

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

PLANNING REPORT

MEETING DATE: Wednesday, May 19, 2021 at 6:00 p.m via ZOOM (virtual meeting)
TO: Committee of Adjustment
FROM: Eric Forhan (Planning Consultant)
SUBJECT: **MINOR VARIANCE APPLICATION A-02-21 (D13-PUDD-21)**
Part of Lot 16, Concession 10; Part 1 of Plan 26R-1213
Pakenham Ward, Municipality of Mississippi Mills
Municipally known as 538 Barr Side Road
OWNER/APPLICANT: Alice Paige (owner); Kevin Puddington (applicant)

RECOMMENDATION:

THAT the Municipality of Mississippi Mills Committee of Adjustment approves the Minor Variance for the subject property, legally described as Part of Lot 16, Concession 10, being Part 1 of Plan 26R-1213 , Pakenham Ward, Municipality of Mississippi Mills, municipally known as 538 Barr Side Road, to permit the Secondary Dwelling (Additional Residential Unit) over an existing garage, subject to the following conditions:

- 1. That the following requested Minor Variances to Zoning By-Law #11-83 are approved in accordance with the submitted drawings provided in Schedule A:**
 - To apply the zoning provisions of the Agricultural (A) Zone to the one lot, whereas Section 3.2.4 provides that where a lot has two or more of its parts classified in different zones, then the provisions for each zone shall apply to each part.**
 - To permit a Secondary Dwelling (Additional Residential Unit) within 500 metre (m) of an open waste disposal site, whereas Section 6.25(1) states that no building or structure erected and used for human habitation shall be located closer than 500 m (1640 ft) from any area zoned for and containing a licensed waste disposal site, from 500 m to 165 m.**
 - To permit a Secondary Dwelling (Additional Residential Unit) in the Rural Area and ancillary to an existing detached dwelling, where as Section 8.16(2) states that a Secondary Dwelling Unit is only permitted in a settlement area and must be contained within the same building as its principal dwelling unit.**
 - To permit a Secondary Dwelling (Additional Residential Unit) that is over 40% of the gross floor area of its principal dwelling unit, whereas Section 8.16(5) states that a secondary dwelling located at or above grade must not be greater in size than an amount equal to 40% of the gross floor area of its principal dwelling unit, from 40% to 56%.**
- 2. That the Owner/Applicant obtain all required building permits and approvals for the Secondary Dwelling (Additional Residential Unit).**

3. That the Owner/Applicant demonstrate that the open landfill site located within 500 m of the proposed development will not have any negative impacts on the proposed Secondary Dwelling (Additional Residential Unit), in accordance with Policy 4.8.5.5 of the Municipality's Community Official Plan (COP) and subject to the approval of the Director of Roads and Public Works.
4. That the Owner/Applicant demonstrate to the Municipality that the existing/ proposed private services (water / septic) is appropriate for the proposed Secondary Dwelling (Additional Residential Unit), to the satisfaction of the Municipality and the Leeds, Grenville & Lanark District Health Unit.
5. That the Owner/Applicant register a covenant on the title of the property stating that the lot is adjacent to an agricultural area and active landfill site (waste management facility) and may therefore be subjected to noise, dust, odours and other nuisances associated with these activities.
6. That the Owner/Applicant confirm that there are no livestock facilities or manure storage facilities within 1 km to the proposed Secondary Dwelling (Additional Residential Unit), or otherwise provide Minimum Distance Separation (MDS) calculations to the Municipality.

PURPOSE AND EFFECT

The applicant is requesting relief from the provisions of Sections 3.2.4, 6.25(1), 8.16(2) and 8.16(5) of Zoning By-Law #11-83 to permit a Secondary Dwelling Unit over an existing garage that:

- will be subject to the Agricultural (A) Zone provisions and will be applied to the one lot;
 - is within 500 metres (m) of an open waste disposal site;
 - is in the Rural Area and detached from and ancillary to the primary (existing) dwelling unit; and
 - that is approximately 56% of the gross floor area of the primary (existing) dwelling unit.
- The subject property is partially zoned Rural (RU) and Agriculture (A).

The proposed Secondary Dwelling Unit would be located above an existing garage and within the Agriculture (A) Zone. The existing house is 325.2 sqm (3500 sq.ft) and the existing garage is 225.9 sqm (2432 sq.ft). The proposed Secondary Dwelling Unit would be approximately 183.6 sqm (1976 sq.ft), as a "loft" over the existing garage. The detailed plans are found in Schedule A to this Staff Report.

The Secondary Dwelling / Additional Residential Unit is currently under construction and subject to building permit approval. Recent *Planning Act* changes now permit Secondary Dwellings (Additional Residential Units) as ancillary to various dwelling types, including detached dwellings. *Planning Act* provisions now permit an Additional Residential Unit wherever a detached dwelling is permitted, whether that unit is contained within the same building as the primary dwelling or as ancillary to the primary dwelling.

Zoning By-Law #11-83 currently does not reflect recent Planning Act changes and will be updated accordingly in the near future.

The Minor Variance requests are outlined below.

Table 1 – Requested Relief from Zoning By-law #11-83

Section	Zoning Provision	By-law Requirement	Requested
3.2.4	More Than One Zone on a Lot	<i>Where a lot has two or more of its parts classified in different zones, then the provisions for each zone shall apply to each part as if said part was a separate lot</i>	The proponent is requesting that the provisions of one zone be applied to the one lot. The proposed Second Dwelling (Additional Residential Unit) is proposed on the portion of the land that is zoned Agricultural (A) and will therefore be subject to the zone provisions of that zone.
6.25(1)	Setbacks from Waste Disposal Areas (WD) Zone	<i>No building or structure erected and used for human habitation shall be located closer than 500 m (1640 ft) from any area zoned for and containing a licensed waste disposal site either within or without the limits of the Corporation.</i>	The proponent is proposing the creation of a new dwelling unit within the 500 metre (m) setback buffer, at approximately 165 m measured from the property line of the waste disposal site.
8.16(2)	Secondary Dwelling Units	<i>A secondary dwelling unit is permitted in any detached, semi-detached or duplex dwelling, in any zone within a settlement area that permits any one or more of these dwelling types provided:</i> <i>(b) it is not a standalone, principal unit capable of being severed;</i> <i>(d) it only exists along with, and must be contained within the same building as, its principal dwelling unit.</i>	The proponent is proposing a Secondary Dwelling Unit in the Rural Area over an existing garage that would be ancillary to a detached dwelling and therefore separate and not contained within the same building as its principal (existing) dwelling unit.
8.16(5)	Secondary Dwelling Units	<i>(5) If located at or above grade, the secondary dwelling unit must not be greater in size than an amount equal to 40% of the gross floor area of its principal dwelling unit. If located in a basement, it may occupy the whole of the basement.</i>	The proponent is proposing a Secondary Dwelling Unit above an existing garage that would technically exceed the 40% of the gross floor area of the principal dwelling unit, at approximately 56%.

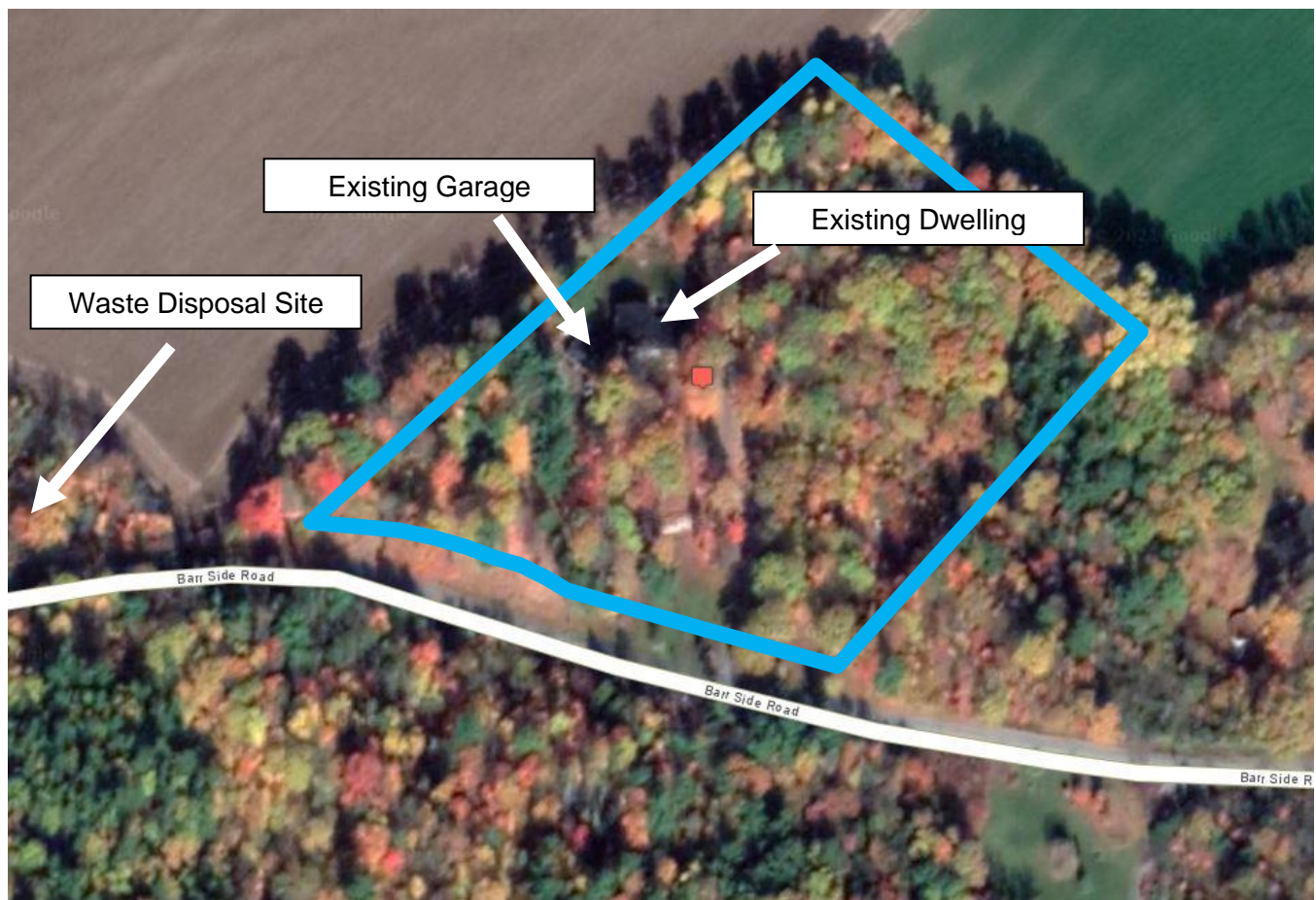
DESCRIPTION OF SUBJECT LANDS

The subject property is located within Pakenham Ward, west of the intersection of Waba Road and Barr Side Road. The entire subject property is approximately 21,777 m² (5.38 ac) in size with a frontage of ±160.3 m (524.9ft) along Barr Side Road (See **Figure 1**). The subject property consists of a single detached dwelling and an existing garage. There are extensive tree plantings (wooded area) that provide substantial screening from the road.

Site Photos are contained in Schedule B to this Planning Report.

The surrounding area consists of mostly agricultural lands, rural residential properties and the open municipal waste disposal site (Pakenham recycling Depot) located at 580 Barr Side Road, Pakenham.

