ITEM: 6.4	REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A087/25

Report Date: April 2, 2026

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**
Building Standards (Zoning) *See Schedule B	Yes ☐	No ☒	General Comments
Committee of Adjustment	Yes ☐	No ☒	General Comments
Development Planning	Yes ☐	No ☐	Application Under Review
Development Engineering	Yes ☐	No ☒	General Comments
Development Finance	Yes ☐	No ☒	General Comments
Forestry	Yes ☒	No ☐	General Comments w/Conditions

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**
N/A				

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 A087/25

CITY WARD #:	3
APPLICANT:	Aroosa Haroon & Haroon Shafaat
AGENT:	Permitguys (Mati Zaman)
PROPERTY:	252 Millwood Parkway, Woodbridge
ZONING DESIGNATION:	See below.
VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:	Vaughan Official Plan ('VOP 2010'): "Low-Rise Residential"
RELATED DEVELOPMENT APPLICATIONS:	N/A
PURPOSE OF APPLICATION:	Relief from the Zoning By-law is requested to allow a second-storey addition to the existing dwelling. Additional relief is also sought to permit an additional residential unit (ARU) that would exceed the gross floor area of the principal dwelling unit and be located on a lot that is not serviced by municipal water or sanitary services.

The following variances have been requested from the City's Zoning By-law:

#	Zoning By-law 001-2021	Variance requested
1	A maximum height of **9.5 m** is permitted. [Section 4.5, Section 7.2.2, Table 7-3]	To permit a maximum height of **10.22 m.**
2	An additional residential unit shall only be permitted on a lot containing **municipal water and sanitary services.** [Section 5.21.1]	To permit an additional residential unit on a lot **not containing municipal water and sanitary services.**
3	The maximum gross floor area of an additional residential unit shall **not exceed the gross floor area of the principal dwelling unit.** [Section 5.21.6]	To permit the maximum gross floor area of an additional residential unit to **exceed the gross floor area of the principal dwelling unit.**

HEARING INFORMATION

DATE OF MEETING: Thursday, April 9, 2026
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:

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:	March 26, 2026
Date Applicant Confirmed Posting of Sign:	TBD***
Applicant Justification for Variances: *As provided in Application Form	The proposed height of the roof staircase and area of 2nd unit exceed the provision of the zoning by law.
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:

On March 19, 2026, the Development Planning Department advised:

"Planning staff are in the process of reviewing the above-noted application and have the following concerns.

1. *Staff have concerns with the proposed ARU having a greater GFA than the principle dwelling unit. Please explore opportunities to reduce the GFA of the ARU to bring it into compliance. Staff suggest exploring the possibility of making the principal unit the bigger unit and the ARU the smaller unit.*

To understand the purpose of the original design is there a reason why the ARU originally is being considered for the larger unit and not the principle dwelling unit."

On March 20, 2026, the Development Planning Department advised:

An Additional residential unit (ARU): Means a dwelling unit that is ***accessory*** *to a principal dwelling unit located on the same lot. One of the intentions of the By-law requirement "The maximum gross floor area of an additional residential unit shall not exceed the gross floor area of the principal dwelling unit. [Section 5.21.6] " is to ensure that an ARU remains subordinate/accessory to a principal dwelling unit. With this proposal that is not the case, although identified as an ARU it is effectively acting as a principal unit in terms of size and is not accessory or subordinate to the principal unit. The proposed GFA of the ARU is effectively 64% of the detached dwelling with the principal unit being 36%, which is almost half the size of the ARU and does not meet the intent of the provision nor can that be considered minor.*

Staff have no concerns with having an ARU on the lot, however, maintain the position that the ARU needs to reflect a size that is more in keeping with the intent of the By-law provision. I understand the swap has been previously discussed, however that is the most readily available solution, otherwise reductions to the ARU would need to be explored.

On March 23, 2026, Committee of Adjustment staff provided the applicant with an opportunity to adjourn. In response the applicant advised that they wish to proceed to the April 9, 2026 hearing.

Should the minor variance application be adjourned from the April 9, 2026, Committee of Adjustment hearing, the owner/applicant shall pay an adjournment fee of $656.00 to the Committee of Adjustment.

Committee of Adjustment Recommended Conditions of Approval:	None

BUILDING STANDARDS (ZONING)

****See Schedule B for Building Standards (Zoning) Comments

BUILDING STANDARDS (ZONING)	
Building Standards Recommended Conditions of Approval:	N/A

DEVELOPMENT PLANNING	
**See Schedule B for Development Planning Comments.	
Development Planning Recommended Conditions of Approval:	**TBD**

DEVELOPMENT ENGINEERING

Link to Grading Permit Link to Pool Permit Link to Curb Curt Permit Link Culvert Installation

Development Engineering has reviewed the proposed second storey addition to the existing residential dwelling and the creation of an additional residential unit. Development Engineering notes that the proposed development shall not alter the existing drainage patterns or create adverse surface drainage impacts on adjacent private properties or public lands. The Owner/Applicant is responsible for maintaining positive drainage away from all structures and property lines at all times, and shall ensure that all grading associated with the proposed development, including that related to the new septic system, is carried out in accordance with sound engineering practice and to the satisfaction of the City of Vaughan. A complete Grading Permit application, including a Site Grading Plan prepared, sealed, and signed by a Professional Engineer or Ontario Land Surveyor, must be approved prior to any grading, excavation, site alteration, or construction. The Site Grading Plan shall at minimum:

• Be in metric units; label the municipal address, full property lines, driveway location and width, and street name(s).
• Show all existing and proposed structures (including accessory structures to be removed or relocated) and hardscape/softscape elements, with dimensions and a minimum 0.6 m setback from the property line.
• Show existing and proposed grades at lot corners (geodetic elevations), directional slopes with percentage, swales, limits of excavation, and confirm all internal swales are within the property boundary.
• Identify all retaining walls, including height, setback, and top/bottom-of-wall elevations; walls exceeding 1 m in height must be certified by a Professional Engineer.
• Show rear-yard catch basins, silt fence around the entire site perimeter, and all utilities (hydrants, poles, pedestals, catch basins, etc.).
• Show storm and sanitary connection locations at the lot line, including invert elevations; confirm inverts are below the underside of footing. • Show driveway location, width, culverts, and any proposed changes within the right-of-way, including construction access location.
• Show proposed/existing downspout locations, entrances, risers, and water box location within a grassed area.
• Comply with City Lot Grading Notes.

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 The Development Engineering Department does not object to Minor Variance application A087/25.

Development Engineering Recommended Conditions of Approval:	None

PARKS, FORESTRY & HORTICULTURE (PFH)	
The following condition is recommended:	
PFH Recommended Conditions of Approval:	The Applicant/owner shall obtain a "Private Property Tree Removal & Protection Permit - Construction or Infill" through the forestry division prior to any construction works on the subject property.

DEVELOPMENT FINANCE	
No comment no concerns	
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 Cordell.smith-palmer@vaughan.ca	TBD
2	Parks, Forestry and Horticulture Operations ryan.cochrane@vaughan.ca	The Applicant/owner shall obtain a "Private Property Tree Removal & Protection Permit - Construction or Infill" through the forestry division prior to any construction works on the subject property.

*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.

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.

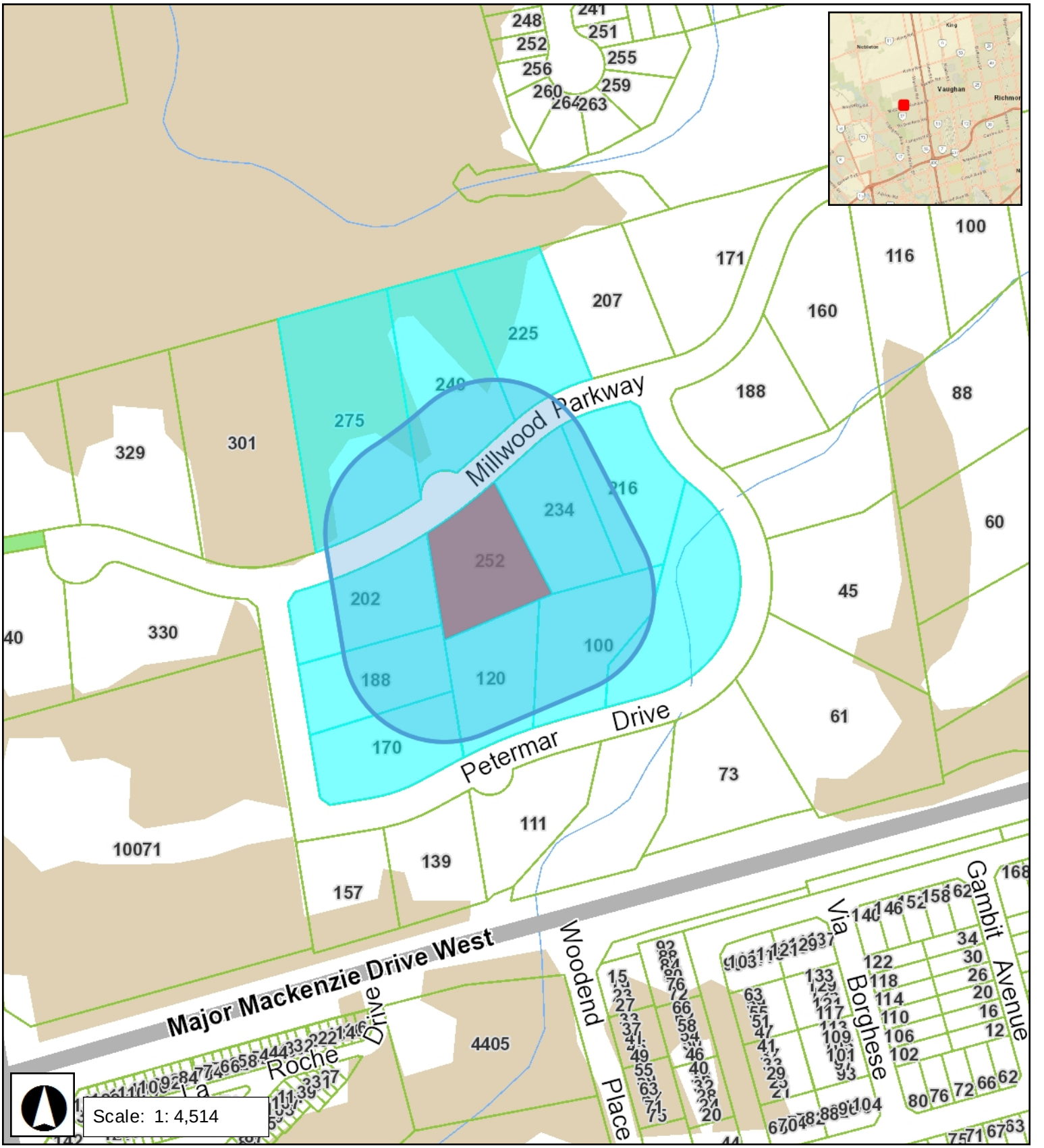
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

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

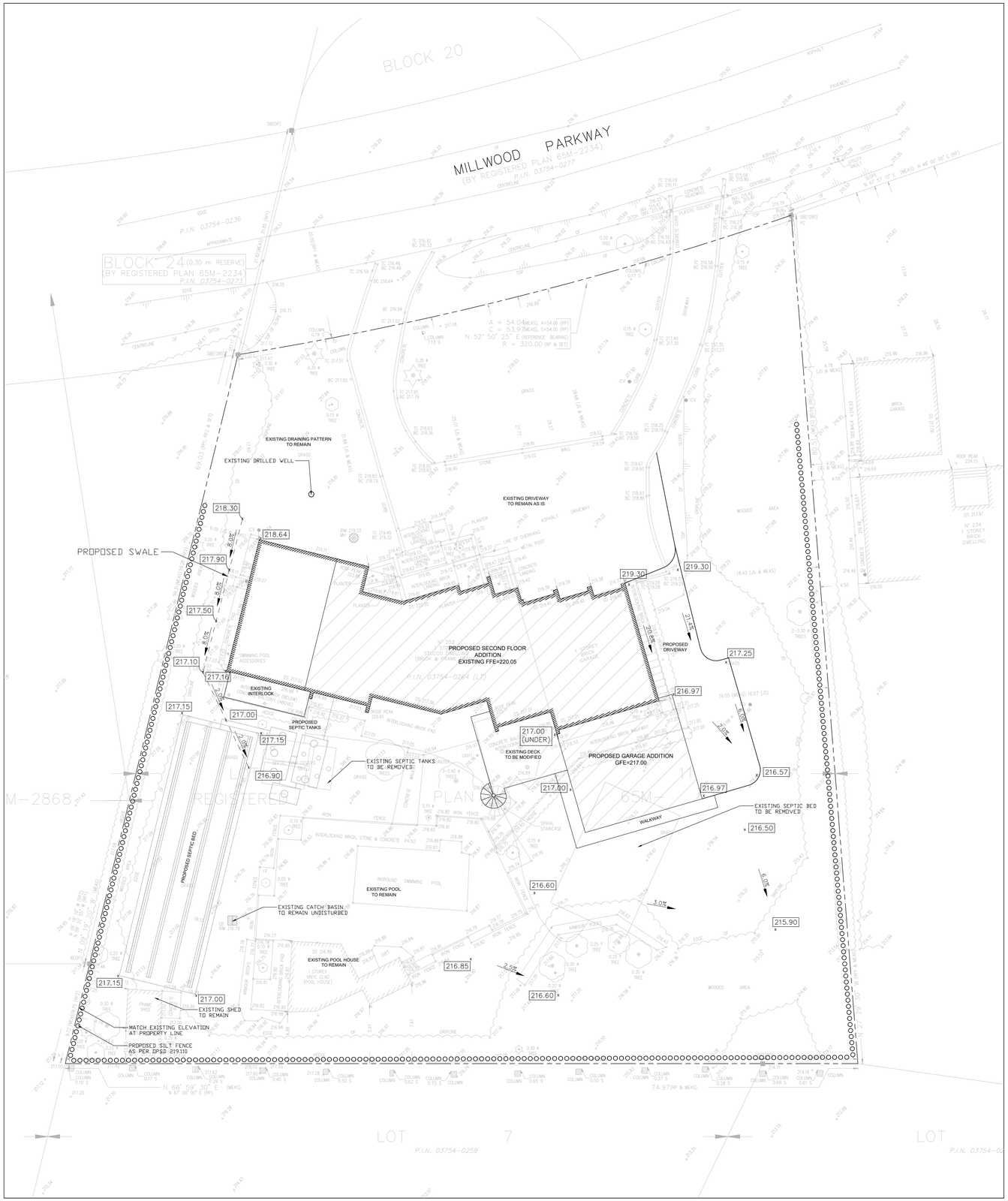
IMPORTANT INFORMATION
Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.
NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you 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 A087/25



July 3, 2025 1:41 PM



1. GENERAL NOTES

1) SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT MIGRATION OF SILT AND SEDIMENT FROM THE SUBJECT LOT TO ANY ADJACENT LOT, INCLUDING MUNICIPAL OR PUBLIC RIGHT-OF-WAY. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT SILT AND SEDIMENT LADEN SURFACE WATER DOES NOT ENTER ANY WATERCOURSES OR ENVIRONMENTALLY SENSITIVE AREAS, EITHER OVERLAND OR THROUGH THE STORM DRAINAGE SYSTEM. THE OWNER/BUILDER/APPLICANT SHALL COMPLY WITH ALL DIRECTIVES ISSUED BY ANY APPLICABLE ENVIRONMENTAL AGENCY.
2) INTERIM GRADING MEASURES MAY BE REQUIRED DURING CONSTRUCTION TO ENSURE THAT DRAINAGE DOES NOT ADVERSELY AFFECT THE NEIGHBOURING PROPERTIES. ROUGH GRADING OF THE PROPERTY SHALL BE COMPLETED SUCH THAT DRAINAGE IS CONTAINED ON SITE OR CONTROLLED TO A POSITIVE OUTLET.
3) ALL DOWNSPOUTS, SUMP PUMP AND OTHER DRAINAGE DISCHARGE POINTS SHALL DISCHARGE ON TO A SPLASH PAD OR APPROVED EQUIVALENT.
4) THE OWNER/BUILDER/APPLICANT IS RESPONSIBLE FOR OBTAINING UTILITY AND SERVICING LOCATES PRIOR TO ANY WORKS.
5) THIS LOT GRADING/DRAINAGE PLAN HAS BEEN DESIGNED/COMPLETED SUCH THAT MUNICIPAL, COUNTY AND PROVINCIAL LANDS ADJACENT TO OR IN THE VICINITY OF THIS LOT ARE NOT AFFECTED.
6) A COPY OF THE "ACCEPTED FOR MUNICIPAL PURPOSES" LOT GRADING/DRAINAGE PLAN IS TO BE ON SITE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
7) THIS LOT GRADING/DRAINAGE PLAN IS IN CONFORMANCE WITH THE OVERALL LOT GRADING PLAN FOR THIS SUBDIVISION.
8) THE STRUCTURE ELEVATIONS HAVE BEEN SET SUCH THAT THERE IS NO RISK OF HYDROSTATIC PRESSURE AFFECTING THE STRUCTURE.

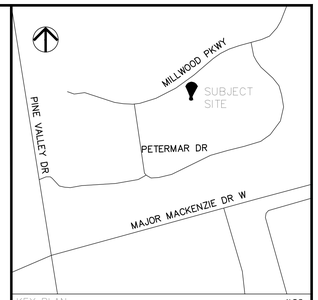
2. BENCH MARK

ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF VAUGHAN BENCHMARK N° 34-9 WITH A PUBLISHED ELEVATION OF 234.384 METRES.

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF LOT 11 HAVING A CHORD BEARING OF N52°50'25"E AS SHOWN ON REGISTERED PLAN 65M-2234.

LEGEND

- OVERLAND FLOW ROUTE
- 216.90 — PROPOSED ELEVATION
- 216.90 — EXISTING ELEVATION
- OOOOOOO — PROPOSED SILT FENCE
- — — — — PROPOSED SWALE
- 2.0% — DRAINAGE DIRECTION AND SLOPE



KEY PLAN N.T.S.

DO NOT SCALE DRAWINGS.

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON-SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED DRAWINGS AND INFORMATION BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

ALL DRAWINGS ARE THE PROPERTY OF LAND & BUILDING EXPERTS. AND MUST NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

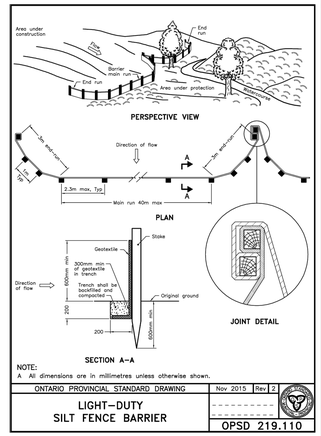
ANY DISTURBED PAVED AREAS, SIDEWALK OR CURB SHOULD BE RESTORED TO THE ORIGINAL CONDITION AT OWNER'S EXPENSE

NO.	ISSUED FOR	DATE
4	DRAWING UPDATE	FEB/13/2026
3	DRAWING UPDATE	JAN/12/2026
2	DRAWING UPDATE	JAN/16/2025
1	BUILDING PERMIT	AUG/14/2023

UNAUTHORIZED USE OR REUSE OF THIS DRAWING IS NOT PERMITTED.

STAMP:

LICENCED PROFESSIONAL ENGINEER
J. PARK
100542698
FEB/13/2026
PROVINCE OF ONTARIO



NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
LIGHT-DUTY SILT FENCE BARRIER		OPSD 219.110

PREPARED BY:

LAND & BUILDING EXPERTS
570 Alden Rd., Unit 6, Markham, ON. L3R 8N5
(647) 340-8649 landbuildex@gmail.com

PROJECT INFO:

252 MILLWOOD PKWY, VAUGHAN, ON L4L 1A6

PROJECT NAME:

PROPOSED SECOND-FLOOR & GARAGE ADDITION

DRAWING TITLE:

SITE GRADING PLAN

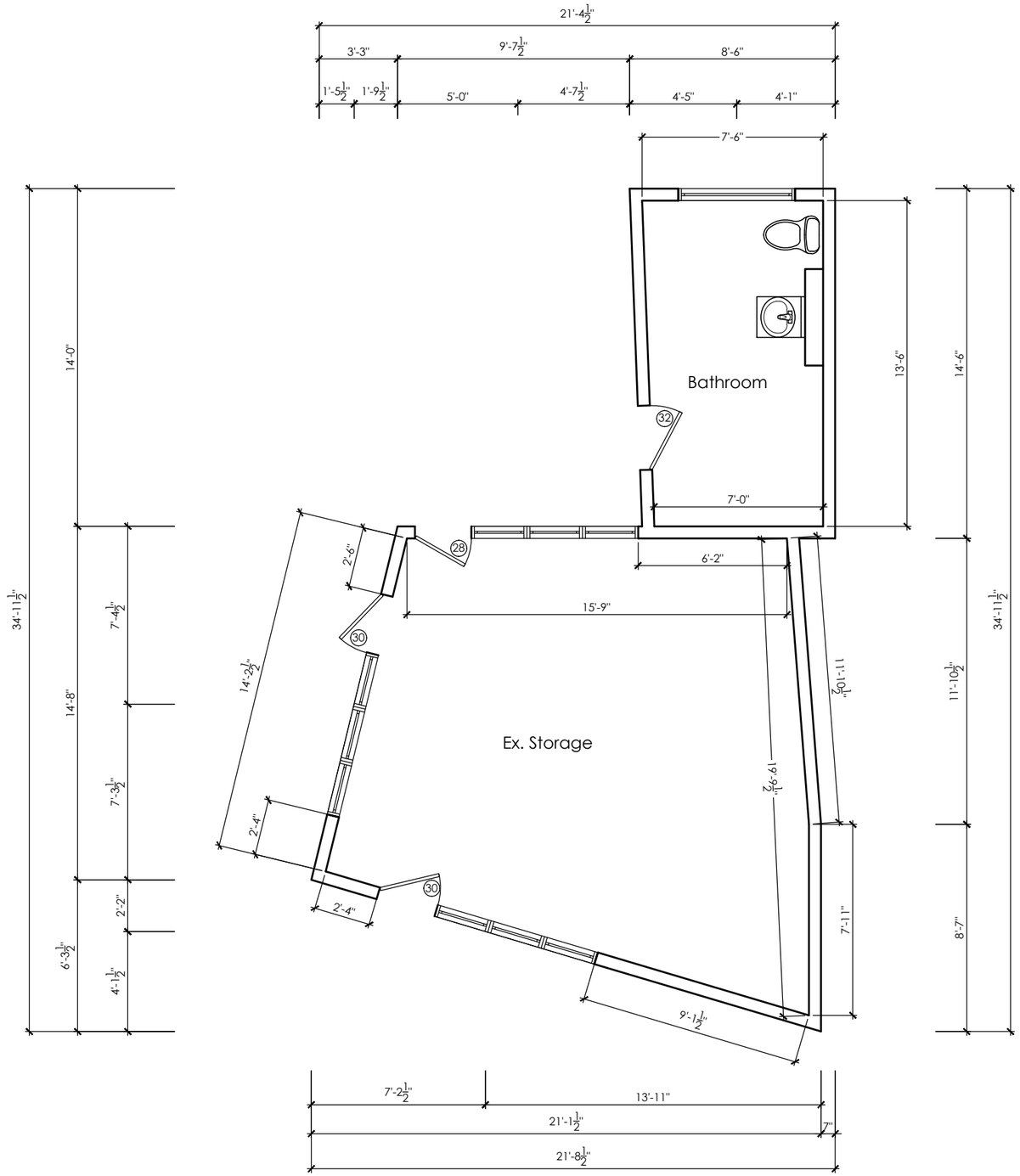
SCALE: 1:200
DRAWN BY: J.L.
CHECKED BY: J.P.

