDITION.

6. FRAMED SLABS TO HAVE 25mm (1") COVER, FORMED SURFACES TO BE BACKFILLED WITH EARTH SHALL HAVE 50mm (2") COVER AND UNFORMED CONCRETE POURED DIRECTLY AGAINST THE EARTH SHALL HAVE 75mm (3") COVER.

7. ALL FOOTINGS ARE TO BE FOUNDED ON NATURAL UNDISTURBED SOIL CAPABLE OF SUSTAINING LOADS AS NOTED ON THE FOUNDATION PLAN.

8. EXCAVATIONS ARE TO BE INSPECTED BY A REGISTERED SOILS ENGINEER PRIOR TO POURING CONCRETE TO ENSURE THAT THE ASSUMED CAPACITY HAS BE MET.

9. THE LINE OF SLOPE ALONG STEPPED FOOTINGS SHALL NOT EXCEED A RISE OF 7 IN A RUN OF 10.

10. THE MAXIMUM HEIGHT OF ANY SINGLE STEPPED FOOTING SHALL BE 600mm.

11. ALL FILL MATERIALS SHALL BE MECHANICALLY COMPACTED IN MAXIMUM LIFTS OF 200mm (8") TO 95% OF THE MODIFIED PROCTOR DENSITY.

12. ALL WALLS ARE TO BE BACKFILLED SIMULTANEOUSLY ON EITHER SIDE TO WITHIN 450mm (18").

13. ALL EXTERIOR FOOTINGS SHALL HAVE A MINIMUM FROST COVER OF 1200mm (4'-0") BELOW THE FINISHED FINAL GRADE.

14. STEPPED DOWN FOOTINGS (S.D.F.) SHOWN ON THE PLANS ARE FOR GENERAL GUIDANCE ONLY, IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE UNDERSIDE OF FOOTING ELEVATIONS TO ASSURE THAT THE MINIMUM BEARING AND COVER REQUIREMENTS ARE MET.

15. THE FOUNDING SOIL FOR ALL FOOTINGS SHALL BE PROTECTED FROM SOFTENING AND/OR FREEZING. SOFTENED SOIL IS TO BE REMOVED PRIOR TO POURING CONCRETE.

16. PROVIDE 2-15M TRIMMER BARS ABOVE, BELOW AND AT ALL SIDES OF ALL OPENINGS IN CONCRETE FOUNDATION WALLS. EXTEND EACH REBAR. A MINIMUM OF 750mm (30") BEYOND THE EDGE OF THE OPENING.

17. IN NO CASE SHALL HORIZONTAL CONTROL JOINTS BE ALLOWED IN ANY VERTICALLY SPANNING CONCRETE WALLS WITHOUT THE CONSENT OF THE ENGINEER. VERTICAL CONTROL JOINTS ARE TO HAVE 38 X 89mm (2"X4") CONTINUOUS KEYWAYS WITH 150mm X 10mm (6"X3/8") P.V.C. WATERSTOPS, TIED TO PREVENT MOVEMENT DURING CONCRETE POUR.

SLAB ON GRADE:

1. PROVIDE 101mm (4") CONCRETE SLAB THROUGHOUT UNLESS NOTED OTHERWISE. REINFORCE ALL SLABS 152X152 MW 18.7 X MW 18.7 (6X6X6/6) W.W.M. (WELDED WIRE MESH) POSITIONED 40mm (1 1/2") FROM THE TOP OF THE SLAB. WHERE FIBER REINFORCING IS USED IN LIEU OF W.W.M. (WELDED WIRE MESH), CONTROL JOINTS ARE TO BE KEYED OR DOWELED TO THE APPROVAL OF THE ENGINEER. ANY CHANGES IN SLAB REINFORCING MUST BE APPROVED BY THE ENGINEER PRIOR TO PLACING THE CONCRETE.

2. CONCRETE SHALL BE 25MPa (3500 psi) AT 28 DAYS AND HAVE A MAXIMUM SLUMP OF 75mm (3")

3. PROVIDE 5% TO 7% AIR ENTRAINMENT FOR ALL EXTERIOR CONCRETE SLABS

4. PROVIDE 30mm (1 1/4" SAW CUTS TO ALLOW ALL SLABS ON GRADE AT GRID LINES, AROUND COLUMNS AND AS SHOWN ON THE PLAN. THE MAXIMUM ALLOWABLE SPACING BETWEEN SAW CUTS IS TO BE 5000mm (16'-0"). SLABS TO BE SAW CUT AS SOON AS SURFACE IS FIRM ENOUGH NOT TO BE DAMAGED BY THE BLADE. (USUALLY WITHIN 4 TO 12 HOURS AFTER CONCRETE HARDENS.)

