

Tom Davies Square  
200 Brady St

Wednesday, March 29, 2023

PUBLIC HEARINGS

**A0023/2023**

**CHRISTINE HURST  
STEVE BILTON**

Ward: 6

PIN 73504-1667, Parcel 35179 SEC SES SRO, Lot 19, Plan M-507, Part Lot 4, Concession 2, Township of Hanmer, 1005 Service Road, Hanmer [2010-100Z, R1-5 (Low Density Residential One)]

For relief from Part 5, Section 5.4.3.1 a) of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to approve the lands to be retained subject of a Consent Application B0009/2023, providing a minimum driveway width of 2.74m, where 3.0m is required.

PREVIOUSLY SUBJECT TO CONSENT APPLICATION B24/13 (APR 11/13) AND  
CONCURRENT CONSENT APPLICATION B9/23

**A0024/2023**

**201 OAK STREET HOLDINGS CORP**

Ward: 1

PIN 73585-1034, Lot 49 Block 'C', Plan 3S, Lot 6, Concession 3, Township of McKim, 201 Oak Street, Sudbury [2010-100Z, C4(1)(Office Commercial)]

For relief from Part 4, Section 4.2, Table 4.1 of By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of two uncovered decks to encroach 2.25m and 1.58m into the required interior side yard, where uncovered decks greater than 1.2m in height may encroach 1.2m into the required yard but no closer than 1.2m to the interior side lot line.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
THURSDAY, APRIL 13, 2023**



Greater Sudbury  
www.greatersudbury.ca  
Box 5000, Station 'A', 200 Brady Street  
Sudbury ON P3A 5P3  
Tel. (705) 671-2489, Ext. 4376/4346  
Fax (705) 673-2200

Office Use Only 2023.01.01	
A 0023/2023	
S.P.P. AREA	
YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>

**City of Greater Sudbury**  
**APPLICATION FOR MINOR VARIANCE**

APPLICATION FEE: \$1,090.00 (includes \$260.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$332.00 (includes \$260.00 legal notice fee)  
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Personal information on this form is collected pursuant to the Planning Act, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the Planning Act, R.S.O. 1990 information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

**PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.**

1) The undersigned hereby applies to the Committee of Adjustment of the City of Greater Sudbury under Section 45 of the Planning Act R.S.O. 1990, c.P. 13 for relief, as described in this application, from the By-Law, as amended.

Registered Owner(s): CHRISTINE HVEST & STEVE BILTON Email: [REDACTED]  
Mailing Address: 5792 ONWATON LAKE RD. Home Phone: [REDACTED]  
Business Phone: 705  
City: HAMMEX, ONT Postal Code: P3P-1J5 Fax Phone: [REDACTED]  
1J5

2) If the application will be represented by someone other than the registered owner(s) and/or the application is prepared and submitted by someone other than the registered owner(s), please specify.

Name of Agent: STEVE BILTON Email: [REDACTED]  
Mailing Address: 5792 ONWATON LAKE RD. Home Phone: [REDACTED]  
Business Phone: [REDACTED]  
City: HAMMEX Postal Code: P3P-1J5 Fax Phone: [REDACTED]  
Note: Unless otherwise requested, all communication will be sent to the agent, if any.

3) Names and mailing addresses of any mortgagees, holders of charges or other encumbrances. (Give full particulars to ensure that any individual, company, financial institution holding a mortgage, etc. on the subject lands can be notified of this application).

Name: BANK OF MONTREAL - VAL CARON  
Mailing Address: 2996 RD HWY-69  
City: VAL CARON Postal Code: P3N-1E3

4) Current Official Plan designation: LIVING AREA 2 Current Zoning By-law designation: R1-5

5) a) Nature and extent of relief from the Zoning By-law for which the application is being made. (If more than five variances are being sought, a schedule may be attached to the application form). Measurements must be in metric.

Variance To	By-law Requirement	Proposed	Difference
MINIMUM DRIVEWAY WIDTH	3M	2.74m	0.26m

b) Is there an eave encroachment?  Yes  No If 'Yes', size of eaves: \_\_\_\_\_ (m)

c) Description of Proposal:  
REQUIRE 2.74 WIDTH OF DRIVEWAY TO GO TO THE BACK & PARK

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
SIDE OF THE HOUSE IMPEDES THE SIDE 2.74m TO THE SIDE (BYLAW 3M) OF HOUSE FROM LOT LINE

6) Legal Description (include any abutting property registered under the same ownership).