DWG. NO.

SG-1

Wall Legend

- Walls to remain
- Proposed Wall
- Foundation Wall
- Walls to be removed
- Load Bearing Wall
- Fire Rated Wall



RECEIVED
By andrea buchanan at 10:06 am, Feb 25, 2026

Cabana - Existing Ground Floor

permitguys
80 Clementine Dr, Unit 15
Brampton ON L6Y 5R5
Tel: 416 479 9556
Email: info@permitguys.ca

Title
Existing Cabana Floor Plan

Project Name
2 Burlwood Rd

Municipality
Brampton, ON

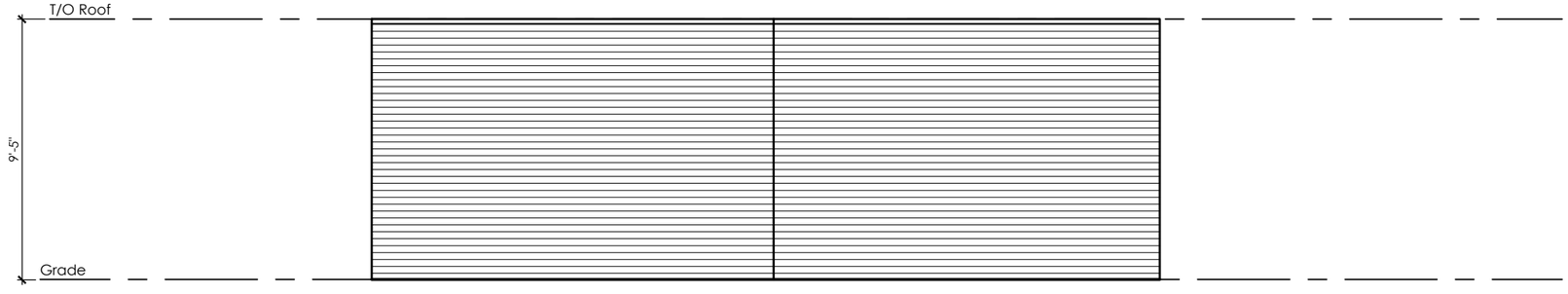
Project No.	Drawn By	Checked By	Date	Scale	Filename	Sheet No.
25-XX	BT	MZ	2025-12-11	3/16"=1'-0"	CABANA-252 MILLWOOD PKWY V1	**A1**

File C:\USERS\PERMITGUYS\DOWNLOADS\CABANA-252 MILLWOOD PKWY V1.DWG plotted on 2026-02-24 at 3:22:42 PM by PERMITGUYS

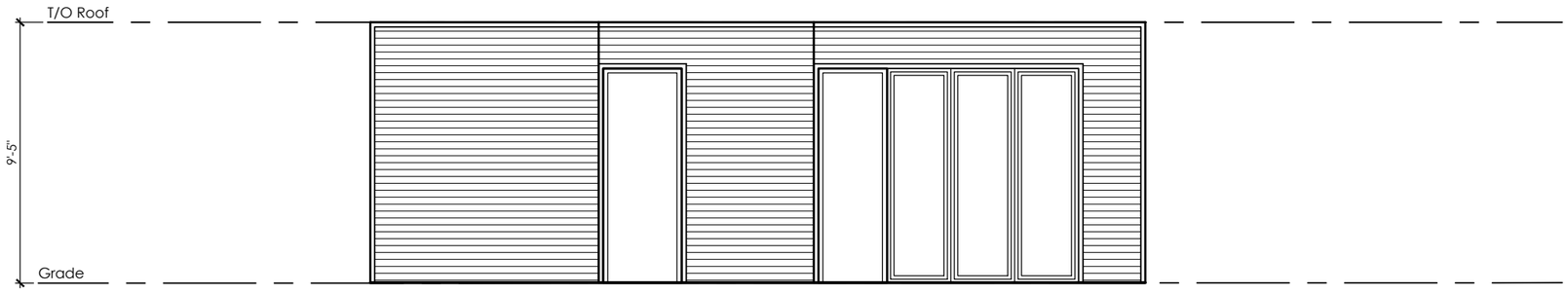
Wall Legend

- Walls to remain
- Proposed Wall
- Foundation Wall
- Walls to be removed
- Load Bearing Wall
- Fire Rated Wall

RECEIVED
By andrea buchanan at 10:07 am, Feb 25, 2026



Existing Right Elevation



Existing Left Elevation

permitguys
80 Clementine Dr, Unit 15
Brampton ON L6Y 5R5
Tel: 416 479 9556
Email: info@permitguys.ca

Title
Cabana - Existing Side Elevations

Project Name
2 Burlwood Rd

Municipality
Brampton, ON

Project No.	Drawn By	Checked By	Date	Scale	Filename
25-XX	BT	MZ	2025-12-11	3/16"=1'-0"	CABANA-252 MILLWOOD PKWY V1

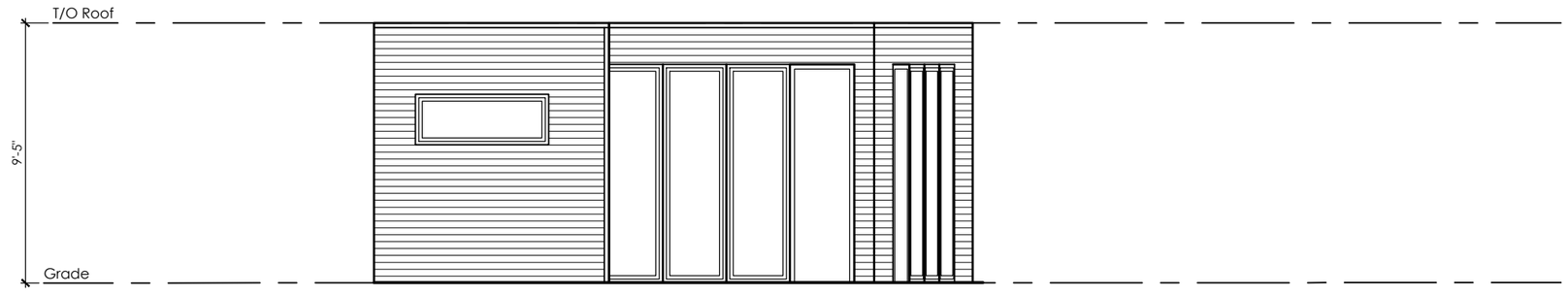
Sheet No.
A2

File C:\USERS\PERMITGUYS\DOWNLOADS\CABANA-252 MILLWOOD PKWY V1.DWG plotted on 2026-02-24 at 3:22:43 PM by PERMITGUYS

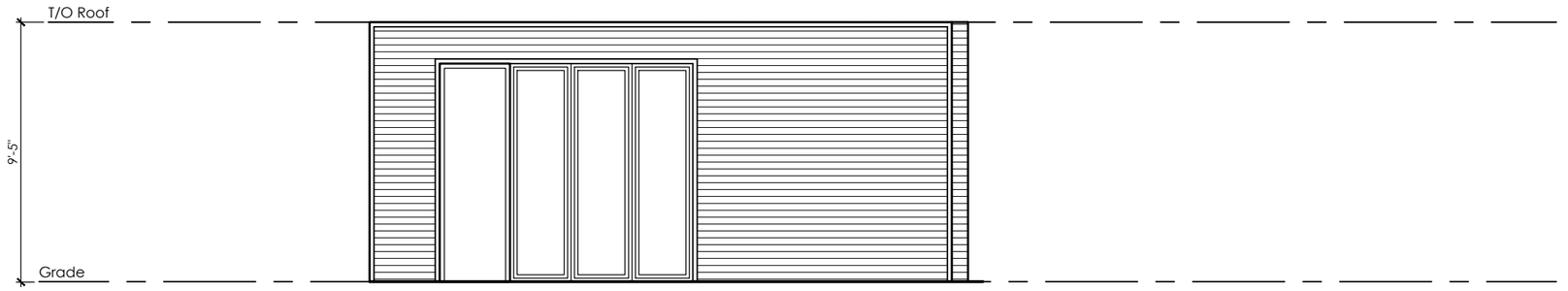
Wall Legend

- Walls to remain
- Proposed Wall
- Foundation Wall
- Walls to be removed
- Load Bearing Wall
- Fire Rated Wall

RECEIVED
By andrea buchanan at 10:07 am, Feb 25, 2026



Existing Rear Elevation



Existing Front Elevation

permitguys
80 Clementine Dr, Unit 15
Brampton ON L6Y 5R5
Tel: 416 479 9556
Email: info@permitguys.ca

Title
Cabana - Existing Front and Rear Elevations

Project Name
2 Burlwood Rd

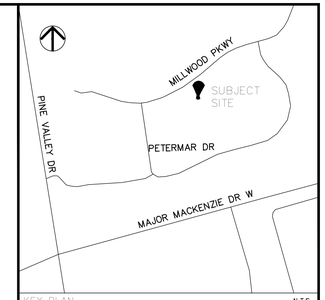
Municipality
Brampton, ON

Project No.	Drawn By	Checked By	Date	Scale	Filename
25-XX	BT	MZ	2025-12-11	3/16"=1'-0"	CABANA-252 MILLWOOD PKWY V1

Sheet No.
A3

File C:\USERS\PERMITGUYS\DOWNLOADS\CABANA-252 MILLWOOD PKWY V1.DWG plotted on 2026-02-24 at 3:22:44 PM by PERMITGUYS

RECEIVED
By andrea buchanan at 9:58 am, Feb 18, 2026



KEY PLAN N.T.S.

DO NOT SCALE DRAWINGS.

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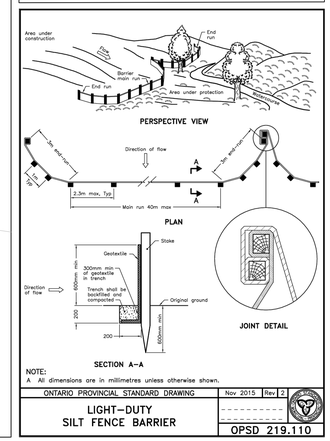
ANY DISTURBED PAVED AREAS, SIDEWALK OR CURB SHOULD BE RESTORED TO THE ORIGINAL CONDITION AT OWNER'S EXPENSE

N

LEGEND

217.00 PROPOSED ELEVATION

PROPOSED SILT FENCE



NOTE:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev 2
LIGHT-DUTY SILT FENCE BARRIER		OPSD 219.110

NO.	ISSUED FOR	DATE
4	DRAWING UPDATE	FEB/13/2026
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1	BUILDING PERMIT	AUG/14/2023

STAMP:

PREPARED BY:
LAND & BUILDING EXPERTS
570 Alden Rd., Unit 6, Markham, ON. L3R 8N5
(647) 340-8649 landbuildex@gmail.com

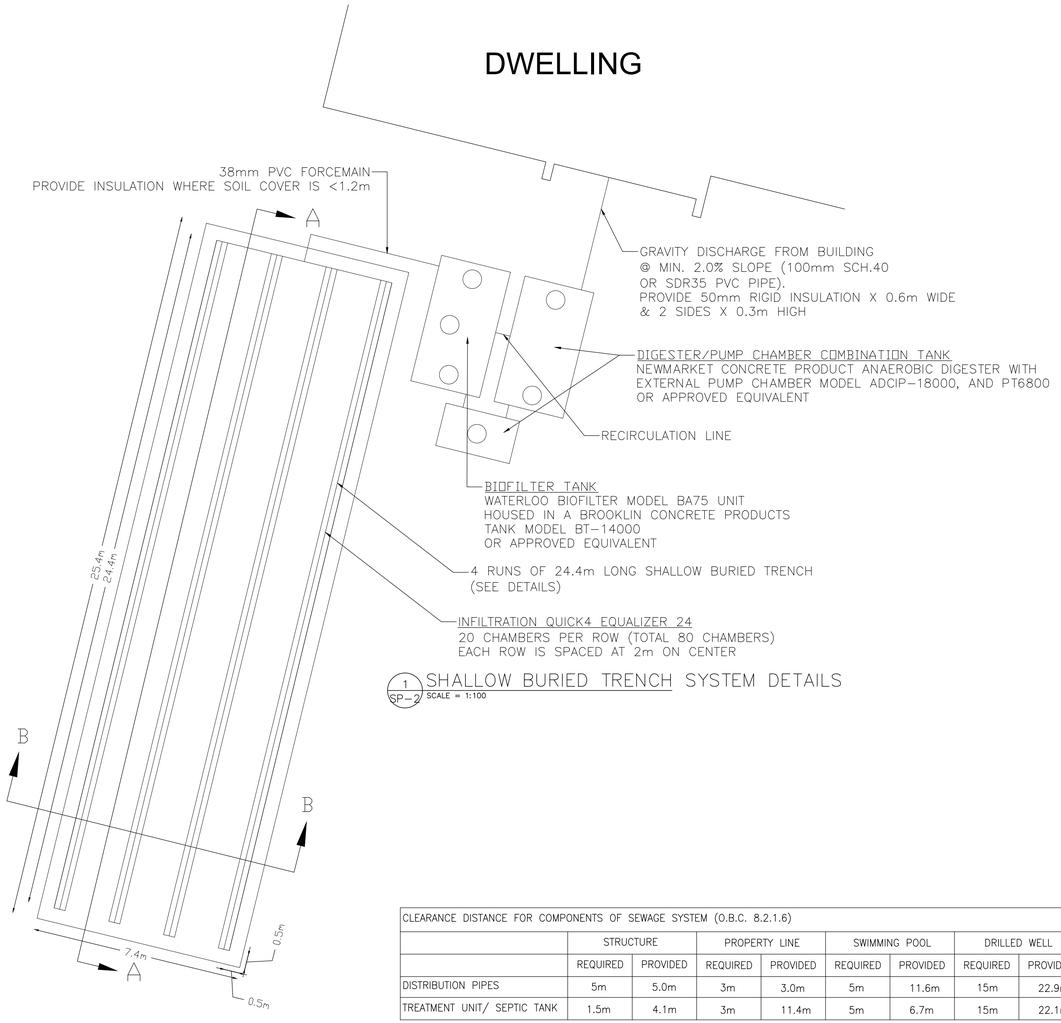
PROJECT INFO:
252 MILLWOOD PKWY, VAUGHAN, ON L4L 1A6

PROJECT NAME:
PROPOSED SECOND-FLOOR & GARAGE ADDITION

DRAWING TITLE:
SEPTIC DESIGN SITE PLAN

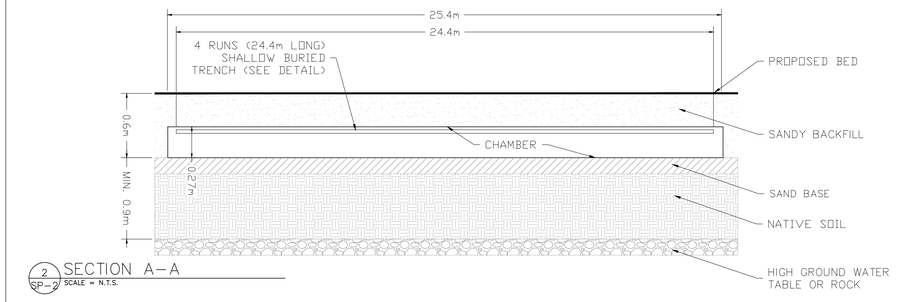
SCALE: 1:200
DRAWN BY: J.L.
CHECKED BY: J.P.

DWG. NO.
SP-1

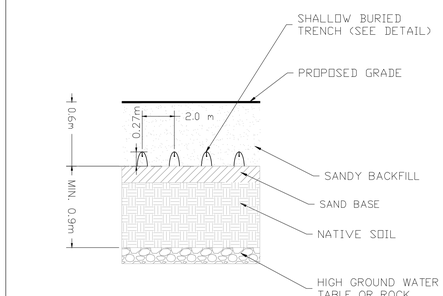


1 SP-2 SHALLOW BURIED TRENCH SYSTEM DETAILS
SCALE = 1:100

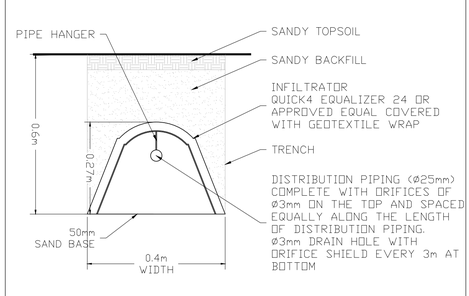
TOTAL DAILY SANITARY SEWAGE FLOW		
10 BEDROOM 860m², DWELLING UNIT WITH 95.5 PLUMBING FIXTURES		
10 BEDROOM DWELLING	2,500 L/D	
ADDITIONAL FLOWS	LITERS PER DAY	TOTAL
500 L FOR EACH BEDROOM OVER 5	2,500 L/D	
100L FOR EACH 10m², OVER 200m² UP TO 400m²	2,000 L/D	4,800 L/D
75L FOR EACH 10m², OVER 400m² UP TO 600m²	1,500 L/D	
50L FOR EACH 10m², OVER 600m²	1,300 L/D	
50L FOR EACH FIXTURE UNIT OVER 20 FIXTURE UNITS	3,775 L/D	
TOTAL DAILY SANITARY SEWAGE FLOW	2,500+4,800 = 7,300 L/D	
PROPOSED NEW SEPTIC CAPACITY	7,300 L/D	



2 SP-2 SECTION A-A
SCALE = N.T.S.

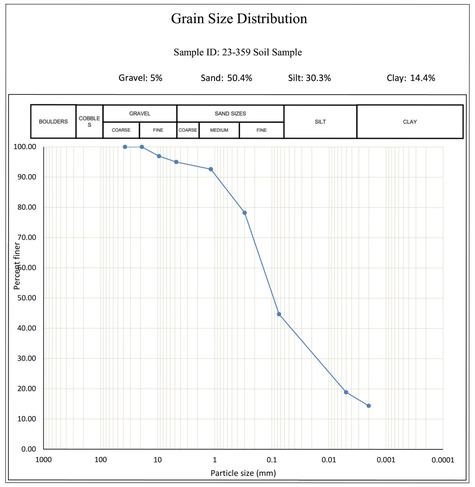


3 SP-2 SECTION B-B
SCALE = N.T.S.



4 SP-2 SHALLOW BURIED TRENCH DETAILS
SCALE = N.T.S.

CLEARANCE DISTANCE FOR COMPONENTS OF SEWAGE SYSTEM (O.B.C. 8.2.1.6)								
	STRUCTURE		PROPERTY LINE		SWIMMING POOL		DRILLED WELL	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
DISTRIBUTION PIPES	5m	5.0m	3m	3.0m	5m	11.6m	15m	22.9m
TREATMENT UNIT/ SEPTIC TANK	1.5m	4.1m	3m	11.4m	5m	6.7m	15m	22.1m

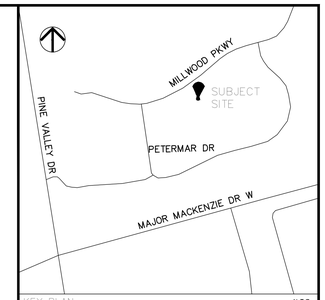


- PROPOSE TO INSTALL A "NEWMARKET PRECAST CONCRETE PRODUCT" ANAEROBIC DIGESTER WITH EXTERNAL PUMP CHAMBER MODEL ADIPC-18000, AND PT-6800. FOLLOWED BY A WATERLOO BIOFILTER BASKET TREATMENT BA75 UNIT HOUSED IN A "NEWMARKET PRECAST CONCRETE PRODUCT" CONCRETE PRODUCTS TANK MODEL BT-13500 OR APPROVED EQUIVALENT.

