



## Committee of Adjustment Meeting Agenda

April 15, 2025, 5:00 pm

Location: Essex Municipal Building, 33 Talbot Street South

Accessible formats or communication supports are available upon request. Please contact the Clerk’s Office at clerks@essex.ca or 519-776-7336 extension 1100 or 1101.

Pages

**1. Call to Order**

**2. Land Acknowledgement**

We acknowledge that this land is the traditional territory of the Three Fires Confederacy of First Nations (comprised of the Ojibway, the Odawa, and the Potawatomi Peoples), and of the Huron-Wendat Peoples. We value the significant historical and contemporary contributions of local and regional First Nations and all of the Original Peoples of Turtle Island who have been living and working on the land from time immemorial.

**3. Closed Meeting Report**

**3.1 March 18, 2025**

**4. Declarations of Conflict of Interest**

**5. Adoption of Published Agenda**

**5.1 Committee of Adjustment Meeting Agenda for April 15, 2025**

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** the published agenda for the April 15, 2025 Committee of Adjustment Meeting be adopted as presented / amended.

**6. Adoption of Minutes**

**6.1 Committee of Adjustment Minutes for February 19, 2025**

1

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** the minutes of the Committee of Adjustment meeting held February 19, 2025 be adopted as circulated.

**7. Reports from Administration/Applications**

7

**7.1 A-04-25 | 671 Ambassador Beach Road | Kathy Marie Pniewski, Trustee c/o Ronald Pniewski**

8

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** application A-04-25 be approved / denied with reasons or deferred.

**7.2 B-05-25 | 0 Bagot Street | Zacarias Braga**

12

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** application B-05-25 be approved / denied with reasons or deferred.

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** the presentation entitled Committee of Adjustment, April 15, 2025 Regular Meeting, presented by Administration, be received.

**8. Adjournment**

Moved by \_\_\_\_\_

Seconded by \_\_\_\_\_

**That** the meeting be adjourned at \_\_\_\_\_.

**9. Future Meetings**

Wednesday, May 21, 2025, at 5:00 p.m. in Council Chambers, 33 Talbot Street, South, Essex ON.



**The Corporation of the Town of Essex  
Committee of Adjustment Meeting Minutes**

February 19, 2025, 5:00 pm  
Location: Essex Municipal Building, 33 Talbot Street South

Present: Chair - Pocock, Phil  
Member - Baker, William  
Member - Lester, Dorene

Absent: Member - Child, Matthew  
Vice Chair - Sauve, Danny

Also Present: Ian Rawlings, Junior Planner  
Marsha Buchta, Recording Secretary

Accessible formats or communication supports are available upon request. Please contact the Clerk's Office at clerks@essex.ca or 519-776-7336 extension 1100 or 1101.

**1. Call to Order**

The Chair called the meeting to order at 5:00 p.m.

**2. Land Acknowledgement**

We acknowledge that this land is the traditional territory of the Three Fires Confederacy of First Nations (comprised of the Ojibway, the Odawa, and the Potawatomi Peoples), and of the Huron-Wendat Peoples. We value the significant historical and contemporary contributions of local and regional First Nations and all of the Original Peoples of Turtle Island who have been living and working on the land from time immemorial.

**3. Declarations of Conflict of Interest**

There were no declarations of conflict of interest noted at this time.

**4. Adoption of Published Agenda**

**4.1 Committee of Adjustment Meeting Agenda for February 19, 2025**

**COA25-02-10**

Moved By Dorene Lester  
Seconded By William Baker

**That** the published agenda for the February 19, 2025, Committee of Adjustment Meeting be adopted as presented.

**Carried**

**5. Adoption of Minutes**

**5.1 Committee of Adjustment Minutes for January 21, 2025**

**COA25-02-11**

Moved By Dorene Lester  
Seconded By William Baker

**That** the minutes of the Committee of Adjustment meeting held January 21, 2025, be adopted as circulated.

**Carried**

**6. Reports from Administration / Applications**

**6.1 B-03-25 | 7043 County Road 23 | Joseph Drouillard**

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 7043 County Road 23, former Colchester North (Ward 2). The applicants are proposing to sever a  $\pm 0.45$  ha (1.1 acre) parcel from the existing  $\pm 37$  ha (92 acres) agricultural lot to be added to the adjacent property identified as 7045 County Road 23. The retained agricultural lot is proposed to have an area of  $\pm 36.55$  ha (90.9 acres). The applicant is proposing this consent for the purposes of a lot addition.

Mr. Joseph Drouillard was present as a Delegate.

**COA25-02-12**

Moved By Dorene Lester  
Seconded By William Baker

**That** consent application B-03-25 be approved to sever a  $\pm 0.45$  ha parcel from the existing  $\pm 37$  ha agricultural lot to be added to the adjacent property identified as 7045 County Road 23 with the following conditions:

1. That at the time the conveyance is prepared for certification, a reference plan prepared by an Ontario Land Surveyor, which has been numbered, dated, signed and registered, be submitted to the satisfaction of the Town of Essex;
2. That the appropriate documents for the conveyance be prepared and suitable for registration. All copies shall have original signatures, and one digital copy will remain as a record with the Town;
3. That at the time the conveyance is presented for certification, a tax certificate from the Treasurer of the Town or evidence showing all taxes for the current year have been paid in full to the date of consent approval, as well as any and all arrears owing on the total parcel, shall be submitted to the Town;
4. That an apportionment of assessment pursuant to Section 65 of The Drainage Act, R.S.O. 1990, and amendments thereto, be provided to the satisfaction of the Drainage Superintendent for the Town of Essex, if deemed necessary by the Town;
5. That the severed parcel be consolidated with the lands known as 7045 County Road 23. In accordance with Subsection 3 of Section 50 of the Planning Act, the applicant shall submit to the Secretary-Treasurer satisfactory evidence that the transferee of the severed portion of the property and the owner of the abutting property are identical, together with an undertaking from the applicant's solicitor to consolidate the

severed portion and the abutting into one parcel. Within thirty days of the issuance of the certificate of consent to sever, the applicant shall provide evidence to the Secretary-Treasurer that an application to consolidate parcels has been filed with the Land Registry Office;

6. That, prior to the granting of this consent, the requested variance should be granted by the Committee of Adjustment to accommodate the reduction in minimum lot area for the retained and severed parcel;
7. That all of the above conditions be fulfilled on or before February 19, 2027, as per Section 53 (41) of the Planning Act, R.S.O. 1990.

**Reason for the Decision:**

The Application is in keeping with subsection 6.4 and 6.5 of the Town of Essex Official Plan respecting "Consents".

**Carried**

**6.2 A-03-25 | 7043 County Road 23 | Joseph Drouillard**

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 7043 County Road 23, former Colchester North (Ward 2). As a result of a severance for the purpose of a lot addition regarding the subject lands, the lot area for the retained parcel will be reduced from  $\pm 37$  ha (92 acres) to  $\pm 36.55$  ha (90.9 acres). Relief is therefore required from Section 13.1 b) ii) of the Zoning By-law which states: The minimum lot area for lots within Agricultural District 1.1 (A1.1) is 40 hectares (100 acres) or as existing.

**COA25-02-13**

Moved By Dorene Lester

Seconded By William Baker

**That** application A-03-25 be approved to reduce the retained parcel from  $\pm 37$  ha to  $\pm 36.55$  ha with the required relief from Section 13.1 b) ii) of the Zoning By-law which states: The minimum lot area for lots within Agricultural District 1.1 (A1.1) is 40 hectares (100 acres) or as existing.

**Reason for the Decision:**

1. The general intent of the Town of Essex Official Plan is maintained;
2. The general intent of the Zoning Bylaw is maintained;
3. The variance(s) is minor;
4. The variance(s) is desirable for the appropriate use of the land;
5. The variance is compatible with the established character of the neighborhood, traffic and parking patterns;
6. The variance deals with circumstances particular to the site and development.

**Carried**

**6.3 B-04-25 | 21 3rd Concession Road | Pollmar Holdings Limited c/o Larry Pollard  
Agent: Ashley Harmon**

A consent application has been received by the Town of Essex Committee of Adjustment for the lands located at 21 3<sup>rd</sup> Concession Road, Harrow (Ward 4). The applicants are proposing to sever a  $\pm$  2,771 square metre parcel from the existing  $\pm$  1.94 ha highway commercial lot. The retained lot is proposed to have an area of  $\pm$  1.66 ha. The applicant is proposing this consent for the creation of one (1) highway commercial lot.

Mr. Ian Rawlings, Junior Planner, provided an overview of application B-04-25 by way of presentation. The Planning Division recommended approval with the following conditions:

1. That at the time the conveyance is prepared for certification, a reference plan prepared by an Ontario Land Surveyor, which has been numbered, dated, signed and registered, be submitted to the satisfaction of the Town of Essex;
2. That the appropriate documents for the conveyance be prepared and suitable for registration. All copies shall have original signatures, and one digital copy will remain as a record with the Town;
3. That at the time the conveyance is presented for certification, a tax certificate from the Treasurer of the Town or evidence showing all taxes for the current year have been paid in full to the date of consent approval, as well as any and all arrears owing on the total parcel, shall be submitted to the Town;
4. That an apportionment of assessment pursuant to Section 65 of The Drainage Act, R.S.O. 1990, and amendments thereto, be provided to the satisfaction of the Drainage Superintendent for the Town of Essex, if deemed necessary by the Town;
5. That the applicant confirms the location of onsite services, and, if located on the severed lands, services be abandoned and relocated, or an easement be granted with respect to the applicable onsite services;
6. That the applicant provide a deposit in the amount of \$20,000.00, prior to the issuance of the consent certificate, to be returned at the discretion of the Chief Building Official.
7. That all of the above conditions be fulfilled on or before February 19, 2027, as per Section 53 (41) of the Planning Act, R.S.O. 1990.

Mr. Rawlings advised that there are two open building permits with respect to the subject property, as well as incomplete works required as a condition of an existing site plan control agreement. The \$20,000 deposit condition was suggested to ensure all deficiencies are closed out, without effecting the timelines of the severance.

Mr. Larry Pollard was present as a Delegate.

Mr. Bill Baker questioned conditions regarding servicing and the requirement for a deposit. Mr. Baker felt the deposit was outside of the scope of the application for consideration, deeming it punitive to the Applicant.