PIN(s): 73504 1667 Township: HANMER  
 Lot No.: 4 Concession No.: 2 Parcel(s): 35179  
 Subdivision Plan No.: M-507 Lot: 19 Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 1005 SERVICE RD HANMER.

7) Date of acquisition of subject land. 2008

8) Dimensions of land affected.  
 Frontage 31.7 (m) Depth 44.23 (m) Area 14000.96 (m<sup>2</sup>) Width of Street \_\_\_\_\_ (m)

9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	<u>970.3 m</u>	(m <sup>2</sup> )	<u>NO CHANGES</u>	(m <sup>2</sup> )
Gross Floor Area:	<u>160.6 m</u>	(m <sup>2</sup> )		(m <sup>2</sup> )
No. of storeys:	<u>1</u>			
Width:	<u>7.31 m</u>	(m)		(m)
Length:	<u>11.1 m</u>	(m)		(m)
Height:	<u>10 FT</u>	(m)		(m)

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing		Proposed	
Front:	<u>7.98 m</u>	(m)	<u>NO CHANGES</u>	(m)
Rear:	<u>29.01 m</u>	(m)	<u>NO CHANGES</u>	(m)
Side:	<u>29.5</u>	(m) EAST	<u>25.27</u>	(m)
Side:	<u>25.98</u>	(m)	<u>NO CHANGES</u>	(m)

- 11) What types of water supply, sewage disposal and storm drainage are available? What type of access to the land?
- |   |                                     |  |                          |
|---|-------------------------------------|--|--------------------------|
| Municipally owned & operated piped water system     | <input checked="" type="checkbox"/> | Provincial Highway   | <input type="checkbox"/> |
| Municipally owned & operated sanitary sewage system | <input checked="" type="checkbox"/> | Municipal Road   | <input type="checkbox"/> |
| Lake  | <input type="checkbox"/>            | Maintained Yearly  | <input type="checkbox"/> |
| Individual Well                                     | <input type="checkbox"/>            | Maintained Seasonal  | <input type="checkbox"/> |
| Communal Well                                       | <input type="checkbox"/>            | Right-of-way   | <input type="checkbox"/> |
| Individual Septic System                            | <input type="checkbox"/>            | Water  | <input type="checkbox"/> |
| Communal Septic System                              | <input type="checkbox"/>            | If access is by water only, provide parking and docking facilities to be used. |                          |
| Pit Privy   | <input type="checkbox"/>            |  |                          |
| Municipal Sewers/Ditches/Swales                     | <input type="checkbox"/>            |  |                          |

12) Date(s) of construction of all buildings and structures on the subject land. 1973

13) Existing use(s) of the subject property and length of time it / they have continued.  
 Use(s): RESIDENTIAL Length of time: 50 yrs.

14) Proposed use(s) of the subject property.  
 Same as #13  or, \_\_\_\_\_

15) What is the number of dwelling units on the property? 2

16) If this application is approved, would any existing dwelling units be legalized?  Yes  No  
 If "yes", how many? \_\_\_\_\_

17) Existing uses of abutting properties: RESIDENTIAL.

A0023/2023

18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission?  Yes  No

If "yes", indicate the application number(s): \_\_\_\_\_ or, describe briefly, \_\_\_\_\_

19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13?  Yes  No

If "yes", indicate application number(s) and status of application(s): B0009: 2023

20) Is the property the subject of a current application for a Plan of Subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, or its predecessors?  Yes  No

If 'Yes', indicate application number(s) and status of application(s): \_\_\_\_\_

21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?  Yes  No

If "yes", provide details on how the property is designated in the Source Protection Plan. \_\_\_\_\_

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, CHRISTINE HIRST & STEVE BILTON (please print all names), the registered owner(s) of the property described as 1005 SERVICE in the City of Greater Sudbury:

**Collection, Use and Disclosure of Information:**

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

**Authority to Enter Land and Photograph**

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

**Appointment of Authorized Agent**

g) appoint and authorize STEVE BILTON (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 6 day of MARCH, 2023

Christine Hirst  
(witness)