5. PROVIDE A MINIMUM OF 200mm (8") GRANULAR MATERIAL UNDER ALL SLABS COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

6. OBC 9.16.4.5. COMPRESSIVE STRENGTH
(1) WHERE DAMPPROOFING IS NOT PROVIDED, THE CONCRETE USED FOR FLOORS-ON-GROUND SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 25 MPA AFTER 28 DAYS.
(2) WHERE DAMPPROOFNG IS PROVIDED AS DESCRIBED IN ARTICLE 9.13.2.7., THE CONCRETE USED FOR FLOORS-ON-GROUND SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 15 MPA AFTER 28 DAY

REINFORCED CONCRETE:

1. ALL CONCRETE WORK SHALL CONFORM TO C.S.A. CAN3-A23.1, A23.2, A23.3 LATEST EDITION.

2. ALL EXPOSED CONCRETE FOR FOUNDATION WALLS, RETAINING WALLS, FRAMED SLABS, BEAMS, COLUMNS, FLOOR SLABS ETC. SHALL BE 32 MPa (4600 psi) AT 28 DAYS. UNEXPOSED CONCRETE FOR FOOTINGS AND INTERIOR FOUNDATIONS MAY BE 20.5 MPa (3000 psi) UNLESS NOTED OTHERWISE. OBC 9.3.1.6

3. ALL 32 MPa (4600 psi) CONCRETE SHALL HAVE A MAXIMUM WATER / CEMENT RATIO OF 0.45. ALL 20.5 MPa (3000 psi) SHALL HAVE A MAXIMUM WATER / CEMENT RATIO OF 0.65. THE CONCRETE SHALL BE READY MIXED WITH TYPE 10 CEMENT, 20mm (3/4") MAXIMUM NOMINAL SIZE COARSE AGGREGATE AND A MAXIMUM SLUMP OF 75mm (3") UNLESS OTHERWISE NOTED. PROVIDE 5% TO 7% AIR ENTRAINMENT FOR ALL EXTERIOR CONCRETE.

4. ALL EXPOSED AND STRUCTURAL (REINFORCED) CONCRETE IS TO BE VIBRATED DURING PLACEMENT. DEFECTIVE OR HONEYCOMBED CONCRETE SHALL BE REMOVED OR REPAIRED AS DIRECTED BY THE ENGINEER.

5. ALL REINFORCEMENT SHALL BE DEFORMED BARS CONFORMING TO C.S.A. G30.12 – LATEST EDITION WITH A MINIMUM YIELD OF 410 MPa (60 ksi).

6. ALL REINFORCING STEEL IS TO BE THOROUGHLY CLEANED AND FREE OF SCALE PRIOR TO PLACING CONCRETE.

7. GROUT UNDER STEEL COLUMNS AND BEARING ELEMENTS TO BE NON-SHRINKING WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 40 MPa (5800 psi).

8. REINFORCING BARS SHALL BE SUPPORTED IN THE FORMS AND SPACED WITH STANDARD ACCESSORIES SO THAT NO MOVEMENT WILL OCCUR DURING CONCRETE PLACEMENT.

9. THE CONTRACTOR IS TO SUBMIT REINFORCING STEEL SHOP DRAWINGS FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION.

10. THE CLEAR DISTANCE BETWEEN REINFORCING STEEL AND THE SURFACE CONCRETE SHALL BE AS FOLLOWS:
- 25mm COVER TO THE TOP AND BOTTOM OF ALL FRAMED SLABS,
- 40mm COVER TO THE SURFACE OF ALL FRAMED BEAMS AND COLUMNS,
- 50mm COVER TO THE OUTSIDE (BACKFILLED) FACE OF ALL WALLS,
- 25mm COVER TO THE INSIDE FACE OF ALL WALLS AND,
- 75mm COVER TO ALL UNFORMED SURFACES POURED DIRECTLY AGAINST EARTH