**COA25-02-14**

Moved By William Baker  
Seconded By Phil Pocock, Chair

**That** application B-04-25 be approved to create (1) highway commercial lot by severing a ± 2,771 square metre parcel from the existing ± 1.94 ha lot with the following conditions:

1. That at the time the conveyance is prepared for certification, a reference plan prepared by an Ontario Land Surveyor, which has been numbered, dated, signed and registered, be submitted to the satisfaction of the Town of Essex;
2. That the appropriate documents for the conveyance be prepared and suitable for registration. All copies shall have original signatures, and one digital copy will remain as a record with the Town;
3. That at the time the conveyance is presented for certification, a tax certificate from the Treasurer of the Town or evidence showing all taxes for the current year have been paid in full to the date of consent approval, as well as any and all arrears owing on the total parcel, shall be submitted to the Town;
4. That an apportionment of assessment pursuant to Section 65 of The Drainage Act, R.S.O. 1990, and amendments thereto, be provided to the satisfaction of the Drainage Superintendent for the Town of Essex, if deemed necessary by the Town;
5. That the applicant confirms the location of onsite services, and, if located on the severed lands, services be abandoned and relocated, or an easement be granted with respect to the applicable onsite services;
6. That all of the above conditions be fulfilled on or before February 19, 2027, as per Section 53 (41) of the Planning Act, R.S.O. 1990.

**Reason for Decision:**

The Application is in keeping with subsection 6.4 of the Town of Essex Official Plan respecting "Consents".

**Carried**

**COA25-02-15**

Moved By William Baker  
Seconded By Dorene Lester

**That** the presentation entitled Committee of Adjustment, February 19, 2025 Regular Meeting, presented by Administration, be received.

**Carried**

**7. Adjournment**

**COA25-02-16**

Moved By William Baker  
Seconded By Dorene Lester

**That** the meeting be adjourned at 5:43 p.m.

**Carried**

**8. Future Meetings**

Tuesday, March 18, 2025, in Council Chambers, 33 Talbot Street South, Essex ON.

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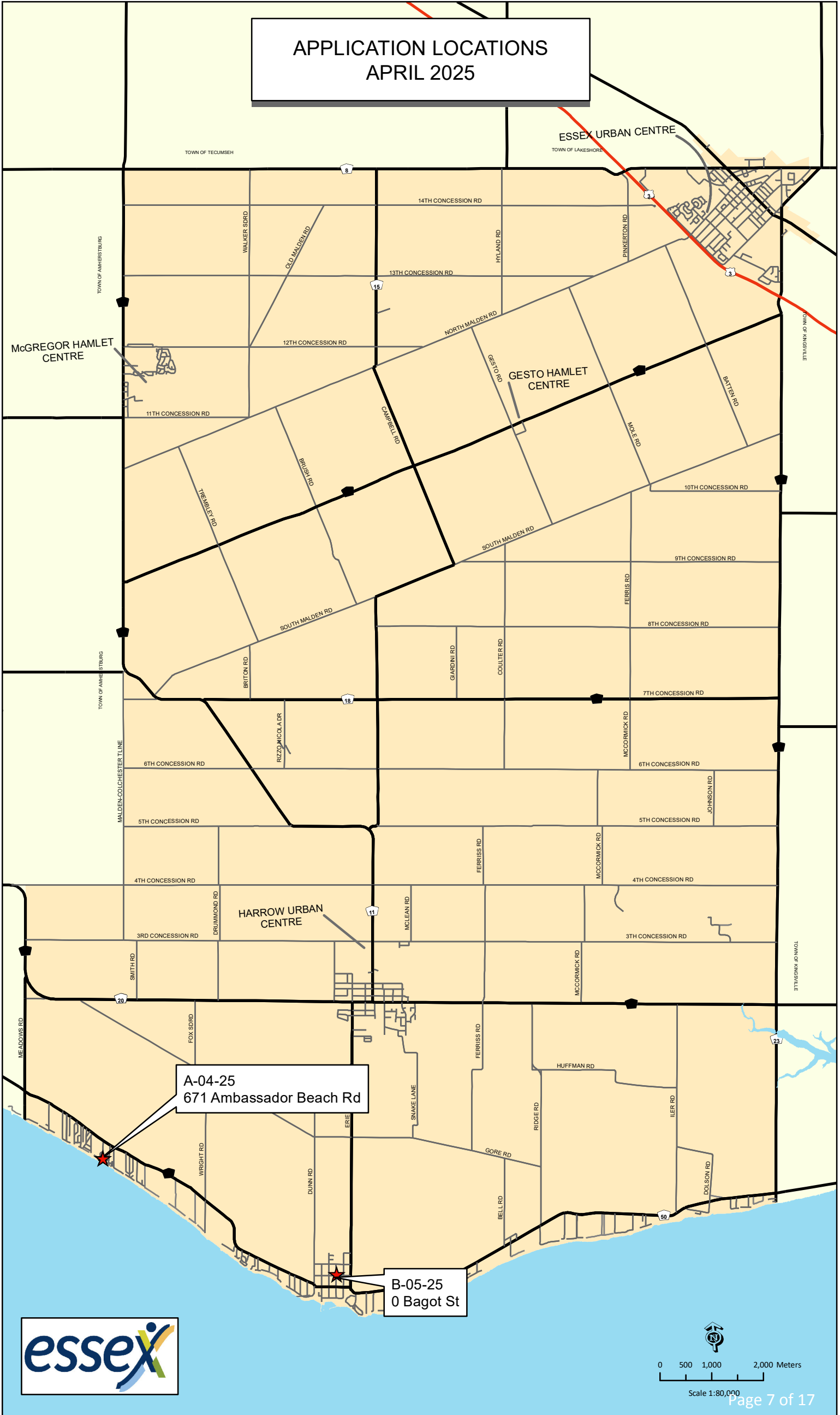
Chair

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Recording Secretary

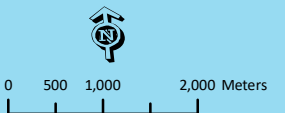


# APPLICATION LOCATIONS APRIL 2025



A-04-25  
671 Ambassador Beach Rd

B-05-25  
0 Bagot St





**Notice of Public Hearing  
Application for Minor Variance  
Town of Essex Committee of Adjustment**

**File Number:** A-04-25  
**Applicant(s):** Kathy Marie Pniewski (c/o Ronald Dennis Pniewski)  
**Location:** 671 Ambassador Beach Road (former Colchester South, Ward 3)

**Purpose:**

An application for minor variance has been received by the Town of Essex Committee of Adjustment for the lands located at 671 Ambassador Beach Road, former Colchester South, Ward 3. The applicant is seeking relief from Section 10.6 d) ii) of the Town of Essex Zoning By-law to permit a setback of 2.1 meters (6.9 feet) from a covered drain, whereas the Zoning By-law requires a setback of 6.0 meters (20 feet) from a covered drain. The applicant is requesting the variance to ensure a buildable footprint is available for the subject property, following the installation of the covered drain.

**Take Notice:**

An application under the above file number will be heard by the Town of Essex Committee of Adjustment on **Tuesday, April 15, 2025 at 5:00 p.m.** in Council Chambers, at Town of Essex Municipal Building, 33 Talbot Street South, Essex, ON, N8M 1A8. Any owner of land that contains seven (7) or more residential units is requested to post this notice in a location that is visible to all residents.

**Public Hearing:**

You are entitled to attend this public hearing to express your views about this application or you may be represented by counsel for the purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, they may be forwarded to the Secretary-Treasurer of the Committee of Adjustment for the Town of Essex, via email at [essexplanning@essex.ca](mailto:essexplanning@essex.ca).

**Please Note:**

This meeting will be available for members of the public to attend in person. Please note there is limited space for in-person attendees and delegates, therefore pre-registration is recommended to [essexplanning@essex.ca](mailto:essexplanning@essex.ca). Delegates and the public requesting to attend electronically due to special accommodation is permitted, however pre-registration is mandatory to [essexplanning@essex.ca](mailto:essexplanning@essex.ca). Please provide your contact information (name, address, email and phone number) to the Committee Recording Secretary via email to [essexplanning@essex.ca](mailto:essexplanning@essex.ca) or phone 519-776-7336 extension 1128 no later than the deadline of 24 Hours prior to the date and time of the scheduled meeting. Electronic participation in meeting practices shall be in accordance with Subsection 3.13 of the Town of Essex Procedural Bylaw.

Where and when feasible, all Committee of Adjustment meetings shall be livestreamed and/or made available electronically for public viewing with such determination to be based on the resources available at the time, the prevailing circumstances of the Meeting including the location thereof, any other factors that support the livestreaming or electronic availability

of such Meeting. The failure to livestream and/or make available electronically for public viewing any particular Committee of Adjustment meeting shall not affect the validity of the Meeting or any action lawfully taken at the Meeting.

The livestream for this meeting will be available at the YouTube address listed below. The stream will be made live approximately 10 minutes before the start of the meeting and accordingly, the meeting will not appear on the YouTube account page until then.

<https://www.youtube.com/user/EssexOntario/videos>

**Notice of Decision:**

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed minor variance, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment for the Town of Essex, 2610 County Road 12, Essex Ontario, N8M 2X6

**March 27, 2025**



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Rita Jabbour, RPP

Deputy Secretary-Treasurer/ Manager, Planning Services

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

Email: [essexplanning@essex.ca](mailto:essexplanning@essex.ca)



This map should only be used for illustrative purposes and not as a precise indicator of parcel or lot boundaries.