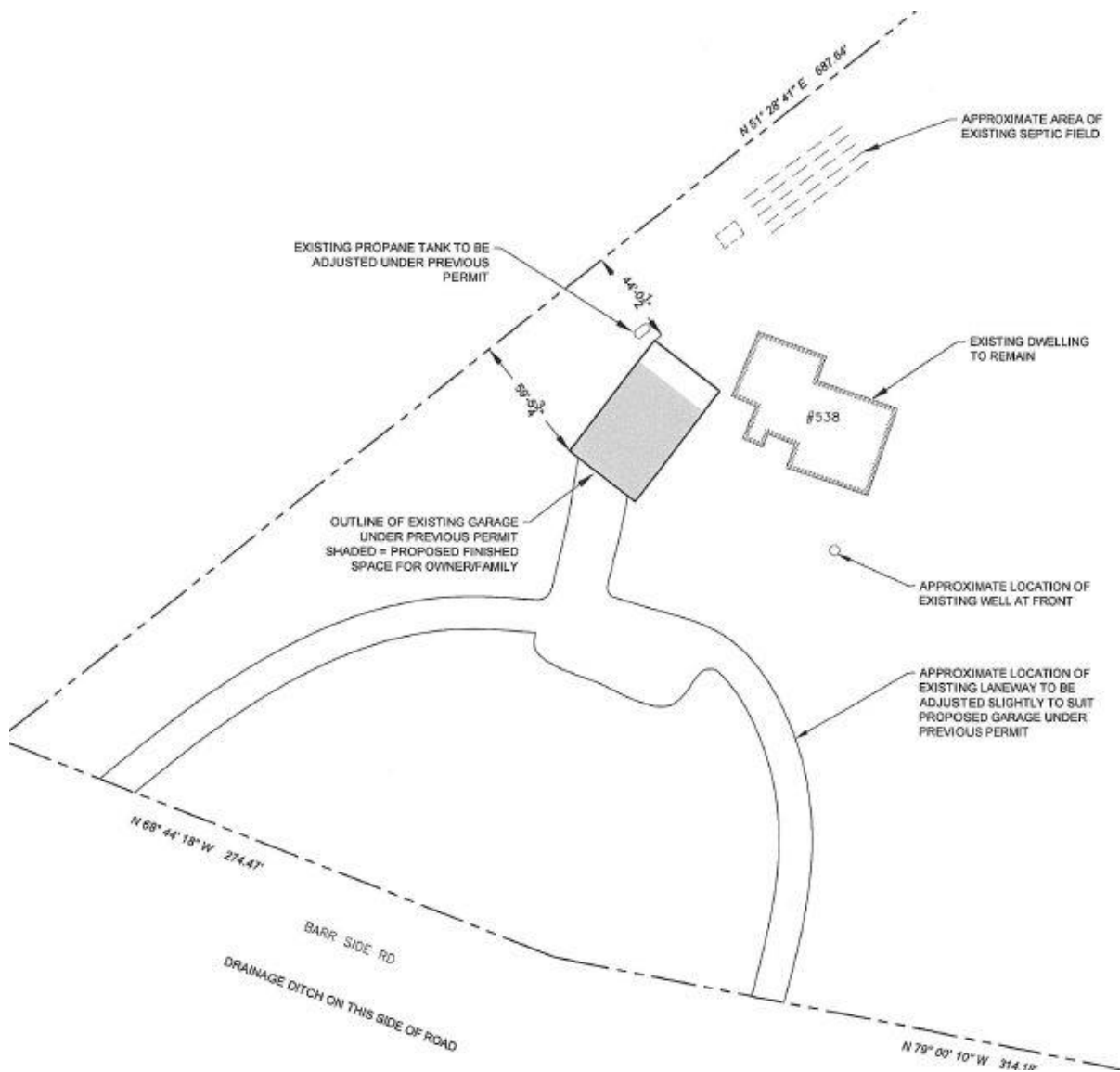
Figure 1 – Aerial Photo of Subject Property



SERVICING & INFRASTRUCTURE

The subject property is presently serviced by private water and private septic. The Secondary Dwelling / Additional Residential Unit is proposed above an existing garage and proposes to have its own septic system. The Secondary Dwelling / Additional Residential Unit will share the existing water well with primary dwelling. An existing driveway access and existing septic field are shown on Figure 2 below.

Figure 2 – Location of existing services, buildings and driveways on the Subject Property



The Leeds, Grenville & Lanark District Health Unit is the approval authority for the addition of private services. The Owner/Applicant will have to provide to the Municipality with evidence that the proposed private septic system and shared well services will have the capacity to support the addition of the Secondary Dwelling (Additional Residential Unit).

The parking area provided is suitable for the addition of the proposed Secondary Dwelling (Additional Residential Unit). The municipal parking and infrastructure demands would not change as a result of the application.

COMMENTS FROM CIRCULATION OF THE APPLICATION

COMMENTS FROM INTERNAL CIRCULATION

Comments received based on the circulation of this application have been summarized below:

CAO: None received.

CBO: No objection. The Owner/Applicant will have to demonstrate that the proposed servicing is adequate.

Fire Chief: None received.

Director of Roads and Public Works: The only real concern is if we have additional drawdown concerns. There is no evidence of environmental impact from the landfill in that area. The health unit approves the septic and will need to be contacted.

The Owner/Applicant will have to demonstrate that the proposed servicing is adequate and that there are no negative impacts from proximity to the nearby landfill site.

Recreation Coordinator: No comments or concerns/

COMMENTS FROM EXTERNAL AGENCIES

None received.

COMMENTS FROM THE PUBLIC

None received.

EVALUATION

PLANNING ACT CHANGES RELATED TO ADDITIONAL RESIDENTIAL UNITS

The Ontario Planning Act prescribes matters of Provincial Interest and establishes the ground rules for land use planning in Ontario which includes policies, regulations and procedures related to Official Plans (Part III) and the passing of By-Laws (Part V).

The *Planning Act* was recently amended as a result of Bill 108 - *More Homes, More Choice Act*, 2019, which further amended the second unit framework in subsection 16(3) of the *Planning Act* with new provisions for "Additional Residential Units". Bill 108 received Royal Assent in the Ontario Legislature on June 6th, 2019 and the enabling regulations were proclaimed in to force on September 3, 2019.

The recent regulatory changes made to the *Planning Act* that authorize the use of Additional Residential Units offer Municipalities an additional tool to help develop a range of housing options in their communities, with an emphasis on affordability.

Encouraging Additional Residential Units is important because they:

- (1) provide homeowners with alternative means of earning additional income to help meet the costs of home ownership;
- (2) support changes in demographics through housing options for immediate and extended families; and
- (3) maximize densities to support and enhance local businesses, labour markets, and the efficient use of infrastructure.

Subsection 16(3) of Part III (Official Plans) of the Planning Act provides the policies for additional residential units:

- (3) *An official plan shall contain policies that authorize the use of additional residential units by authorizing,*
 - (a) *the use of **two residential units** in a detached house, semi-detached house or rowhouse; and*
 - (b) *the use of **a residential unit** in a building or structure ancillary to a detached house, semi-detached house or rowhouse.* 2019, c. 9, Sched. 12, s. 2 (1).

In accordance with the above, Ontario's *Planning Act* permits an additional residential in any building that is ancillary to a detached dwelling. This means that an additional residential unit is permitted as an ancillary use wherever a detached dwelling is permitted, regardless of where the property is located (rural area vs settlement area).

The Minor Variance applications to permit a Secondary Dwelling (Additional Residential Unit) is therefore consistent with the regulations of the *Planning Act*.

The *Planning Act* does not specify whether or not additional residential units in ancillary buildings or structures need to be on the same or separate services as the primary dwelling unit. The Owner/Applicant will need to demonstrate that the proposed servicing is adequate.v

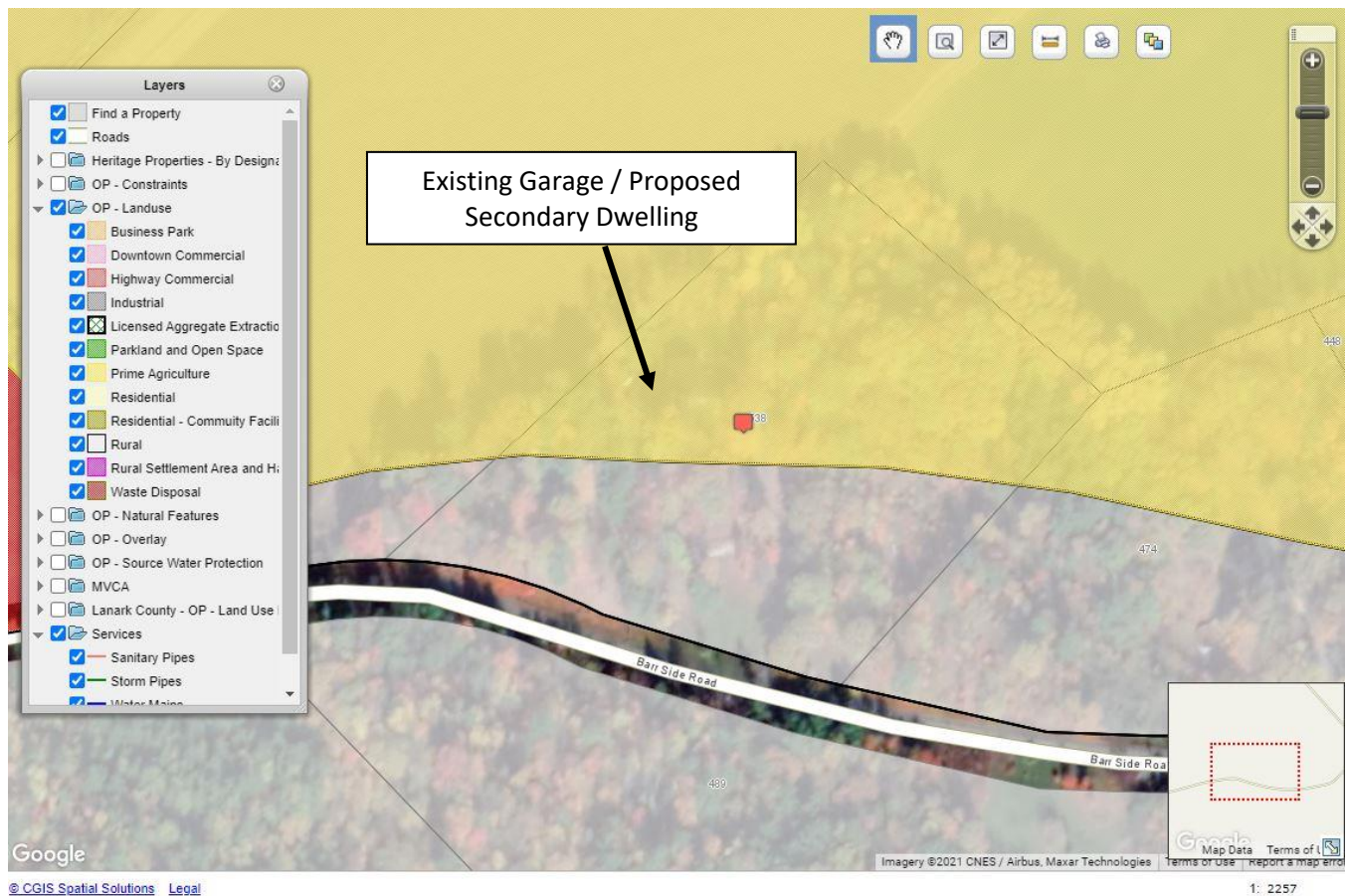
FOUR TESTS

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. In properly evaluating such requests, the Committee needs to be satisfied that the proposal meets the four (4) tests set out in the *Planning Act*.