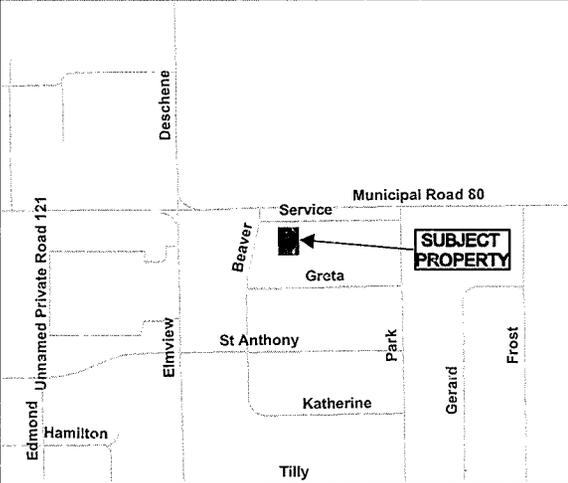
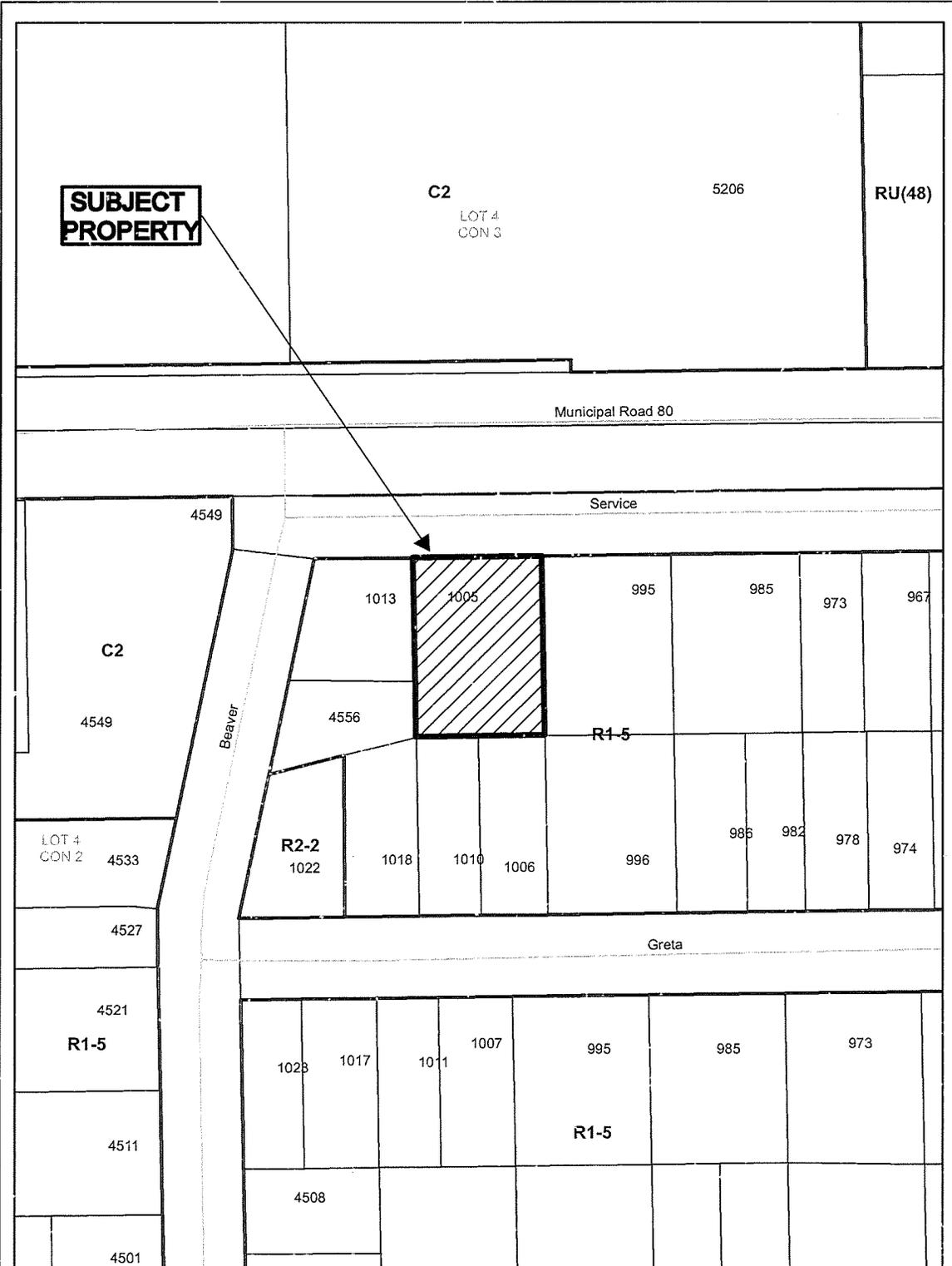
Steve Bilton  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: STEVE BILTON CHRISTINE HIRST.