**APPLICATION A-04-25**



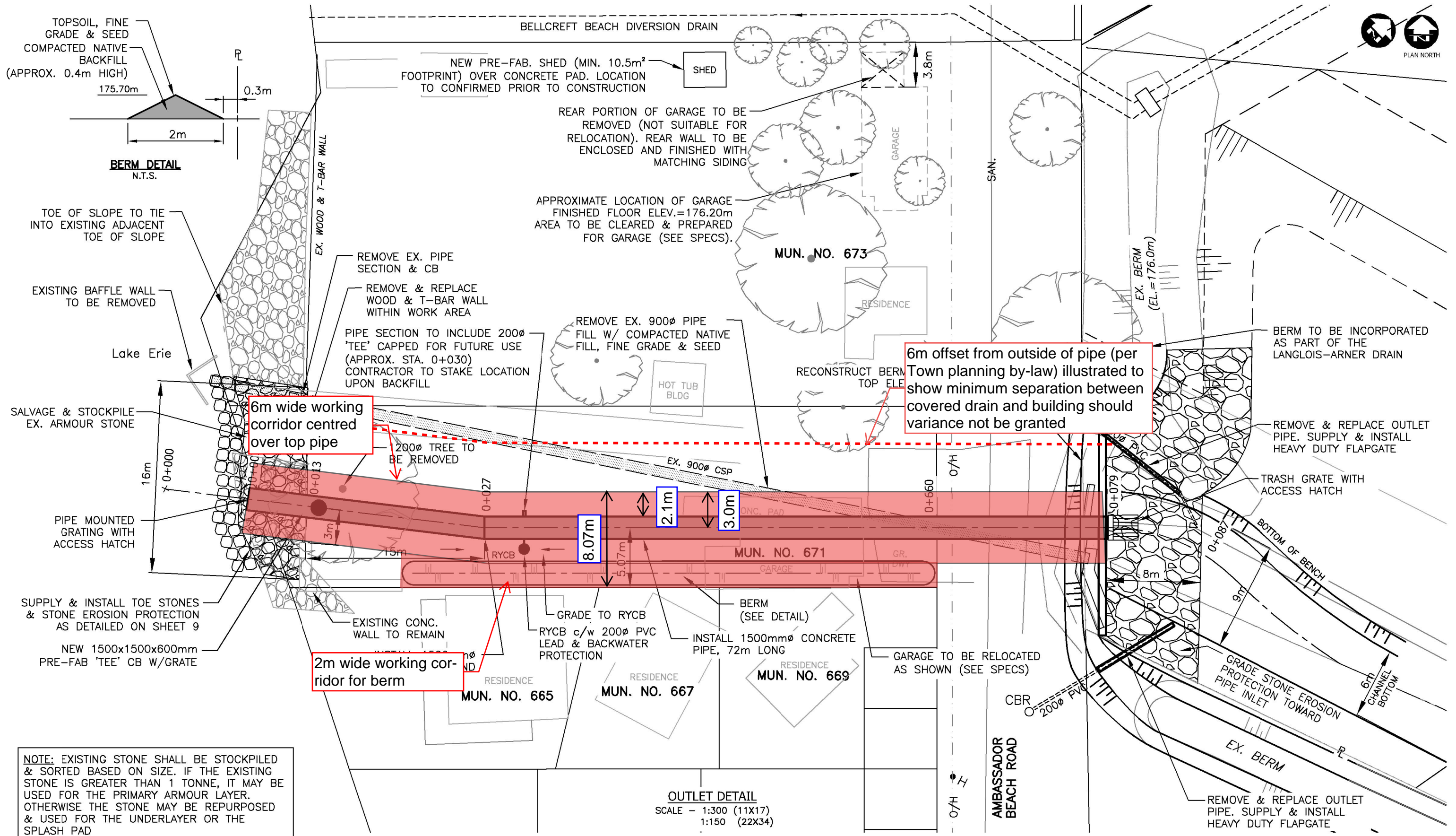
 Subject Lands

Applicant Name: *Kathy Marie Pniewski*  
(c/o Ronald Dennis Pniewski)

Location: 671 Ambassador Beach Rd



0 10 20 30 40 Feet  

6m offset from outside of pipe (per Town planning by-law) illustrated to show minimum separation between covered drain and building should variance not be granted

6m wide working corridor centred over top pipe

2m wide working corridor for berm

**NOTE:** EXISTING STONE SHALL BE STOCKPILED & SORTED BASED ON SIZE. IF THE EXISTING STONE IS GREATER THAN 1 TONNE, IT MAY BE USED FOR THE PRIMARY ARMOUR LAYER. OTHERWISE THE STONE MAY BE REPURPOSED & USED FOR THE UNDERLAYER OR THE SPLASH PAD

**OUTLET DETAIL**  
SCALE - 1:300 (11X17)  
1:150 (22X34)

'SCHEDULE G'

**Conditions of Use**  
Verify elevations and/or dimensions on drawing prior to use. Report any discrepancies to Dillon Consulting Limited.  
Do not scale dimensions from drawing.  
Do not modify drawing, re-use it, or use it for purposes other than those intended at the time of its preparation without prior written permission from Dillon Consulting Limited.

**DRAFT**



NO.	ISSUED FOR	DATE	BY
4	TOWN REVIEW	JUN. 13/24	OEM
3	ERCA REVIEW	APR. 5/24	OEM
2	ERCA REVIEW	FEB. 9/24	OEM
1	ERCA REVIEW	AUG. 25/23	OEM

DESIGN: OEM  
REVIEWED BY: MDH  
DRAWN: JNS/WLB  
CHECKED BY: TRO  
DATE: NOVEMBER 26, 2024  
SCALE: N.T.S.

COLCHESTER HEIGHTS DRAINAGE SCHEME & LANGLOIS-ARNER DRAIN  
TOWN OF ESSEX  
**CLOSED DRAIN DETAIL PLAN**

PROJECT NO: 21-3105  
SHEET NO: **7**  
Page 11 of 17



**Notice of Public Hearing  
Application for Consent  
Town of Essex Committee of Adjustment**

**File Number:** B-05-25  
**Applicant(s):** Zacarias Maio & Maria Carreira Braga  
**Agent(s):** Zacarias Carreira Braga Jr.  
**Location:** 0 Bagot Street (Former Colchester South, Ward 3)

**Purpose:**

A consent application has been received by the Town of Essex Committee of Adjustment for the vacant residential lands located on the western side of Bagot Street, just North of the intersection of County Road 50, former Colchester South, Ward 3. The applicants are proposing to sever the lands into two (2) ± 335.81 square metre (3,614.6 square foot) parcels for the purpose of constructing a *Semi-Detached Dwelling* being a building separated vertically into two dwelling units by a common interior wall, each dwelling unit having a separate entrance at street level. Each parcel will accommodate one (1) unit of a *Semi-Detached Dwelling*.

**Take Notice:**

An application under the above file number will be heard by the Town of Essex Committee of Adjustment on **Tuesday, April 15, 2025 at 5:00 p.m.** in Council Chambers, at Town of Essex Municipal Building, 33 Talbot Street South, Essex, ON, N8M 1A8. Any owner of land that contains seven (7) or more residential units is requested to post this notice in a location that is visible to all residents.

**Public Hearing:**

You are entitled to attend this public hearing to express your views about this application or you may be represented by counsel for the purpose. If you are aware of any person interested in or affected by this application who has not received a copy of this notice, you are requested to inform that person of this hearing. If you wish to make written comments on this application, they may be forwarded to the Secretary-Treasurer of the Committee of Adjustment for the Town of Essex, via email at [essexplanning@essex.ca](mailto:essexplanning@essex.ca).

**Please Note:**

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location thereof, any other factors that support the livestreaming or electronic availability of such Meeting. The failure to livestream and/or make available electronically for public viewing any particular Committee of Adjustment meeting shall not affect the validity of the Meeting or any action lawfully taken at the Meeting.

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<https://www.youtube.com/user/EssexOntario/videos>

**Failure to Attend Hearing:**

If a person or public body has the ability to appeal the decision of the Town of Essex Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Town of Essex Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

**Notice of Decision:**

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment for the Town of Essex, 2610 County Road 12, Essex Ontario, N8M 2X6

**March 27, 2025**



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Rita Jabbour, RPP

Deputy Secretary-Treasurer/ Manager, Planning Services

Town of Essex Committee of Adjustment

Telephone: 519-776-7336, extension 1112

Email: [essexplanning@essex.ca](mailto:essexplanning@essex.ca)

82°55'50"W

415

405

385

PROPOSED SEVERED LOT  
AREA +/- 335.81 sq m

PROPOSED RETAINED LOT  
AREA +/- 335.81 sq m

48

46

42

38

32

BAGOT ST

COUNTY RD 50

340



41°59'10"N

41°59'10"N

This map should only be used for illustrative purposes and not as a precise indicator of parcel or lot boundaries.

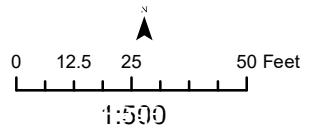
APPLICATION B-05-25



-  Proposed Severed Lands
-  Proposed Retained Lands

Applicant Name: Zacarias Braga

Location: 0 Bagot St





SHEET LIST	
Sheet Number	Sheet Name
A1	COVER
A2	FLOOR PLANS
A3	ELEVATIONS

**GENERAL NOTES**

**SITE PLAN**  
THE SITE PLAN PROVIDED IS NOT A LEGAL SURVEY OF THE PROPERTY.  
ALL LOT BOUNDARY DIMENSIONS AND EASEMENTS SHOULD BE VERIFIED BY O.L.S.  
THIS SITE PLAN IS PROVIDED AS A GUIDE TO SHOW THE INTENDED LOCATION OF FOUNDATION AND TO SHOW THE ZONING SETBACKS OF THE PROPERTY.

**SOIL CONDITIONS**  
SOIL CONDITIONS ARE ASSUMED TO HAVE A BEARING CAPACITY OF NOT LESS THAN 75 KPA. IF BEARING CAPACITY IS LESS THAN 75 KPA, NOTIFY THE DESIGNER TO REEVALUATE THE FOOTING SIZES.

**FOOTINGS & FOUNDATIONS**  
ALL FOOTINGS AND FOUNDATIONS DESIGN ACCORDING TO SECTION 9.15 TABLES 9.15.3.4 & 9.15.4.2-A & B.

**STEEL BEAMS**  
ALL STEEL BEAMS DESIGNED IN ACCORDANCE TO SECTION 9.23.3.3 WITH ONLY UNIFORM DISTRIBUTED LOADING FROM ROOF AND FLOOR. ANY STEEL SUBJECT TO POINT LOADING SHALL BE DESIGN BY A PROFESSIONAL ENGINEER.  
MINIMUM GRADE 350 W STEEL IN CSA G40.21

**WOOD FRAME CONSTRUCTION**  
LUMBER FOR JOISTS, RAFTERS, TRUSSES AND BEAMS SHALL BE IDENTIFIED BY A GRADE STAMP TO INDICATE ITS GRADE AS DETERMINED BY THE NLSA.  
STANDARD GRADING RULES FOR CANADIAN LUMBER - OBC 9.3.2

LUMBER SHALL BE NO LESS THAN SPF NO.12 OR SELECT STRUCTURAL FOR WALL STUDS OR ROOF TRUSSES/FRAMING (DOES NOT INCLUDE SHEARING MATERIALS)

**FLOOR JOISTS**  
ALL CONVENTIONAL FLOOR JOISTS ARE DESIGNED IN ACCORDANCE WITH SECTION 9.23.4.2 TABLE 9.23.4.1 AND BUILDING TOWER SHALL ONLY USE MINIMUM SPF NO.12 GRADE OR HIGHER.  
ALL ENGINEERED FLOOR JOISTS ARE DESIGNED BY THE MANUFACTURER.

THE FWP MANUFACTURER SHALL NOT BEAR ANY POINT LOADS ONTO ANY STEEL BEAMS UNLESS THE STEEL BEAM IS DESIGNED BY A PROFESSIONAL ENGINEER TO ALLOW FOR IT.