Staff comments concerning the application of the four (4) tests to this Minor Variance request are as follows:

1. Does the proposal maintain the intent of the Official Plan?

The subject property is designated 'Agriculture' and 'Rural' as per the Municipality's Community Official Plan (COP),. The proposed Secondary Dwelling / Additional Residential Unit is located within the portion of the subject property designated "Agriculture" as shown on **Figure 3** below. As such, Agricultural policies are most relevant to this Minor Variance Application.



The intent of the Agricultural designation is to promote the Municipality's diverse agricultural industry and to preserve the supply of agricultural land.

The following provides an analysis of the proposed variances against the relevant policies of the Municipality's COP:

Section 3.2.2 Permitted Uses (Agricultural Designation)

On lands designated as "Agricultural", permitted uses shall include:

viii. non-farm residential dwellings and accessory uses, including garden suites (Section 3.6.13 of the Plan), **Second Dwelling Units (Section 3.6.9)**, home-based businesses (Section 3.6.11 of the Plan), group homes (Section 3.6.12 of the Plan) and bed and breakfast establishments (Section 3.6.10 of the Plan), as defined in the Residential section of this Plan.

As per Section 3.2.2, a Second Dwelling Unit is permitted in the "Agricultural" land use designation provided that the proposed development meets the policy requirements of Section 3.6.9 (see below).

3.2.3 General Policies (Agricultural Designation)

1. The establishment of new buildings and structures or the expansion or change of use of existing structures within the Agricultural designation shall be subject to the appropriate Minimum Distance Separation (MDS) calculation as developed by the Ontario Ministry of Agriculture and Food and as amended from time to time.

In accordance with the above, the proposed Secondary Dwelling (Additional Residential Unit) is subject to Minimum Distance Separation (MDS) calculation. The applicant will need to demonstrate that MDS compliance is being achieved through the development proposal.

2. The establishment of new non-farm buildings and structures on lands adjacent to the Agricultural designation shall maintain a setback of 150 metres from the boundary of the Agricultural designation. The creation of new lots adjacent to the Agricultural designation shall ensure that there is an appropriate building envelope outside of the 150 metre setback. Where development is on an existing lot of record and the 150 metre setback cannot be achieved, development may take place within the 150 metre setback subject to the approval of the Committee of Adjustment. Such development proposals shall be assessed in terms of availability of natural vegetative screening, level and type of agricultural activity taking place on the abutting lands, characteristics of surrounding agricultural activities, existing and/or emerging agricultural trends and the likelihood for negative impact. The Committee of Adjustment may impose a condition on the decision including the registration of a covenant on the title of the property stating that the lot is adjacent to an agricultural area and may therefore be subjected to noise, dust, odours and other nuisances associated with agricultural activities.

The proposed Secondary Dwelling (Additional Residential Unit) is within the Agricultural designation. In accordance with the above noted policy, registration of a covenant on the title of the property is being recommended as a condition to the approval of this Minor Variance Application. Demonstration of MDS compliance is being required to address the above noted policy.

3.2.5 Residential Development

Residential development within the Agricultural designation shall be subject to the following policies:

- iii. a permitted second dwelling may be a permanent dwelling or a temporary mobile home which may be removed once it is no longer needed;

The proposed Secondary Dwelling / Additional Residential Unit is permitted as a permanent dwelling in the Agricultural designation as per the above noted policy and is therefore appropriate for the future development of the subject property.

- iv. a permitted second dwelling shall not be allowed to be severed from the balance of the property; and, all residential dwellings shall be subject to the Minimum Distance Separation calculation.

The proposed Secondary Dwelling / Additional Residential Unit is subject to Minimum Distance Separation (MDS) policies and guidelines. There are no known livestock facilities or manure storage facilities within 500 metres (m) of the proposed residential dwelling. However, the applicant will be required to confirm that there are none found within 1km of the subject property in accordance with MDS guidelines and the above noted policy.

Section 3.6.9 Second Dwelling Units Policy

One second unit may be permitted within a single detached dwelling, semi-detached dwelling or duplex dwelling or in a building or structure ancillary to these housing types subject to the requirements of the Zoning By-law.

The Zoning By-law may provide for second unit regulations which allow for such units without an amendment to the Zoning By-law provided the following criteria are satisfied:

- i. only one second unit per property;
- ii. all requirements of the Zoning By-law are met, including adequate off-street parking, and minimum floor area for apartment units;
- iii. all building code and fire code requirements are addressed; and,
- iv. Secondary dwelling unit must connect to existing residential servicing.**

The Municipality's Community Official Plan (COP) permits Second Dwelling Units / Additional Residential Units in a building or structure ancillary to detached dwellings. The proposed secondary dwelling unit would be over an existing garage and ancillary to the existing primary dwelling.

While the COP contains policies that allow Secondary Dwellings (Additional Residential Units) as ancillary, Zoning By-Law #11-83 currently does not permit Secondary Dwelling (Additional Residential Unit) as either stand-alone or ancillary to the permitted detached dwelling. The Owner/Applicant therefore requires a Minor Variance to permit the proposed Secondary Dwelling Unit over the existing garage (ancillary to the existing primary dwelling).

The proposed Secondary Dwelling Unit will be connected to the existing private water (well) that is currently provided for the existing primary dwelling but will be on separate private septic. In accordance with the above noted policy, the Owner/ Applicant will need to demonstrate that the additional residential unit can be supported on a separate private septic system and the same private water (well) system as the existing primary dwelling.

Recent Planning Act changes support the move to permitting Additional Residential Dwellings and does not

Section 4.8.5 Waste Management

2. The Zoning By-law shall establish setbacks for development from the boundary of the closed waste disposal sites which are consistent with the influence areas established by the MOECP for the specific facilities.

Development setbacks from open waste disposal sites are provided in Section 6.25 of Zoning By-Law #11-83, in accordance with Policy 4.8.5.2 above. Provision 1 of Section 6.25 states:

- (1) *No building or structure erected and used for human habitation shall be located closer than 500 m (1640 ft) from any area zoned for and containing a licensed waste disposal site either within or without the limits of the Corporation.*

The Secondary Dwelling (Additional Residential Unit) is within 500 m from of the open waste disposal site, at approximately 165 m from the property line of the open waste disposal site. The Owner/Applicant is seeking a Minor Variance to address this area of non-compliance.

5. All land use proposals located within 500 metres of the perimeter of a fill area or wastewater treatment facility shall be supported by studies to determine the impact of the open or closed landfill site on the proposed development. Factors to be considered include but are not limited to; landfill generated gases, ground and surface water contamination by leachate, odour, litter, vehicular traffic, dust, noise, vectors and vermin and visual impact.

No studies have been provided to the Municipality that demonstrate the potential negative impacts. In accordance with Policy 4.8.5.5, the Owner/ Applicant will be required to provide a study that evaluates the impacts of the open landfill site on the proposed development, showing no negative impacts from proximity.

Variance 2 – Permitting a residential dwelling within 500 metres (m) of an open landfill site (Pakenham depot)

Section 4.8.5 permits land use proposals, including dwellings of any kind, within 500 metres of the perimeter of a landfill site provided that the proposed development is supported by a study that evaluates the impacts of the open landfill site, showing no negative impacts. The proposal therefore conforms to the Municipality's Community Official Plan (COP) provided that the Owner/Applicant provides such study/ evaluation.

Variance 3 – Permitting a secondary dwelling (Additional Residential Unit) in the Rural Area and ancillary to a permitted detached dwelling

The existing primary residential dwelling is permitted and the proposed Secondary Dwelling (Additional Residential Unit) is constructed over an existing garage and deemed ancillary to the existing primary dwelling. In accordance with Section 3.6.9 of the Municipality's Community Official Plan (COP), the proposed development is therefore permitted within an ancillary building or structure.

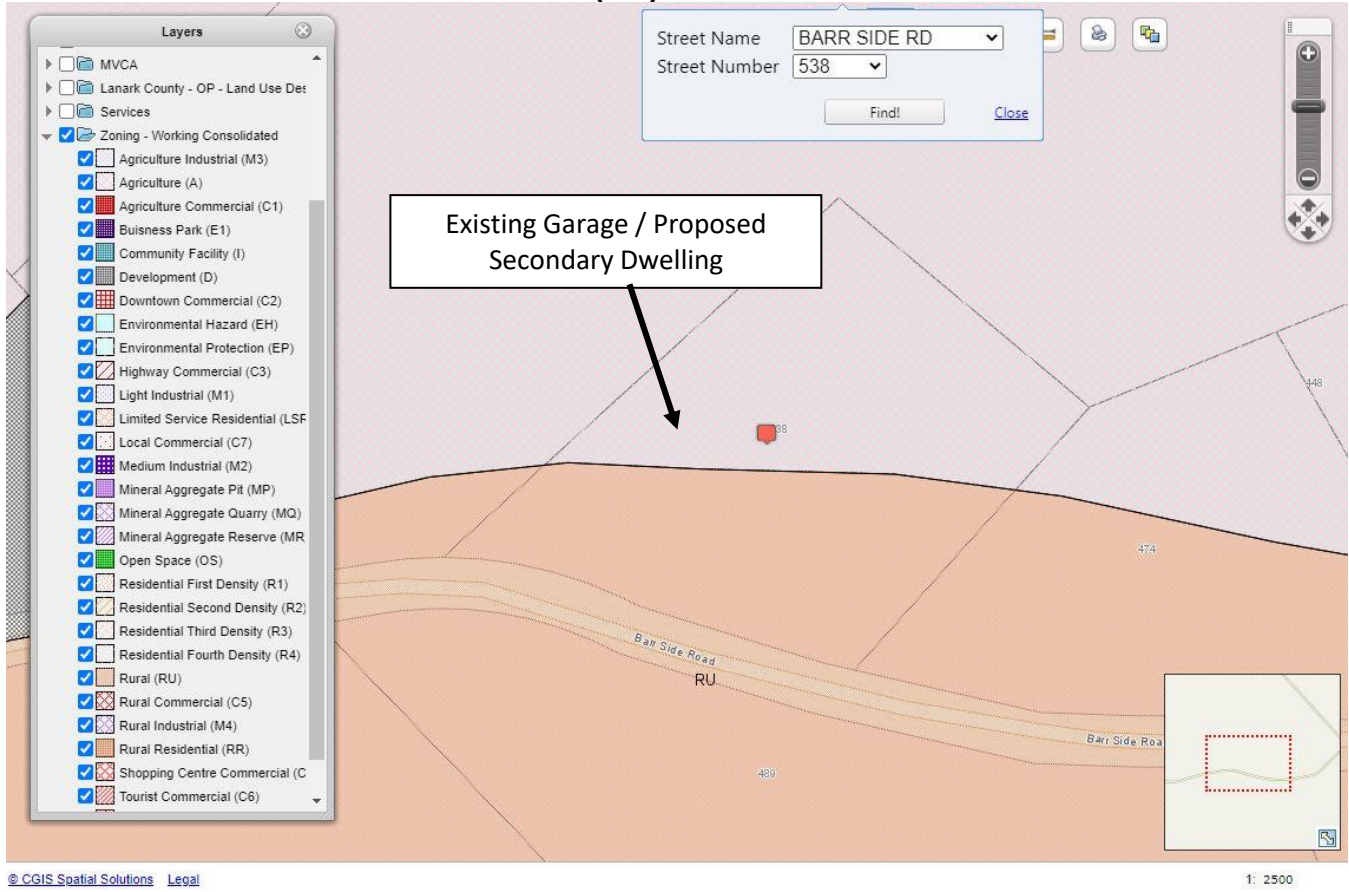
A Variance to Zoning By-Law #11-83 is required to permit a Secondary Dwelling (Additional Residential Unit) within the Agricultural land use designation even though it is permitted by the COP.

