

**THE CORPORATION OF THE TOWNSHIP OF ADJALA-TOSORONTIO**

7855 30<sup>th</sup> Sideroad Adjala, RR #1  
ALLISTON, ONTARIO L9R 1V1  
Phone (705) 434-5055 FAX (705) 434-5051

COMMITTEE OF ADJUSTMENT  
NOTICE OF HYBRID HEARING OF APPLICATION FOR MINOR VARIANCE

Take notice that the Committee of Adjustment of the Township of Adjala-Tosorontio will hold a hearing

**Wednesday, February 15<sup>th</sup>, 2022 at 6:00 p.m.**

**SYNOPSIS OF PROPOSAL:** To permit construction of a detached accessory structure that exceeds the height of the existing single-family dwelling and to recognize the existing legal non-conforming single-family dwelling side yard setback.

FILE: **A/02/23**  
LOCATION: **Part Lot 12, Concession 5 (Tosorontio)**  
**1 Moore Avenue**

Take Notice that the Committee of the Corporation of the Township of Adjala-Tosorontio will hold a **Hybrid Public Meeting on February 15<sup>th</sup>, 2023** on the mentioned reports. If you would like to participate virtually or make comments through letters, faxes, emails, voice messages or video clips to, please send them to:

Eric Brathwaite  
Planner  
7855 Sideroad 30 Alliston ON L9R 1V1  
P: (705) 434-5055 ext. 245 F: (705) 434-5051  
e-mail: [ebrathwaite@adjtos.ca](mailto:ebrathwaite@adjtos.ca)

These meetings will be live streamed by the municipality through our iCompass portal.

A copy of this notice is being sent to all persons assessed in respect of land as noted in the Assessment Roll within 60 metres of subject property. The attached key map indicates the location within the Township of the subject property and the accompanying sketch indicates the location of the deficiencies that require relief. Additional information for your perusal is available at the Municipal Office during normal business hours.

You are entitled to attend this hearing in person to express your views about this application or you may be represented by counsel for that 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 at the address shown above.

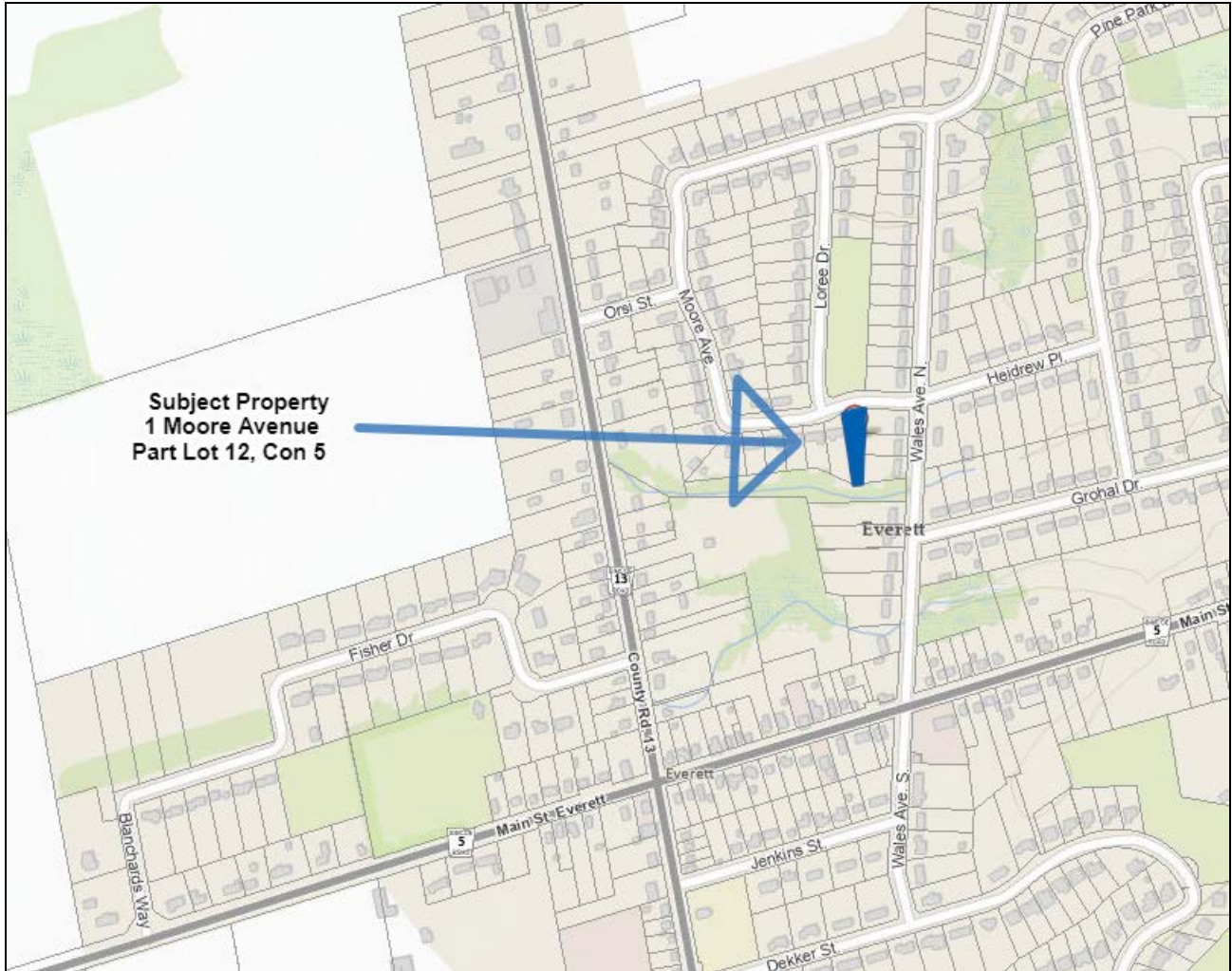
If you do not attend the hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