- ASSUMED PERCOLATION RATE (T-TIME) OF THE NATIVE SOIL : 15 min/cm ESTIMATED BASED ON SOIL REPORT
- PROPOSED SHALLOW BURIED TRENCH
  1 < T ≤ 20
  REQUIRED MINIMUM TOTAL LENGTH OF DISTRIBUTION PIPE LENGTH FOR THIS SYSTEM:
  Q/75 = 7300/75 = 97m
  PROPOSED DISTRIBUTION PIPE LAYOUT:
  5 RUNS OF 19.53m PIPE (16 SEGMENT OF 1.22m PIPES) WITH 2m SPACING O.C. TOTAL LENGTH OF PROPOSED DISTRIBUTION PIPE = 97.6m

- LATERALS IN LEACHING BED CONSISTING OF 25mmø PVC SCHEDULE 40 PIPE WITH 3mmø ORIFICE HOLES SPACED EVENLY ALONG THE TOP OF THE PIPE, AND 3mmø DRAIN HOLES OCCASIONALLY ON THE BOTTOM
- PIPE HANGER TO KEEP THE PRESSURE PIPE OFF THE BOTTOM OF THE TRENCH
- EACH LATERAL HAS A TEST PORT AT THE END OF EACH LINE
- LEACHING CHAMBER COVERING LATERALS – LARGE DIAMETER PIPE CUT IN HALF IS NOT ACCEPTABLE, AS THE FOOTPRINT OF THE SIDEWALLS IS NOT SUFFICIENT TO PREVENT SETTLING OF CHAMBERS OVER TIME. CHAMBERS WITH WIDE RESTING FOOT ARE PREFERRED

EFFLUENT FILTER – POLYLOK PL-122 OR APPROVED EQUAL THE SEPTIC TANK EFFLUENT FILTER REQUIRED TO
- CONFORM TO THE REQUIREMENTS OF NSF/ANSI 46, "EVALUATION OF COMPONENTS AND DEVICES USED IN WASTEWATER TREATMENT SYSTEMS"
- BE SIZED TO FILTER PARTICLES OF 1.6 mm,
- HAVE A MINIMUM AREA OF 550 cm^2
- BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. A SECURED ACCESS OPENING TO ALLOW FOR REGULAR MAINTENANCE OF THE EFFLUENT FILTER SHALL BE PROVIDED AT THE GROUND SURFACE



KEY PLAN N.T.S.

DO NOT SCALE DRAWINGS.

THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON-SITE AND MUST NOTIFY THE DESIGNER/ENGINEER OF ANY VARIATIONS FROM THE SUPPLIED DRAWINGS AND INFORMATION BEFORE PROCEEDING WITH THE WORK. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

ALL DRAWINGS ARE THE PROPERTY OF LAND & BUILDING EXPERTS. AND MUST NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

ANY DISTURBED PAVED AREAS, SIDEWALK OR CURB SHOULD BE RESTORED TO THE ORIGINAL CONDITION AT OWNER'S EXPENSE

NO.	ISSUED FOR	DATE
4	DRAWING UPDATE	FEB/13/2026
3	DRAWING UPDATE	JAN/12/2026
2	DRAWING UPDATE	JAN/16/2025
1	BUILDING PERMIT	AUG/14/2023

UNAUTHORIZED USE OR REUSE OF THIS DRAWING IS NOT PERMITTED.

STAMP:

PREPARED BY:
LAND & BUILDING EXPERTS
570 Alden Rd., Unit 6, Markham, ON. L3R 8N5
(647) 340-8649 landbuildex@gmail.com

PROJECT INFO:
252 MILLWOOD PKWY, VAUGHAN, ON L4L 1A6

PROJECT NAME:
PROPOSED SECOND-FLOOR & GARAGE ADDITION

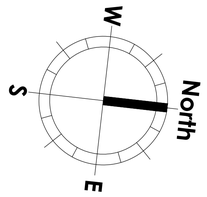
DRAWING TITLE:
SEPTIC DESIGN DETAILS

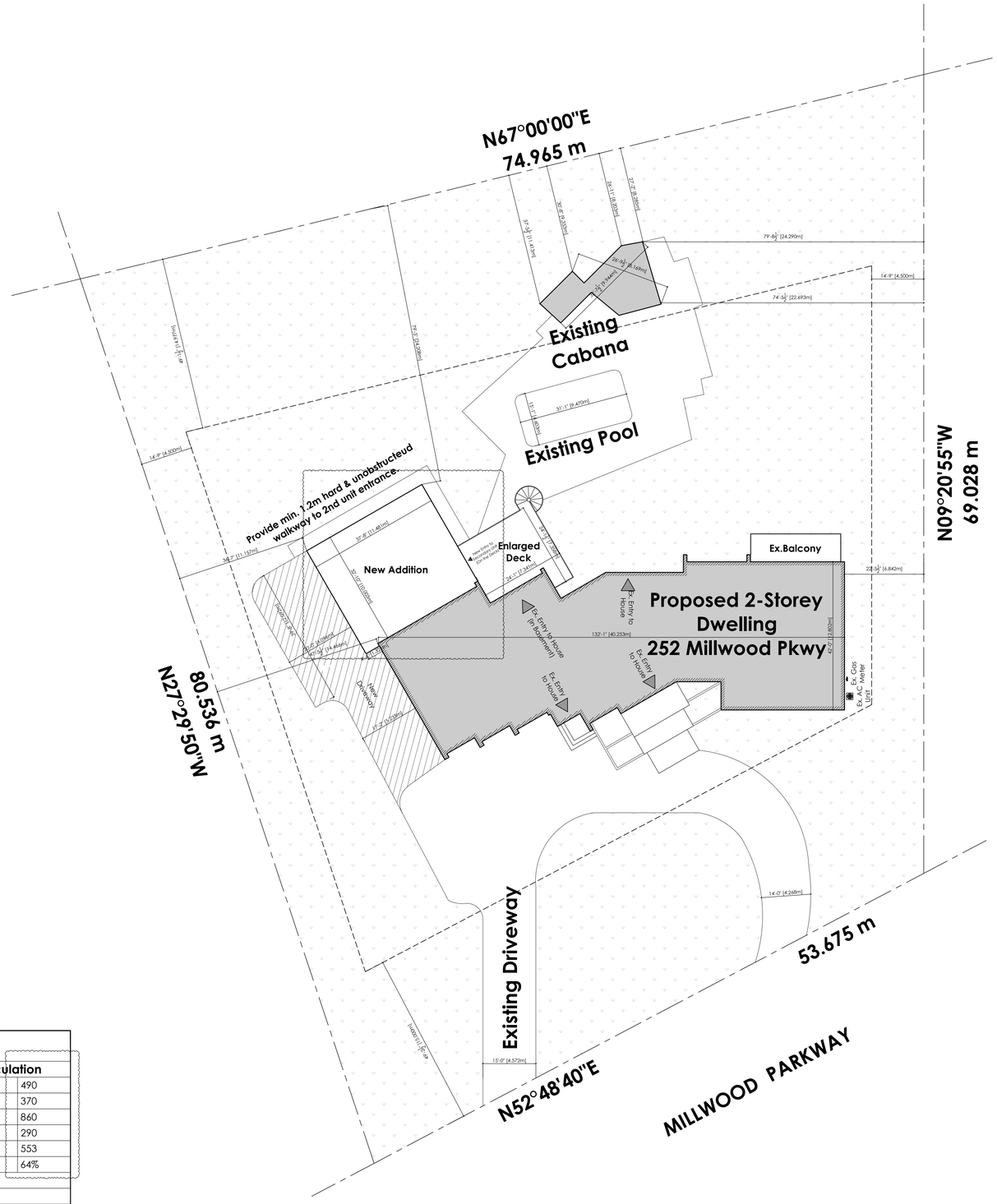
SCALE: AS INDICATED
DRAWN BY: J.L.
CHECKED BY: J.P.

DWG. NO.
SP-2

General notes

1. All dimensions to be checked and verified on site prior to commencement of work. Any discrepancies shall be brought to the attention of permitguys prior to continuation of work.
2. The contractor shall take all precautionary measures under the occupational health and safety act as required by the ministry of labour.
3. All work shall be done in accordance with the minimum standards and specifications of the municipality's engineering department.
4. All work in the municipal road allowance shall meet the minimum standards and specifications of the municipality's engineering department. The contractor is required to obtain & pay for permit to work in municipal R.O.W.
5. Prior to the commencing any work on the installation of services & grading, an approved set of plans and specifications must be available on the job site and shall remain there while work is being done.
6. The owners of the utilities must be informed at least two weeks prior to construction on any existing municipal road allowance. All existing underground utilities within the limits of construction shall be located and marked. Any utilities, damaged or disturbed during construction, shall be repaired or replaced to the satisfaction of the governing body at the contractors expense.
7. Prior to commencing any construction, all sewer outlet information, benchmarks, elevations, dimensions and grades must be checked by the contractor and verified and any discrepancies reported to the engineer.
8. The contractor is responsible for ensuring that there is no interruption of any surface or subsurface drainage flow that would adversely affect neighboring properties



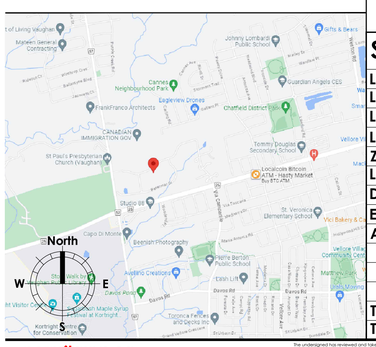


Scope of Work

Garage & 2nd floor Addition
New Accessory Apartment

Existing Dwelling

- ■ More than 5 year old
- □ Less than 5 year old



Site Statistics (All Units in Metric)

Lot Information		Gross Floor Area Calculation	
Lot Depth	80	Ground Floor GFA	490
Lot Frontage	53.6	Second Floor GFA	370
Lot Area	4645	Total	860
Zone	RE	Basement Area	290
Lot Coverage		Accessory APT.	553
Dwelling Area	451	Accessory APT.(%)	64%
Ex. Porch & Deck	64		
Addition	115		
Total Area	630		
Total Coverage (%)	13.6%		

Addition & Accessory Apartment Permit

permitguys.ca
tel: 416 699 9556
Email: info@permitguys.ca
2-32 Sky Harbour Drive,
Brampton ON L6Y 0C1

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements, mandated by the Ontario Building Code (O.B.C.) to be a Designer.

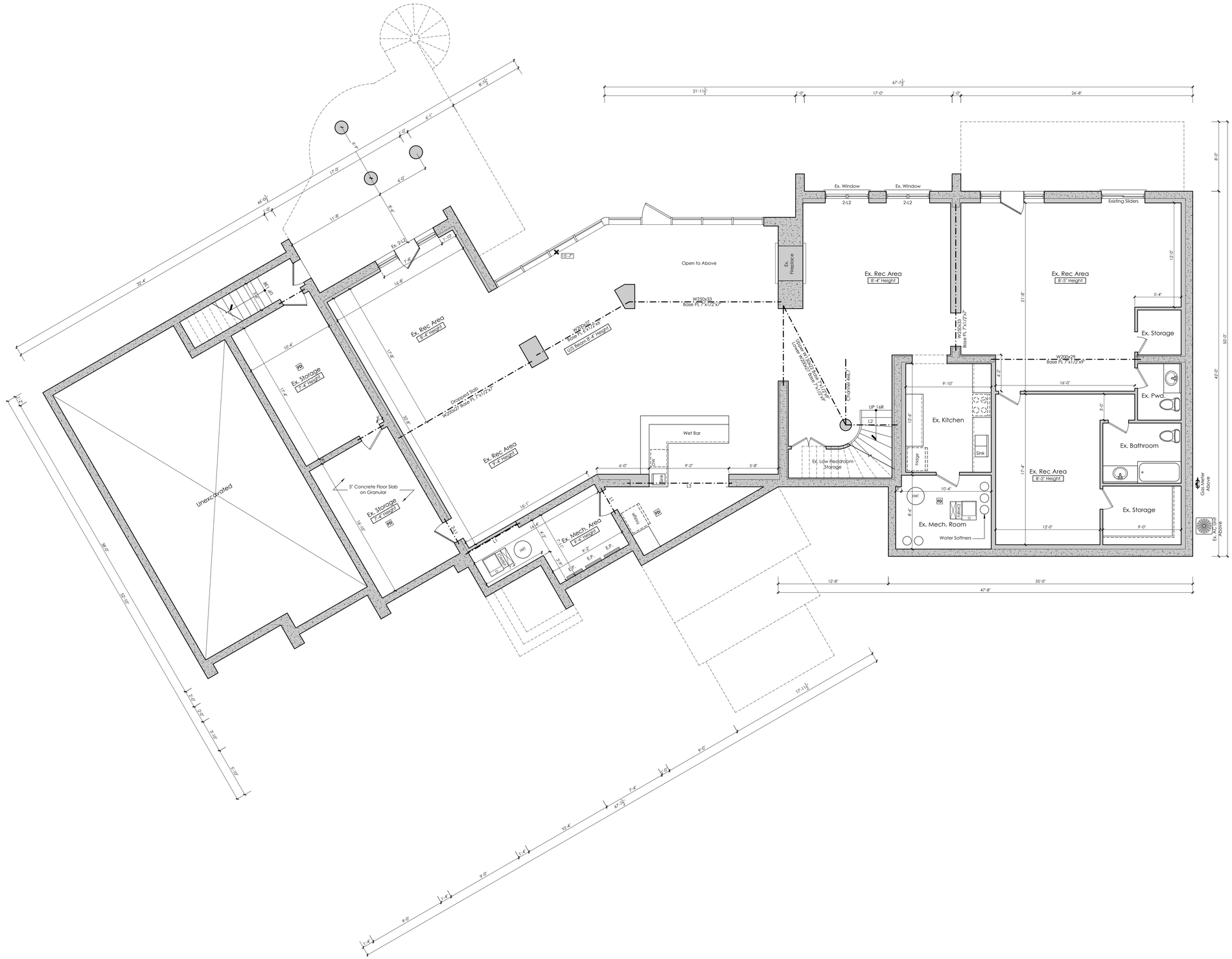
Qualification Information: **Aamou Rafiq** **113576**
Name / Signature
Registration Information: **Permitguys.co Inc. 110882**

Title: **Site Plan**
Project Name: **252 Millwood Pkwy**
Municipality: **Woodbridge, ON**
Project No.: **23-32**
Drawn By: SL
Checked By: MZ
Date: 2025-07-30
Scale: 3/16"=1'-0"
Filename: 252 MILLWOOD PKWY_V23 (1)
Sheet No.: **A1**

File P:\2023\23-32-PO-252 MILLWOOD PKWY\252 MILLWOOD PKWY_V23 (1).DWG plotted on 2025-07-30 at 4:20:30 PM by EMPLOYEE

Wood Lintel Schedule
WL1: 2-2x6 SP
WL2: 2-2x10 SP
WL3: 3-2x10 SP
WL4: 3-2x10 DF
WL5: 3-2x12 DF

Steel Lintel Schedule
L1 Angle 3x2x¼
L2 Angle 3½x3½x¼
L3 Angle 5x3½x¼
L4 Channel 5x6.7



Existing Basement

permitguys.ca
Tel: 416 479 9356
Email: info@permitguys.ca
2-32 Sky Harbour Drive,
Brampton ON L6Y 0C1

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information: **Aamou Rafiq** — **113576**
Registration Information: **Permitguys.ca Inc. 110882**

Title: **Existing Ground Floor Plan**
Project Address: **252 Millwood Pkwy**
Municipality: **Woodbridge, ON**
Project No.: **23-32**
Drawn By: SL
Checked By: MZ
Date: 2025-07-30
Scale: 3/16"=1'-0"
Filename: 252 MILLWOOD PKWY, V23 (1)
Sheet No.: **A2**

File P:\2023\23-32 PG-252 MILLWOOD PKWY\252 MILLWOOD PKWY, V23 (1).DWG plotted on 2025-07-30 at 4:20:51 PM by EMPLOYEE

Wall Legend

- Walls to remain
- Proposed Wall
- Foundation Wall
- Walls to be removed
- Load Bearing Wall
- Fire Rated Wall

Construction Note
All existing structural specifications affected by the scope of the construction to be confirmed prior to construction start. Any Discrepancies discovered on site must be reported to the Designer immediately before construction.

E.L.T.R - Existing Lintel to Remain

Ceiling Height:
Buildings < 5 YR: 6'-11" over entire floor, 6'-5" under beam/duct.
Buildings ≥ 5 YR: 6'-5" over all required room areas and any location normally used as means of egress

All interior existing and proposed doors to be 6'8" high unless otherwise noted.

Typ. Glass Area Calculation

Shaded area denotes glass area required as per plan

*Contractor to confirm w/ window manufacturer prior to installation

Smoke Alarm Note
All Smoke Alarms to be Interconnected with strobe light

LVL Schedule (2.0E Grade)

TAG	# Plies	Description
LVL1	1 Ply	1-3/4"x7-1/4"
LVL2	2 Ply	
LVL3	3 Ply	
LVL4	4 Ply	
LVL5	1 Ply	1-3/4"x9-1/2"
LVL6	2 Ply	
LVL7	3 Ply	
LVL8	4 Ply	
LVL9	1 Ply	1-3/4"x11-7/8"
LVL10	2 Ply	
LVL11	3 Ply	
LVL12	4 Ply	
LVL13	1 Ply	1-3/4"x14"
LVL14	2 Ply	
LVL15	3 Ply	
LVL16	4 Ply	

Wood Beam Schedule (SPF #2 Grade)

TAG	Description
WB1	2-2x8
WB2	2-2x10
WB3	2-2x12
WB4	3-2x8
WB5	3-2x10
WB6	3-2x12

CB1 = 16"H x 8"Wdie C/W 2-20M top and bottom and 10M single leg stirrups @ 4" O.C.

Column Schedule

TAG	Description
C1	HSS 3.5"x3.5"x1/4" Steel Column w/ 8" X width to suit X 1/4" top plate w/ 10"x5"x5/8" base plate.
C2	HSS 4"x4"x1/4" Steel Column w/ 8" X width to suit X 5/8" top plate w/ 10"x5"x5/8" base plate.
C3	HSS 5"x5"x1/4" Steel Column w/ 8" X width to suit X 5/8" top plate w/ 10"x5"x5/8" base plate.

C3A HSS 5x5x¼ C/W same details O C3

Wood Lintel Schedule
WL1: 2-2x6 SP
WL2: 2-2x10 SP
WL3: 3-2x10 SP
WL4: 3-2x10 DF
WL5: 3-2x12 DF

Steel Lintel Schedule
L1 Angle 3x2½x¼
L2 Angle 3½x3x¼
L3 Angle 5x3½x¼
L4 Channel 3x6.7

Main Dwelling

Secondary Unit

Floor Loads
Dead Load = 20 psf (0.96 kpa)
Live Load = 40 psf (1.92 kpa)

Structural Note:
Existing footings reviewed based on 200kPa SLS bearing capacity.
All Existing footing sizes as noted and soil bearing capacity to be confirmed by Owner/Contractor and verified by geotechnical engineer prior to construction
Notify structural engineer immediately of any discrepancies.

Existing Building Area: 450.6sqm
Proposed Addition Area: 115 sqm

Floor separating the ground floor 2nd unit and the basement is existing 6" concrete slab. The floors will be non-combustible and have a STC rating of 50.

18b. Ext. Insulated Wall
- Existing Foundation Wall
- 2" Rigid Insulation
- 2x4 @ 16" o/c wood studs w/ 6 mil. poly under bottom plate w/ batt insulation

Proposed Basement

permitguys.ca
Tel: 416 479 9556
Email: info@permitguys.ca
2-32 Sky Harbour Drive,
Brampton ON L6Y 0C1

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information: **Aamou Bafiq** **113576**
Registration Information: **Permitguys.ca Inc. 110882**

Title: **Proposed Basement**
Project Address: **252 Millwood Pkwy**
Municipality: **Woodbridge, ON**
Project No.: **23-32** Drawn By: SL Checked By: MZ Date: 2025-07-30 Scale: 3/16"=1'-0" Revision: 252 MILLWOOD PKWY_V23 (1)
Sheet No. A4

File P:\2023\23-32\PG-252 MILLWOOD PKWY\252 MILLWOOD PKWY_V23 (1).DWG plotted on 2025-07-30 at 8:20:33 PM by EMPLOYEE

Wall Legend	
	Walls to remain
	Proposed Wall
	Foundation Wall
	Walls to be removed
	Load Bearing Wall
	Fire Rated Wall

18a. Interior Partition wall w/ 30 Min. F.R.R. w/ 32 STC (SB-3, W1c), OBC [11-CA:152]

- 1/2" gypsum board int. finish
- 2x4 or 2x6 @ 16" o/c wood studs w/ 6 mil. poly under bottom plate
- Sound Insulation b/w stud cavity
- 1/2" gypsum board int. finish

Interior Doors Between Dwellings
20 min. permitted door fire protection rating (FPR) equipped w/ self-closing device

Construction Note
All existing structural specifications affected by the scope of the construction to be confirmed prior to construction start. Any Discrepancies discovered on site must be reported to the Designer immediately before construction.

E.L.T.R - Existing Lintel to Remain

Ceiling Heights
Buildings < 5 YR: 6'-11" over entire floor, 6'-5" under beam/duct.
Buildings ≥ 5 YR: 6'-5" over all required room areas and any location normally used as means of egress

All interior existing and proposed doors to be 6'8" high unless otherwise noted.

Typ. Glass Area Calculation
Shaded area denotes glass area required as per plan

*Contractor to confirm w/ window manufacturer prior to installation

Smoke Alarm Note
All Smoke Alarms to be Interconnected with strobe light

	Main Dwelling
	Secondary Unit

Column Schedule

TAG	Description
C1	HSS 3.5"x3.5"x1/4" Steel Column w/ 8" X width to suit X 1/4" top plate w/ 10"x5"x5/8" basa plate.
C2	HSS 4"x4"x1/4" Steel Column w/ 8" X width to suit X 5/8" top plate w/ 10"x5"x5/8" basa plate.
C3	HSS 5"x5"x1/4" Steel Column w/ 8" X width to suit X 5/8" top plate w/ 10"x5"x5/8" basa plate.