**WALL STUDS**  
WALL STUDS ARE DESIGNED IN ACCORDANCE TO SECTION 9.23.10.1  
WALL STUDS SPACED NOT MORE THAN 16" O/C.

**ROOF FRAMING/TRUSSES**  
ALL ROOF JOISTS ARE DESIGNED IN ACCORDANCE WITH SECTION 9.23.4.2 TABLE 9.23.4.1 AND BUILDING TOWER SHALL ONLY USE MINIMUM SPF NO.12 GRADE OR HIGHER.  
ALL CEILING JOISTS DESIGNED IN ACCORDANCE TO 9.23.3.2 TABLE A-3  
ALL ENGINEERED TRUSSES TO BE DESIGNED BY THE MANUFACTURER/ENGINEER IN ACCORDANCE TO THE OBC - PART 4  
THE ROOF TRUSS DESIGNER SHALL NOT BEAR ANY POINT LOADS ONTO ANY STEEL BEAM UNLESS THE STEEL BEAM IS DESIGNED BY A PROFESSIONAL ENGINEER.  
ROOF TRUSS MEMBERS SHALL NOT BE NOTCHED, DRILLED OR OTHERWISE WEAKENED UNLESS SUCH NOTCHING OR DRILLING IS ALLOWED FOR IN THE DESIGN OF THE TRUSS - OBC 9.23.5.5.

**ROOFING**  
ASPHALT SHINGLES USED IN NORMAL APPLICATION ON SLOPE NO LESS THAN 4/12 PITCH. OBC - TABLE 9.26.3.1.  
USED IN LOW SLOPE APPLICATION (WITH ICE AND WATER SHIELD) NOT LESS THAN 2/12 PITCH. OBC - TABLE 9.26.3.1.

**SHEATHING & SUBFLOOR**  
SUBFLOOR SHALL NOT BE LESS THAN 5/8" PLYWOOD OR 23/32" WATER RESISTANT OSB SHEATHING WHERE THE JOISTS SPACING DOES NOT EXCEED 16" O/C. SUBFLOOR FOR ATTIC TRUSSES SPACED NO MORE THAN 24" O/C SHALL HAVE A MINIMUM OF 3/4" PLYWOOD - OBC 9.23.4.5.4  
WALL SHEATHING SHALL NOT BE LESS THAN 3/8" PLYWOOD OR OSB  
ROOF SHEATHING SHALL BE NOT LESS THAN 3/8" PLYWOOD (H-CLIPS REQUIRED)  
RECOMMENDED SHEATHING IS 1/2" PLYWOOD (H-CLIPS NOT REQUIRED)

**STAIRS**  
RISE OF STAIRS SHALL NOT BE MORE THAN 7-7/8" AND NOT LESS THAN 5" - TABLE 9.8.4.1  
RUN OF STAIRS SHALL NOT BE MORE THAN 14" AND NOT LESS THAN 8-1/4" - TABLE 9.8.4.1

**HANDRAILS & GUARDS**  
ALL HANDRAILS SHALL BE BUILT IN ACCORDANCE TO SECTION 9.8  
MINIMUM HEIGHT OF HANDRAILS AT STAIRS SHALL BE NOT LESS THAN 34"  
MINIMUM HEIGHT OF GUARDS SHALL BE MINIMUM 42"

**WINDOWS AND DOORS**  
ALL WINDOWS AND DOORS SHOWN IN PLAN ARE TO BE VERIFIED BY THE GENERAL CONTRACTOR/OWNER AND SHOULD NOT BE USED FOR ROUGH OPENING INFORMATION. USE WINDOW/DOOR SCHEDULE PROVIDED BY MANUFACTURER FOR R.O. SIZES.

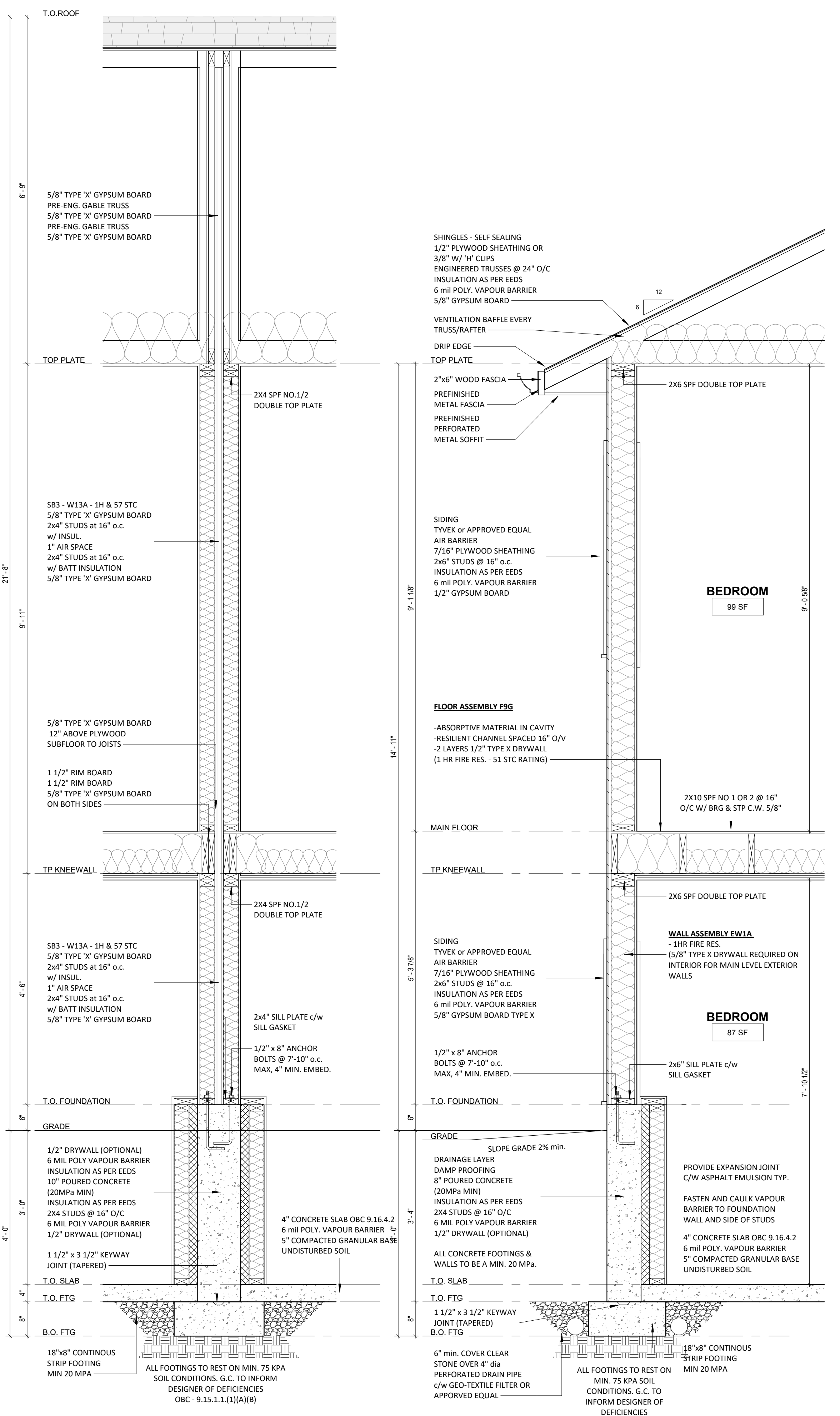
**INSULATION**  
ALL INSULATION IN ACCORDANCE TO 58-12 ENERGY EFFICIENCY DESIGN SUMMARY

**ELECTRICAL**  
ELECTRICAL SYSTEM DESIGN IS BY OTHERS. DESIGN AND INSTALLATION SHALL COMPLY ONTARIO ELECTRICAL SAFETY CODE

**ROOF AND FLOOR LOADING**  
FLOORS ARE TO BE DESIGNED WITH 40 LBS LIVE & 15 LBS DEAD (CONCRETE TOPPING WILL REQUIRE ADDITIONAL LOADING)  
ROOF LOADING DESIGNED FOR WINDSOR/ESSEX SNOW LOAD - 22 LBS SNOW & 10 LBS DEAD

**VENTILATION**  
1 VENT REQUIRED PER 300 SQ FT OR RIDGE-VENT EQUIVALENT

FINAL DRAWING - USE FOR CONSTRUCTION. FINAL DRAWING



1 SECTION (FIRE WALL)  
3/4" = 1'-0"

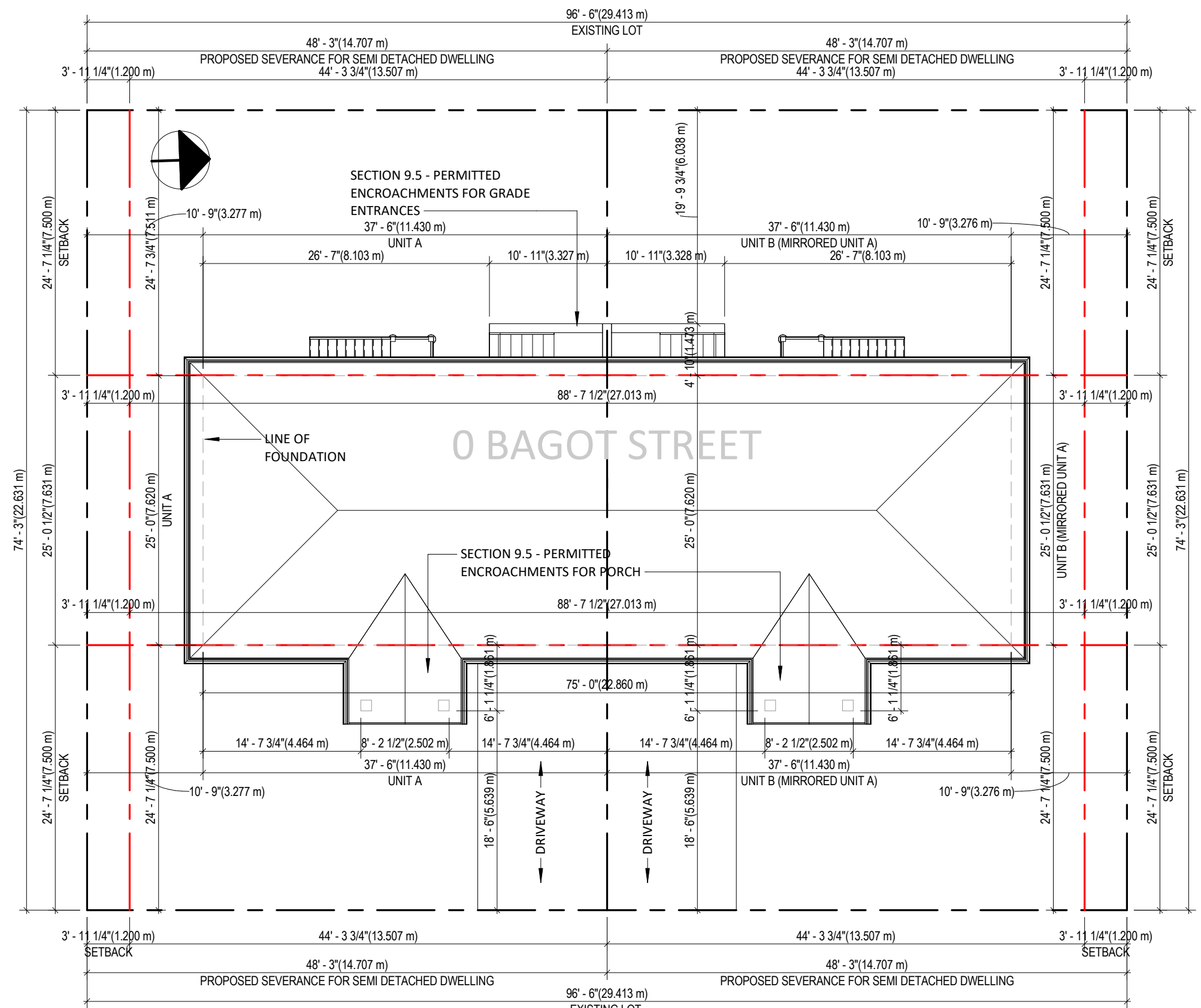
2 SECTION (MAIN)  
3/4" = 1'-0"