\*I have authority to bind the Corporation

A0023/2023





**Application for Minor  
Variance or Permission** 

Subject Property,  
 PIN 73504-1667,  
 Parcel 35179 SEC SES SRO,  
 Lot 19, Plan M-507,  
 Part Lot 4, Concession 2,  
 Township of Hanmer,  
 1005 Service Road, Hanmer,  
 City of Greater Sudbury

Sketch 1, NTS A0023/2023  
 NDCA Date: 2023 03 10

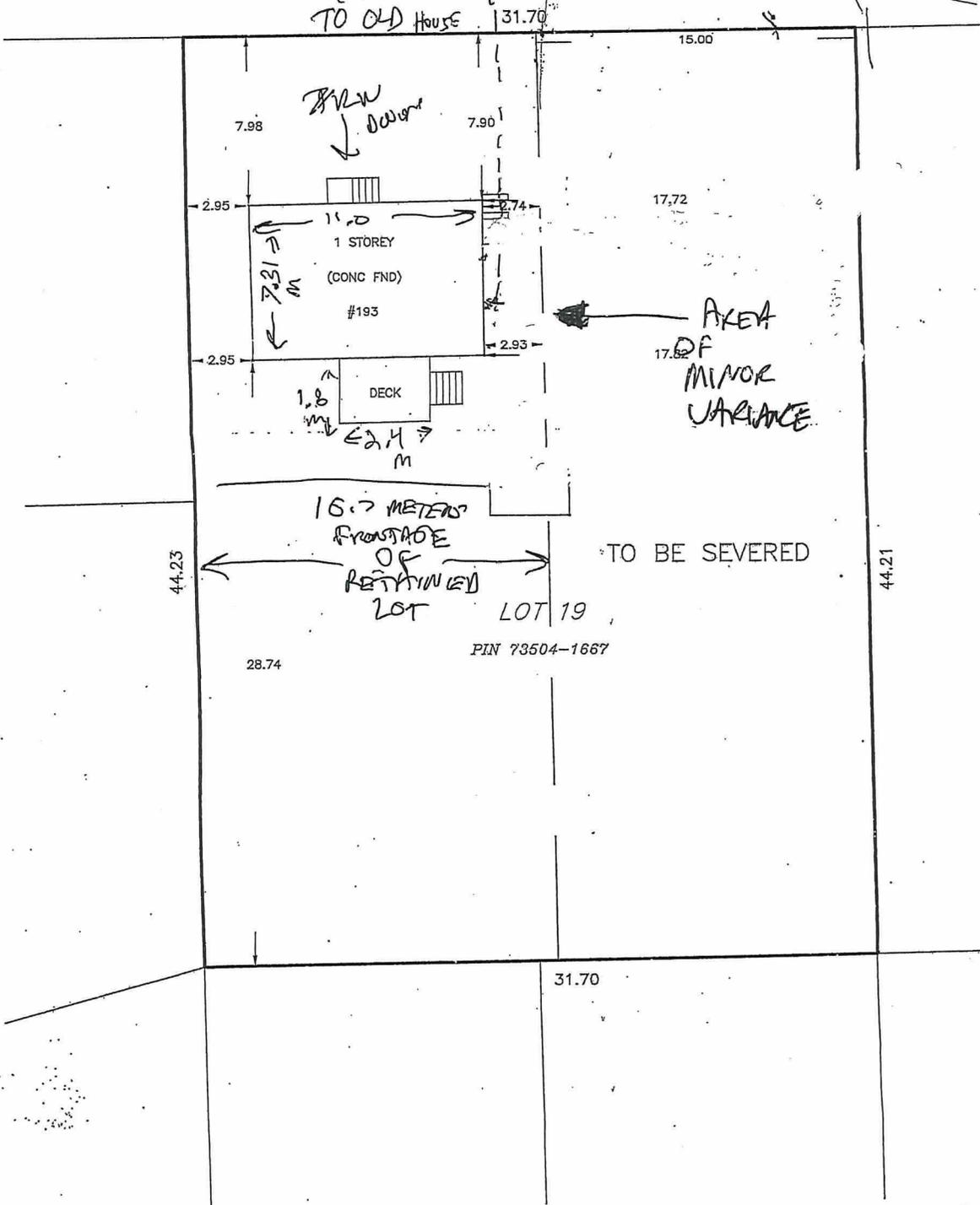
SKETCH OF  
LOT 19  
REGISTERED PLAN M-507