Staff are recommending a few conditions to ensure that the proposed development conforms to all applicable COP policies discussed above. The Owner/Applicant will need to demonstrate that servicing is adequate; that MDS compliance is being achieved; and that the Owner/Applicant ensures that future landowners understand the potential impacts of nearby Agricultural uses, given the property's location within the Agricultural designation and adjacent to an active landfill site.

2. Does the proposal maintain the intent of the Zoning By-law?

The subject property is zoned "Agricultural (A)" and "Rural (RU)" as per Comprehensive Zoning By-law #11-83. The proposed development would be within the portion of the subject property zoned "Agricultural (A)", as shown on **Figure 4** below.

Figure 4 – Aerial image showing proximate boundaries of Agricultural (A) and Rural (RU) Zones



As per Section 11.1 of Zoning By-Law #11-83, the 'A' Zone permits mostly farm-related residential and non-residential uses.

Sections 3.2.4, 6.25(1), 8.16(2) and 8.16(5) of Zoning By-Law #11-83 are being varied to permit a Secondary Dwelling Unit over an existing garage and therefore need to be evaluated.

Variance 1 – Applying the Agricultural (A) Zone provisions to the one lot

The Owner/Applicant is seeking relief from Section 3.2.4 which states the following:

Section 3.2.4 More Than One Zone on a Lot

Where a lot has two or more of its parts classified in different zones, then the provisions for each zone shall apply to each part as if said part was a separate lot, except that the lot area requirement for a permitted use in an Agricultural zone may include any part of that lot that may be zoned Environmental Protection.

The proposed development would be located on the portion of the lands that is zoned 'Agricultural' ('A'). It is staff's opinion that the 'A' zone provisions should be applied to the entire lot for the purposes of this Secondary Dwelling (Additional Residential Unit).

Variance 2 – Permitting a residential dwelling within 500 metres (m) of an open landfill site (Pakenham depot)

A Variance is required to permit a Secondary Dwelling (Additional Residential Unit) within 500 metres (m) of an open landfill site, from 500 m to 165 m (from the nearest property line of the landfill site).

Section 6.25 states the following:

- (1) No building or structure erected and used for human habitation shall be located closer than 500 m (1640 ft) from any area zoned for and containing a licensed waste disposal site either within or without the limits of the Corporation.*

While the existing dwelling and garage are considered legal non-conforming and legal non-complying respectively the addition of a Secondary Dwelling (Additional Residential Unit) is not, as the proposal would result in a new dwelling (human habitation) where it never previously existed.

While the proposed reduction in separation distance may appear to be significant, the request for Variance is considered a minor departure given that the existing dwelling is already located within this setback and there are no anticipated adverse impacts from the proximity to the waste (recycling) site. However, the Owner/Applicant will be required to confirm that there are no adverse impacts from the waste disposal site on the proposed development.

The proposal therefore conforms to the general intent of Zoning By-Law #11-83.

Variance 3 – Permitting a secondary dwelling (Additional Residential Unit) in the Rural Area and ancillary to a permitted detached dwelling

A Variance is required to permit a Secondary Dwelling (Additional Residential Unit) as ancillary to a permitted detached dwelling. The current provisions don't reflect recent *Planning Act* changes or the Community Official Plan, as discussed earlier.

According to Section 11.1(a) detached dwellings are permitted within the 'A' Zone. In accordance with Section 8.16, Secondary Dwellings (Additional Residential Unit) are permitted wherever single detached dwellings are permitted in a Settlement Area.

Section 8.16 (Secondary Dwelling Units)

(2) A secondary dwelling unit is permitted in any detached, semi-detached or duplex dwelling, in any zone within a settlement area that permits any one or more of these dwelling types provided:

(a) it does not change the streetscape character along the road on which it is located;

(b) it is not a standalone, principal unit capable of being severed;

(c) it must be located on the same lot as its principal dwelling unit; and

(d) it only exists along with, and must be contained within the same building as, its principal dwelling unit.

The Owner/ Applicant is requesting relief from Section 8.16(2) of Zoning By-Law #11-83 to permit the proposed development in the Rural Area and as ancillary to the existing dwelling.

The Secondary Dwelling (Additional Residential Unit) is proposed over an existing garage structure that is ancillary to the existing primary dwelling and therefore does not comply with the provision above, which states that the Secondary Dwelling must be contained within the same building as its principal dwelling.

The proposed Secondary Dwelling (Additional Residential Unit) will not change the streetscape character along the road or propose any new visual impacts on the streetscape; will not be capable of being severed; and is located on the same lot as the principal dwelling unit. While the proposed Secondary Dwelling (Additional Residential Unit) is not currently permitted in the Rural area, new *Planning Act* regulations and OP policies permit in the rural area provided that a single detached dwelling is permitted. The Variance request is therefore minor.

Of note, Secondary Dwellings are not subject to the accessory provisions of Section 6.1:

(6) A secondary dwelling unit is not considered to be an accessory use and it is regulated by Section 8.16 of this By-law.

In accordance with the above, the maximum permitted height for the secondary dwelling unit is not prescribed under Section 6.1. The proposed secondary dwelling (Additional Residential Unit) is subject to the maximum building height for a non-farm residential use, as provided under Section 11.2 of Zoning By-Law #11-83. As per Section 11.2, the maximum building height of a detached dwelling is 11 metres (m). The proposed Secondary Dwelling (Additional Residential Dwelling) would extend the height to approximately 7.4 m (24 ft), which is well below the permitted maximum height.

The Secondary Dwelling (Additional Residential Dwelling) is proposed over an existing garage, which is considered accessory and subject to the provisions of Section 6.1. The existing garage is considered legal non-complying. The proposed Secondary Dwelling (Additional Residential Dwelling) would be, at a minimum, set back approximately 13.4 m (44 ft) from the nearest lot line, which provides sufficient distance from the abutting property.

The proposed Secondary Dwelling (Additional Residential Unit) conforms with all other provisions of Section 8.16, with the exception of Section 8.16(5). Therefore, the proposal conforms to the general intent of Zoning By-Law #11-83.

Variance 4 – Permitting a secondary dwelling (Additional Residential Unit) over 40% of the gross floor area of the principal dwelling unit.

(5) If located at or above grade, the secondary dwelling unit must not be greater in size than an amount equal to 40% of the gross floor area of its principal dwelling unit. If located in a basement, it may occupy the whole of the basement.

The proposed Secondary Dwelling (Additional Residential Unit) does not comply with the above noted provision. The applicant is requesting relief from this provision of the Zoning By-Law to permit an increase in the permitted size of the Secondary Dwelling, from 40% to 56%.

The requested variance is a minor departure from the size requirement. The intention of Section 8.16(5) is really meant to prevent the development of a Secondary Dwelling that would dramatically alter the size and form of a building, which also contains the principal dwelling. Again, this provision does not reflect recent Planning Act changes, which do not restrict the size of an Additional Residential Unit.

The proposed Secondary Dwelling (Additional Residential Unit) will be separate from the principal dwelling and will therefore not lead to any alterations to the building containing the existing primary dwelling. In other words, since the proposed Secondary Dwelling (Additional Residential Unit) will be separate and ancillary to the primary dwelling, the gross floor area of the proposed development is of less concern.

Nevertheless, a Variance is required to increase the permitted size of the Secondary Dwelling (Additional Residential Unit), from 40% to 56%.

The proposed Secondary Dwelling (Additional Residential Unit) complies with all other provisions provided under Section 8.16, and therefore conforms to the general intent of Zoning By-Law #11-83.

3. Is the proposal desirable for the appropriate development of the lands in question?

The proposal would permit a Secondary Dwelling (Additional Residential Unit) as ancillary to the permitted and existing primary dwelling. The current zoning provisions for Secondary Dwellings do not reflect recent *Planning Act* changes, as previously discussed. Zoning By-Law #11-83 will likely be updated in the near future to modify the current zoning provisions.

The proposed development is desirable for the appropriate development of the subject property since the proposal makes use of an existing garage and therefore represents a logical form of development on-site.

The proposed height is permitted by the zoning and the existing garage is located more than 13 m from the nearest property line, thereby providing substantial buffer from the adjacent property. There are extensive tree plantings (wooded areas) that provide substantial screening from the road, which means there will not be any added visual impacts. The existing garage is located at a significant distance from the front lot line, which means that the streetscape will not be impacted.

The proposal will also provide a form of housing that is supported by the relevant policies, including the *Planning Act* and the Agricultural land use designation.

The proposed development would only be located marginally closer to the open landfill site than the existing primary dwelling. The proposal would be compatible with character of the site and the surrounding area.

To further demonstrate the appropriateness of the development proposal, the Owner/Applicant will be responsible for:

- obtaining all required building permits and approvals
- providing evidence that there will be no impacts from the adjacent open landfill site on the proposed development
- demonstrating servicing capacity for the proposed development including all necessary approvals from the Lanark District Health Unit
- registering a covenant on the title of the property stating that the lands are adjacent to an agricultural area
- demonstrating MDS compliance.

4. Is the proposal minor?

The subject lands are surrounded primarily by other rural residential uses and the requests discussed herein are a minor departure from provisions of Zoning By-Law #11-83.

The Variance requests related to the Secondary Dwelling (Additional Residential Unit) are only a formality, as currently the Zoning By-Law does not conform to the applicable COP policies and Planning Act regulations, which permit Secondary Dwelling (Additional Residential Unit) as ancillary to a permitted primary dwelling. While the proposed Secondary Dwelling (Additional Residential Unit) is not permitted in the Rural area, new *Planning Act* regulations and OP policies permit in the rural area provided that a single detached dwelling is permitted. The Variance request is therefore minor.

Also, the proposal would establish a Secondary Dwelling (Additional Residential Unit) marginally closer to the active landfill site than the existing primary dwelling. Analysis of the proposal has concluded that the proposal is unlikely to present adverse impacts on the adjacent properties or visual impacts on the streetscape. As such, Staff consider the qualitative value of the requested reliefs to be minor in nature.

CONCLUSION

Overall, Staff supports the Minor Variance application. The variances would allow the owners to maximize the use and enjoyment of their property with no foreseeable impacts to any other stakeholders.

Therefore, Staff believe that Minor Variance Application A-02-21 meets the four (4) tests for evaluating a Minor Variance as established under the *Planning Act*. Planning Staff therefore recommend that the Minor Variance be granted, provided the Committee is satisfied that any issues raised at the public hearing do not require additional Staff evaluation and comment, the submission of additional information, or the application of conditions other than as follows:

- 1. That the following requested Minor Variances are approved in accordance with the submitted drawings provided in Schedule A:**
 - **To apply the zoning provisions of the Agricultural (A) Zone to the one lot, whereas Section 3.2.4 provides that where a lot has two or more of its parts classified in different zones, then the provisions for each zone shall apply to each part.**

- To permit a Secondary Dwelling (Additional Residential Unit) within 500 metre (m) of an open waste disposal site, whereas Section 6.25(1) states that no building or structure erected and used for human habitation shall be located closer than 500 m (1640 ft) from any area zoned for and containing a licensed waste disposal site, from 500 m to 165 m.
 - To permit a Secondary Dwelling (Additional Residential Unit) in the Rural Area and ancillary to an existing detached dwelling, where as Section 8.16(2) states that a Secondary Dwelling Unit is only permitted in a settlement area and must be contained within the same building as its principal dwelling unit.
 - To permit a Secondary Dwelling (Additional Residential Unit) that is over 40% of the gross floor area of its principal dwelling unit, whereas Section 8.16(5) states that a secondary dwelling located at or above grade must not be greater in size than an amount equal to 40% of the gross floor area of its principal dwelling unit, from 40% to 56%.
2. That the Owner/Applicant obtain all required building permits and approvals for the Secondary Dwelling (Additional Residential Unit).
 3. That the Owner/Applicant demonstrate that the open landfill site located within 500 m of the proposed development will not have any negative impacts on the proposed Secondary Dwelling (Additional Residential Unit), in accordance with Policy 4.8.5.5 of the Municipality's Community Official Plan (COP) and subject to the approval of the Director of Roads and Public Works.
 4. That the Owner/Applicant demonstrate to the Municipality that the existing/ proposed private services (water / septic) is appropriate for the proposed Secondary Dwelling (Additional Residential Unit), to the satisfaction of the Municipality and the Leeds, Grenville & Lanark District Health Unit.
 5. That the Owner/Applicant register a covenant on the title of the property stating that the lot is adjacent to an agricultural area and active landfill site (waste management facility) and may therefore be subjected to noise, dust, odours and other nuisances associated with these activities.
 6. That the Owner/Applicant confirm that there are no livestock facilities or manure storage facilities within 1 km to the proposed Secondary Dwelling (Additional Residential Unit), or otherwise provide Minimum Distance Separation (MDS) calculations to the Municipality.