C3A HSS 5x5x½ C/W same details O C3

Wood Lintel Schedule
WL1: 2-2x6 SP
WL2: 2-2x10 SP
WL3: 3-2x10 SP
WL4: 3-2x10 DF
WL5: 3-2x12 DF

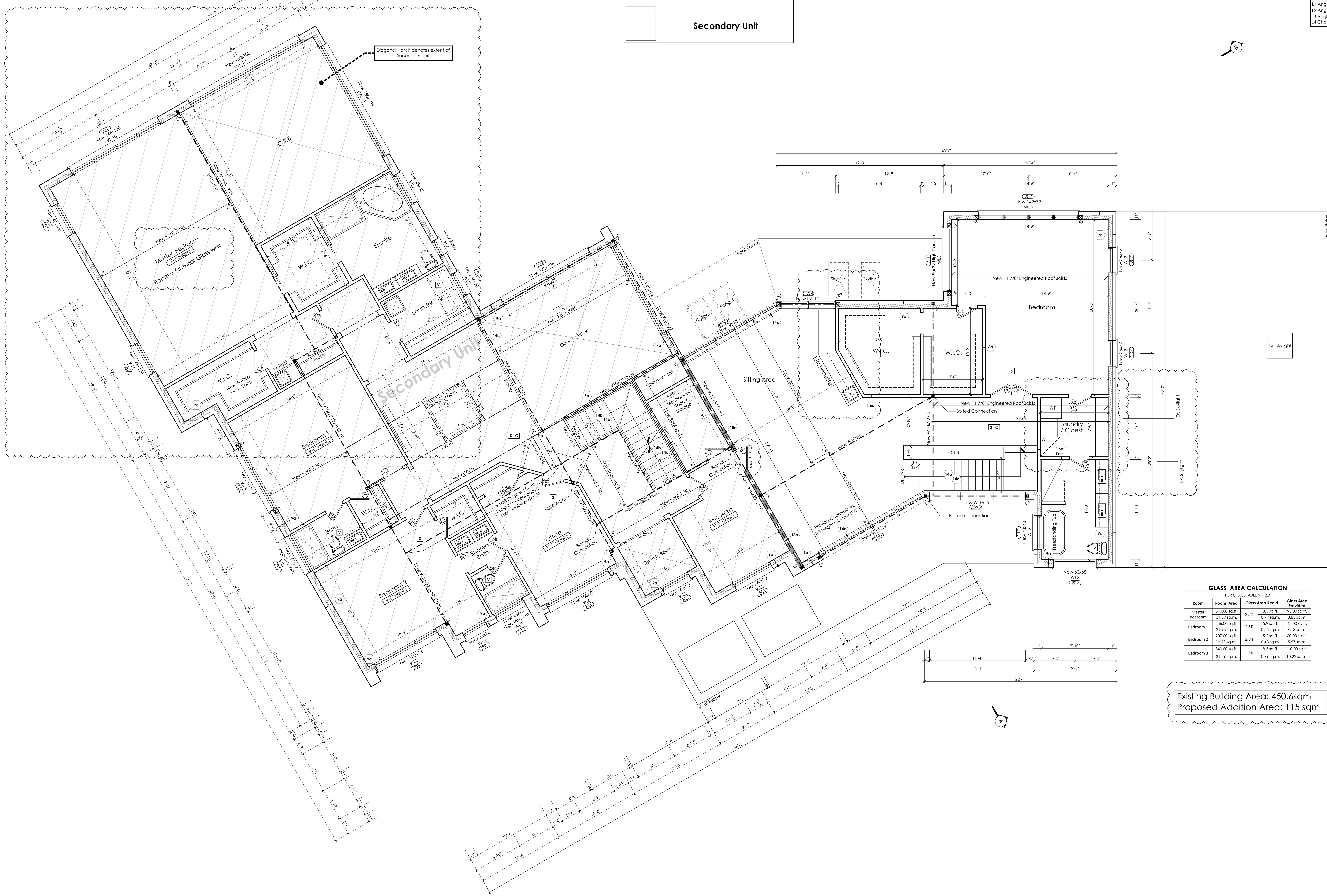
Steel Lintel Schedule
L1 Angle 3x2½x¼
L2 Angle 3½xx3x¼
L3 Angle 5x3½x¼
L4 Channel 5x6.7

LVL Schedule (2.0E Grade)

TAG	# Plies	Description
LVL1	1 Ply	1-3/4"x7-1/4"
LVL2	2 Ply	
LVL3	3 Ply	
LVL4	4 Ply	
LVL5	1 Ply	1-3/4"x9-1/2"
LVL6	2 Ply	
LVL7	3 Ply	
LVL8	4 Ply	
LVL9	1 Ply	1-3/4"x11-7/8"
LVL10	2 Ply	
LVL11	3 Ply	
LVL12	4 Ply	
LVL13	1 Ply	1-3/4"x14"
LVL14	2 Ply	
LVL15	3 Ply	
LVL16	4 Ply	

Wood Beam Schedule (SPF #2 Grade)

TAG	Description
WB1	2-2x8
WB2	2-2x10
WB3	2-2x12
WB4	3-2x8
WB5	3-2x10
WB6	3-2x12



GLASS AREA CALCULATION
PER O.B.C. TABLE 9.7.2.3

Room	Room Area	Glass Area Req'd		Glass Area Provided
Master Bedroom	340.00 sq.ft.	2.5%	8.5 sq.ft.	95.00 sq.ft.
	31.59 sq.m.		0.79 sq.m.	8.83 sq.m.
Bedroom 1	236.00 sq.ft.	2.5%	5.9 sq.ft.	45.00 sq.ft.
	21.93 sq.m.		0.55 sq.m.	4.18 sq.m.
Bedroom 2	207.00 sq.ft.	2.5%	5.2 sq.ft.	60.00 sq.ft.
	19.23 sq.m.		0.48 sq.m.	5.57 sq.m.
Bedroom 3	340.00 sq.ft.	2.5%	8.5 sq.ft.	110.00 sq.ft.
	31.59 sq.m.		0.79 sq.m.	10.22 sq.m.

Existing Building Area: 450.6sqm
Proposed Addition Area: 115 sqm

Proposed Second Floor

permitguys.ca
Tel: 416 479 9556
Email: info@permitguys.ca
2-32 Sky Harbour Drive,
Brampton ON L6Y 0C1

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

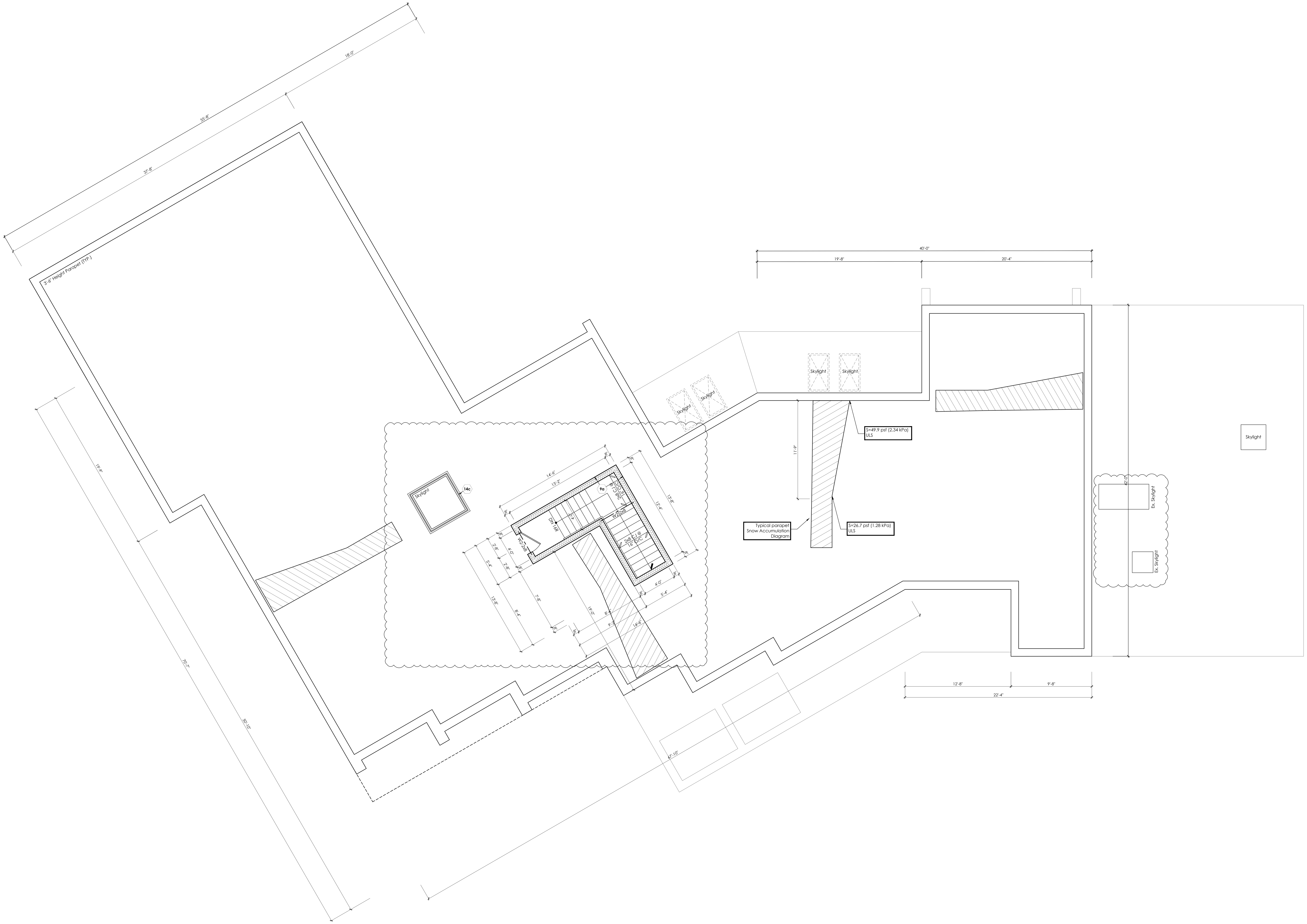
Qualification Information
Aamou Rafiq **113576**
Name Signature
Registration Information **Permitguys.ca Inc. 110882**

Title
Proposed Second Floor
Project Name
252 Millwood Pkwy
Municipality
Woodbridge, ON

Project No.	Drawn By	Checked By	Date	Scale	Filename	Sheet No.
23-32	SL	MZ	2025-07-30	3/16"=1'-0"	252 MILLWOOD PKWY_V23 (1)	A6

Proposed Second Floor

File P:\2023\23-32-PG-252 MILLWOOD PKWY\252 MILLWOOD PKWY_V23 (1).DWG plotted on 2025-07-30 at 4:20:36 PM by EMPLOYEE



Roof Loads
Dead Load = 20 psf (0.96 kpa)
Snow Load
OBC 9.4.2.1(f)
Do = 10 (Ho-0.8 Ss/γ)
Ho = 1.07m
Ss = 1.1 kpa
Gamma = 2.7 kn/m3
Do = 10((1.07-0.8(1.1/2.7))
= 7.44m

Obstructions less than 7.44m
Therefore use part 4 snow load with accumulation

snow load = S = Is[Ss(CbCwCsCa+Sr][4.1.6.2]
Factors
Location: Vaughan (Woodbridge), Ontario
Ss = 1.1 kPa / Sr = 0.4 kPa
Importance Factor, ULS: is = 1.0 / SLS: Is = 0.9
Roof Slope = 0 degrees
Slope Factor
For non-slippery roof:
Slope <= 30 degrees
Cs = 1
ULS:
S = 1.0[1.1(0.8*1.0*1*1.0)+0.4] = 1.28 kPa
S = 1.28 kPa
S = 26.7 psf

SLS:
S = 0.9[1.1(0.8*1.0*1*1.0)+0.4] = 1.15 kPa
S = 1.15 kPa
S = 24.1 psf

Proposed Roof Terrace Plan

permitguys.ca
Tel: 416 479 9556
Email: info@permitguys.ca
2-32 Sky Harbour Drive,
Brampton ON L6Y 0C1

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information
Aamou Rafiq **113576**
Name Signature
Registration Information **Permitguys.ca Inc. 110882**

Title
Proposed Roof Terrace Plan
Project Name
252 Millwood Pkwy
Municipality
Woodbridge, ON

Project No.	Drawn By	Checked By	Date	Scale	Filename	Sheet No.
23-32	SL	MZ	2025-07-30	3/16"=1'-0"	252 MILLWOOD PKWY_V23 (1)	**A7**

File P:\2023\23-32-PG-252 MILLWOOD PKWY\252 MILLWOOD PKWY_V23 (1).DWG plotted on 2025-07-30 at 4:20:38 PM by EMPLOYEE

Existing Front Elevation

Existing Rear Elevation

permitguys.ca
Tel: 416 479 9556
Email: info@permitguys.ca
2-32 Sky Harbour Drive,
Brampton ON L6Y 0C1

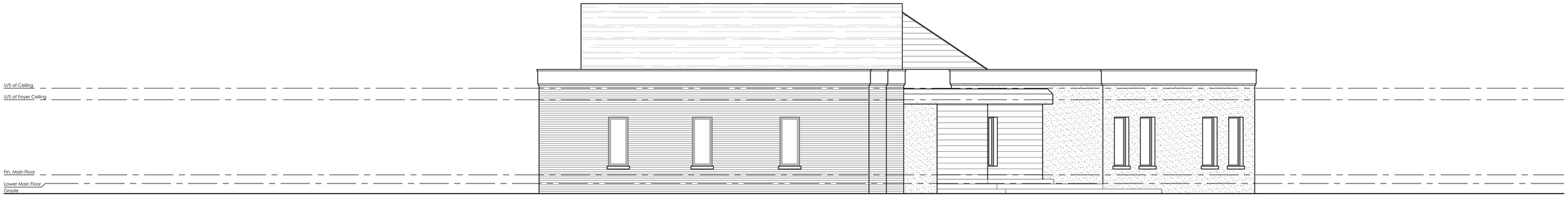
The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information
Aamou Rafiq **113576**
Name Signature
Registration Information **Permitguys.ca Inc. 110882**

Title
Existing Front & Rear Elevation
Project Name
252 Millwood Pkwy
Municipality
Woodbridge, ON

Project No.	Drawn By	Checked By	Date	Scale	Filename	Sheet No.
23-32	SL	MZ	2025-07-30	3/16"=1'-0"	252 MILLWOOD PKWY_V23 (1)	**A8**

File P:\2023\23-32-PG-252 MILLWOOD PKWY\252 MILLWOOD PKWY_V23 (1).DWG plotted on 2025-07-30 at 4:20:39 PM by EMPLOYEE



Existing Right Elevation

permitguys.ca
Tel: 416 479 9356
Email: info@permitguys.ca
2-32 Sky Harbour Drive,
Brampton ON L6T 0C1

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information
Name: **Aamou Rafiq** **113576**
Signature

Registration Information: **Permitguys.ca Inc. 110882**

Title
Existing Left & Right Elevation

Project Address
252 Millwood Pkwy

Municipality
Woodbridge, ON

Project No.	Drawn By	Checked By	Date	Scale	Filename	Sheet No.
23-32	SL	MZ	2025-07-30	3/16"=1'-0"	252 MILLWOOD PKWY_V23 (1)	**A9**

File: P:\2023\23-32 PG\252 MILLWOOD PKWY\252 MILLWOOD PKWY_V23 (1).DWG plotted on 2025-07-30 at 4:42:40 PM by EMPLOYEE

Spatial Separation Calculations		
Limiting Distance	11.20	m
Exposed Building Face	1055.00	sq.ft
	98.01	sq.m
Permitted Glazing(%)	84	%
Permitted Glazing Area	886.20	sq.ft
	82.33	sq.m
Actual Glazing(%)	5.50	%
Actual Glazing Area	58.00	sq.ft
	5.39	sq.m

Spatial Separation Calculations		
Limiting Distance	14.50	m
Exposed Building Face	1035.00	sq.ft
	96.15	sq.m
Permitted Glazing(%)	100	%
Permitted Glazing Area	1035.00	sq.ft
	96.15	sq.m
Actual Glazing(%)	13.91	%
Actual Glazing Area	144.00	sq.ft
	13.38	sq.m

Proposed Left Elevation

Spatial Separation Calculations		
Limiting Distance	6.80	m
Exposed Building Face	1488.00	sq.ft
	138.24	sq.m
Permitted Glazing(%)	19	%
Permitted Glazing Area	282.72	sq.ft
	26.27	sq.m
Actual Glazing(%)	3.36	%
Actual Glazing Area	50.00	sq.ft
	4.65	sq.m

Proposed Right Elevation

permitguys.ca
Tel: 416 479 9556
Email: info@permitguys.ca
2-32 Sky Harbour Drive,
Brampton ON L6Y 0C1

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Qualification Information
Aamou Rafiq **113576**
Name Signature
Registration Information **Permitguys.ca Inc. 110882**

Title
Proposed Elevations
Project Name
252 Millwood Pkwy
Municipality
Woodbridge, ON

Project No.	Drawn By	Checked By	Date	Scale	Filename	Sheet No.
23-32	SL	MZ	2025-07-30	3/16"=1'-0"	252 MILLWOOD PKWY_V23 (1)	**A10**

File P:\2023\23-32-PG-252 MILLWOOD PKWY\252 MILLWOOD PKWY_V23 (1).DWG plotted on 2025-07-30 at 4:20:41 PM by EMPLOYEE

Limiting distance is 20m, permitted exposing building face is 100%.

Proposed Front Elevation

Limiting distance is 28m, permitted exposing building face is 100%.

Proposed Rear Elevation

permitguys.ca
Tel: 416 479 9556
Email: info@permitguys.ca
2-32 Sky Harbour Drive,
Brampton ON L6Y 0C1

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.

Qualification Information
Aamou Rafiq 113576
Name Signature
Registration Information **Permitguys.ca Inc. 110882**

Title
Proposed Elevations
Project Name
252 Millwood Pkwy
Municipality
Woodbridge, ON

Project No.	Drawn By	Checked By	Date	Scale	Filename	Sheet No.
23-32	SL	MZ	2025-07-30	3/16"=1'-0"	252 MILLWOOD PKWY_V23 (1)	**A11**

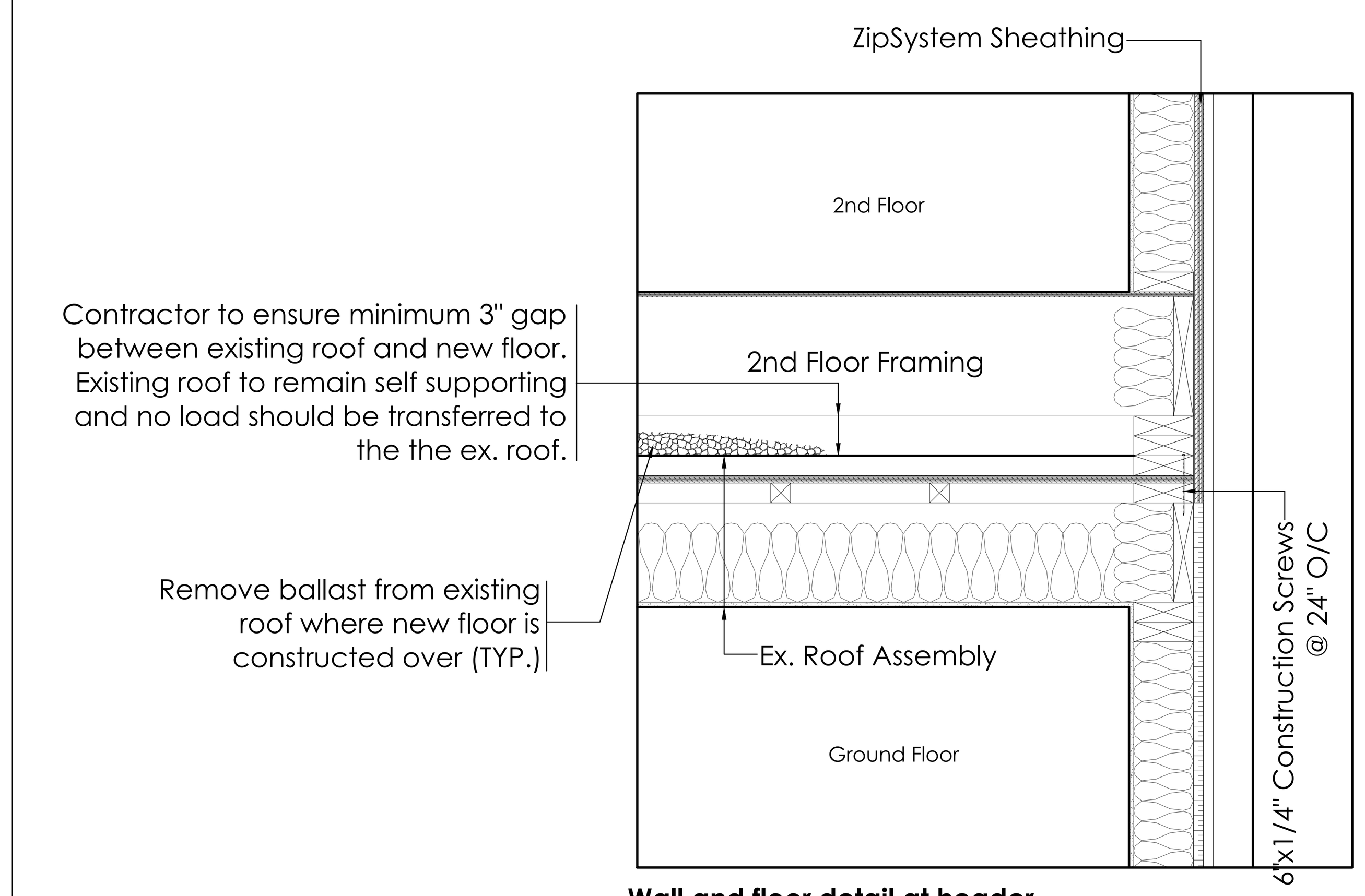
File P:\2023\23-32-PG-252 MILLWOOD PKWY\252 MILLWOOD PKWY_V23 (1).DWG plotted on 2025-07-30 at 4:20:43 PM by EMPLOYEE

Structural Note:
Existing footings reviewed based on 200kPa SLS bearing capacity.
All Existing footing sizes as noted and soil bearing capacity to be confirmed by Owner/Contractor and verified by geotechnical engineer prior to construction
Notify structural engineer immediately of any discrepancies.