SCALE : 1 : 250 metric



SERVICE ROAD

NEW SEWER  
& WATER  
TO OLD HOUSE



A0023/2023  
Sketch-2



Box 5000, Station 'A', 200 Brady Street  
 Sudbury ON P3A 5P3  
 Tel. (705) 671-2489, Ext. 4376/4346  
 Fax (705) 673-2200

Office Use Only 2022.01.01	
A0024/2023	
S.P.P. AREA	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
NDCA REG. AREA	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

**City of Greater Sudbury**  
**APPLICATION FOR MINOR VARIANCE**

APPLICATION FEE: \$1,025.00 (includes \$245.00 legal notice fee)  
 APPLICATION FEE FOR HEDGEROWS: \$312.00 (includes \$245.00 legal notice fee)  
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Personal information on this form is collected pursuant to the Planning Act, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the Planning Act, R.S.O. 1990 information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

**PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.**

1) The undersigned hereby applies to the Committee of Adjustment of the City of Greater Sudbury under Section 45 of the Planning Act R.S.O. 1990, c.P. 13 for relief, as described in this application, from the By-Law, as amended.

Registered Owner(s): 201 oak street holdings corp	Email: [REDACTED]
Mailing Address: 203-220 wyecroft road	Home Phone:
	Business Phone:
City: oakville	Postal Code: L6K3V1
	Fax Phone:

2) If the application will be represented by someone other than the registered owner(s) and/or the application is prepared and submitted by someone other than the registered owner(s), please specify.

Name of Agent: Karim Omri	Email: [REDACTED]
Mailing Address: 166 Douglas Street - unit 2	Home Phone:
	Business Phone: [REDACTED]
City: Sudbury	Postal Code: P3E1G1
	Phone:

Note: Unless otherwise requested, all communication will be sent to the agent, if any.

3) Names and mailing addresses of any mortgagees, holders of charges or other encumbrances. (Give full particulars to ensure that any individual, company, financial institution holding a mortgage, etc. on the subject lands can be notified of this application).

Name: Mark Gordon, Neil Cause + Jeremy Thompson  
 Mailing Address: 166 Douglas Street - unit 2  
 City: \_\_\_\_\_ Postal Code: \_\_\_\_\_

Current Official Plan designation: Rosham Current Zoning By-law designation: C4(1)

5) a) Nature and extent of relief from the Zoning By-law for which the application is being made. (If more than five variances are being sought, a schedule may be attached to the application form). Measurements must be in metric.

Variance To	By-law Requirement	Proposed	Difference
Deck setbacks requirement	2.4m	0.15m	2.25m

b) Is there an eave encroachment?  Yes  No If 'Yes', size of eaves: \_\_\_\_\_ (m)

c) Description of Proposal:  
Building two decks for the front and back side of building.

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
The entrance to the back units need stairs and in order to meet code, the stairs will need to exceed the setbacks.

*Private mortgage*  
 Mark Gordon  
 30 Queen Marys Drive, Etobicoke  
 Neil Cause Inc.  
 2440 Winton Park Drive Oakville  
 Fountain head Capital Inc  
 25 St Andrew Jordan Terenka

6) Legal Description (include any abutting property registered under the same ownership):

PIN(s): 73585-1034 Township: Mckim  
 Lot No.: 49 Concession No.: 6 Parcel(s): 35A  
 Subdivision Plan No.: \_\_\_\_\_ Lot: \_\_\_\_\_ Reference Plan No.: \_\_\_\_\_ Part(s): \_\_\_\_\_  
 Municipal Address or Street(s): 701 Oak St, Sidney

7) Date of acquisition of subject land: 2020 02 04

8) Dimensions of land affected.

Frontage 15.24 (m) Depth 36.62 (m) Area 558,075 (m<sup>2</sup>) Width of Street +/- 10 (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>204.41</u> (m <sup>2</sup> )	+/- 294.41 - Same as existing (m <sup>2</sup> )
Gross Floor Area:	<u>1926.43</u> (m <sup>2</sup> )	+/- 1026.43 Same as existing (m <sup>2</sup> )
No. of storeys:	<u>3</u>	3 Same as existing
Width:	<u>13.61</u> (m)	13.61 Same as existing (m)
Length:	<u>27.44</u> (m)	27.44 Same as existing (m)
Height:	<u>6.71</u> (m)	+/- 6.71 Same as existing (m)

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing	Proposed
Front:	<u>3.05</u> (m)	3.05 [Same as existing] (m)
Rear:	<u>6.13</u> (m)	3.73 (m)
Side:	<u>1.21 (Right)</u> (m)	0.18 (Right) (m)
Side:	<u>0.43m (Left)</u> (m)	0.43 (left) [Same as existing] (m)

11) What types of water supply, sewage disposal and storm drainage are available?