All of which is respectfully submitted by,

Reviewed by,



Eric Forhan, MScPI
Planning Consultant



Marc Rivet MCIP RPP
Acting Director of Planning (Lead Planning
Consultant)

ATTACHMENTS:


SCHEDULE A – Site Plan Sketch, Elevations & Floor Plans

SCHEDULE B – Site Photos

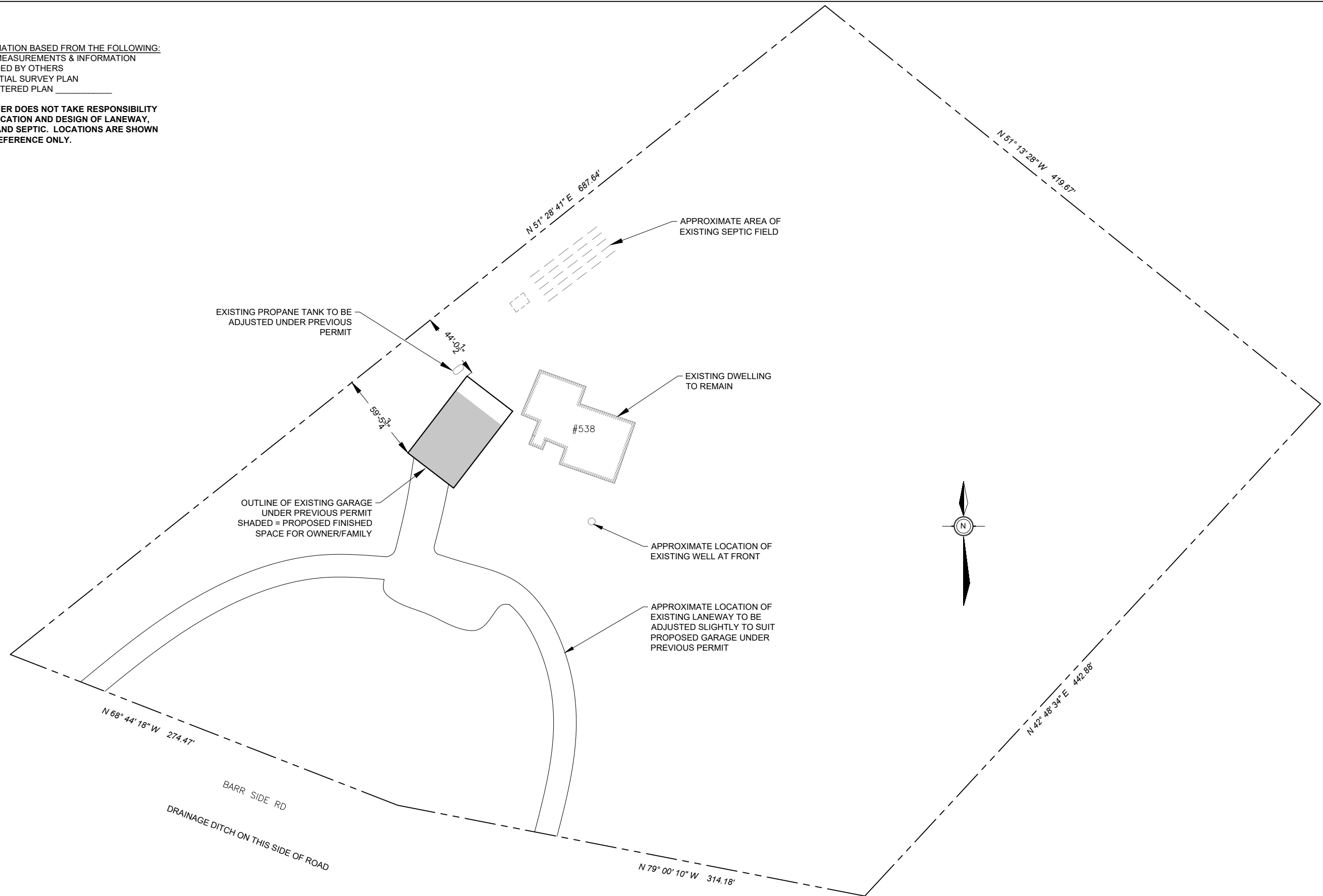
Schedule A – Site Plan, Elevations & Floor Plans

GENERAL NOTES (WHERE APPLICABLE)