NOTES

FOR PRICING ONLY

No.	DATE:	REVISION
1	MAY 5 2024	ISSUED FOR REVIEW
2	MAY 9 2024	ISSUED FOR MV APP
3		
4		

SEALS

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CLIENT

PRIVATE RESIDENCE

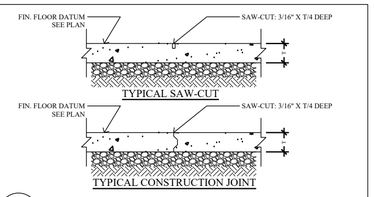
PROJECT

2 WOODLAND TRAIL COURT,
VAUGHAN, ON.

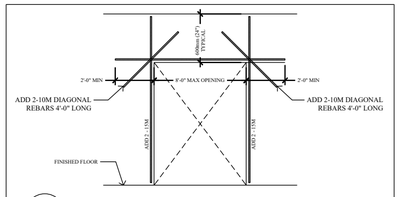
PAGE

STRUCTURAL NOTES

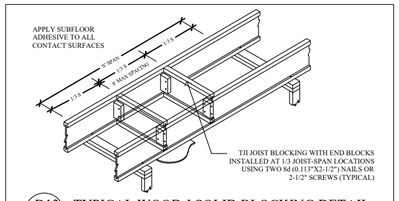
APPROVED BY:	TS	S1
DATE:	MAY 2024	
PROJECT No.	2024SE161	



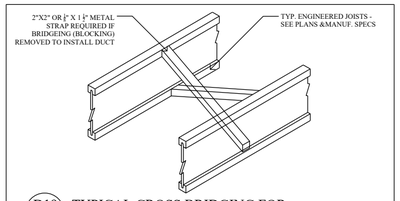
D1 S1 SLAB ON GRADE JOINTS



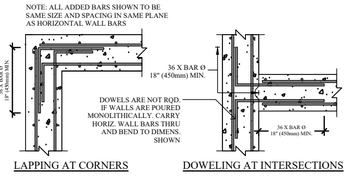
D8 S1 TYPICAL ADDITIONAL REINFORCING AROUND OPENING



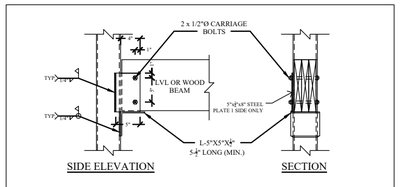
D13 S1 TYPICAL WOOD-I SOLID BLOCKING DETAIL



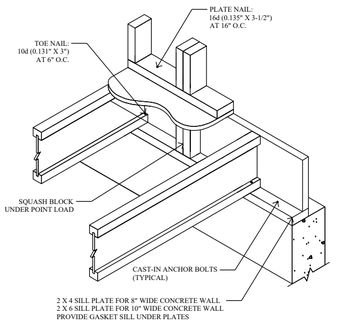
D19 S1 TYPICAL CROSS BRIDGING FOR CONVENTIONAL FLOOR FRAMING



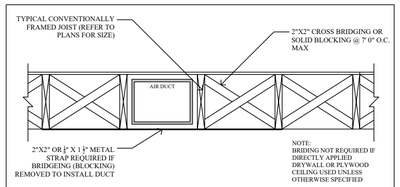
D2 S1 WALL REINFORCEMENT DOWELING & LAPS



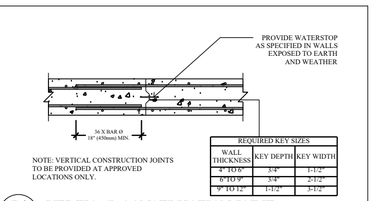
D9 S1 TYPICAL LVL/WOOD BEAM TO STEEL COLUMN CONNECTION



D14 S1 TYPICAL FLOOR JOIST SUPPORT AT FOUNDATION WALL

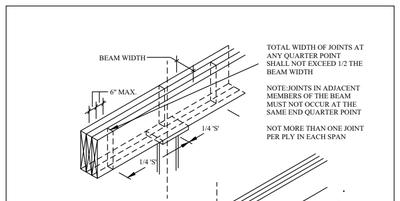


D20 S1 TYPICAL FLOOR OPENING CONVENTIONAL FLOOR FRAMING



REQUIRED KEY SIZES		
WALL THICKNESS	KEY DEPTH	KEY WIDTH
4" TO 6"	3/4"	1-1/2"
6" TO 9"	3/4"	2-1/2"
9" TO 12"	1-1/2"	3-1/2"