- Municipally owned & operated piped water system
- Municipally owned & operated sanitary sewage system
- Lake
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Pit Privy
- Municipal Sewers/Ditches/Swailes

What type of access to the land?

- Provincial Highway
- Municipal Road
- Maintained Yearly
- Maintained Seasonal
- Right-of-way
- Water
- If access is by water only, provide parking and docking facilities to be used.

12) Date(s) of construction of all buildings and structures on the subject land.

unknown 1950-19 to assumed

13) Existing use(s) of the subject property and length of time it / they have continued.

Use(s): Multi family Length of time: since construction

14) Proposed use(s) of the subject property.

Same as #13  or,

15) What is the number of dwelling units on the property? 15

16) If this application is approved, would any existing dwelling units be legalized?

Yes  No no change simply decks to access

If "yes", how many? \_\_\_\_\_

17) Existing uses of abutting properties: church + multi family

A0024/2023

18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission?  Yes  No

If "yes", indicate the application number(s): \_\_\_\_\_ or, describe briefly, \_\_\_\_\_

19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13?  Yes  No

If "yes", indicate application number(s) and status of application(s): \_\_\_\_\_

20) Is the property the subject of a current application for a Plan of Subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, or its predecessors?  Yes  No

If "Yes", indicate application number(s) and status of application(s): \_\_\_\_\_

21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?  Yes  No

If "yes", provide details on how the property is designated in the Source Protection Plan: \_\_\_\_\_

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, Robert Kelava / 201 Oak Street Hamilton Ont (please print all names), the registered owner(s) of the property described as 201 Oak Street

in the City of Greater Sudbury:

**Collection, Use and Disclosure of Information:**

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

**Authority to Enter Land and Photograph**

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

**Appointment of Authorized Agent**

g) appoint and authorize Karim Omri (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 24 day of January, 2023

[Signature]  
Witness: [Signature]

[Signature]  
signature of Owner(s) or Signing Officer or Authorized Agent

Print Name: Karim Omri Robert Kelava

\*I have authority to bind the Corporation

A0024/2023





**GENERAL REQUIREMENTS**

1. GENERAL CONTRACTOR & SUBCONTRACTOR SHALL EXAMINE THE SITE, VERIFY ALL DIMENSIONS, DRAWING DETAILS TO ACCURACY AND THE INTENT OF THE DRAWING.
2. ALL DISCREPANCIES, OMISSIONS, OR CONFLICTS SHALL BE REPORTED TO DESIGNER PRIOR TO WORK.
3. CONTRACTOR IS TO BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THE DESIGN UNLESS PROVIDED AND APPROVED BY DESIGNER ENGINEER.
4. GENERAL CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR REQUIRED.
5. PROGRESS OF WORK IS NOT NECESSARILY COMPLETE AT END OF EACH DAY ONLY.
6. ALL SITE MEASUREMENTS SHALL BE CONFIRMED BY CONTRACTOR PRIOR TO OCCUPANCY MATERIAL OR BEGINNING THE WORK.

**CODE AND STANDARDS**

1. GENERAL CONTRACTOR SHALL COMPLY WITH THE CITY OF CHICAGO ORDINANCES AND ALL APPLICABLE ORDINANCES.
2. COUNTY WITH THE CHICAGO BUILDING CODE REQUIREMENTS OR OTHER APPLICABLE HAVING JURISDICTION.
3. SPECIFIC REFERENCED TO CODES.
4. ALL APPLICABLE REQUIREMENTS OF CONTRACT DOCUMENTS, SPECIFICATIONS, STANDARDS, CODES AND REFERENCED DOCUMENTS.
5. COUNTY WITH THE CHICAGO OCCUPATIONAL HEALTH AND SAFETY ACT 1981 AND REGULATIONS FOR CONSTRUCTION PROJECTS.

**PERMITS AND INSPECTIONS**

1. THE CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING PERMIT AND ASSOCIATED INSPECTIONS.

**DESIGN DATA**

1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE CHICAGO BUILDING CODE 2012 SUPPLEMENTED BY THE USERS SPEC. (IBC 2012) STRUCTURAL CODES PART OF DIVISION 16.
2. CLIMATIC LOCATION: CUBURRY, CHICAGO.