<p><u>GENERAL NOTES</u></p> <ul style="list-style-type: none">- MATERIALS, SYSTEMS, APPLICATIONS AND CONSTRUCTION PRACTICES SHALL CONFORM TO THE ONTARIO BUILDING CODE (LATEST EDITION), RELATED STANDARDS AND MUNICIPAL BY-LAWS- AUTHORITY HAVING JURISDICTION SHALL BE CONSULTED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR MATERIAL ALTERATION.- DIMENSIONS ARE MEASURED FROM STUD TO STUD, EDGE OF FOUNDATION OR TO C/L OF STRUCTURAL MEMBER, UNLESS OTHERWISE NOTED- SOIL CONSULTANT TO REVIEW AND VERIFY SOIL CONDITIONS BEFORE POURING FOOTINGS- OBSERVE ALL FEDERAL, PROVINCIAL AND MUNICIPAL SAFETY MEASURES ON SITE- DO NOT SCALE DRAWINGS- CONTRACTOR TO VERIFY DIMENSIONS AND REPORT ANY ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO CONSTRUCTION AND HAVE DESIGNER RECTIFY THE ERROR OR OMISSION PRIOR TO CONSTRUCTION- CONTRACTOR TO VERIFY ALL DOOR AND WINDOW ROUGH OPENINGS PRIOR TO FRAMING ANY OPENINGS- FINISHES AND MINOR DETAILS AS PER OWNERS SPECIFICATIONS- FOLLOW ALL PRODUCT SPECIFICATIONS AND GUIDELINES FOR INSTALLATION AND MAINTENANCE- ANY PROPOSED CONSTRUCTION WITHIN THIS SET OF DRAWINGS THAT FALLS OUTSIDE OF THE APPLICATION LIMITATIONS OF PART 9 OF OBC, SHALL BE DESIGNED IN ACCORDANCE WITH PART 4 BY A PROFESSIONAL ENGINEER	<p><u>WOOD-FRAME CONSTRUCTION (PREVIOUS PERMIT)</u></p> <ul style="list-style-type: none">- ALL LUMBER SHALL BE GRADED, SPF NO 2 OR BETTER WITH A MAXIMUM MOISTURE CONTENT OF 19%- ALL LVL TO BE GRADE 2.0 E OR BETTER, ALL NORDIC LAM TO BE 1.9 E OR BETTER- MAXIMUM DEFLECTION OF STRUCTURAL MEMBERS SHALL CONFORM TO TABLE 9.4.3.1.- LUMBER SHALL BE PRESSURE-TREATED WHERE VERTICAL CLEARANCE IS LESS THAN 6" ABOVE GROUND (INCLUDING LUMBER IN CONTACT WITH CONCRETE ADJACENT TO GROUND UNLESS PROTECTED BY 6mil POLY OR TYPE S ROLL ROOFING)- NAILING SHALL CONFORM TO TABLE 9.23.3.4.- COLUMNS SHALL BE SECURELY FASTENED TO THE SUPPORTED MEMBER- WHERE METAL JOISTS HANGERS ARE USED, ENSURE THE PROPER NAILS AND NUMBER OF NAILS ARE USED AND THE HANGERS ARE INSTALLED AS PER MANUFACTURES SPECIFICATIONS- ALL FRAMED WALLS TO HAVE A MINIMUM 2x4 SILL PLATE AND TOP PLATE; LOAD BEARING WALLS TO BE FRAMED WITH TWO TOP PLATES UNLESS OTHERWISE PERMITTED BY CODE- INTERIOR WALLS AND GARAGE EXTERIOR WALLS SHALL BE 2x4 STUDS @ 16" OR 24" O/C UNLESS OTHERWISE SPECIFIED- ALL CONCEALED SPACES TO BE FIRE STOPPED BETWEEN FLOORS, CEILING, ROOFS AND AT STAIRS- HEADER JOISTS AROUND FLOOR OPENINGS SHALL BE DOUBLED WHEN THE LENGTH OF THE HEADER JOIST EXCEEDS 1200mm (3'-11") TO A MAXIMUM 3.2m (10'-6")- TRIMMER JOISTS AROUND FLOOR OPENINGS SHALL BE DOUBLED WHEN THE LENGTH OF THE HEADER JOIST EXCEED 800mm (2'-7") TO A MAXIMUM OF 2m (6'-6")- NON-LOADBEARING WALLS PARALLEL TO FLOOR JOISTS BELOW SHALL BE SUPPORTED ON JOISTS OR BLOCKING BETWEEN THE JOISTS- POINT LOADS SHALL BE CONTINUOUSLY SUPPORTED DOWN TO FOUNDATION LEVEL- PROVIDE SOLID BLOCKING IN HEADER SPACE AT FOUNDATION WALLS FOR POINT LOADS ABOVE- MINIMUM 1½" BEARING FOR JOISTS AND MINIMUM 3½" BEARING FOR BEAMS- UNLESS OTHERWISE NOTED ALL LINTELS ARE 2-2"x10" WITH 2-2"x4" OR 2-2"x6" ON EITHER SIDE- METAL FLASHING, LINTELS, POSTS AND BEAMS TO BE PRIMED & PAINTED TO RESIST CORROSION- MAXIMUM LOAD OF 36kN SHALL BE IMPOSED ON ADJUSTABLE STEEL COLUMNS CONFORMING TO CAN/CGS-7.2 <p><u>SMOKE ALARMS</u></p> <ul style="list-style-type: none">- CONFORM TO CAN/ULC-S531- SHALL HAVE A VISUAL SIGNALING COMPONENT CONFORMING TO NFPA 72 (18.5.3.), BE INTEGRATED OR INTERCONNECTED/SYNCHRONIZED WITH BATTERY BACKUP- INSTALLED ON ALL FLOOR LEVELS, IN EACH BEDROOM AND BETWEEN THE BEDROOM AND THE REST OF THE STOREY (HALLWAY)- INSTALLED AS PER CAN/ULC-S553- SHALL BE INTERCONNECTED ON A PERMANENT ELECTRICAL CIRCUIT WITH NO DISCONNECT SWITCH <p><u>CARBON MONOXIDE ALARMS</u></p> <ul style="list-style-type: none">- CONFORM TO CAN/CSA-6.19 OR UL 2034- INSTALL ADJACENT TO EACH SLEEPING AREA IN ALL BUILDINGS THAT CONTAIN A RESIDENTIAL OCCUPANCY WITH A FUEL-BURNING APPLIANCE OR STORAGE GARAGE- INSTALL IN A SERVICE ROOM- SHALL BE INTERCONNECTED ON A PERMANENT ELECTRICAL CIRCUIT WITH NO DISCONNECT SWITCH	<p><u>STAIRS & BALCONIES (INCLUDING DECKS)</u></p> <ul style="list-style-type: none">- HANDRAILS TO COMPLY WITH SECTION 9.8 AND SB7 OF THE ONTARIO BUILDING CODE (LATEST EDITION)- MAXIMUM STAIR RISE 200mm (7⅞") <i>NOTE: PUBLIC STAIRS MAX 180mm (7")</i>- MINIMUM STAIR RUN 210mm (8¼") PLUS 25mm (1") NOSING <i>NOTE: PUBLIC STAIRS MIN 280mm 11"</i>- MINIMUM STAIR HEADROOM 1950mm (6'-5") <i>NOTE: PUBLIC STAIRS MIN 2050mm (6'-9")</i>- MINIMUM STAIR WIDTH 915mm (3'-0")- VERTICAL HEIGHT BETWEEN ANY LANDING SHALL NOT EXCEED 3.7m (12'-1")- RISERS SHALL HAVE A UNIFORM HEIGHT WITH A TOLERANCE NOT EXCEEDING 5mm (⅛"); BETWEEN ADJACENT TREADS OR LANDINGS AND BETWEEN TALLEST AND SHORTEST RISERS- EXTERIOR WOOD FRAMED STAIRS TO BE PROTECTED BY FROST HEAVE WHEN ATTACHED TO A FROST PROTECTED STRUCTURE [EITHER AT THE BASE (GROUND) OR BY ALLOWING FOR FROST MOVEMENT AT THE ATTACHMENT TO THE STRUCTURE]- STAIR HANDRAIL HEIGHT 865mm-965mm (32"-38")- HANDRAILS REQUIRED WHERE THERE ARE MORE THAN 2 INTERIOR RISERS AND MORE THAN 3 EXTERIOR RISERS- TWO HANDRAILS ARE REQUIRED WHERE A STAIR IS 1100mm (3'-7") OR MORE IN WIDTH (EXCEPT SERVING ONLY ONE DWELLING UNIT)- AT LEAST ONE HANDRAIL SHALL BE CONTINUOUS EXCEPT AT DOORWAYS, LANDINGS AND NEWEL POSTS IN A CHANGE OF DIRECTION- EXTERIOR CONCRETE STAIRS WITH MORE THAN TWO RISERS/TREADS SHALL BE SUPPORTED ON MINIMUM 150mm (6") THICK FOUNDATION OR BE CANTILEVERED TO FOUNDATION WALLS AT LEAST 200mm (8") THICK- STAIR MANUFACTURE TO PROVIDE SHOP DRAWINGS & DETAILS OF STAIRS, RAILINGS AND GUARDS PRIOR TO CONSTRUCTION. <p><u>GUARDS</u></p> <ul style="list-style-type: none">- GUARDS TO COMPLY WITH SECTION 9.8 AND SB7 OF THE ONTARIO BUILDING CODE (LATEST EDITION)- GUARDS ARE REQUIRED WHEN THE ADJACENT WALKING SURFACE IS; MORE THAN 600mm (24"), MORE THAN TWO INTERIOR STAIRS HIGH OR A RAMP 400mm (16") HIGH- MINIMUM HEIGHT FOR GUARDS SHALL BE; 920mm (36"), 1070mm (42") AT LANDINGS & WHERE ADJACENT WALKING SURFACE IS MORE THAN 1800mm (5'-11")- FOR EXTERIOR STAIRS AND LANDINGS MORE THAN 10m (32'), GUARDS SHALL BE A MINIMUM 1500mm (5') HIGH- GUARDS SHALL BE DESIGNED TO PREVENT CLIMBING EXCEPT AS OTHERWISE PERMITTED BY CODE- PROTECTION OF WINDOWS AS PER 9.8.8.1. (5) TO (9) <p><u>HEATING & VENTILATION</u></p> <ul style="list-style-type: none">- AS PER PART 6, SUBSECTION 9.32 AND 9.33 (BY OTHERS) <p><u>ELECTRICAL</u></p> <ul style="list-style-type: none">- AS PER SUBSECTION 9.34 AND THE ELECTRICAL SAFETY ACT (BY OTHERS) <p><u>ATTIC ACCESS</u> (WITHOUT OCCUPANCY OR APPLIANCES)</p> <ul style="list-style-type: none">- ACCESS: 20"x28" FOR SINGLE FAMILY DWELLING (22"x36" OTHERWISE)- ACCESS REQUIRED FOR SPACE 24" OR MORE IN A 100 sqft AREA WITH NO DIMENSION LESS THAN 3'	<p><u>FIRE PROTECTION IN REQUIRED FIRE SEPARATIONS</u></p> <ul style="list-style-type: none">- ALL MECHANICAL AND ELECTRICAL EQUIPMENT THAT PENETRATES A FIRE SEPARATION SHALL BE TIGHTLY FITTED OR FIRE STOPPED- ALL PENETRATIONS SHALL BE NON-COMBUSTIBLE EXCEPT AS PERMITTED BY 9.10.9.6. AND 9.10.9.7. <p>EX:</p> <ul style="list-style-type: none">• COMBUSTIBLE PIPING (NOT IN A VERTICAL SHAFT) THAT PENETRATES A FIRE RATED ASSEMBLY SHALL BE SEALED BY A FIRE STOP HAVING AN F RATING NOT LESS THAN THE REQUIRED RATING (INCLUDING CENTRAL VAC SYSTEMS) <p><u>FIRE BLOCKS</u></p> <ul style="list-style-type: none">- SHALL BE INSTALLED IN ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES AS PER 9.10.16.1. & 9.10.16.2.- FIRE BLOCKING MATERIALS SHALL BE INSTALLED TO PREVENT THE PASSAGE OF FIRE AN REMAIN IN PLACE FOR 15min (AS PER CAN/ULC-S101)- FIRE BLOCKING MATERIALS (NOT SUBJECTED TO CAN/ULC-S101) MAY BE:<ul style="list-style-type: none">12.7 mm GYPSUM BOARD0.38 mm THICK SHEET STEEL38 mm THICK SOLID LUMBER2 LAYERS OF 19mm LUMBER WITH JOINTS STAGGERED12.5 mm PLYWOOD, OSB OR WAFERBOARD WITH JOINTS CONTINUOUSLY SUPPORTED- THE EFFECTIVENESS OF A REQUIRED FIRE BLOCK SHALL BE MAINTAINED AT ANY PENETRATIONS FROM PIPES, DUCTS OR OTHER ELEMENTS <p><u>FLAME SPREAD RATINGS</u></p> <ul style="list-style-type: none">- RATINGS AS PER 9.10.17 <p><u>HEATING & VENTILATION</u></p> <ul style="list-style-type: none">- AS PER PART 6, SUBSECTION 9.32 AND 9.33 <p><u>ELECTRICAL</u></p> <ul style="list-style-type: none">- AS PER SUBSECTION 9.34 AND THE ELECTRICAL SAFETY ACT <p><u>PLENUM REQUIREMENTS</u></p> <ul style="list-style-type: none">- FOR LOW CAPACITY SYSTEMS OF AIR DUCTS 6.2.4.10 6.2.4.3. 6.2.3.18 6.2.4.3. 6.2.4.8. <p>PT = PRESSURE TREATED AA = ATTIC ACCESS WOD = WATER ON DEMAND HRV = HEAT RECOVERY VENTILATOR HEF = HIGH EFFICIENCY FURNACE FD = FLOOR DRAIN EP = ELECTRICAL PANEL DW = DISHWASHER F = FRIDGE M = MICROWAVE W/D = CLOTHES WASHER & DRYER (STACKED) LT = LAUNDRY TUB (OR SINK/COUNTER)</p>
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<div></div> <div>TM Draft By Design PO Box 330 Braeside, ON 613-492-1492 tmdraftbydesign@gmail.com</div>	Professional Seal	<div>Professional Seal</div> <div>The undersigned has reviewed and takes responsibility for the design activities as defined by the Ontario Building Code and has the Qualifications and meets the requirements as set out in the Ontario Building Code. These drawings are the property of the designer. Any duplicates not intended for this project are not permitted unless written permission is given separately by the undersigned.</div>	QUALIFICATION INFORMATION	Project Information	Project Start	January 2021	Sheet Title		
			TARA MAY-BROTTON NameBCIN		26706BCIN	COVER PAGE			
			Signature			Last Saved	January 25, 2021	Scale	
			REGISTRATION INFORMATION			Revisions		DO NOT SCALE DWGS	
			TM DRAFT BY DESIGN Firm NameBCIN		43358BCIN	NO. DESCRIPTIONDATE		Sheet	A0.0

**DESIGNER DOES NOT TAKE RESPONSIBILITY
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TARA MAY-BROTTON	26706
Name	BCIN