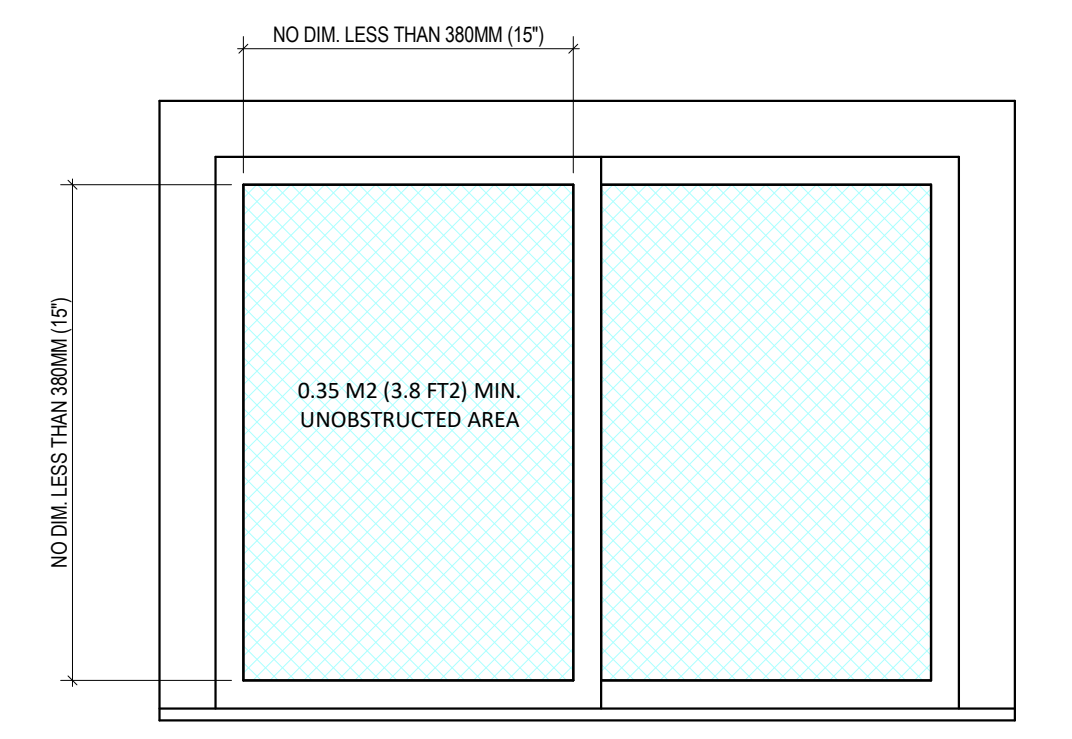
3 3D View FRONT

**BRAGA RESIDENCE**  
**SEMI DETACHED W/ ADUS**  
**0 BAGOT STREET**  
**HARROW, ON**

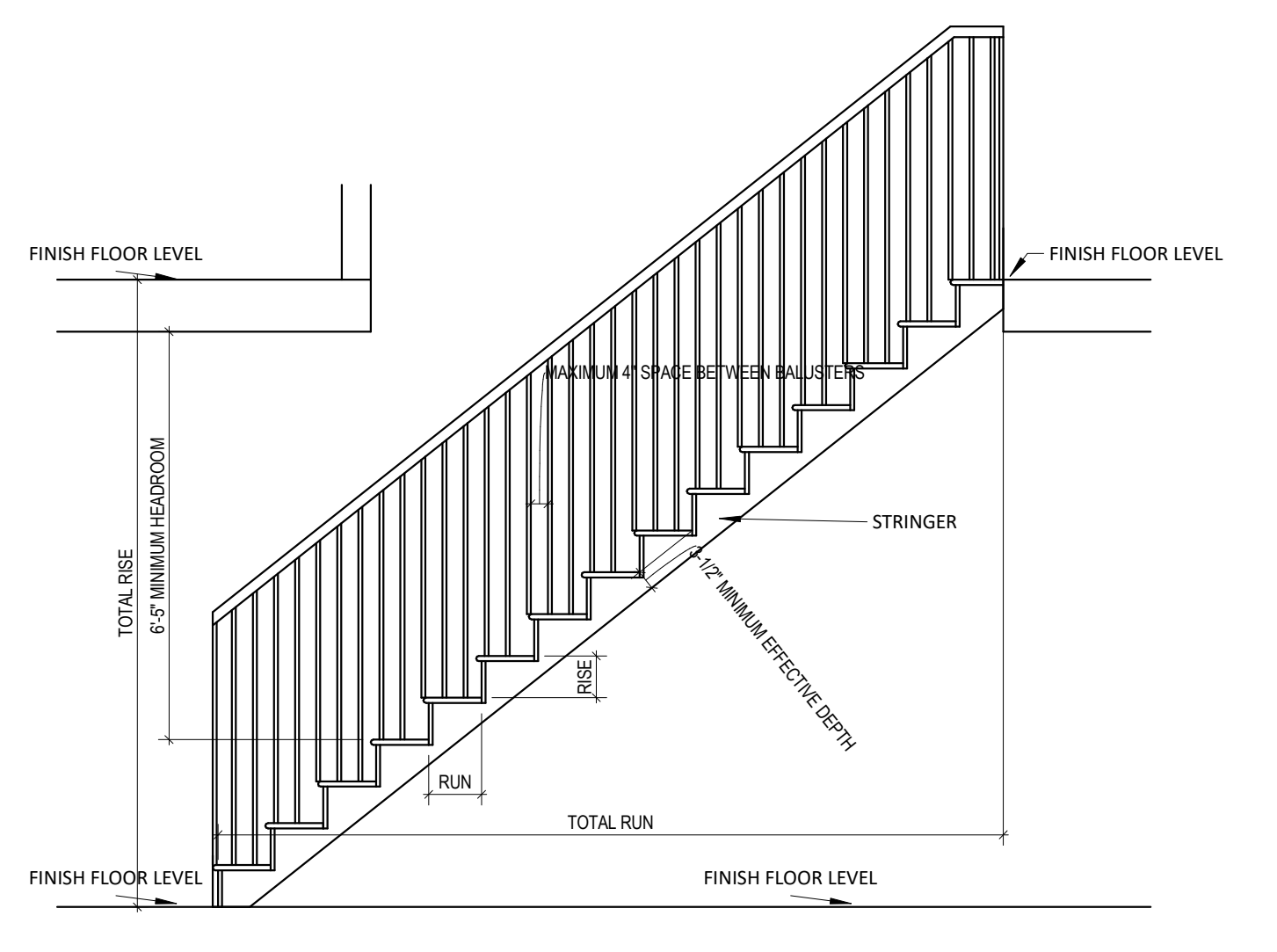
SITE PLAN NOTES		ZONE = R1.1	LOT COVERAGE (BOTH LOTS)	LOT COVERAGE (EACH LOT)	ENCROACHMENTS EXCEPT THAT PART OF A PORCH LOCATED WITHIN THE REQUIRED REAR YARD SHALL HAVE A MAXIMUM FLOOR HEIGHT OF 0.6M (2F) ABOVE THE GROUND, EXTEND A MAXIMUM DEPTH OF 2.5M (8.2F) INTO A REQUIRED REAR YARD AND SHALL HAVE A MAXIMUM WIDTH OF 3.7M (12F) WITHIN THE REQUIRED REAR YARD. A PORCH MAY EXTEND A MAXIMUM OF 2.5M (8.2F) INTO A REQUIRED FRONT YARD.
THIS PLAN IS NOT A LEGAL SURVEY		FRONT YARD SETBACK = 7.5M	SITE AREA = 7165 SQFT	SITE AREA = 3582.5 SQFT	
ALL LOT BOUNDARY DIMENSIONS AND EASEMENTS SHOULD BE VERIFIED BY O.L.S.		INTERIOR SIDE YARD = 1.2M & 3M (NO GARAGE)	TOTAL COVER = 2101 SQFT	TOTAL COVER = 1050.5 SQFT	
THIS SITE PLAN IS PROVIDED AS A GUIDE TO SHOW THE INTENDED LOCATION OF FOUNDATION		REAR YARD SETBACK = 7.5M	LOT COVERAGE = 29.32 %	LOT COVERAGE = 29.32 %	
		BUILDING HEIGHT = 10M	LOT COVERAGE = 50% (SEMI)	LOT COVERAGE = 50% (SEMI)	