**SUBMITTALS**

1. SUBMIT FOR REVIEW BEFORE START TO WORK.
2. SUBMIT SHOP DRAWINGS IN CONFORMANCE WITH THE REQUIREMENTS OF DIVISION 16.
3. SHOP DRAWINGS MUST BE REVIEWED BY CONTRACTOR BEFORE SUBMISSION TO CONSULTANT.
4. SHOP DRAWINGS WITH OUT CONTRACTOR STAMPS WILL BE RETURNED WITHOUT BEING REVIEWED.
5. IN REVIEW OF SHOP DRAWINGS DOES NOT INCLUDE THE REVIEW OF DIMENSIONS OR CALCULATIONS OF ELEMENTS ENGINEERED BY OTHERS AND DOES NOT PRESERVE THE CONTRACTOR'S LIABILITY TO COMPLETE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. BEFORE RE-STARTING WORKS, ENSURE ALL CONNECTIONS REQUIRED BY PRIOR REVIEWS HAVE BEEN COMPLETED.
7. DO NOT ADD MATERIAL TO STRUCTURE UNLESS IT HAS BEEN REVIEWED AND APPROVED.
8. DO NOT BEGIN FABRICATION UNTIL ALL SHOP DRAWINGS HAVE BEEN EXAMINED.
9. PROVIDE FINAL RECORD DRAWING WITH ALL CONNECTIONS AND WALLS.
10. IF THE FIELD PORTION OF THE CONTRACTOR'S CONTROL AND QUALITY CONTROL PLAN ASSOCIATED WITH THE STRUCTURAL WORK, THIS IS TO BE PROVIDED TO THE CONSULTANT WHEN REQUESTED.
11. THIS SCHEDULE:
12. HOLD AND NOT WEATHER CONSTRUCTION PROCEDURES THROUGHOUT INSPECTION AND TESTING PROCEDURES.

**CONCRETE NOTES**

1. CONCRETE IS SPECIFIED AS PER THE PERFORMANCE SPECIFICATION ALTERNATIVE AS OUTLINED IN CSA A23.1, TABLE A AND THE CONTRACTOR AND CONCRETE SUPPLIER TO MEET ALL CERTIFICATION, DOCUMENTATION AND QUALITY CONTROL REQUIREMENTS.
2. THE CONTRACTOR SHALL COMPILE THE STRUCTURE CONSTRUCTION DETAILS, AND SUBMITTALS.
3. THE CONCRETE SUPPLIER TO BE CERTIFIED BY THE REGISTERED CONCRETE ASSOCIATION OF CHICAGO.
4. THE CONTRACTOR AND THE CONCRETE SUPPLIER ARE TO ENSURE THAT THE PLASTIC IS COVERED WITH PROPERTIES MEET THE REQUIREMENTS FOR PLACING, FINISHING AND THE OWNER'S FINISH SCHEDULE REQUIREMENTS.
5. POINT TO BE PORTLAND CEMENT TYPE OR AS SPECIFIED OTHERWISE OR REGULAR BY EXPOSURE CLASS.
6. PLACE CONCRETE IN PLACE AS PROGRESS TO FINAL LOCATION TO AVOID SEGREGATION. VIBRATE ALL CONCRETE FROM THE TOP OF ALL STRUCTURAL CONCRETE MEMBERS.
7. POINT POINTS FOR BUILDING TO BE SUBMITTED TO REGISTER ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

**TEMPORARY WORKS**

1. AS STRUCTURAL DRAWINGS SHOW THE COMPLETED STRUCTURE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETAIL, DESIGN AND ERECT ANY TEMPORARY WORKS REQUIRED TO COMPLETE THE WORK.
2. DESIGN AND ERECTED OF DRAWINGS MUST NOT BE EXCEEDED BY CONTRACTOR/OWNER.
3. CONTRACTOR IS RESPONSIBLE TO ENSURE THE DESIGN AND REVIEW OF ALL TEMPORARY WORKS AND CARRIED OUT BY A PROFESSIONAL ENGINEER LICENSED AND IS ISSUED TO WORK ON SITE.

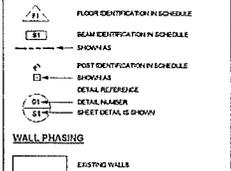
**EXISTING STRUCTURES**

1. PRIOR TO COMMENCEMENT VERIFY EXISTING CONDITIONS AND DIMENSIONS.
2. TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING STRUCTURES ARE PROTECTED DURING CONSTRUCTION.
3. INSTALL ALL NECESSARY BRACING AND BRACKETS ARE INSTALLED AND REMOVED TO MAINTAIN THE INTEGRITY OF EXISTING STRUCTURE.
4. REPORT ANY VARIATIONS IN EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK.