Wall Legend

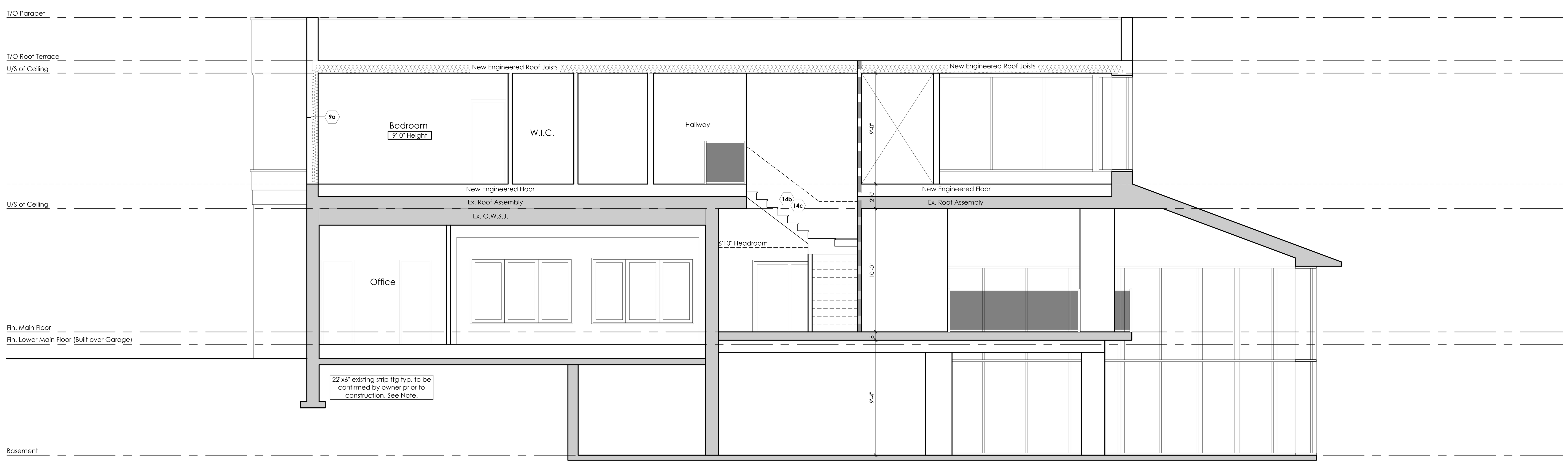
- Walls to remain
- Proposed Wall
- Foundation Wall
- Walls to be removed
- Load Bearing Wall
- Fire Rated Wall

Construction Note
All existing structural specifications affected by the scope of the construction to be confirmed prior to construction start.
Any Discrepancies discovered on site must be reported to the Designer immediately before construction.



Wall and floor detail at header
Scale: 3/4"=1'-0"

Proposed Section A



Proposed Section B

permitguys.ca
Tel: 416 479 9556
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2-32 Sky Harbour Drive,
Brampton ON L6Y 0C1

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Qualification Information
Aamou Rafiq **113576**
Name Signature
Registration Information **Permitguys.ca Inc. 110882**

Title
Proposed Section
Project Name
252 Millwood Pkwy
Municipality
Woodbridge, ON

Project No.	Drawn By	Checked By	Date	Scale	Filename	Sheet No.
23-32	SL	MZ	2025-07-30	3/16"=1'-0"	252 MILLWOOD PKWY_V23 (1)	**A12**

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General Notes

General Notes

General
1. All drawings are the property of the Designer. The Designer retains copyright in these documents which may not be used for any other project without the written permission of the Designer.
2. All work shall conform to the Ontario Building Code, Ontario regulation 332/12 and all amending regulations., the Ontario Health and Safety Act Regulations for construction projects and all authorities having jurisdiction over the site.
3. Any and all changes and/or deviations from these drawings are to be noted on a set of "As Built" drawings maintained by the General Contractor or Project Manager.
4. All dimensional information and grades shown on drawings must be verified on site and any discrepancies reported to the Designer prior to commencing work. Drawings must not be scaled.
5. No responsibility is hereby assumed for details and information not contained in these drawings.
6. All Specifications and materials proposed by engineers shall be used in place of specifications and materials identified in Construction Notes.
7. All manufactured items to be installed in accordance with manufacturers printed instructions. Submit all installation instructions to owner upon completion of job.
8. Unless the drawings are accompanied with a letter by the structural engineer, the engineer will not have performed a site visit to inspect existing conditions and the review is solely based on information provided by to the engineer by permitguys.ca. If site conditions do not match drawings, the sturcutral engineer stamping the drawings is to be notified prior to construction.

Windows
1. Windows in dwelling units shall comply with 9.7.5.3. Resistance to Forced Entry for Windows
2. A guard or a window with a maximum restricted opening width of 4" (100) is required where the top of the window sill is located less than 1'-7" (480) above fin. floor and the distance from the finished floor to the adjacent grade is greater than 5'-11" (1800). (9.8.8.1.)
3. Windows in exit stairways that extend to less than 2'-11" (900) shall be protected by guards in accordance with MGN 7.1.3. or the window shall be non-operable and designed to withstand the specified loads for balcony guards as provided in 9.8.8.2

Doors
1. Minimum Thermal Resistance of Doors (SB-12, 2.1.1.9.): Except for doors in enclosed unheated vestibules and cold cellars, and except for glazed portions of doors, all doors that separate heated space from unheated space shall have a thermal resistance of not less than RSI 0.7 where a storm door is not provided
2. Entrance doors to dwelling units shall comply with 9.7.5.2. Resistance to Forced Entry for Doors.

Guards
1. Guards are required where there is a difference in elevation of more than 600 mm between the walking surface and the adjacent surface.
2. Guards are not required for windows when the top surface of the window sill is located more than 480 mm above the finished floor on one side of the window, or the window is located in a room or space with the finished floor located less than 1800 mm above the floor or ground on the other side of the window.
3. In dwelling units, glazing installed over stairs, ramps and landings that extends to less than 900 mm above the surface of the treads, ramp or landing shall be protected by guards or non-openable and designed to withstand the specified lateral loads for guards as provided in Article 4.1.5.14.
4. Except as provided in Sentence (5), guards shall be designed to resist the specified loads prescribed in Table 9.8.8.2.
5. All guards within dwelling units shall be not less than 900 mm high. (9.8..8.3.(2))
6. Exterior guards serving not more than one dwelling unit shall be not less than 900 mm high where the walking surface served by the guard is not more than 1 800 mm above the finished ground level.
7. The height of guards shall be not less than 920 mm for required exit stairs, and 1 070 mm around landings. (9.8.8.3.(5))
8. Openings through any required guard shall be of a size that will prevent the passage of a spherical object having a diameter of 100 mm. (9.8.8.5.)
9. Guards shall be designed so that no member, attachment or opening located between 140 mm and 900 mm above the floor or walking surface protected by the guard will facilitate climbing. (9.8.8.6.)

Smoke Alarms (9.10.19)
1. Smoke alarms conforming to ULC-S531 shall be installed shall be installed in conformance with CAN/ULC-S553.
2. One smoke alarm shall be installed on each storey, including basements. Any storey of a dwelling unit containing sleeping rooms a smoke alarm shall be installed in each sleeping room and in a location between the sleeping rooms and the remainder of the storey. If the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway.
3. Smoke alarms shall be installed on or near the ceiling and shall have a visual signalling component conforming to 9.10.19.3.(3) and (4).
4. Smoke alarms shall be installed with permanent connections to an electrical circuit and have no disconnect switch between the overcurrent device and the smoke alarm. In case the regular power supply to the smoke alarm is interrupted is shall be provided with a battery as an alternative power source that can continue to provide power to the smoke alarm for a period of not less than 7 days in the normal condition, followed by 4 min of alarm. Smoke alarms shall be wired so that the activation of one alarm will cause all alarms within the dwelling unit to sound.

Carbon Monoxide Alarms (9.33.4.)
1. A carbon monoxide alarm shall be installed adjacent to each sleeping area in a dwelling unit. Carbon monoxide alarms shall be permanently connected to an electrical circuit and shall have no disconnect switch between the overcurrent device and the carbon monoxide alarm. The alarm shall be be wired so that its activation will activate all carbon monoxide alarms within the dwelling and be equipped with an alarm that is audible within bedrooms when the intervening doors are closed.

Excavation
1. Every excavation shall be undertaken in such a manner to prevent damage to adjacent property, existing structures, utilities, roads and sidewalks at all stages of construction. (9.12.1.4.(1))
2. The topsoil and vegetable matter in all unexcavated areas under a building shall be removed. (9.12.1.1.(1))
3. The bottom of every excavation shall be free of all organic material. (9.12.1.1.(3))
4. Material shall not be placed nor shall equipment be operated or placed in or adjacent to an excavation in a manner that may endanger the integrity of the excavation or its supports. (9.12.1.4.(2))
5. Backfill shall be graded to prevent drainage towards the foundation after settling. (9.12.3.2.(1))
6. Backfill within 600 mm of the foundation shall be free of deleterious debris and boulders larger than 250 mm diameter. (9.12.3.3.(1))

Drainage
1. The building shall be located or the building site graded so that water will not accumulate at or near the building and will not adversely affect adjacent properties. (9.14.6.1.)
2. Every window well shall be drained to the footing level or other suitable location. (9.14.6.2.)
3. Where downspouts are provided and are not connected to a sewer, extensions shall be provided to carry rainwater away from the building in a manner that will prevent soil erosion. (9.26.18.2.)

Footings
1. Footings shall rest on rock, undisturbed soil with min. bearing capacity of 75kPa, or compacted granular fill with min. bearing capacity of 150 kPa. (9.4.4.1.)
2. Minimum footing width or area shall comply with Table 9.15.3.4.

Table 9.15.3.4. Minimum Footing Sizes

Floors Supported	Supporting Exterior Walls	Supporting Interior Walls	Footing Area for Columns
1	250mm	200mm	$0.40m^2$
2	350mm	350mm	$0.75m^2$
3	450mm	500mm	$1.0m^2$

4. Increase exterior footing width by 65mm for each storey of brick veneer supported. (9.15.3.5.(1)(a))
5. Footing thickness shall be not less than the greater of 100mm or the width of the projection of the footing beyond the supported element. (9.15.3.8.)

Foundation Walls
1. The thickness of foundation walls made of solid concrete and subject to lateral earth pressure shall conform to Table 9.15.4.2.A. for walls not exceeding 3.0m in unsupported height. (9.15.4.2.(1))

Table 9.15.4.2.A. Thickness of Solid Concrete Foundation Walls

Type	Thickness	Unsupported at Top	Supported At Top ≤2.5m	>2.5m & ≤2.75m	>2.75m & ≤3.0m
15MPa	200mm	1.2m	2.15	2.15	2.15
15MPa	250mm	1.4m	2.3	2.6	2.5
15MPa	300mm	1.5m	2.3	2.6	2.85
20MPa	200mm	1.2m	2.3	2.3	2.2
20MPa	250mm	1.4m	2.3	2.6	2.85
20MPa	200mm	1.5m	2.3	2.6	2.85

2. Foundation Wall for Continous Insulated Masonry Veneer Walls
9" (225mm) min. Thick foundation wall is required for masonry veneer finished exterior walls with continuous insulation condition, to provide min. bearing for sill plates, beams and floor joist as per 9.23.7.2., 9.23.8.1., & 9.23.9.1. of the O.B.C.
3. Foundation Reduction in Thickness for Floor Joists
Where the top of a foundation wall is reduced in thickness to permit the installation of floor joists, the reduced section shall be not more than 350 mm high and not less than 90 mm thick. (9.15.4.7.(1))
4. Foundation Reduction in Thickness for Masonry
Where the top of a foundation wall is reduced in thickness to permit the installation of a masonry exterior facing, the reduced section shall be not less than 90 mm thick, and tied to the facing material with metal ties conforming to Sentence 9.20.9.4.(3) spaced not more than 200 mm o.c. vertically, and 900 mm o.c. horizontally. The space between wall and facing shall be filled with mortar. (9.15.4.7.(2)(3))

Masonry Veneer Walls
1. Masonry over openings shall be supported on corrosion resistant or prime painted steel lintels with a minimum of 150mm end bearing and shall bear on masonry, concrete or steel. (9.20.5.2.)
2. Steel angle lintels supporting masonry veneer above openings shall conform to Table 9.20.5.2.B. (9.20.5.2.(3)). Refer to MCN 1.2.

General Requirements of Wood Frame Construction
1. All lumber shall be spruce-pine-fir No. 1 & 2, and shall be identified by a grade stamp. (9.3.2.)
2. Wood framing members that are supported on concrete in contact with the ground or fill shall be separated from the concrete by not less than 0.05 mm polyethylene film or Type S roll roofing. (9.23.2.3.)

Fasteners (9.23.3.)
1. Nailing of framing shall conform to Table 9.23.3.4.
2. Fastening of sheathing and subflooring shall conform to Table 9.23.3.5.

Notching and Drilling (9.23.5.)
1. Holes in floor, roof and ceiling members to be not larger than 1/4 the actual depth of member and not less than 50mm from edges. (9.23.5.1.)
2. Notches in Floor, roof and ceiling framing members are to be located on the top of the member within half the joist depth from the edge of bearing and is not deeper than one-third the joist depth. (9.23.5.2.)
3. Wall studs may be notched or drilled provided that no less than 2/3 the depth of the stud remains, if load bearing, and 40mm if non-load bearing, unless the weakened studs are suitably reinforced. (9.23.5.3.)
4. Roof truss members shall not be notched, drilled or weakened unless accommodated in the design. (9.23.5.4.)

Columns, Beams & Wood Lintels
1. Beams shall have even and level bearing and shall have not less than 89 mm length of bearing at end supports, except as required in notes to Tables A-8 to A-11. (9.23.8.1.)
2. Steel beams shall at least meet the requirements for Grade 350 W steel and shall be shop primed with rust-inhibitive paint Grade 350 W steel. (9.23.4.3.(2), 9.23.8.2.(1))
3. Built-up wood beams shall conform to 9.23.8.3.
4. Columns shall be centrally located on a footing (9.17.2.1)
5. Steel pipe columns shall have a minimum outside diameter of 73mm and a minimum wall thickness of 4.76mm (9.17.3.1.(1))
6. Wood columns shall be not less than 184 mm for round columns and 140mm by 140 mm for rectangular columns. (9.17.4.1.(2))
7. Provide solid blocking the full width of the supported member under all concentrated loads.
8. Spans and sizes of wood lintels shall conform to the spans shown in Tables A-15, where the spans of supported joists do not exceed 4.9m and where the span of trusses do not exceed 9.8m (9.23.12.3).
9. All wood columns shall conform to 9.17. unless noted otherwise. Provide a built-up wood stud column equal to the width of the beam/girder truss under all beams/girder trusses, minimum unless noted otherwise. Continue all columns down to foundation or full bearing on beams. Block solid in joist spaces, typical.
10. All lintels shall have 1 jack stud plus 1 king stud at each end unless noted otherwise.
11B. Lateral Support of Steel Beams: 3/4"x2" (19 mm by 38 mm) wood strips in contact with the top flange and nailed on both sides of the beam to the bottom of the joist supported.

Floor Joists
1. Floor joists shall have not less than 38 mm length of end bearing (9.23.9.1.(1))
2. Joists shall bear on a minimum 38mm by 89mm sill plate fixed to foundation with 12.7mm anchor bolts @ 2400mm o.c (9.23.7., 9.23.6.1.(2))
3. Non-loadbearing walls parallel to the floor joists shall be supported by joists beneath the wall or on blocking between the joists. (9.23.9.8.(1))
4. Loadbearing interior walls parallel to floor joists shall be supported by beams or walls of sufficient strength to transfer safely the design loads to vertical supports. (9.23.9.8.(4))
5. Loadbearing interior walls at right angles to floor joists shall be located not more than 900 mm from the joist support when the wall does not support a floor, and not more than 600 mm from the joist support when the wall supports one or more floors. (9.23.9.8.(5))

Wall Studs (9.23.10.)
1, Wall studs shall be continuous for the full storey height except at openings and shall not be spliced except by finger-jointing with a structural adhesive (9.23.10.4.)
2. Corners and intersections shall be designed to provide adequate support for the vertical edges of interior finishes, sheathing and cladding materials, and in no instance shall corners be framed with less than the equivalent of two studs. (9.23.10.5.(1))
3. The number of studs in a wall directly below a girder truss or roof beam shall conform to Tables A-34 to A-37.
4. The bottom plate in exterior walls shall not project more than one-third the plate width over the support. (9.23.11.2.(2))

Roof and Ceiling Framing (9.23.13.)
1. Hip and valley rafters shall be not less than 50 mm greater in depth than the common rafters and not less than 38 mm thick, actual dimension (9.23.13.6.(1))
2. 38x89 collar ties @ rafter spacing with 19x89 continuous brace at mid span if collar tie exceeds 2400mm in length (9.23.13.7.)

Heat Transfer, Air Leakage and Condensation Control
1. All walls, ceilings and floors separating conditioned space from unconditioned space, the exterior air or the ground shall be, provided with, thermal insulation conforming to Subsection 9.25.2., an air barrier system conforming to Subsection 9.25.3., and a vapour barrier conforming to Subsection 9.25.4., and constructed in such a way that the properties and relative position of all materials conform to Subsection 9.25.5. (9.25.1.1.(2))
2. Insulation and sealing of heating and ventilating ducts shall conform to Sections 9.32. and 9.33. 9.25.1.1.(3))
3. All walls, ceilings and floors separating heated space from unheated space, the exterior air or the exterior soil shall be provided with thermal insulation in conformance with Section 12.2. to prevent moisture condensation on their room side during the winter and to ensure comfortable conditions for the occupants. (9.25.2.1.)
4. Wall, ceiling and floor assemblies that separate conditioned spaces from unconditioned spaces or from the ground shall be constructed so as to include an air barrier system that will provide a continuous barrier to air leakage, from the interior of the building into wall, floor, attic or roof spaces sufficient to prevent excessive moisture condensation in such spaces during the heating season, and from the exterior inward sufficient to prevent moisture condensation on the room side during the heating season. The continuity of the air barrier system shall extend throughout the basement. (9.25.3.1.)
5. Thermally insulated wall, ceiling and floor assemblies shall be constructed with a vapour barrier sufficient to prevent condensation in the wall spaces, floor spaces or attic or roof spaces. (9.25.4.1.(1))

Roofing
1. Fasteners for roofing shall be corrosion resistant. Roofing nails shall penetrate through or at least 12mm into roof sheathing.
2. Eave protection shall be provided on shingle, shake or tile roofs, extending from the edge of the roof a minimum of 900 mm up the roof slope to a line not less than 300 mm inside the inner face of the exterior wall. (9.26.5.1.(1))
3. Eave protection is not required over unheated garages, carports, and porches, on roofs of asphalt shingles installed in accordance with Subsection 9.26.8 Asphalt Shingles on Slopes of Less Than 1 in 3., or on roofs with slopes of 1 in 1.5 or greater (9.26.5.1.(2))
4. Asphalt Shingles on Slopes of Less Than 1 in 3 (4:12) shall conform to Section 9.26.8.
5. Open valleys shall be flashed with 2 layers of roll roofing, or 1 layer of sheet metal min. 600mm wide. (9.26.4.3.(5))
6. The intersection of shingle roofs and masonry walls or chimneys shall be protected with flashing shall conform to Section 9.26.4.4.
7. The intersection of shingle roofs and walls clad with other than masonry shall be protected with flashing shall conform to Section 9.26.4.5.