Signature _____

TM DRAFT BY DESIGN	43358
Firm Name	BCIN

RENOVATE APARTMENT/UNIT
ABOVE GARAGE
PUDDINGTON RESIDENCE
538 BARR SIDE RD
PAKENHAM

Revisions		
NO.	DESCRIPTION	DATE
1	For Permit	Jan 25/21

Sheet **SP1** **2/7**



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QUALIFICATION INFORMATION

TARA MAY-BROTTON 26706
Name BCIN

Signature

REGISTRATION INFORMATION

TM DRAFT BY DESIGN 43358
Firm Name BCIN

Project Information

RENOVATE APARTMENT/UNIT
ABOVE GARAGE
PUDDINGTON RESIDENCE
538 BARR SIDE RD
PAKENHAM

Project Start January 2021

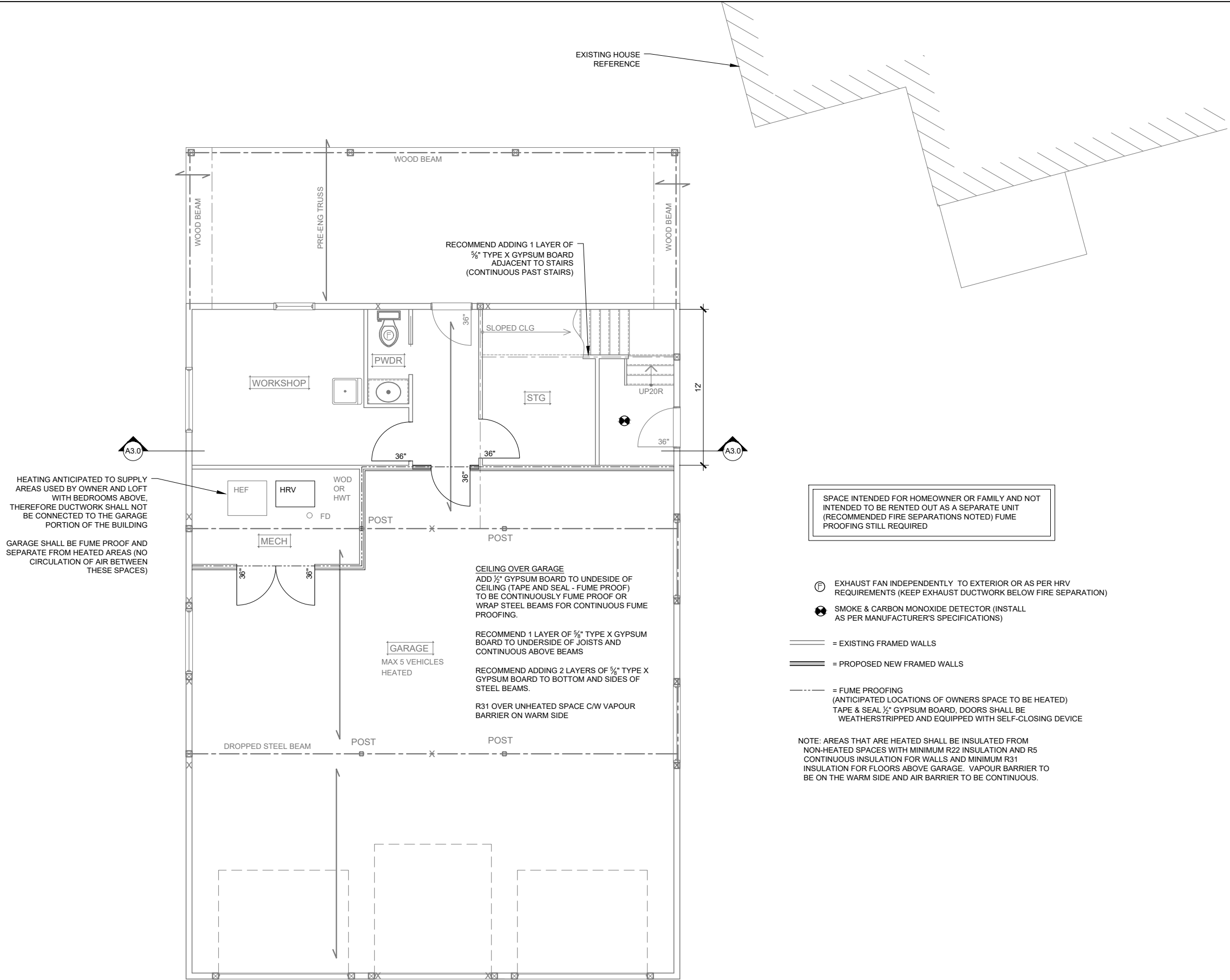
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Sheet Title
MAIN FLOOR PLAN

Scale
1/8" = 1'-0"

Sheet
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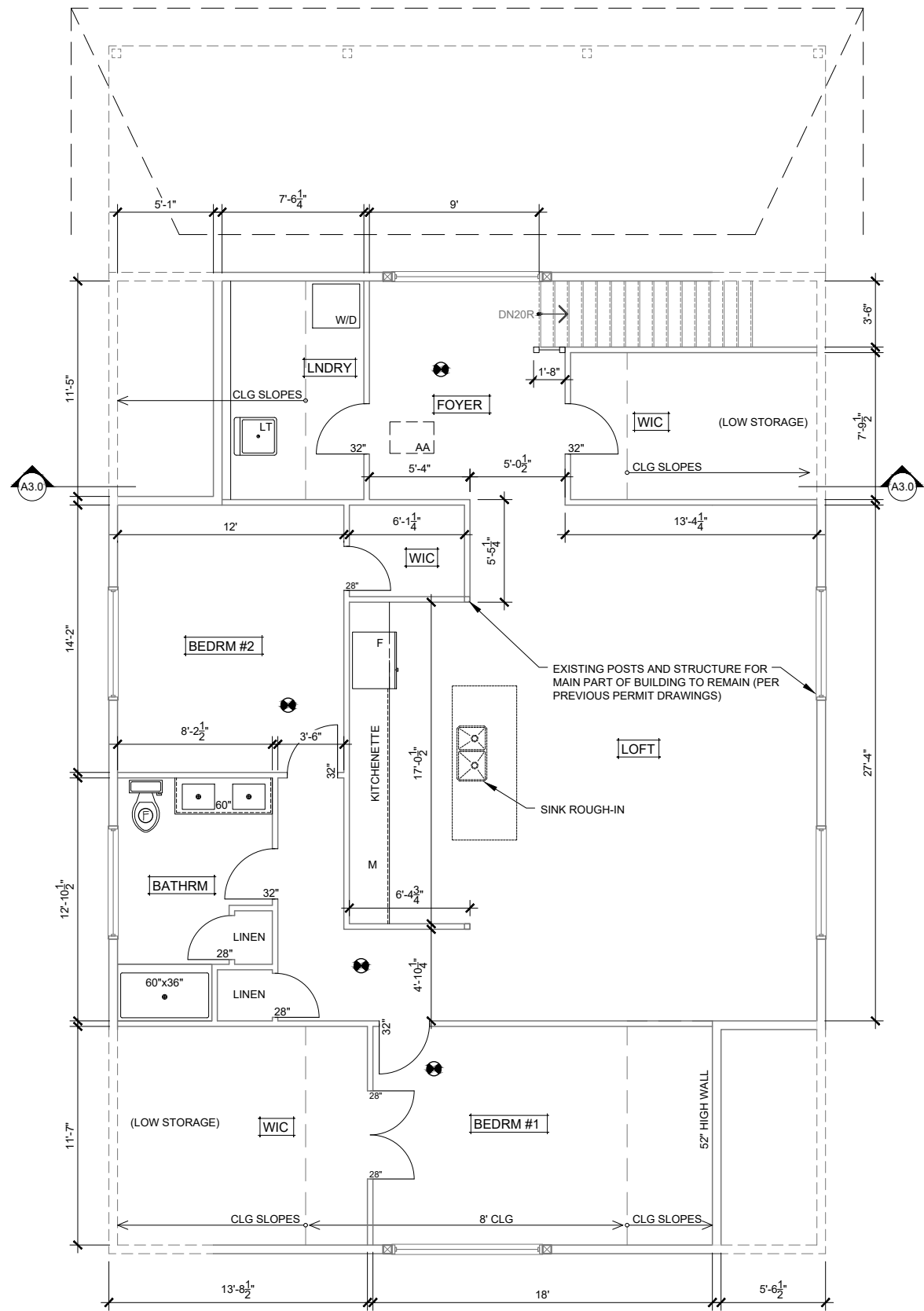
QUALIFICATION INFORMATION

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ONE WINDOW EGRESS REQUIREMENTS
- OPENABLE FROM INSIDE WITHOUT THE USE OF TOOLS OR SPECIAL KNOWLEDGE
- MINIMUM OPENABLE AREA OF 3.78sqft WITH NO DIMENSION LESS THAN 15"
- MAINTAIN THE REQUIRED OPENING WITHOUT ADDITIONAL SUPPORT

FINAL LAYOUT OF MECHANICAL AS REQUIRED
(DESIGN BY OTHERS)

Ⓢ EXHAUST FAN INDEPENDENTLY TO EXTERIOR OR
AS PER HRV REQUIREMENTS

Ⓢ SMOKE & CARBON MONOXIDE DETECTOR (INSTALL
AS PER MANUFACTURER'S SPECIFICATIONS)

— = EXISTING FRAMED WALLS

SPACE INTENDED FOR HOMEOWNER OR FAMILY
AND NOT INTENDED TO BE RENTED OUT AS A
SEPARATE LIVING AREA

Project Information

RENOVATE APARTMENT/UNIT
ABOVE GARAGE
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538 BARR SIDE RD
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Revisions
NO. DESCRIPTION DATE
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Sheet Title
LOFT FLOOR PLAN

Scale
1/8" = 1'-0"

Sheet A1.1 4/7



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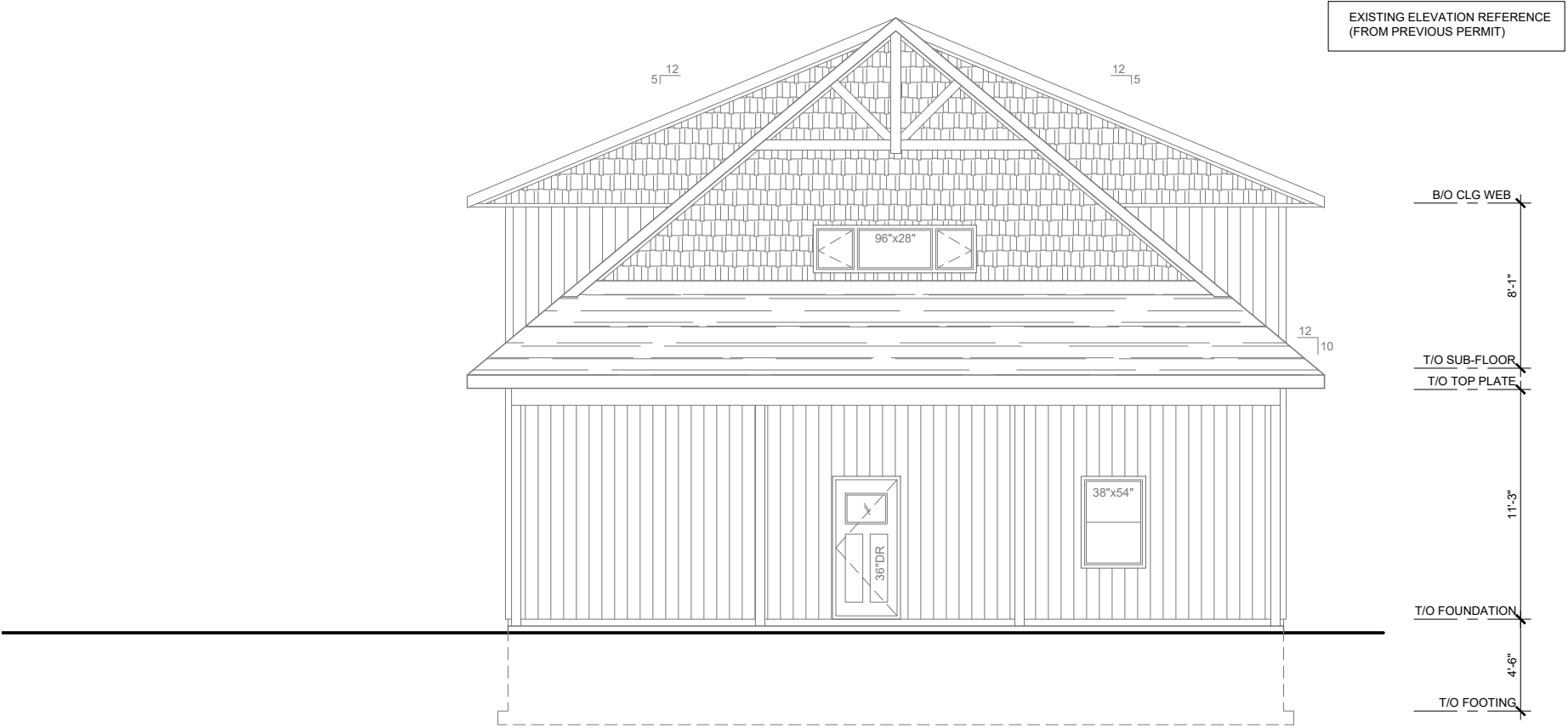
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INSTALL LIGHTING AT ENTRANCES



INSTALL LIGHTING AT ENTRANCES

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RENOVATE APARTMENT/UNIT
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Sheet Title