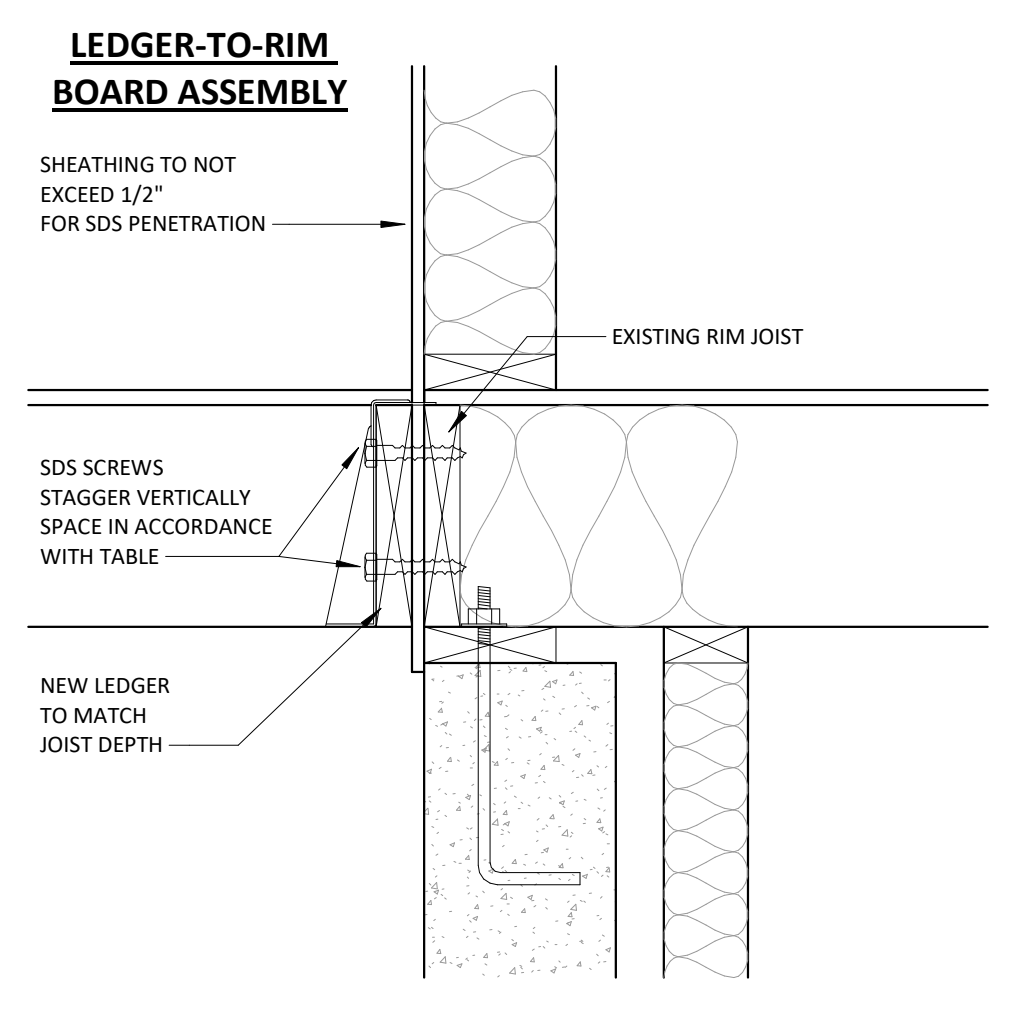
4 04 - SITE PLAN  
3/32" = 1'-0"



6 WINDOW EGRESS  
1" = 1'-0"



5 STAIR GENERAL  
3/8" = 1'-0"



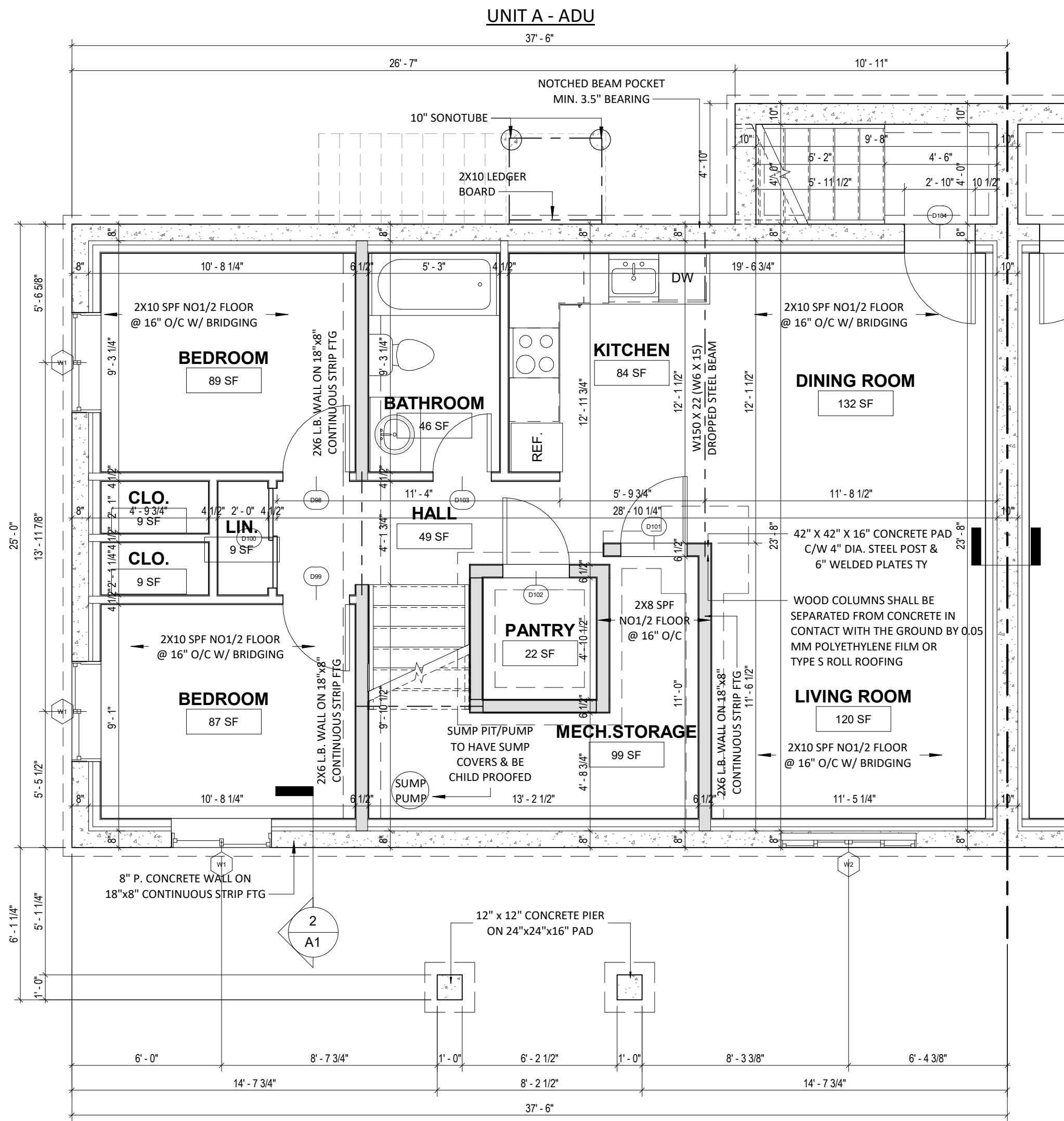
4 LEDGER DETAIL 1  
1 1/2" = 1'-0"



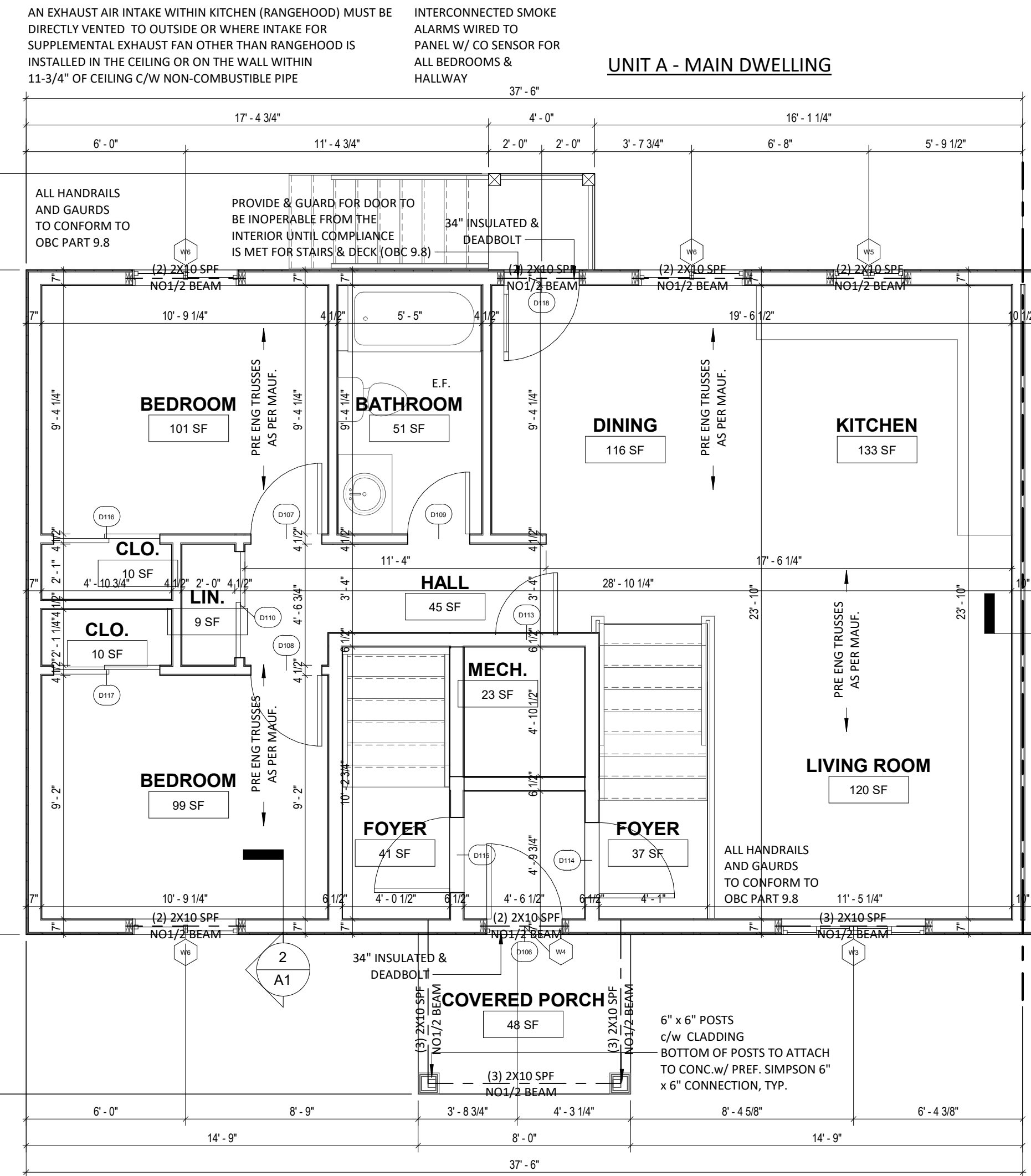
DOOR SCHEDULE					WINDOW SCHEDULE				
Type Mark	Count	Family	Width	Height	Type Mark	Count	Type	Width	Height
1	6	Single-Flush	2'-4"	6'-8"	1	5	Slider with Trim	4'-0"	3'-0"
2	2	Single-Glass 1	2'-10"	7'-0"	2	2	Window-Sliding-Four	5'-5"	3'-0"
3	12	Single-Flush	2'-8"	7'-0"	3	2	Window-Sliding-Four	5'-5"	5'-5"
4	4	Sliding-Closet	4'-0"	7'-0"	4	2	Fixed with Trim	3'-0 1/2"	4'-0"
5	4	Sliding-Closet	4'-0"	6'-8"	5	2	Casement Dbl with Trim	2'-8"	3'-4"
6	8	Single-Entry%203	2'-10"	7'-0"	6	6	Slider with Trim	4'-0"	4'-0"
WINDOW/DOOR QUANTITIES ARE FOR BOTH UNITS					7	1	Casement Dbl with Trim	4'-0"	3'-0"

1. WINDOW AND DOOR SIZES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONSULT MANUFACTURER SPECIFICATIONS FOR ALL EXACT ROUGH OPENING SIZES AND GLAZING DIMENSIONS PRIOR TO CONSTRUCTION. HEAD HEIGHTS AND SILL HEIGHTS TO BE CONFIRMED ON SITE BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
2. PROVIDE GUTTERS AND DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS SHALL BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS, OR DRIVES.
3. OFFSET ALL PLUMBING VENTS TO REAR OF SLOPE.