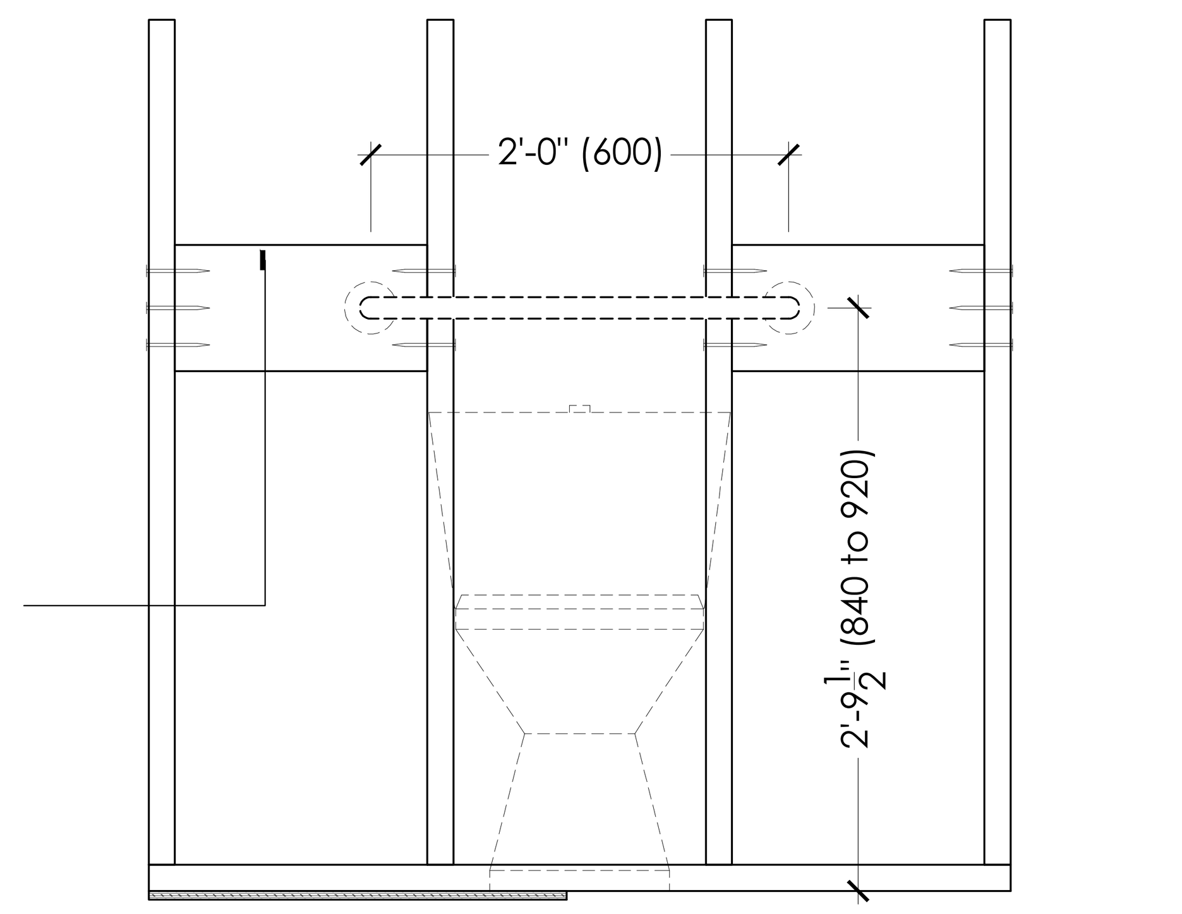
Abbreviations

AFF	Above finished floor
ALUM	Aluminum
BBFM	Beam by floor manufacturer
BBRM	Beam by roof manufacturer
BBSE	Beam by structural engineer
BG	Fixed glass with black backing
BM	Beam
CLG	Ceiling
CRF	Conventional roof framing
CMU	Concrete masonry unit
COL	Column
CONC	Concrete
CONT	Continuous
CW	Complete with
DEMO	Demolish
DIM	Dimension
DJ	Double joist
DN	Down
DO	Do over
DR	Door
DROP	Dropped
DS	Downspout
DWG	Drawing
EA	Each
EIFS	Exterior Insulated Finish System
ELEV	Elevation
ENC	Enclosed
ENG	Engineer or engineered
EQ	Equal
EST	Estimated
EXT	Exterior
FA	Flat arch
FD	Floor Drain
FG	Fixed glass
FL	Flush
FLR	Floor
GA	Gauge
GALV	Galvanized
GT	Girder truss
GWB	Gypsum Wall Board
HB	Hose bib
INSUL	Insulated or Insulation
INT	Interior
JST	Joist
LVL	Laminated veneer lumber
LSL	Laminated strand lumber
MAX	Maximum
MIN	Minimum
MTL	Metal
OBC	Ontario Building Code
OC	On center
OSB	Oriented strand board
OTA	Open to above
OTB	Open to below
PT	Pressure treated
PTD	Paint or Painted
REQD	Required
RM	Room
RT	Roof truss
RWL	Rain water leader
SB	Solid bearing
SBFA	Solid bearing from above
SJ	Single joist
SPEC	Specified or Specification
SPF	Spruce, pine, fir
STL	Steel
T&G	Tongue and groove
TJ	Triple joist
T/O	Top of
TYP	Typical
UNO	Unless noted otherwise
U/S	Underside
WIC	Walk-in closet
WP	Weather proof

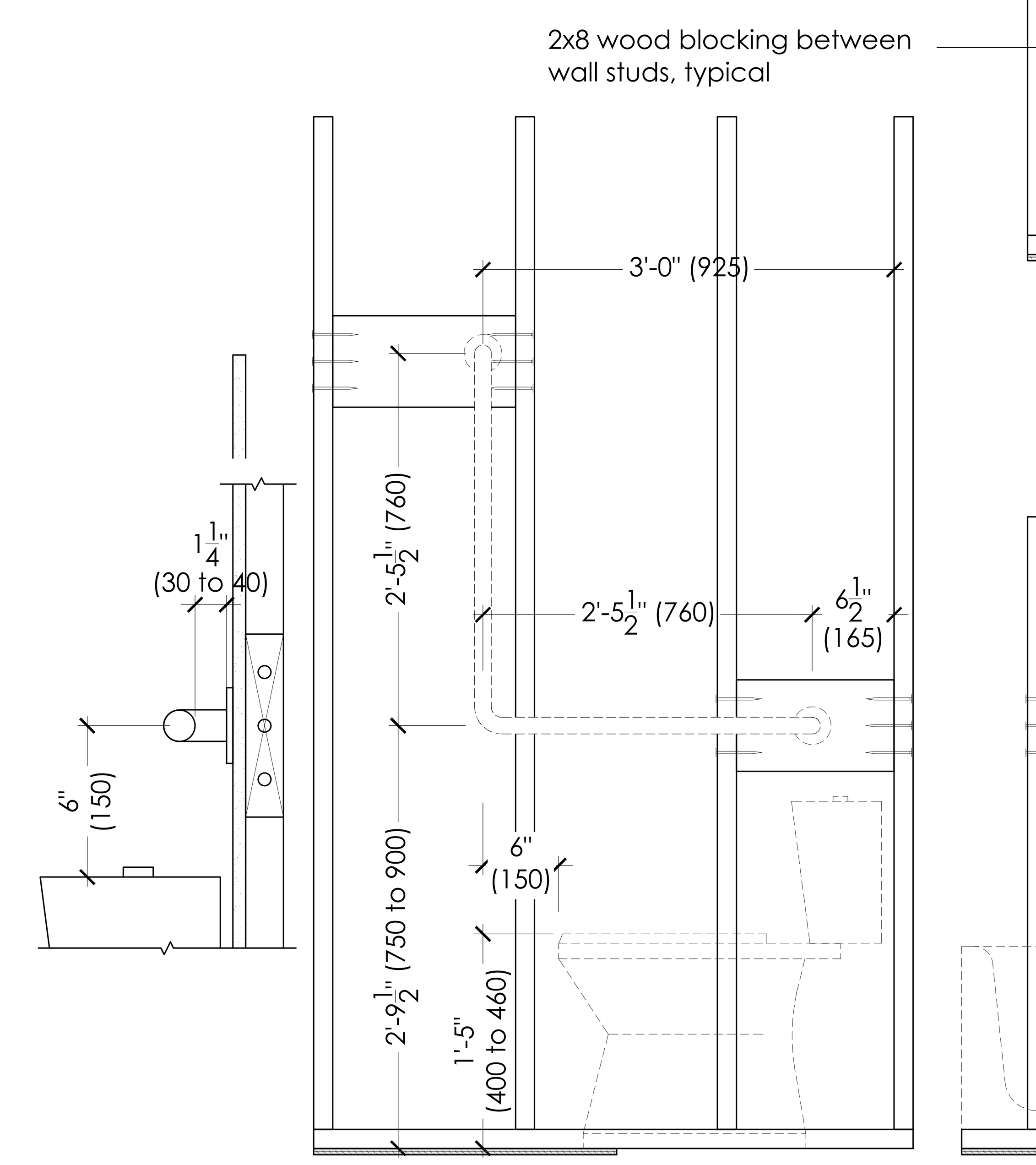
Electrical Symbols Legend

Receptacle	Receptacle: Gfi	Light: Waterproof	Light: Ceiling Mounted	Light: Wall Mounted	Chandelier (ceiling Mounted)
Receptacle: Waterproof	Receptacle: Duplex 42"	Light: Pot Light	Light: Pull Chain	Cable	Electrical Panel
Receptacle: Heavy Duty 220v	Switch	Telephone	Switch: 3/4 Way	Ceiling Fan	Central Vacuum Outlet

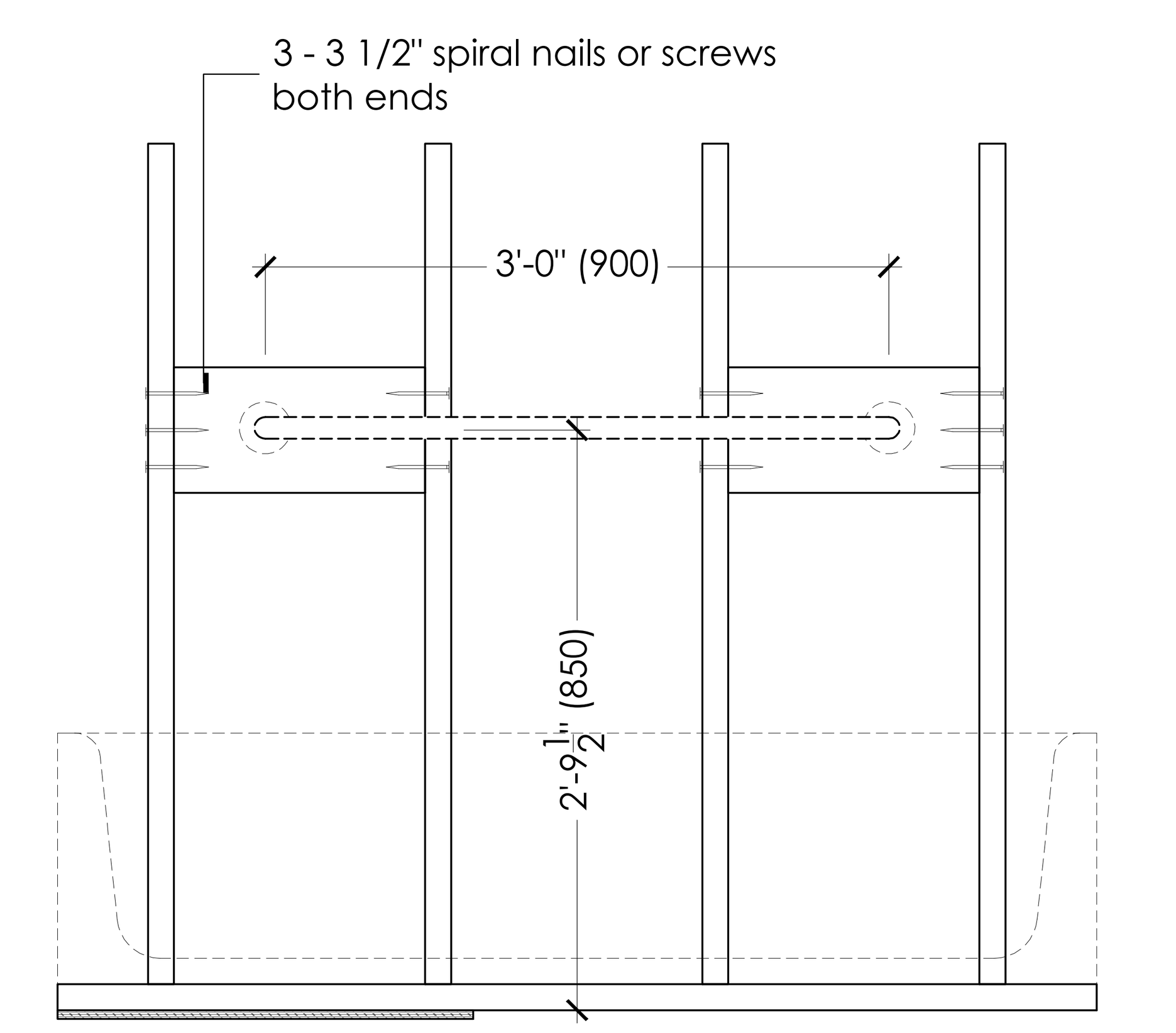
Stud Wall Reinforcement (9.5.2.3.)
(1) If wood wall studs or sheet steel wall studs enclose the main bathroom in a dwelling unit, reinforcement shall be installed to permit the future installation of the following:
(a) for a water closet, a grab bar described in Clauses 3.8.3.8.(3)(a) and a grab bar described in Clause 3.8.3.8.(3)(c),
(b) for a shower, a grab bar described in Clause 3.8.3.13.(2)(f), and
(c) for a bathtub, a grab bar described in Clause 3.8.3.13.(4)(c).



Water Closet Front Elevation



Water Closet Side Elevation



Shower/Tub Wall Side Elevation

Stamp Area

Notes

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2-32 Sky Harbour Drive,
Brampton ON L6Y 0C1

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.
Qualification Information: Aamau Rafiq 113576 Name Signature
Registration Information: Permitguys.ca Inc. 110882

Title: General Notes
Project Name: 252 Millwood Pkwy
Municipality: Woodbridge, ON
Project No.: 23-32 Drawn By: SL Checked By: MZ Date: 2025-07-30 Scale: N/A
Filename: 252 MILLWOOD PKWY_V23 (1)
Sheet No. A13

Construction Notes

Construction Notes

Notes

1. **Minimum Thermal Performance Values for Building Components**
Construction Notes do not provide the required minimum thermal performance values of the building envelope component. The values can be found on the cover sheet of this construction drawing package listed in the Energy Efficiency Design Summary table.
2. **General Notes**
Additional information can be found on the general notes sheet.

1. Annotation Conventions

1A. Built-up Wood Beams and Lintels Annotation

Convential 2x Lumber — W 2 - 2 x 8 — Nominal width / Nominal depth / Number of plies

Engineered Lumber — LVL 2 - 12 — Nominal depth

1B. Steel Lintels Annotation

Table 9.20.5.2.B. Max. Allowable Spans for Stl. Lintels Supporting Masonry Veneer

Label	Angle size (Vert. x Horiz. x Thick.)	90mm Brick	100mm Stone
L2	3 1/2" x 3 1/2" x 1/4" (89 x 89 x 6.4)	8'-1" (2.47m)	7'-6" (2.30m)
L3	4" x 3 1/2" x 1/4" (102 x 89 x 6.4)	8'-9" (2.66m)	8'-1" (2.48m)
L4	4 7/8" x 3 1/2" x 5/16" (127 x 89 x 7.9)	10'-10" (3.31m)	10'-1" (3.08m)
L5	4 7/8" x 3 1/2" x 7/16" (127 x 89 x 11)	11'-5" (3.48m)	10'-8" (3.24m)
L6	4 7/8" x 3 1/2" x 17/32" (127 x 89 x 13)	11'-9" (3.59m)	10'-11" (3.33m)
L7	5 7/8" x 3 1/2" x 7/16" (152 x 89 x 11)	12'-6" (3.82m)	11'-7" (3.54m)
L8	5 7/8" x 3 1/2" x 17/32" (152 x 89 x 13)	13'-4" (4.07m)	12'-4" (3.77m)
L9	5 7/8 x 4" x 17/32" (152 x 102 x 13)	13'-6" (4.12m)	12'-6" (3.82m)
L10	7 1/8" x 4" x 7/16" (178 x 102 x 11)	14'-1" (4.30m)	13'-1" (3.99m)
L11	7 1/8" x 4" x 17/32" (178 x 102 x 13)	15'-1" (4.59m)	13'-11" (4.25m)

1C. Legend

- 26 — Door width reference (inches)
- FD — Floor drain
- S — Smoke alarm
- 15A — Construction note reference (Hex note)
- V — Mechanical ventilation (see 15)
- F — Exterior wall cladding and roofing flashing
- C — Carbon monoxide alarm

1D. Patterns

- **Exposed Building Face** (Section 16a)
- **2 HR. Fire Wall** (Section 16d)
- **1 HR. Party Wall** (Section 16b & 16c)
- **Two Storey Volume Space** (Section 6f)
- **Varying Plates, Built Out Floors, Bearing Walls**

2. Footings and Foundation walls

2A. Drainage Tile and Pipe:
4" (100) Ø weeping tile w/ filter cloth wrap & 6" (150) crushed stone cover (9.14.3.)

2B. Poured Concrete Foundation Wall Construction
15MPa (2200 psi) poured conc. foundation wall on continuous concrete footing. The outside of the foundation shall be dampproofed from the top of the footing to finished grade and brush coated from the top to 2" below grade. Provide a drainage layer on the outside of the foundation wall. Seal the drainage layer at the top. The top of the conc. footing shall be dampproofed.

2C. Reinforcement for Laterally Unsupported Foundation Walls
Foundation walls exceeding the maximum allowable height for laterally unsupported foundation walls shall be reinforced per the following table.

Unsupported Length	Required Bars
≤ 8'-0"	2-10M
>8'-0" & 10'-0"≤	3-10M
>10'-0" & 15'-0"≤	4-10M

Reinforcing bars described above shall be located on the inside face of the foundation wall, be stacked vertically @ 8 o.c., have minimum 2" concrete cover and extend min. 24" beyond the portion of the wall laterally unsupported.

2D. Poured Concrete Strip Footing
20" wide x 6" high 15MPa poured concrete strip footing (unless noted otherwise) with continuous shear key. Footings shall rest on rock, undisturbed soil with min. bearing capacity of 75kPa, or compacted granular fill with min. bearing capacity of 150 kPa. (9.4.4.1.)

2E. Reinforcement for Wide Openings in Foundation Walls
Required reinforcement at openings greater than 47" (1200mm) shall be 2-15M horiz. reinforcing on the inside and outside face of the foundation wall below the opening. Extend bars 24" (610) beyond the opening. 2-15M vertical reinforcing on the inside and outside face of the foundation wall on each side of the opening to the bottom of the foundation wall. Reinforcing bars shall have minimum 2" concrete cover. (see detail x-x)

2G. Concrete Stepped Footings
Where step footings are used the vertical rise between horizontal portions shall not exceed 600 mm, and the horizontal distance between risers shall be not less than 600 mm. (9.15.3.9.)

3. Concrete Slabs

3A. Concrete Slab in Basement
3" (80) min. 25MPa (3600psi) conc. slab on 4" (100) coarse granular fill, or 20MPa (2900psi) conc. with dampproofing below slab. Provide 1/2" (12.7) impervious board for bond break at edge. (9.13.) Where a basement slab is within 24" (610) of the exterior grade provide rigid insul. around the perimeter extending min. 24" (610) below grade. For slab on grade conditions rigid insulation shall be applied to the underside of the entire slab. ([SB-12] 3.1.1.7.(5) & (6))

3B. Exterior Concrete Slab in Garage
4" (100) 32MPa (4640psi) conc. slab with 5-8% air entrainment on opt. 4" (100) coarse granular fill with compacted sub-base or compacted native fill. Slope to front @ 1% min.

3C. Exterior Concrete Slab with Cold Room Below
For max. 8'-2" (2500) porch depth, 5" (127) 32 MPa (4640psi) conc. slab w/ 5-8% air entrainment. Reinf. with 10M bars @ 7 7/8" (200) o.c. each direction, w/ 1 1/4" (32) clear cover from bottom of slab to first layer of bars & second layer of bars laid directly on top of lower layer in opposite direction. 24"x24" (610x610) 10M dowels @ 23 5/8" (600) o.c., anchored in perimeter fnd. walls. Slope slab 1.0% from door.

3D. Exterior Concrete Slab on Porch without Cold Cellar Room
Min. 4" (100) 32 MPa (4640psi) concrete slab w/ 5-8% air entrainment on 4" (100) coarse granular fill and compacted sub-grade with reinforced 6x6xw2.9xw2.9 welded wire mesh placed near mid-depth of slab.

4. Columns

4A. Adjustable steel column
3 1/2" (90) diameter x 0.188" (4.78) steel column. Adjustable steel columns shall conform to CAN/CGSB-7.2m and have a maximum imposed design load of 8093 lb (36KN/8kip). Steel posts shall have minimum 4"x4"x1/4" (100x100x6.35) steel plates at top & bottom. Field weld basement column and steel beam connection. Column shall bear on the center of the concrete pad footing or directly on the concrete foundation wall below.

4B. Non-adjustable steel column
3 1/2" (90)Ø x 0.188" (4.78) non-adjustable steel column with 4"x4"x1/4" (100x100x6.35) steel top plate & 4"x4"x1/4" (100x100x6.35) steel bottom plate. Field weld basement column and steel beam connection. Column shall bear on the center of the concrete pad footing or directly on the concrete foundation wall below. For columns in stud walls provide 3 steel straps (24" from ends and at center of the column) welded to column and nailed to adjacent studs for lateral support.

4C. Built-up wood column on concrete footing
3-2"x6" (3-38x140) (unless otherwise noted) built-up wood column located at center of pad footing below. Column shall be mechanically fastened to the footing or embedded into concrete slab. Wood in contact with concrete shall be protected by 2 mil poly. Column shall be laterally supported at the top with a metal post to beam cap or similar method. Post shall be supported on a 24"x24"x12" (610x610x305) 15 MPa concrete pad footing w/ 15M Rebars @ 8" o.c. or as noted on plan.

5. Anchorage

5A. Sill Plates
2"x4" (38x89) sill plate with 1/2" (12.7)Ø anchor bolts 8" (200) long, embedded min. 4" (100) into conc. @ 7'-10" (2400) o.c. with caulking or gasket between plate and top of foundation wall. Use non-shrink grout to level sill plate when required. Wrap the air barrier per **MCN-10C**.

6. Wood studs and Interior Partitions

6A. Interior Stud Wall Construction
Bearing partitions shall be a minimum 2"x4" (38x89) @ 16" (406) o.c. for 2 storey and 12" (305) o.c. for 3 storey, non-bearing partitions 2"x4" (38x89) @ 24" (610) o.c. Provide 2"x4" (38x89) bottom plate and 2-2"x4" (2-38x89) top plate. 1/2" (12.7) int. drywall both sides of studs, Provide 2"x6" (38x140) studs where noted. Provide 2"x4" (38x89) @ 24" (610) o.c. ladder framing where walls intersect perpendicular to one another.

6B. Walls Adjacent to Unperheated Spaces
Approved air/water barrier as per O.B.C. 9.27.3. on exterior type rigid insulation (joints untaped) mechanically fastened as per manufacturer's specifications, on 1/2" exterior type sheathing, 2"x6" (38x140) studs @ 16" (406) o.c., Insulation and 6 mil polyethylene vapour barrier with approved cont. air barrier. 1/2" (12.7) gypsum wallboard int. finish. (9.23.)