**If you wish to be notified of the decision of the Committee of Adjustment in respect of the requested minor variance, you must have appeared in person or by counsel at the hearing and have filed with the secretary/treasurer a written request for notice to the Committee of Adjustment at the above noted address according to Section 45(10).** The Planning Act requires that you be notified that if a person or public body who has an interest in the matter files an appeal of a decision of the Committee of Adjustment in respect of the requested minor variance the Ontario Land Tribunal (OLT) may dismiss all or part of the appeal without holding a hearing under section 45(17) of the Planning Act, R.S.O. 1990.

Eric Brathwaite  
Planner  
January 23, 2023

**EXPLANATION OF THE PURPOSE AND EFFECT  
OF THE PROPOSED MINOR VARIANCE  
A/02/23**

An application has been made for a minor variance to Township Zoning By-law No. 03-57 under file number A/02/23 to permit construction of a detached accessory structure that exceeds the height of the existing single-family dwelling and to recognize the existing legal non-conforming single-family dwelling side yard setback. The Applicant is proposing a height of 5.69m, where the existing single-family dwelling is 4.31m, within the Hamlet Residential One (HR1) Zone, on Part Lot 12, Concession 5, Geographic Township of Tosorontio, Township of Adjala-Tosorontio (1 Moore Avenue).





# 22'-0" x 24'-0" ACCESSORY BUILDING for JEFF BELL



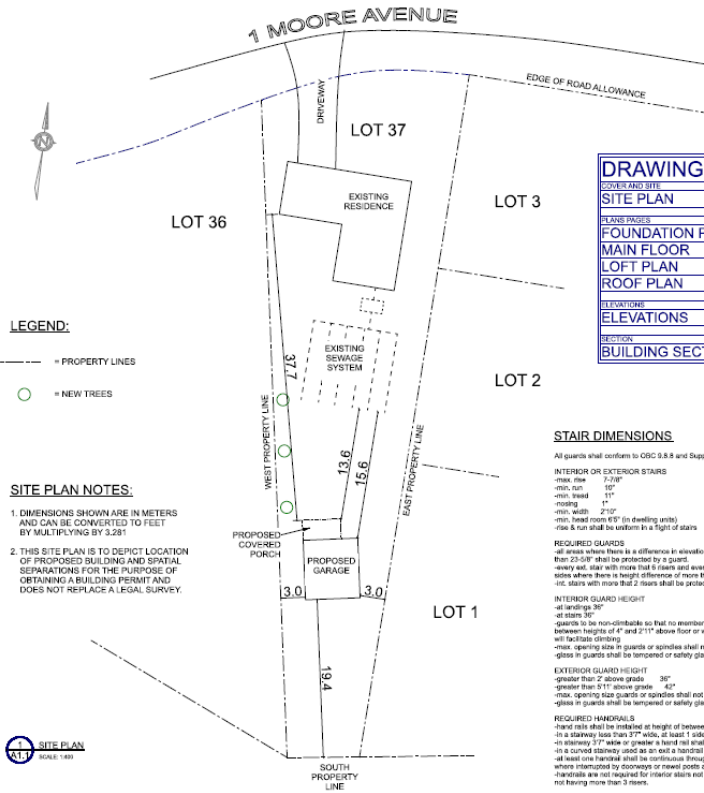
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**Star Blueprints Inc.**  
4461 Gough Road, RR 2, Everett, British Columbia V0G 1G3 Phone: 1-877-336-8429

**DESIGNER INFORMATION:**  
I review and take responsibility for the design work on behalf of Star Blueprints Inc. I am qualified and the firm is registered in the appropriate classes.  
Duane Deaman BCIN 28073

**FIRM SIGN:**  
Star Blueprints Inc.  
BCIN 32307  
This drawing is only valid for the address shown in the project file box.  
*Duane Deaman*

REVISION SCHEDULE		
#	DATE	REVISION NOTE
1	DEC. 16, 2022	ISSUED FOR CLIENT REVIEW
2	DEC. 16, 2022	ISSUED FOR PERMIT



**LEGEND:**

- - - - - PROPERTY LINES
- NEW TREES

**SITE PLAN NOTES:**

1. DIMENSIONS SHOWN ARE IN METERS AND CAN BE CONVERTED TO FEET BY MULTIPLYING BY 3.281.
2. THIS SITE PLAN IS TO DEPICT LOCATION OF PROPOSED BUILDING AND SPATIAL SEPARATIONS FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT AND DOES NOT REPLACE A LEGAL SURVEY.