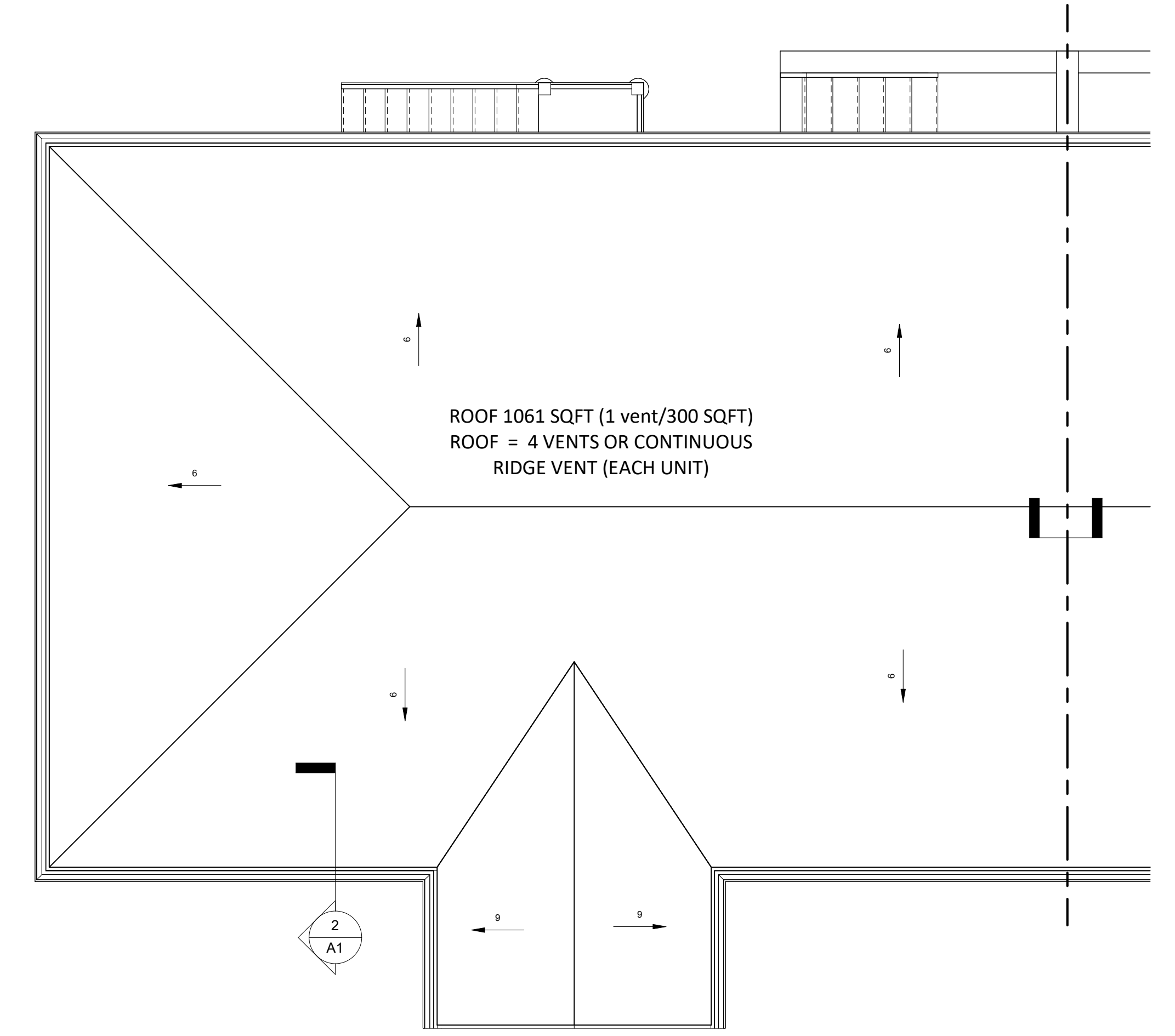
FINAL DRAWING - USE FOR CONSTRUCTION. FINAL DRAWING



① 01 - FOUNDATION  
1/4" = 1'-0"

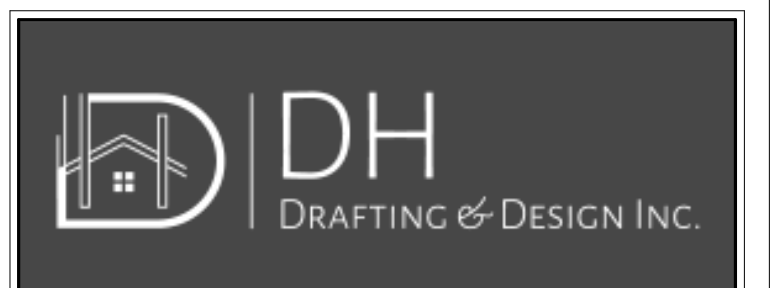


② 02 - MAIN FLOOR  
1/4" = 1'-0"



③ 03 - ROOF PLAN  
1/4" = 1'-0"

FINAL DRAWING - USE FOR CONSTRUCTION. FINAL DRAWING



TOTAL WALL = 2864 SQFT  
 TOTAL WINDOW/DOOR = 472 SQFT  
 WD/WALL PERCENTAGE = 16.48 %

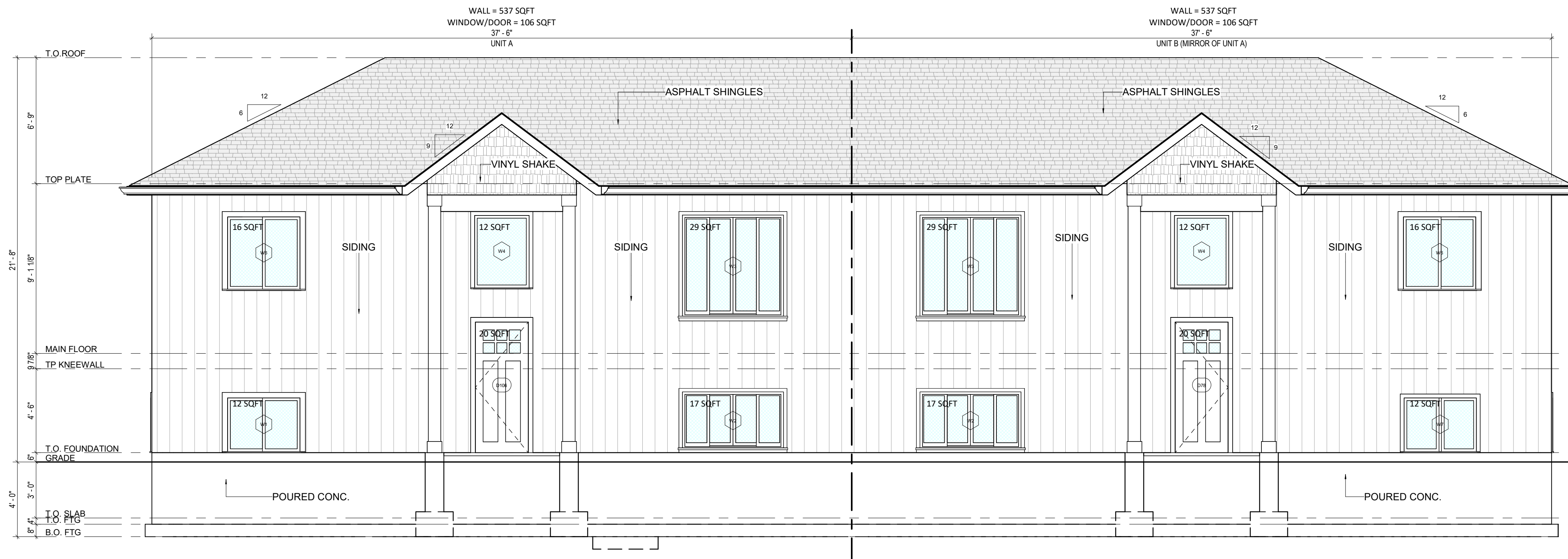
FINAL DRAWING - USE FOR CONSTRUCTION. FINAL DRAWING

DOOR SCHEDULE					WINDOW SCHEDULE				
Type Mark	Count	Family	Width	Height	Type Mark	Count	Type	Width	Height
1	6	Single-Flush	2'-4"	6'-8"	1	5	Slider with Trim	4'-0"	3'-0"
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3	12	Single-Flush	2'-8"	7'-0"	3	2	Window-Sliding-Four	5'-5"	5'-5"
4	4	Sliding-Closet	4'-0"	7'-0"	4	2	Fixed with Trim	3'-0 1/2"	4'-0"
5	4	Sliding-Closet	4'-0"	6'-8"	5	2	Case ment Ovl with Trim	2'-8"	3'-4"
6	8	Single-Entry%203	2'-10"	7'-0"	6	6	Slider with Trim	4'-0"	4'-0"
WINDOW/DOOR QUANTITIES ARE FOR BOTH UNITS					7	1	Case ment Ovl with Trim	4'-0"	3'-0"