D3 S1 VERTICAL CONSTRUCTION JOINT



TOTAL WIDTH OF JOINTS AT ANY QUARTER POINT SHALL NOT EXCEED 1/2 THE BEAM WIDTH

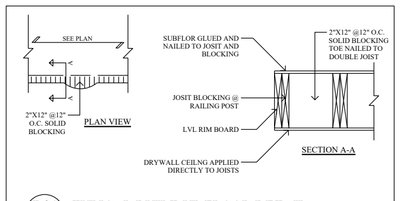
NOTE: JOINTS IN ADJACENT MEMBERS OF THE BEAM MUST NOT OCCUR AT THE SAME END QUARTER POINT

NOT MORE THAN ONE JOINT PER PLY IN EACH SPAN

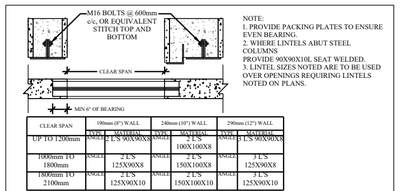
BUILT-UP BEAM PLY SHALL BE NAILED TOGETHER WITH MIN. 2 ROWS OF ½" NAILS @ 12" O/C STARTING 4" FROM EACH BEAM END.

NOTE: 4 AND 5-PLY BEAMS IN ADDITION TO NAILS SHALL BE BOLTED TOGETHER WITH ½" DIA. THROUGH BOLTS @ 4'-0" O/C MAX. STARTING 2'-0" FROM EACH BEAM END.

D10 S1 NAILING OF CONTINUOUS BUILT-UP BEAMS Ref. 9.23.8.3 O.B.C.



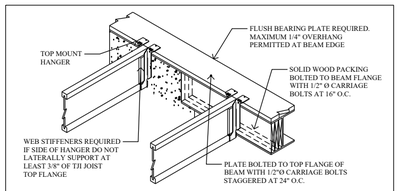
D21 S1 TYPICAL BUILT-UP FLOOR DETAIL AT STAIRS



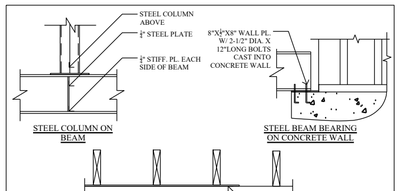
NOTE:
1. PROVIDE PACKING PLATES TO ENSURE EVEN BEARING.
2. WHERE LINTELS ABUT STEEL COLUMNS PROVIDE 90X90X10L SEAT WELDED.
3. LINTEL SIZES NOTED ARE TO BE USED OVER OPENINGS REQUIRING LINTELS NOTED ON PLANS.

CLEAR SPAN	190mm (8") WALL		240mm (10") WALL		290mm (12") WALL	
	ANGLE	MARKING	ANGLE	MARKING	ANGLE	MARKING
UP TO 1200mm	SINGLE	2 L'S 90X90X8	SINGLE	2 L'S 100X100X8	SINGLE	2 L'S 90X90X8
1000mm TO 1800mm	SINGLE	2 L'S 125X90X8	SINGLE	2 L'S 150X100X8	SINGLE	2 L'S 125X90X8
1800mm TO 2100mm	SINGLE	2 L'S 125X90X10	SINGLE	2 L'S 150X100X10	SINGLE	2 L'S 125X90X10

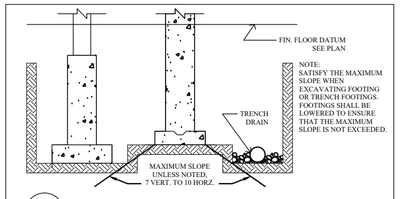
D4 S1 STEEL LINTELS



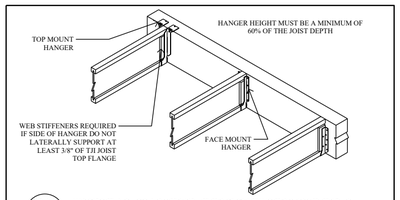
D15 S1 TYPICAL STEEL BEAM POCKET WITH BEAM PARAL. WITH FDN. WALL (FLUSH FRAMING)