6C. Bearing Stud Wall in Basement
2"x4" (38x89) studs @ 16" (406) o.c., 2"x4" (38x89) or 2"x6" (38x140) sill plate on 6 mil poly., 1/2" (12.7) Ø x 8" (200) long anchor bolts embedded 4" (100) min. into conc. @ 7'-10" (2390) o.c. 4" (100) high conc. curb on conc. strip footing. For size of strip footing refer to MGN unless noted on plan. Add horiz. blocking at mid-height if wall is unfinished.

6D. Walls Adjacent to Storage Garages
1/2" (12.7) Gypsum board on ceiling and on walls installed over exterior type rigid insulation (joints untaped) mechanically fastened as per manufacturer's specifications on 1/2" exterior type sheathing on studs between house and garage, plus required insulation in walls & spray foam for ceilings. Tape and seal all joints gas tight. (9.10.9.16.)

6E. Stud Wall Reinforcement for Barrier Free Design
If wood wall studs enclose the main bathroom in a dwelling unit, reinforcement shall be installed to permit the future installation of the following: for a water closet, a grab bar described in Clauses 3.8.3.8.(3)(a) and a grab bar described in Clause 3.8.3.8.(3)(a), for a shower, a grab bar described in Clause 3.8.3.13.(2)(f) and for a bathtub, a grab bar described in Clause 3.8.3.13.(4)(c).

6F. Two Storey Walls (Double Volume)
The size and spacing of exterior wall studs for two storey walls shall comply to the following table.

Cladding Type	Stud Size	<= 0.5 kPa (q50) Spacing	<= 0.5 kPa (q50) Max Height	> 0.5 kPa (q50) Spacing	> 0.5 kPa (q50) Max Height
		Wind Loads			
Brick	2-2x6	12" o.c.	18'-4"	8" o.c.	18'-4"
Brick	2-2x8	12" o.c.	21'-0"	12" o.c.	21'-0"
Siding	2-2x6	16" o.c.	18'-4"	12" o.c.	18'-4"
Siding	2-2x8	16" o.c.	21'-0"	16" o.c.	21'-0"

Studs are to be continuous with 1/2" exterior type sheathing and solid wood blocking @ 1200 mm o.c. vertically.

For two storey walls less then 9'-6" in length on plan a minimum 3-ply built-up rim-board can provided instead of the two storey studs described in the table above. The bottom plates and top plates of the studs walls in direct contact with the beam shall be glued and nailed to the built-up rim board. This design is subject to engineering approval.

7. Exterior Masonry Veneer Walls

7A. Masonry Veneer Wall Construction at House
3 1/2" (90) brick veneer 1" (25) air space, 7/8"x7"x0.03" (22x180x0.76) galv. metal ties @ 16" (400) o.c. horiz. 24" (600) o.c. vert. bonding and fastening for ties to conform with 9.20.9. on approved air/water barrier as per o.b.c. 9.27.3. on exterior type rigid insulation (joints untaped) mechanically fastened as per manufacturer's specifications, on 1/2" exterior type sheathing, 2"x6" (38x140) studs @ 16" (406) o.c., insulation and 6 mil polyethylene vapour barrier with approved contin. air barrier. 1/2" (12.7) gypsum sheathing interior finish. Provide weep holes @ 32" (800) o.c. bottom course and over openings. Provide base flashing up min. 6" (150) over rigid insulation (9.20.13.6.)

7B. Masonry Veneer Wall Construction at Garage
3 1/2" (90) brick veneer, min 1" (25) air space, 7/8"x7"x0.03" (22x180x0.76) galv. metal ties @ 16" (400) o.c. horiz. 24" (600) o.c. vert. bonding and fastening ties to conform with 9.20.9 on approved sheathing paper, 1/2" exterior type sheathing or waferboard sheathing on studs conforming to 9.23.10.1., 1/2" (12.7) gypsum sheathing interior finish. Provide weep holes @ 32" (800) o.c. at bottom course and over openings, provide base flashing up 6" (150) min. behind building paper (9.20.13.6.)

8. Exterior Siding Walls

8A. Siding Wall Construction at House
Siding material as per elevation attached to furring members on approved air/water barrier as per o.b.c. 9.27.3. on R5 continuous exterior type rigid insulation (joints untaped) mechanically fastened as per manufacturer's specifications; on 1/2" exterior type sheathing on 2"x6" (38x140) studs @ 16" (406) o.c., R19 insulation, approved 6 mil polyethylene air/vapour barrier, on 1/2" (12.7) interior gypsum sheathing fin. (gypsum sheathing, rigid insulation, and fiberboard shall not be used for the attachment of siding (9.23.16.3.(1.))

8B. Siding Wall Construction at Garage
Siding material as per elevation attached to framing members, furring members or blocking between the framing members on approved sheathing paper on 1/2" exterior type sheathing on studs conforming to 9.23.10.1.,1/2" (12.7) gypsum wallboard interior finish. (gypsum sheathing, rigid insulation and fiberboard shall not be used for the attachment of siding per 9.23.16.3.(1))

9. Exterior Stucco Walls

9A. Stucco Wall Construction at House
Stucco finish conforming to section 9.28. and applied per manufacturers specifications over 1 1/2" (38) exterior rigid insulation board on approved drainage mat on; approved air/water barrier as per o.b.c. 9.27.3. on exterior type rigid insulation (joints untaped) mechanically fastened as per manufacturer's specifications, on 1/2" exterior type sheathing on 2"x6" (38x140) spruce studs @ 16" (406) o.c., insulation, approved 6 mil. polyethylene vapour barrier, 1/2" (12.7) gypsum wallboard interior finish.

9B. Stucco Wall Construction at Garage
Stucco finish conforming to o.b.c. section 9.28. and applied per manufacturers specifications over approved drainage mat on 1/2" exterior type sheathing over furring (as req.) and studs conforming to 9.23.10.1.,1/2" (12.7) gypsum wallboard int. finish.

10. Floors and Ceilings

10A. Conventional Floor Joists
T&G subfloor on wood floor joists. Joists to be bridged with 2"x2" (38x38) cross bracing or solid blocking @ 6'-11" (2108) o.c. max. All joists to be strapped with 1"x3" (19x64) @ 6'-11" (2108) o.c. unless a panel type ceiling finish is applied.

10B. Engineered Floor Joists
Engineered floor joists will be installed per manufacturer's approved details and specifications.

10C. Header Construction at Foundation
Provide continuous approved air barrier (header wrap) under the sill plate, around the rim board and under the bottom plate. The header wrap shall extend 6" (152) below the top of foundation wall and will be sealed to the concrete foundation wall. Extend header wrap 6" (152) up the interior side of the stud wall and overlap with the vapour barrier and seal the joint. All edges/joints must be mechanically clamped.

10D. Header Construction Between Storeys
Provide continuous approved air barrier (header wrap) between the double top plate, around the rim board and under the bottom plate. The header wrap shall extend 6" (152) above and below the wall plates overlap with the vapour barrier and seal the joint. All edges/joints must be mechanically clamped.

10E. Exposed Ceiling to Exterior (Batt or Loose-Fill Insulation)
Provide R60 batt or loose-fill insulation, 6 mil polyethylene vapour barrier, 1/2" (12.7) gypsum sheathing interior finish or approved eq.

10F. Exposed Ceiling to Exterior (Spray Foam Insulation)
Provide R60 spray foam insulation, 6 mil polyethylene vapour barrier, 5/8" (15.9) gypsum sheathing interior finish or approved eq.

10G. Exposed Floor to Exterior
Provide R31 spray foam insulation between joists and install fin. soffit or cladding as per elevation to u/s of exposed joist.

10H. Exposed Floor to Garage
Provide spray foam insulation between joists. Seal joist space from air and cover completely all pipes.

11. Beams and Lintels

11A. Steel Beam Bearing on Foundation Wall
Beam pocket or 8"x8" (200x200) poured conc. nib walls, min. bearing 3 1/2" (90).

11B. Beams bearing on Concrete Block Party Walls
12"x12"x5/8" (305x305x15.9) steel plate for steel beams and 12"x12"x1/2" (305x305x12.7) steel plate for wood beams bearing (min. 3-1/2" (89)) on conc. block party wall, anchored with 2-3/4" (2-19) x 8" (200) long galv. anchors within solid block course. Level w/ non-shrink grout.

12. Roof and Attic Construction

12A. General Roof and Overhang Construction
Minimum 210 lb (10.25 kg/m2) asphalt or fiberglass shingles on 3/8" plywood sheathing with "h" clips on approved wood trusses @ 24" (600) o.c. or conventional roof framing. Approved eaves protection to extend 36" (900) from edge of roof and min. 12" (305) beyond inner face of exterior wall, 2"x4"(38x89) truss bracing @ 6'-0" (1830) o.c. at bottom chord. Prefin. alum. eavestrough, fascia, RWL & vented soffit. attic ventilation 1:300 of insulated ceiling area with 50% at eaves. Eavestrough to be 4" min. with RWL connected to storm sewers or to discharge onto concrete splash pads as per municipal requirements. townhouses to have 5" (127) min. eavestrough with elec. traced heater cable along eavestrough and down RWL.

12B. Conventional Roof Framing
2"x6" (38x140) rafters @ 16" (406) o.c., 2"x8" (38x184) ridge board. 2"x4" (38x89) collar ties at mid-span. Ceiling joists to be 2"x4" (38x89) @ 16" (406) o.c. for max. 9'-3" (2819) span & 2"x6" (38x140) @ 16" (406) o.c. for max. span 14'-7" (4450). Rafters for built up roof over pre-engineered roof trusses and or conventional framing to be 2"x4" (38x89) @ 24" (610) o.c. unless otherwise specified.

12D. Ice and Water Shield
Provide ice and water shield in the areas indicated. The ice and water shield shall be a self adhering and self sealing membrane. Side laps must be a minimum 3 1/2" (90) and end laps a minimum 6" (150) and extend up dormer walls a minimum 12" (300).

12E. Flat Roof Construction - Non Traffic
Waterproofing membrane fully adhered to 5/8" (15.9) t&g exterior grade plywood sheathing on 2"x2" (38x38) purlins laid perpendicular to joists. Purlins sloped minimum 1:50 to scupper drain or gutter. 2"x8" (38x184) floor joists @ 16" (406) o.c. (unless otherwise noted). Minimum 3 1/2" wide built up wood curb 4" (100) min. above finished balcony roof surface. Continuous 'L' trim drip edge to be provided on outside face of curb. Scupper drains to be located 24" (610) min. away from house. Prefinished aluminum or approved sheathing for soffit. Remove curb where required on plans.

12F. Flat Roof Construction - Traffic (Deck/Balcony)
Per note 12e include 2"x4" (38x89) PT decking w/ 1/4" (6.4) gaps laid flat parallel to joists on 2"x4" (38x89) PT sleepers @ 12" (305) o.c. laid flat perpendicular to joists

12G. Raised Ceiling Construction
Roof trusses shall be profiled and/or stepped at raised coffer/tray ceilings. Angled tray ceilings will be sheathed w/ 3/8" (9.5) plywood.

12H. Sloped Ceiling Construction
2"x12" (38x286) roof joists @ 12" (400) o.c. max. (unless otherwise noted) w/ 2"x2" (38x38) purlins @ 16" (400) o.c. perpendicular to roof joists w/ insulation between joists on 6 mil poly. vapour barrier on 1/2" (12.7) interior gypsum sheathing.

12I. Barrel Vault Construction
Provide plywood header as per plan over the opening cut on the radius as per architectural plans. Fasten all plys together using Bulldog PL400 construction adhesive and screws as noted on plan. Provide minimum 2x6 roof joists at 16" OC to form the outer radius and minimum 2x4 ceiling joists at 16" OC to form the inner radius (unless noted otherwise on plan). Hang roof and ceiling joists off the curved header on one side and framing as shown on plan on the other side. Provide thermal insulation and 6 mil poly. vapour barrier as required. Provide 2 layers of 1/4" flexible gypsum sheathing interior finish.

12J. Attic Access
21 1/2" x 28 1/2" attic access hatch with weather stripping. Attic access hatch shall have a min. area of 0.32 m2 and no dim. less than 21 1/2" (545). Hatchways to the attic or roof space will be fitted with doors or covers and will be insulated with min. R20 (RSI 3.52) (SB-12 3.1.1.8.(1))

13. Insulation

13A. Basement Wall Insulation
1/2" (12.7) interior gypsum sheathing fin. on 2"x4" (38x89) studs @ 16" (406) o.c., insulation, approved 6 mil polyethylene air/vapour barrier on Rigid insulation (joints untaped) mechanically fastened as per manufacturer's specifications; on conc. foundation wall. Insulation to extend no more than 8" (200) above finished basement floor. Dampproofed with building paper between the foundation wall and insulation up to grade level. (SB-12 3.1.1.7.)

14. Stairs, Ramps, Handrails and Guards

14A. Exterior and Garage Steps
Precast conc. step or wood step where not exposed to weather. Max rise 7-7/8" (200), min. tread 10" (255). For the required number of steps refer to siting and grading drawings. Exterior concrete stairs with more than 2 risers and 2 treads shall be provided with foundation as required by article 9.8.9.2. or shall be cantilevered as per subsection 9.8.10.

14B. Stairs, Ramps, Handrails and Landing (refer to MGN)
a. The clear height over stairs shall be measured vertically, over the clear width of the stair, from a straight line tangent to the tread and landing nosings to the lowest point above, and not less than 1 950 mm for stairs serving a single dwelling unit. (9.8.2.2.)
b. Rise, Run and Tread Depth for Rectangular Treads shall conform to Table 9.8.4.1.

Table 9.8.4.1. Rise, Run and Tread Depth for Rectangular Treads

Stair	All Steps Rise		Rectangular Treads Run		Tread Depth	
Type	Max.	Min.	Max.	Min.	Max.	Min.
Private	200	125	355	210	355	255
Public	180	125	no limit	280	no limit	280

c. Angled treads in other than required exit stairs shall have an average run, which is measured as the horizontal nosing-to-nosing distance, of not less than 200 mm and a minimum run of 150 mm. (9.8.4.3.)
d. The height of handrails on stairs and ramps shall be not less than 865 mm, and not more than 965 mm. (9.8.7.4.(2))

14C. Guards
See General Note, Guards Section.

15. Ventilation

15A. Dryer Exhaust
Capped dryer exhaust vented to ext. conforming to part 6, obc 9.32.

15B. Exhaust Fan
Mechanical exhaust fan vented to exterior, to provide at least one air change per hour. (refer to General Notes)

15C. Furnace Venting
Direct vent furnace terminal min. 3'-0" (915) from a gas regulator. Min. 12" (305) above fin. grade, all openings, exhaust vents and intake vents. HRV intake to be a min. of 6'-0" (1830) from all exhaust vents. Refer to Gas Utilization Code.

15D. Cooking Appliance Exhaust Fan
Ductwork for cooking appliance exhaust fans shall, be of noncombustible, corrosion-resistant material and lead directly to the outdoors without connection to other exhaust fans or ducts. Ductwork for cooking appliance exhaust fans shall be equipped with a grease filter at the intake.

15E. Gas Fireplace Venting
Direct vent gas fireplace vent to be a min. 12" (305) from any opening and above fin. grade. Refer to Gas Utilization Code.

15F. Roof Vents (Static Roof Vents)
Provide static roof vent. The unobstructed vent area shall be not less than 1/300 of the insulated ceiling area. (9.19.1.2.)

16. Fire Protection

16A. Exposed Walls w/ Limiting Distance Less than 3'-11" (1.20m)-45 minutes FRR
Wall assembly contains insulation conforming to CAN/ULC-S702 & having a mass of not less than 1.22 kg/m² of wall surface and 1/2" (12.7) type 'x' gypsum wallboard interior finish. Exterior cladding must be non-combustable. Wall assembly requires to have a fire resistance rating of not less than 45 minutes & conforming to O.B.C. (9.10.14. or 9.10.15.). Refer to details for type & specs.
Note: An opening in an exposing building face not more than 20 in² (130cm²) shall not be considered an unprotected opening as per 9.10.14.6.

16B. Wood Stud Party Wall: SB-3 wall type W13c - 1 hour FRR
5/8" (15.9) type 'x' gypsum sheathing on exterior side of 2 rows of 2"x4" (38x89) studs @ 16" (406) o.c. min. 1" (25) apart on separate 2"x4" (38x89) sill plates. Fill one side of stud cavity with at least 90% of absorptive material processed from rock, slag or glass. Tape fill and sand all gypsum joints.

17. Other

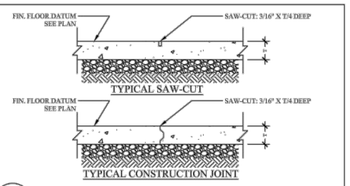
17A. Window Wells
Where a window opens into a window well, a clearance of not less than 21 5/8" (550) shall be provided in front of the window. Every window well shall be drained to the footing level or other suitable location with a 4" (100) weeping tile c/w a filter cloth wrap and filled with crushed stone.

17B. Garage Door to House
Gas-Proof door and frame. Door equipped with self closing device and weather stripping. (9.10.9.16., 9.10.13.10., 9.10.13.15.)

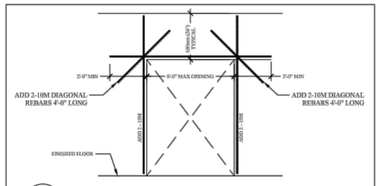
permitguys.ca
Tel: 416 479 9556
Email: info@permitguys.ca
2-32 Sky Harbour Drive,
Brampton ON L6Y 0C1

The undersigned has reviewed and takes responsibility for this design, as well as having the qualifications and requirements mandated by the Ontario Building Code (O.B.C.) to be a Designer.
Qualification Information
Aamou Rafiq **113576**
Name Signature
Registration Information **Permitguys.ca Inc. 110882**

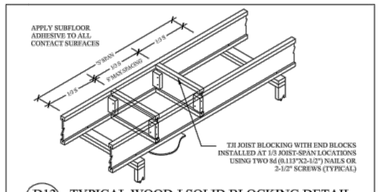
File P:\2023\23-32-PG-252 MILLWOOD PKWY\252 MILLWOOD PKWY_V23 (1).DWG plotted on 2025-07-30 at 4:20:48 PM by EMPLOYEE



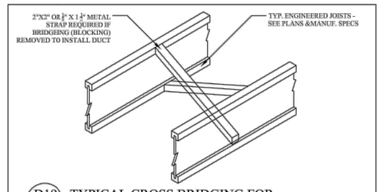
D1 S1 SLAB ON GRADE JOINTS



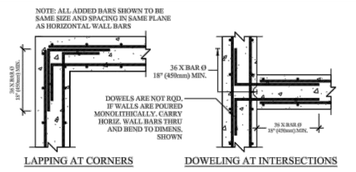
D8 S1 TYPICAL ADDITIONAL REINFORCING AROUND OPENING



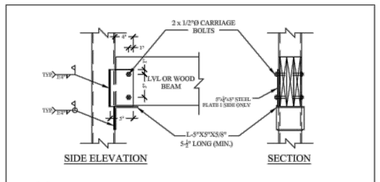
D13 S1 TYPICAL WOOD-I SOLID BLOCKING DETAIL



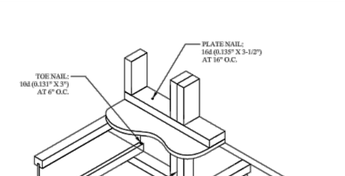
D19 S1 TYPICAL CROSS BRIDGING FOR CONVENTIONAL FLOOR FRAMING



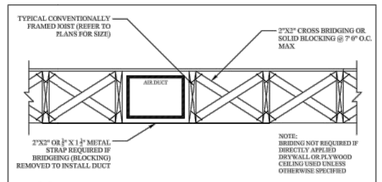
D2 S1 WALL REINFORCEMENT DOWELING & LAPS



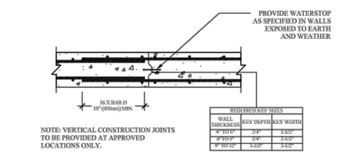
D9 S1 TYPICAL LVL/WOOD BEAM TO STEEL COLUMN CONNECTION



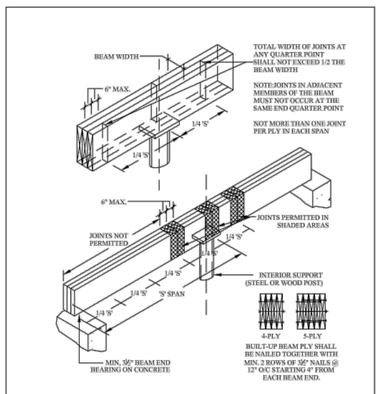
D14 S1 TYPICAL FLOOR JOIST SUPPORT AT FOUNDATION WALL



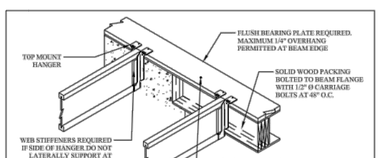
D20 S1 TYPICAL FLOOR OPENING CONVENTIONAL FLOOR FRAMING



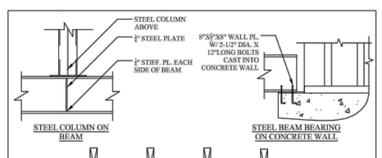
D3 S1 VERTICAL CONSTRUCTION JOINT



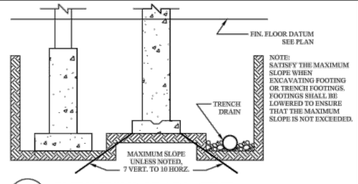
D10 S1 NAILING OF CONTINUOUS BUILT-UP BEAMS Ref. 9.23.8.3 O.B.C.