FRONT & REAR
ELEVATIONS

Scale

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Sheet

A2.0

5/7



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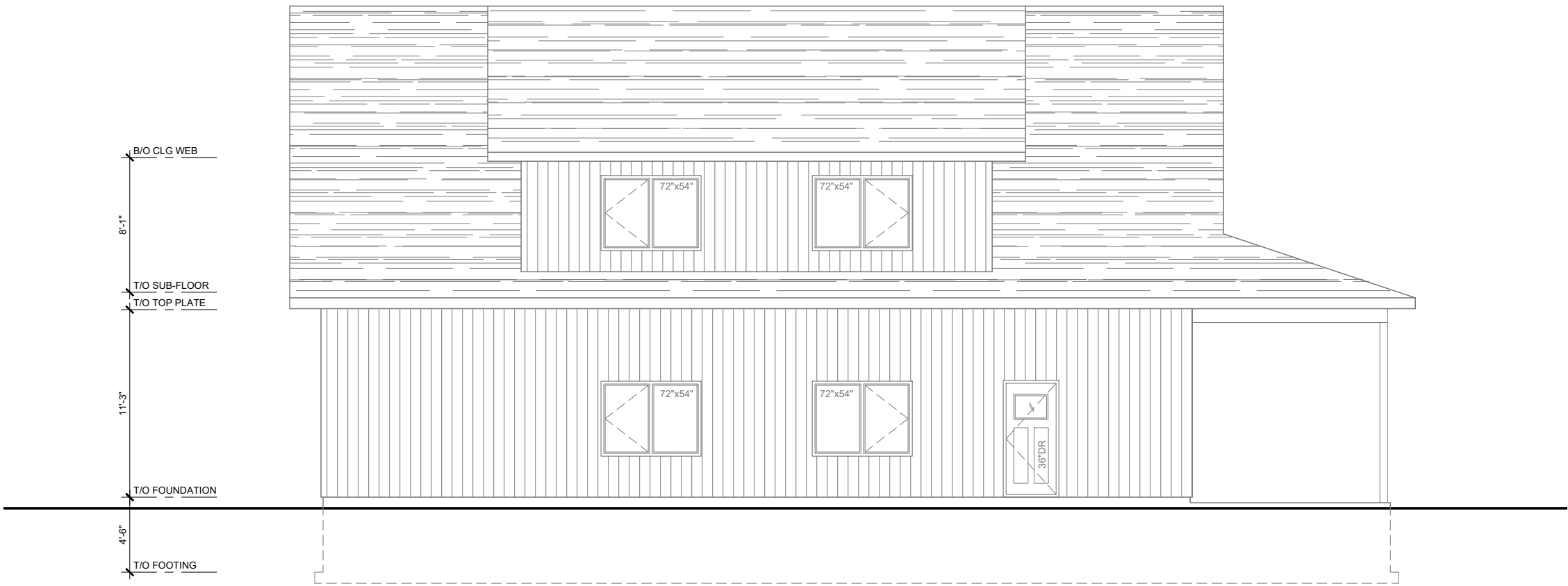
QUALIFICATION INFORMATION

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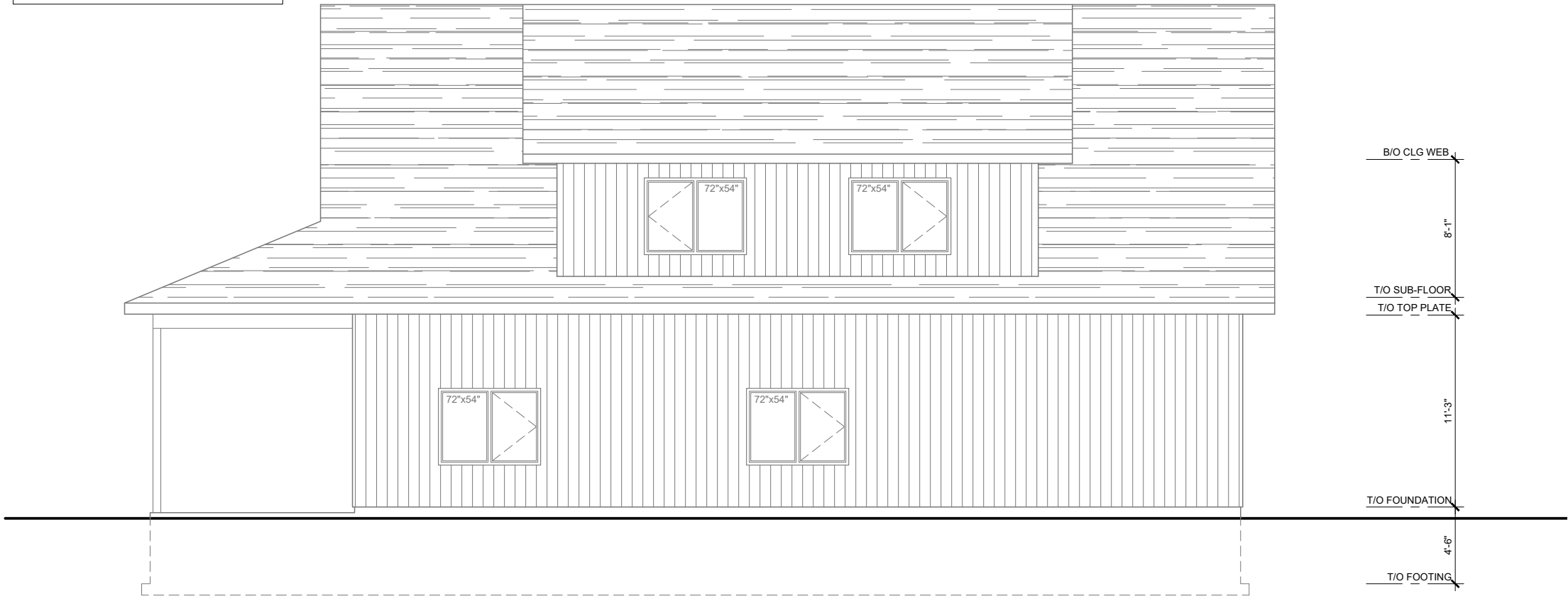
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INSTALL LIGHTING AT ENTRANCES

EXISTING ELEVATIONS SHOWN AS A REFERENCE
(FROM PREVIOUS PERMIT)



Project Information

RENOVATE APARTMENT/UNIT
ABOVE GARAGE
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NO.	DESCRIPTION	DATE
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Sheet Title
RIGHT & LEFT
ELEVATIONS

Scale
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Sheet
A2.1 6/7



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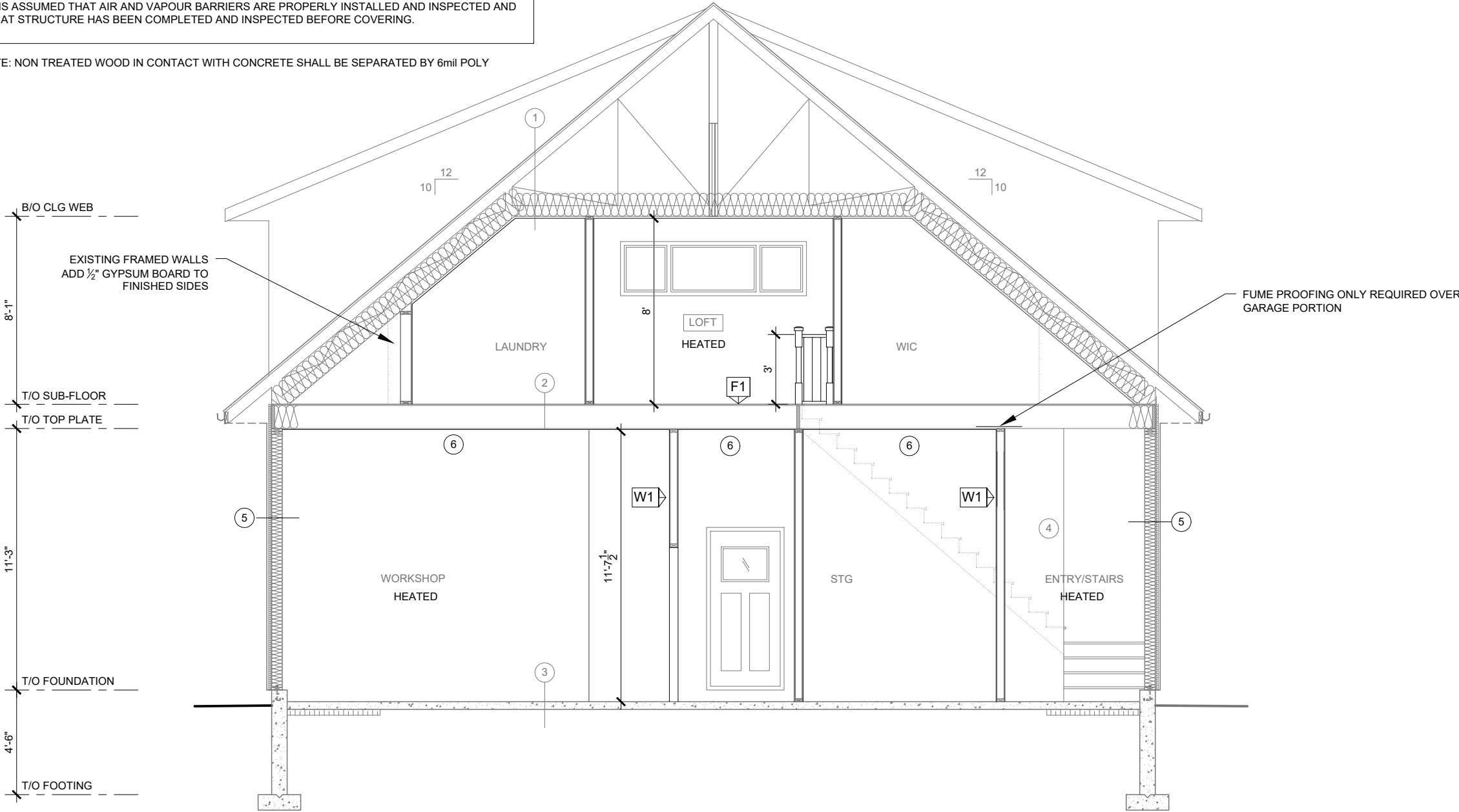
Sheet Title
BUILDING SECTION

Scale
3/16" = 1'-0"

Sheet
A3.0 7/7

IT IS ASSUMED THAT AIR AND VAPOUR BARRIERS ARE PROPERLY INSTALLED AND INSPECTED AND THAT STRUCTURE HAS BEEN COMPLETED AND INSPECTED BEFORE COVERING.

NOTE: NON TREATED WOOD IN CONTACT WITH CONCRETE SHALL BE SEPARATED BY 6mil POLY



- ① EXISTING ROOF ASSEMBLY TO BE FINISHED
- ② EXISTING FLOOR ASSEMBLY @ 16"O/C TO BE FINISHED
- ③ EXISTING GARAGE FLOOR (UNHEATED)
- ④ EXISTING STAIRS (BEYOND WALL):
UNDER PREVIOUS PERMIT
RECOMMEND ADDING 5/8" TYPE X G.B. CONTINUOUS BESIDE STAIRS
STAIRS TO BE FUME PROOF (SEE PLANS)

- ⑤ EXISTING EXTERIOR WALLS
UNDER PREVIOUS PERMIT; FINISH AS PER HOMEOWNER
- ⑥ OPTIONAL DROP CEILING
FRAMING FOR DUCTWORK MAY BE ADDED; SAME RULES APPLY
FOR FUME PROOFING IF OVER GARAGE PORTION (SEE PLANS)

--- = FUME PROOFING

- F1 EXISTING FLOOR FRAMING...
OVER GARAGE: TO BE FUME PROOFED, ADD 1/2" GYPSUM BOARD
(RECOMMEND 5/8" TYPE X GYPSUM BOARD), R31 INSULATION AND
VAPOUR BARRIER ON WARM SIDE.
- OVER HEATED SPACE: FINISH AS PER OWNER (RECOMMEND 5/8" TYPE X
GYPSUM BOARD)
- W1 EXISTING FRAMED WALLS TO BE FINISHED AS PER OWNER
SEE PLANS FOR WALL SEPARATING GARAGE AND FUME PROOFING

Schedule B – Site Photos