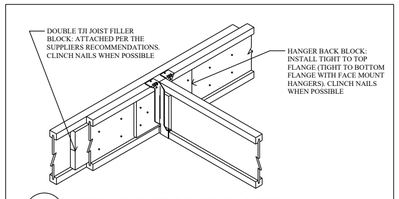
D22 S1 TYPICAL STEEL DETAILS



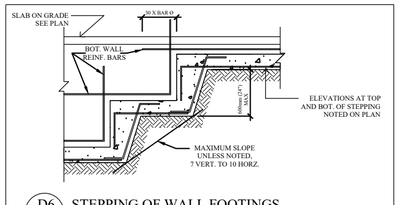
D5 S1 ELEVATIONS OF ADJACENT FOOTINGS AND EXCAVATIONS



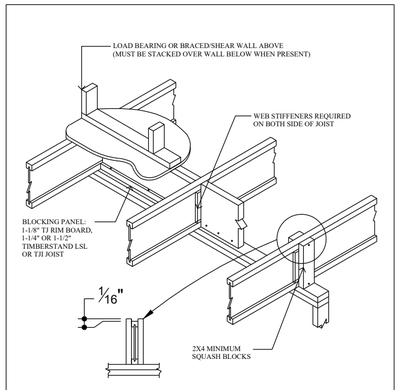
D11 S1 TYPICAL HANGER CONNECTION WOOD-I JOIST TO BUILT-UP GIRDER (FLUSH FRAMING)



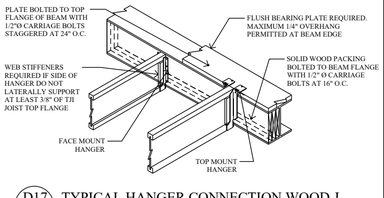
D16 S1 TYPICAL DOUBLE WOOD-I JOIST CONNECTION DETAIL



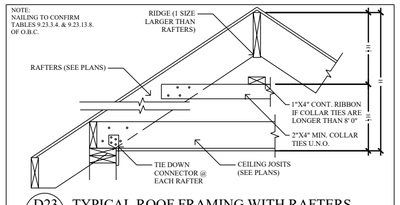
D6 S1 STEPPING OF WALL FOOTINGS



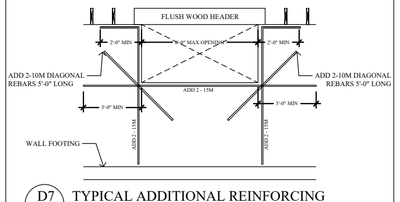
D12 S1 TYPICAL FLOOR JOISTS SUPPORT AN INTERMEDIATE LOAD BEARING WALL



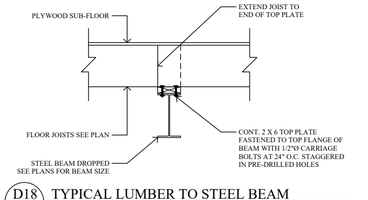
D17 S1 TYPICAL HANGER CONNECTION WOOD-I JOIST TO STEEL BEAM (FLUSH FRAMING)



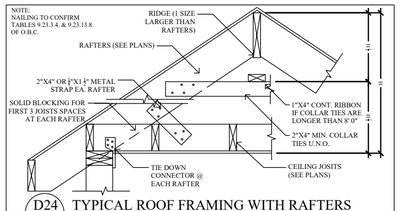
D23 S1 TYPICAL ROOF FRAMING WITH RAFTERS (CEILING JOISTS PARALLEL TO RAFTERS)



D7 S1 TYPICAL ADDITIONAL REINFORCING AROUND BASEMENT WINDOW OPENINGS



D18 S1 TYPICAL LUMBER TO STEEL BEAM CONNECTION DETAILS



D24 S1 TYPICAL ROOF FRAMING WITH RAFTERS (CEILING JOISTS PERP. TO RAFTERS)

NOTES

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF THE DESIGNER. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY THE DESIGNER OF ANY VARIATIONS FROM THE SUPPLIED INFORMATION. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS (I.E. FLOOR LAYOUT, TRUSS LAYOUT) BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

DRAWINGS SHALL NOT BE SCALED. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE REQUIRED BUILDING PERMITS HAVE BEEN ISSUED.