DRAWING SCHEDULE	
DESCRIPTION	SCALE
SITE PLAN	A1.1
FOUNDATION PLAN	A2.1
MAIN FLOOR	A2.2
LOFT PLAN	A2.3
ROOF PLAN	A2.4
ELEVATIONS	A3.1
SECTION	
BUILDING SECTION	A4.1

**STAIR DIMENSIONS:**

All stairs shall conform to OBC 9.8.8 and Supplementary Standard S9-7.

**INTERIOR OR EXTERIOR STAIRS**  
 -max. rise 7.75"  
 -min. run 10"  
 -min. tread 11"  
 -min. nosing 1"  
 -min. width 210"  
 -min. headroom 80" (in dwelling units)  
 -rise & run shall be uniform in a flight of stairs

**REQUIRED GUARDS**  
 -all areas where there is a difference in elevation to adjacent surfaces of more than 25-50" shall be protected by a guard.  
 -every wall, stair with more than 8 risers and every ramp shall be protected on all sides where there is height difference of more than 25-50".  
 -10" stairs with more than 2 risers shall be protected by a wall or guards.

**INTERIOR GUARD HEIGHT**  
 -at landings 36"  
 -at stairs 36"  
 -guards to be non-climbable so that no member attachment or opening located between heights of 4" and 21" above floor or walking surface protected by the guard will facilitate climbing.  
 -max. opening size in guards or openings shall not exceed 4"  
 -glass in guards shall be tempered or safety glass

**EXTERIOR GUARD HEIGHT**  
 -greater than 2" above grade 36"  
 -greater than 5 1/2" above grade 42"  
 -max. opening size guards or openings shall not exceed 4"  
 -glass in guards shall be tempered or safety glass

**REQUIRED HANDRAILS**  
 -hand rails shall be installed at height of between 34" & 42".  
 -in a stairway less than 37" wide, at least 1 side shall be provided with a handrail.  
 -on stairway 37" wide or greater, a hand rail shall be provided on each side of the way.  
 -in a curved stairway used as an exit a handrail shall be provided on each side of the stairs.  
 -at least one handrail shall be continuous through out the length of the stairway except where interrupted by doorways or newel posts or changes in direction.  
 -handrails are not required for interior stairs not having more than 2 risers or exterior stairs not having more than 3 risers.

**GENERAL CONSTRUCTION NOTES:**

1. The information on this set of construction documents is related to basic design intent and framing details. They are intended as a construction aid, not a substitute for generally accepted good building practice and compliance with current Ontario building codes. The General Contractor is responsible for providing standard construction details and procedures to ensure a professionally trained, structurally sound and weatherproof completed product.
2. The General Contractor is responsible for ensuring that all work and construction meets current federal, provincial, county and local codes, ordinances and regulations, etc. These codes are to be considered as part of the specifications for this building and should be adhered to even if they are in variance with the plan.
3. Dimensions shall take precedence over scale drawings (do not scale drawings).
4. The designer has not been engaged for construction supervision and assumes no responsibility for construction coordinating with these plans, nor responsibility for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work.

**FOUNDATION NOTES**

1. See footing slab details on A2.1
2. Drawings have been made for soil conditions of no less than 1,500 PSF. Should unusually soft soils be encountered at time of excavation Star Blueprints Inc. shall be contacted immediately.
3. Footings shall be kept free of standing water at time of excavation.

**FRAMING NOTES**

1. All dimensions, including rough opening sizes, shall be confirmed before construction. Dimension discrepancies shall be reported immediately.
2. Stud walls shall be anchored to foundation with 1/2" anchor bolts @ 48" spacings and within 6" of ends or corners.
3. The contractor shall ensure any temporary bracing of walls or trusses are adequate.
4. All truss bracing shall be in accordance with the approved engineered drawings of the truss manufacturer.
5. All roofs with a pitch of 3/12 and less shall be installed with Ice & Water Barrier or approved equal. Provide Ice & Water Barrier and 24" steel valley in all valleys and ensure there are no rid areas.
6. All wood shall be No. 2 spruce or better.
7. Nailing shall be in accordance with O.C.C. 9.23.2.4
8. Procedures shall be taken to not overheat the structure during construction.
9. Exterior dimensions to be calculated from outside of sheathing.
10. Window suppliers to supply R.S.O. for all windows and doors.
11. All lighting and electrical work is to comply with O.B.C. 9.34
12. Star Blueprints Inc. shall not be liable for damages resulting from deviation from these drawings.

**SITE PLAN**  
SCALE: 1:800

**CLIENT:** JEFF BELL

**PROJECT TITLE:**  
22'-0" x 24'-0"  
ACCESSORY BUILDING  
1 MOORE AVENUE  
EVERETT, ON  
L0M 1J0

**DRAWING:** SITE PLAN  
SCALE: As noted  
DATE (Y/M/D): 2023-01-06  
DRAWN BY: A. MARTIN  
PROJECT #: 2877

**A1.1**