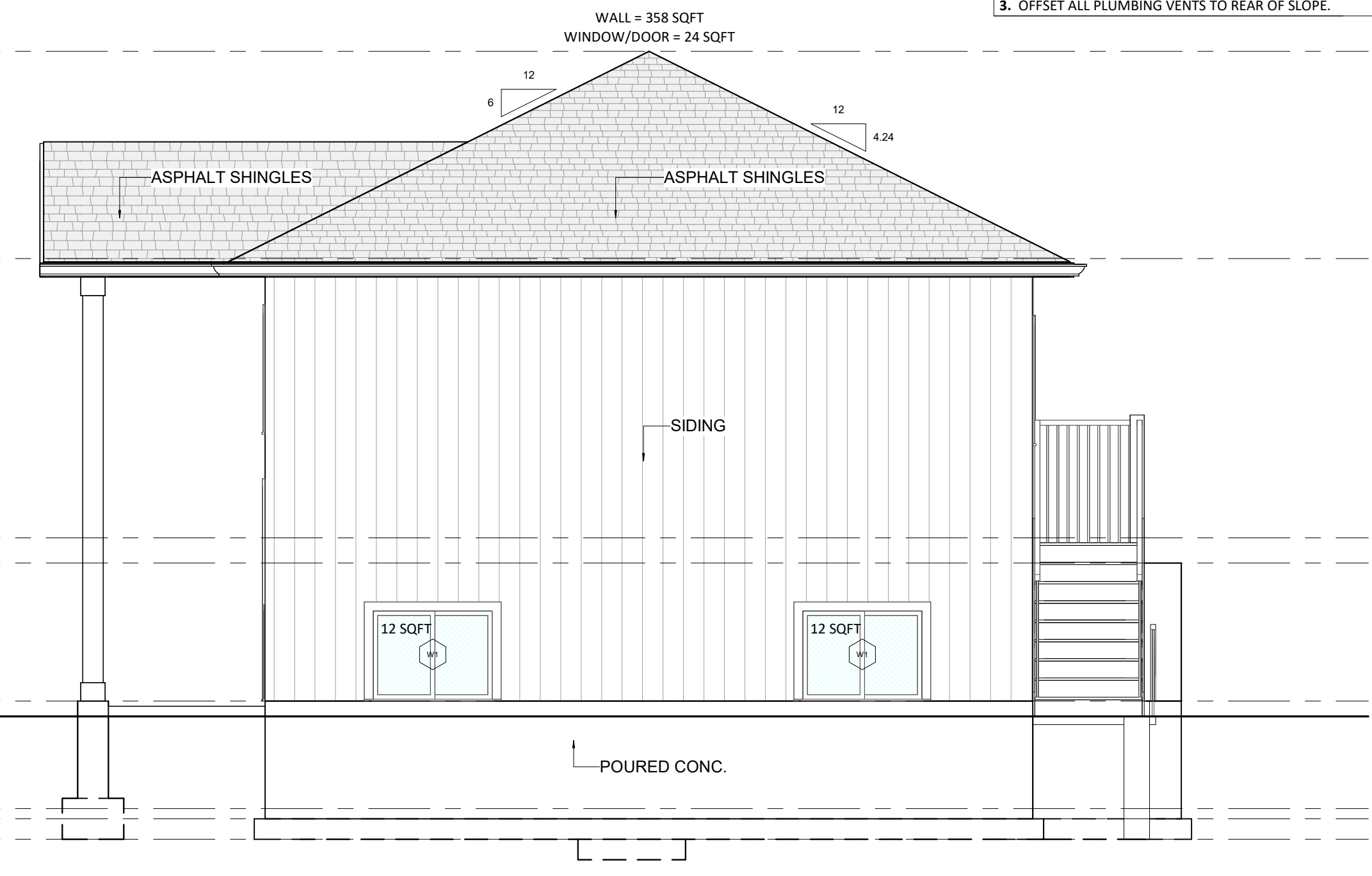
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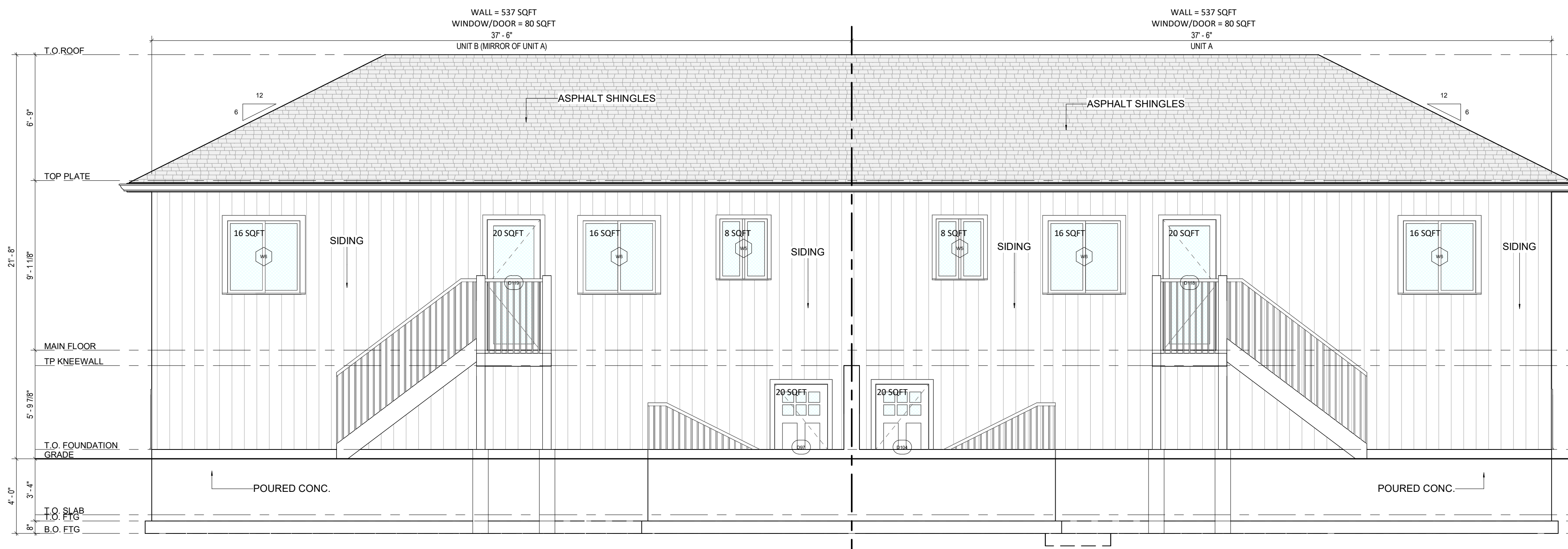
FINAL DRAWING - USE FOR CONSTRUCTION. FINAL DRAWING



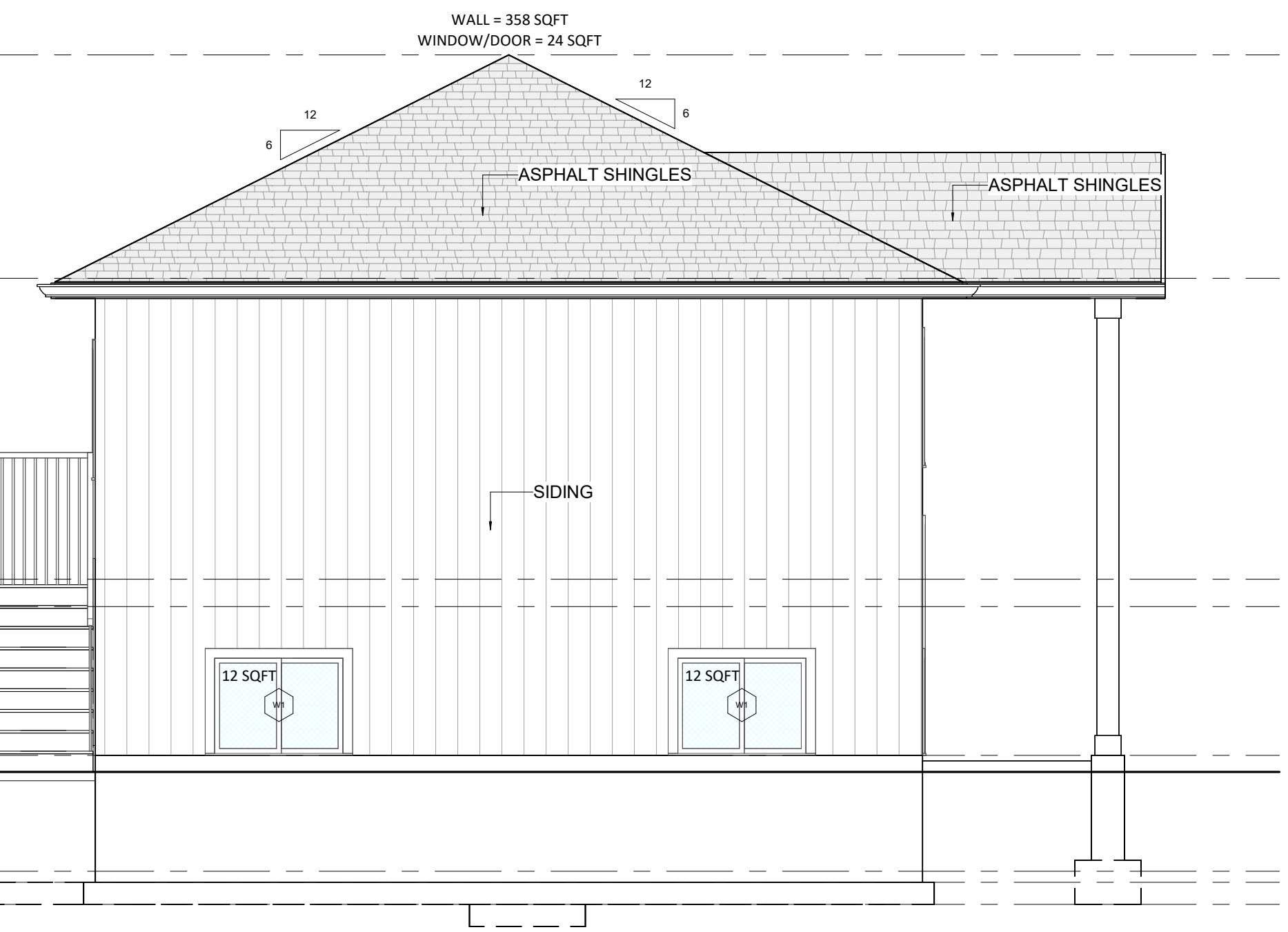
1 - FRONT ELEVATION  
 1/4" = 1'-0"



2 - RIGHT ELEVATION  
 1/4" = 1'-0"



3 - REAR ELEVATION  
 1/4" = 1'-0"



4 - LEFT ELEVATION  
 1/4" = 1'-0"