FOR PRICING ONLY

No.	DATE:	REVISION
1	MAY 5 2024	ISSUED FOR REVIEW
2	MAY 9 2024	ISSUED FOR MV APP
3		
4		

SEALS

SCHILLER ENGINEERING LTD.
340 CHURCH STREET
OAKVILLE, ON L6J 1P1
PHONE: 905-822-1666
EMAIL: TRAVIS@SCHILLERCO.CA

CLIENT

PRIVATE RESIDENCE

PROJECT

2 WOODLAND TRAIL COURT, VAUGHAN, ON.

PAGE

STRUCTURAL NOTES

APPROVED BY:	TS
DATE:	MAY 2024
PROJECT No.	2024SE161

S2

SCHEDULE B:
COMMENTS FROM AGENCIES, BUILDING STANDARDS & DEVELOPMENT PLANNING

Department / Agency *Comments Received	**Conditions Required**		**Nature of Comments**
Building Standards (Zoning) *See Schedule B	Yes ☐	No ☒	General Comments
Development Planning	Yes ☐	No ☐	Application Under Review

External Agencies *Comments Received	**Conditions Required**		**Nature of Comments** *See Schedule B for full comments
Alectra	Yes ☐	No ☒	General Comments
Region of York	Yes ☐	No ☒	General Comments
TRCA	Yes ☐	No ☒	General Comments

Date: June 27th 2024

Attention: **Christine Vigneault**

RE:

File No.: **A085-24**

Related Files:

Applicant Vince Petrasso

Location 2 Woodland Trail Court

COMMENTS:

☐	We have reviewed the proposed Variance Application and have no comments or objections to its approval.
☒	We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
☐	We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T

Supervisor, Distribution Design, ICI & Layouts (North)
Phone: 1-877-963-6900 ext. 31297

E-mail: stephen.cranley@alectrautilities.com

Mitchell Penner

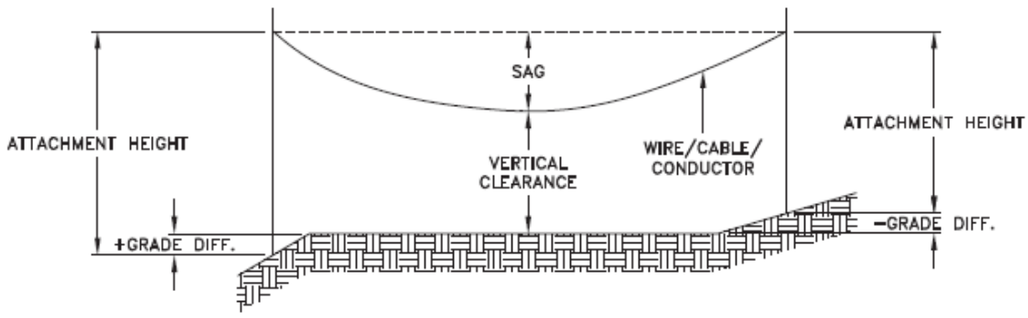
Supervisor, Distribution Design-Subdivisions
Phone: 416-302-6215

Email: Mitchell.Penner@alectrautilities.com

Power Stream
YOUR CURRENT CONNECTION

Construction Standard 03–1

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
+ MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
± GRADE DIFFERENCE
+ 0.3m (VEHICLE OR RAILWAY LOCATION)
+ SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
810cm	27'–0"
760cm	25'–4"
730cm	24'–4"
520cm	17'–4"
480cm	16'–0"
442cm	15'–5"
370cm	12'–4"
340cm	11'–4"
310cm	10'–4"
250cm	8'–4"

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

REFERENCES	
SAGS AND TENSIONS	SECTION 02

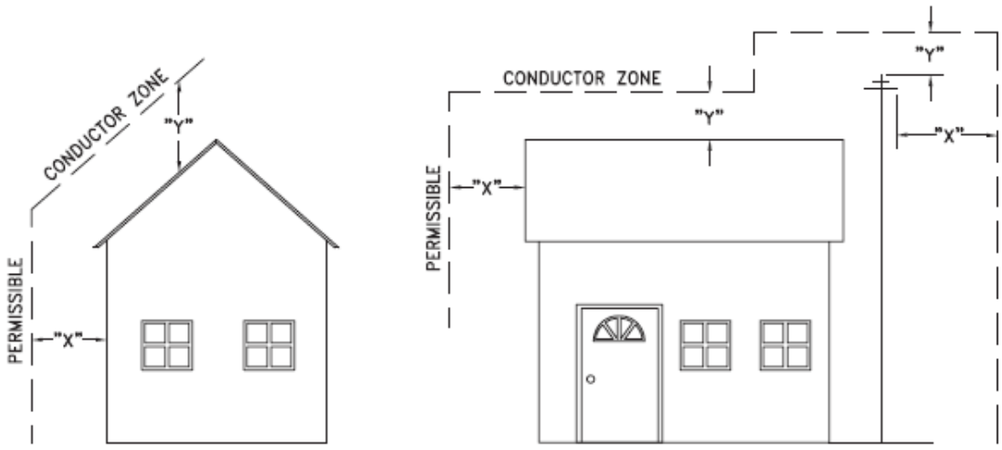
MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier