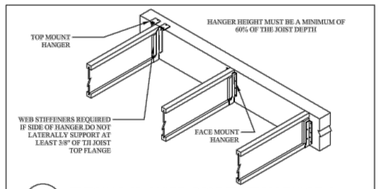
D15 S1 TYPICAL STEEL BEAM POCKET WITH BEAM PARAL. WITH FDN. WALL (FLUSH FRAMING)



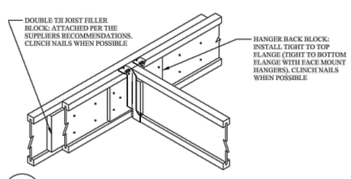
D22 S1 TYPICAL STEEL DETAILS



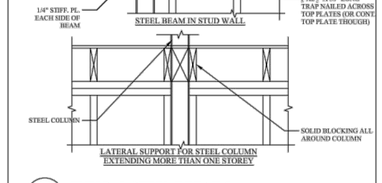
D5 S1 ELEVATIONS OF ADJACENT FOOTINGS AND EXCAVATIONS



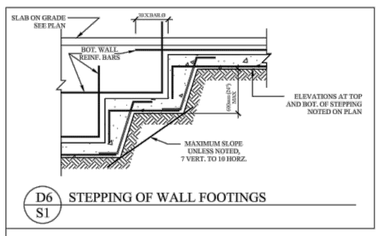
D11 S1 TYPICAL HANGER CONNECTION WOOD-I JOIST TO BUILT-UP GIRDER (FLUSH FRAMING)



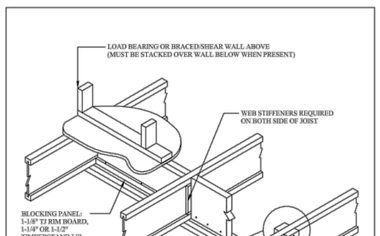
D16 S1 TYPICAL DOUBLE WOOD-I JOIST CONNECTION DETAIL



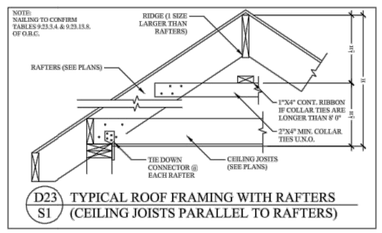
D22 S1 TYPICAL STEEL DETAILS



D6 S1 STEPPING OF WALL FOOTINGS

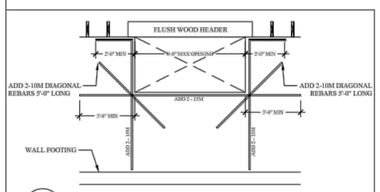


D12 S1 TYPICAL FLOOR JOISTS SUPPORT AN INTERMEDIATE LOAD BEARING WALL

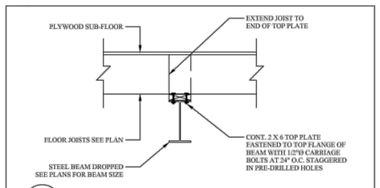


D17 S1 TYPICAL HANGER CONNECTION WOOD-I JOIST TO STEEL BEAM (FLUSH FRAMING)

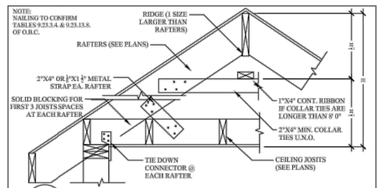
D23 S1 TYPICAL ROOF FRAMING WITH RAFTERS (CEILING JOISTS PARALLEL TO RAFTERS)



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

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No.	DATE:	REVISION
1	SEP. 18, 2024	ISSUED FOR PERMIT
2	DEC. 16, 2024	ISSUED FOR PERMIT R1
3		
4		
5		

SEALS

LICENSED PROFESSIONAL ENGINEER
M. J. LEE
100501384
DEC 16, 2024
PROVINCE OF ONTARIO

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

CLIENT

PRIVATE RESIDENCE

PROJECT

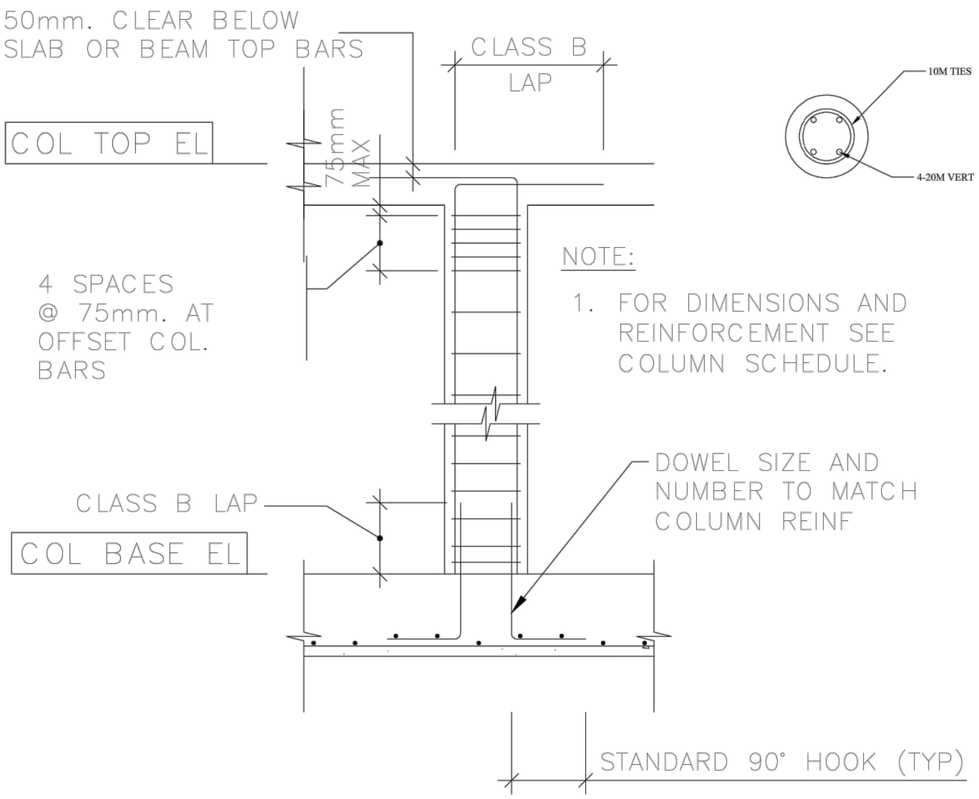
252 MILLWOOD PKWY
WOODBRIDGE, ON

PAGE

TYPICAL DETAILS

APPROVED BY:	TS
DATE:	DEC 2024
SCALE:	N.T.S.
PROJECT No.	2023SE205

S1



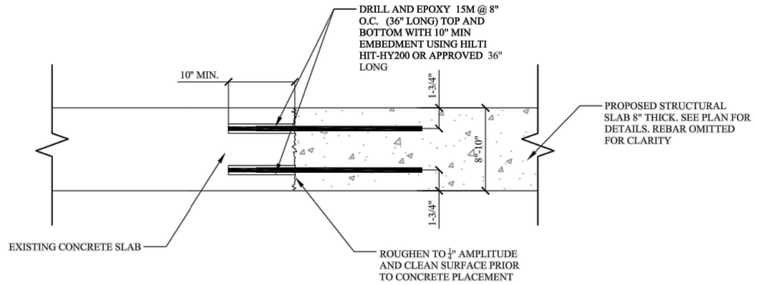
1 S2 COLUMN REINFORCING

ONLY FOR :	35 MPa CONCRETE , NORMAL WEIGHT 400 MPa REINFORCING BAR			
BAR SIZE	TOP BARS (mm)		OTHER BARS (mm)	
	CLASS A	CLASS B	CLASS A	CLASS B
10M	360	470	280	360
15M	500	660	390	500
20M	620	810	480	620
25M	1000	1300	770	1000
30M	1190	1540	910	1190
35M	1420	1840	1090	1420

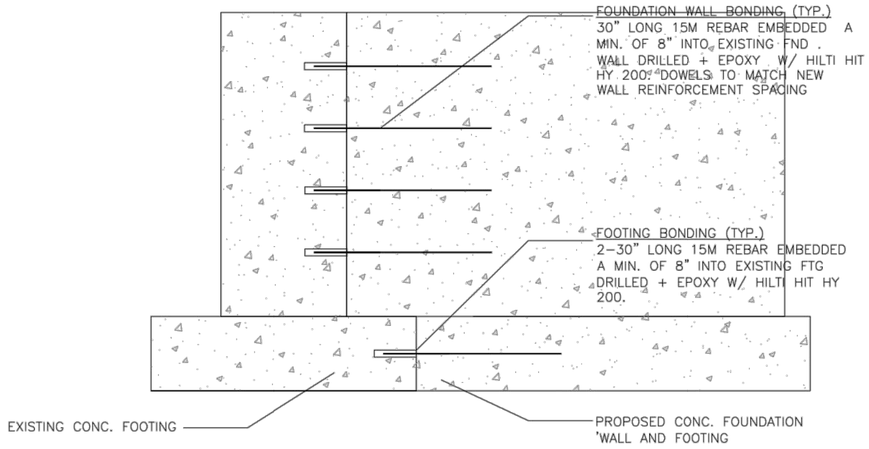
NOTES:

1. TOP BARS ARE:
   a) ALL BARS IN CONCRETE WITH MORE THAN 300mm CONCRETE BELOW.
   b) ALL HORIZONTAL BARS IN WALLS.
2. PROVIDE CLASS B LAP UNLESS NOTED OTHERWISE.
3. DEVELOPMENT LENGTHS SHOWN IN THE TABLE ARE BASED ON HEAVIER CONFINED BARS.
4. TABLE APPLIES UNLESS SHOWN OTHERWISE.

3 S2 REINFORCING BAR TENSION LAP TABLE



2 S2 TYPICAL NEW SLAB TO EX SLAB DOWEL DETAIL



4 S2 TYPICAL CONCRETE FOUNDATION BONDING DETAIL

NOTES

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SEALS

SCHILLER ENGINEERING LTD.
340 CHURCH STREET
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252 MILLWOOD PKWY
WOODBRIDGE, ON

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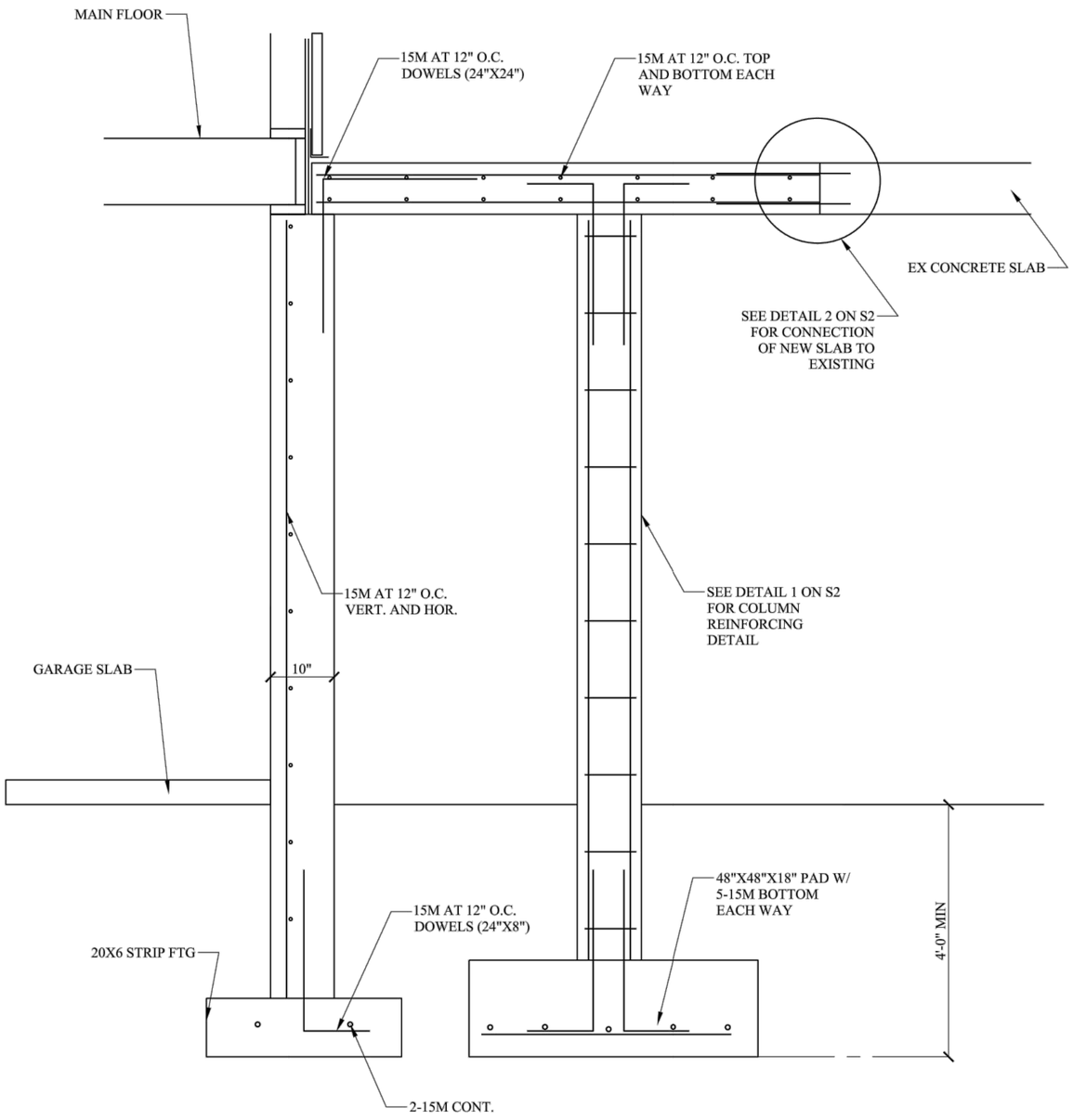
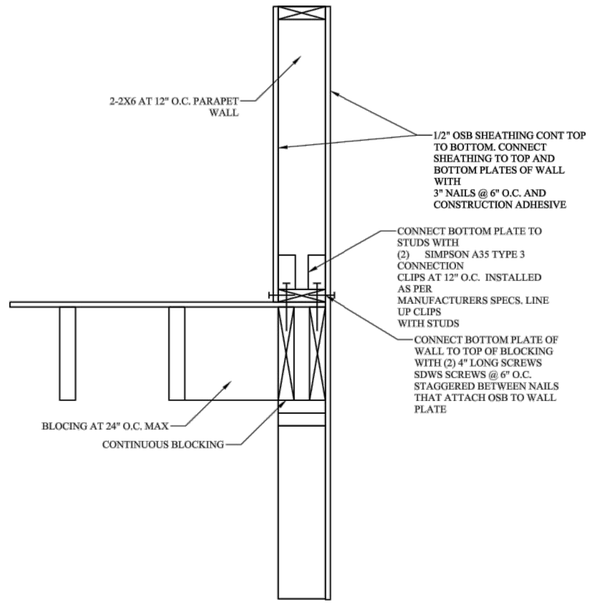
TYPICAL DETAILS

APPROVED BY:	TS
DATE:	DEC 2024
SCALE:	N.T.S.
PROJECT No.	2023SE205

S2



1 / S3 TYPICAL SECTION AT NEW CONCRETE SLAB



2 / S3 TYPICAL ROOF PARAPET DETAIL

NOTES

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PROVINCE OF ONTARIO

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WOODBRIDGE, ON

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TYPICAL DETAILS

APPROVED BY:	TS
DATE:	DEC 2024
SCALE:	N.T.S.
PROJECT No.	2023SE205

S3

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

Internal Departments *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:	March 3rd 2026
Attention:	**Maksuda Bhamjee**
RE:	Request for Comments
File No.:	**A087-25**
Related Files:	
Applicant	Saad Haroon
Location	252 Millwood Parkway

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)

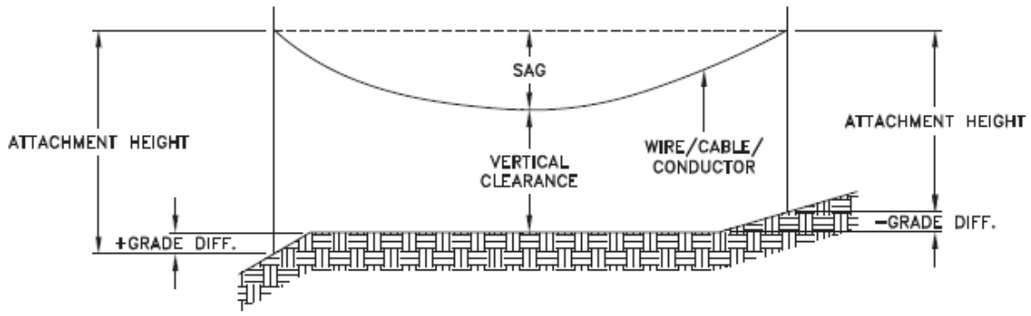
If more information is required, please contact either of the following:

ALECTRA UTILITIES CONTACT INFORMATION		
	EAST (WEST OF KEELE)	**EAST (EAST OF KEELE)**
Municipality:	Alliston, Aurora, Barrie, Beeton, Bradford West Gwillimbury, Penetanguishene, Thornton, Tottenham, Vaughan (West of Keele)	Markham, Richmond Hill, Vaughan (East of Keele)
Contact Name:	Azadeh Johardar	Randy Mustachi
Title:	Supervisor	Supervisor
Office Address:	161 Cityview Boulevard, Vaughan, ON, L4H 0A9	161 Cityview Boulevard, Vaughan, ON, L4H 0A9
Phone:	416.230.3239	416.902.5162
Email:	Azadeh.Johardar@Alectrautilities.com	Randy.Mustachi@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

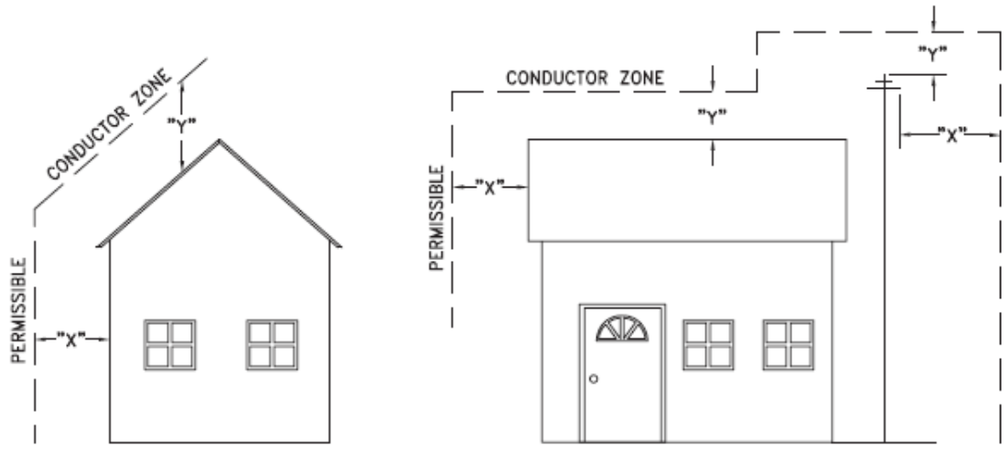
MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

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 8:27:02 AM, Adobe PDF

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

To: Committee of Adjustment

From: Maksuda Bhamjee, Building Standards Department

Date: March 2, 2026

Applicant: Saad Haroon

Location: 252 Millwood Parkway
PLAN 65M2234 Lot 11

File No.(s): A087/25

Zoning Classification:

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) under Zoning By-law 001-2021, as amended.

#	Zoning By-law 001-2021	Variance requested
1	A maximum height of **9.5 m** is permitted. [Section 4.5, Section 7.2.2, Table 7-3]	To permit a maximum height of **10.224 m.**
2	An additional residential unit shall only be permitted on a lot containing **municipal water and sanitary services.** [Section 5.21.1]	To permit an additional residential unit on a lot **not containing municipal water and sanitary services.**
3	The maximum gross floor area of an additional residential unit shall **not exceed the gross floor area of the principal dwelling unit.** [Section 5.21.6]	To permit the maximum gross floor area of an additional residential unit to **exceed the gross floor area of the principal dwelling unit.**

Staff Comments:

General Comments	
1	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit.

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.

From:	Cameron McDonald
To:	Committee of Adjustment Mailbox
Subject:	[External] RE: A087/25 - 252 MILLWOOD PARKWAY - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date:	March-06-26 8:37:41 AM
Attachments:	image001.png

Good morning,

Based on a review of our screening map, I can confirm that the subject property is not located within TRCA's Regulated Area. It is the understanding of TRCA staff that a secondary dwelling unit is proposed as part of the subject application. TRCA staff reviewed the subject property in accordance with safe access requirements, where staff are satisfied that safe access exists at the western cul-de-sac of Millwood Parkway. Any site alteration or development on the property will not require a permit from the TRCA.

As a result of the above, TRCA staff have no concern with Minor Variance Application A087/25.

Regards,

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

T: (416) 661-6600
E: cameron.mcdonald@trca.ca
A: 5 Shoreham Drive, Toronto, ON, M3N 1S4 | trca.ca

From:	Development Services
To:	Committee of Adjustment Mailbox
Subject:	[External] RE: A087/25 - 252 MILLWOOD PARKWAY - REQUEST FOR COMMENTS, CITY OF VAUGHAN
Date:	March-06-26 9:10:50 AM

Good morning,

The Regional Municipality of York has completed its review of the above minor variance and has no comment,

Regards.

Gabrielle

Gabrielle Hurst MCIP, RPP

Associate Development Specialist, Development Services, Economic and Development Services Branch

Corporate Services Department

The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 8V3

O: 905-830-4444 ext. 71538 | developmentservices@york.ca |

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SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE

Correspondence Type	Name	Address	Date Received (mm/dd/yyyy)	Summary
N/A				

SCHEDULE D: BACKGROUND

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