ORIGINAL ISSUE DATE: 2010–DEC–24 REVISION NO: R1 REVISION DATE: 2012–JAN–09

Construction Standard 03–4



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0–600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI–LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03–1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1–06 (TABLE–9).

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'–0"
300cm	10'–0"
250cm	8'–4"
100cm	3'–4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Debbie Dadwani, P.Eng. — Name
2010-MAY-05 — Date
P.Eng. Approval By: *D. Dadwani*

ORIGINAL ISSUE DATE: 2010–MAY–05 REVISION NO: REVISION DATE:

P:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 3\03–4\DWG 03–4 R0 May 5, 2010.dwg, 5/5/2010 8:27:32 AM, Adobe PDF

2141 Major Mackenzie Drive
Vaughan, Ontario
Canada L6A 1T1
(905) 832-2281

To: Committee of Adjustment

From: Gregory Seganfreddo, Building Standards Department

Date: June 20, 2024

Applicant: Vince Petrasso

Location: 2 Woodland Trail Court
PLAN 65M3231 Lot 1

File No.(s): A085/24

Zoning Classification:

The subject lands are zoned R3A (EN) Third Density Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.654 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A residential accessory structure with a height greater than 2.8 m shall not be located closer than 2.4 m to any lot line. [Section 4.1.2 b].	To permit a residential accessory structure with a height greater than 2.8 m to be located 1.22 m from the interior side lot line.

Staff Comments:

Stop Work Order(s) and Order(s) to Comply:

There are no outstanding Orders on file.

Building Permit(s) Issued:

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m^2.

Other Comments:

Zoning By-law 001-2021	
1	Applicant confirms that the residential accessory structure height has been determined from the original established grade.

General Comments	
2	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

Conditions of Approval:

If the committee finds merit in the application, the following conditions of approval are recommended.

* Comments are based on the review of documentation supplied with this application.

Lenore Providence

Subject: FW: [External] RE: A085/24 (2 Woodland Trail Court) – REQUEST FOR COMMENTS, CITY OF VAUGHAN

From: Cameron McDonald <Cameron.McDonald@trca.ca>
Sent: Wednesday, June 26, 2024 3:56 PM
To: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] RE: A085/24 (2 Woodland Trail Court) – REQUEST FOR COMMENTS, CITY OF VAUGHAN

Good afternoon,

Based on a review of our screening mapping, I can confirm that the subject property is not located within TRCA's Regulated Area. As such, any site alteration or development on the property would not require a permit from TRCA.

Based on the above, we have no comments/requirements.

Regards,

Cameron McDonald
Planner I
Development Planning and Permits | Development and Engineering Services

T: (437) 880-1925
E: cameron.mcdonald@trca.ca
A: 101 Exchange Avenue, Vaughan, ON, L4K 5R6 | trca.ca

Prabhdeep Kaur

From: Development Services <developmentservices@york.ca>
Sent: Monday, July 8, 2024 10:55 AM
To: Christine Vigneault
Cc: Committee of Adjustment
Subject: [External] RE: A085/24 (2 Woodland Trail Court) – REQUEST FOR COMMENTS, CITY OF VAUGHAN

Follow Up Flag: Follow up
Flag Status: Completed

Hi Christine,

The Regional Municipality of York has completed its review of the minor variance application – A085/24 (2 Woodland Trail Court) and has no comment.

Please provide us with a digital copy of the notice of decision for our records.

Many thanks,

Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.

Niranjan Rajevan, M.PI. | Associate Planner, Development Planning | Economic and Development Services Branch | Corporate Services Department

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The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1
1-877-464-9675 ext. 71521 | niranjan.rajevan@york.ca | www.york.ca

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Our Mission: **Working together to serve our thriving communities – today and tomorrow**

SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

None

SCHEDULE D: BACKGROUND

None