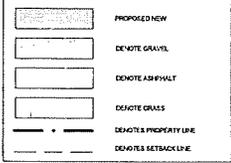
**WOOD NOTES**

1. ALL FINISH TO COMPLY WITH THE PART 8 REQUIREMENTS OF THE CHICAGO BUILDING CODE.
2. PRIOR TO STARTING CONSTRUCTION (ENSURE ALL DIMENSIONS ARE FIELD VERIFIED).
3. INSTALL ALL FINISH AS PER DRAWINGS, SPACE ALL MEMBERS AS SPECIFIED EQUALLY SPACE MEMBERS IN PLACE TO MAINTAIN UNIFORM FINISH.
4. ALL MATERIAL SHALL BE PROTECTED FROM ENVIRONMENTAL DAMAGES. STORE OFF GROUND AND COVER WITH WATERPROOF TARP.
5. MATERIALS:
  - DIMENSIONAL LUMBER: SPF NO 1402
  - PLYWOOD: CSA 0117
  - PAINT: CABY 1151
  - CONNECTORS: HANGERS: EMISSION 810K-11C

**SYMBOL LEGEND**



**SITE PLAN LEGEND**



**FLOOR ASSEMBLIES:**

- 1. 1 1/2" INSULATED TREATED DECK BOARD
- 2. 2x4 SPF NO 1402 3/4" SUPPLY TREATED FLOOR JOIST 16" OC ON BRIDGING

**DIMENSIONS ON SITE PLAN TO BE FIELD VERIFIED BY HOME OWNER, CONTRACTOR OR SITE SURVEY. ANY DISCREPANCIES SHALL BE REPORTED TO KOMRI ENGINEERING**

**ZONE #** -C4

**TOTAL PROPERTY AREA=** -1 858.075m<sup>2</sup>

**PROPOSED NEW DWELLING=** -1 295.007m<sup>2</sup>

**NEW TOTAL LOT COVERAGE=** -52.8%

**MAXIMUM LOT COVER/GE=** -50%

**MAXIMUM HEIGHT=** -24m

**MINIMUM LOT FRONTAGE=** -16m

**MINIMUM FRONT YARD=** -6m

**MINIMUM REAR YARD=** -7.5m

**MINIMUM INTERIOR SIDE YARD=** -0.6m

**MINIMUM CORNER SIDE YARD=** -4.5m

**POST-COLUMN SCHEDULE**

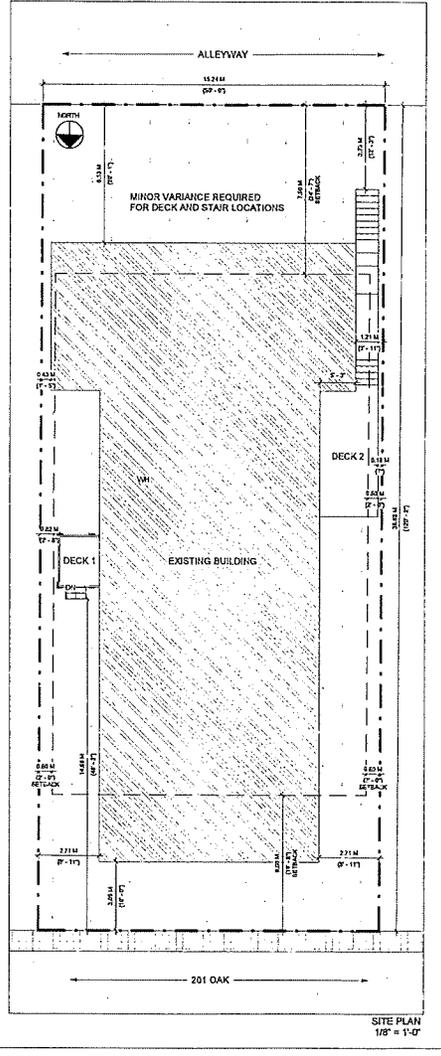
COUNT	IDENTITY	SIZE
1	P1	64 P 1 SPF NO 1402
1	P2	64 P 2 SPF NO 1402

**FOOTING SCHEDULE**

COUNT	IDENTITY	SIZE
1	F1	CONCRETE GRAV BLOCK

**BEAM SCHEDULE**

COUNT	IDENTITY	SIZE
1	B1	2x4 P 1 SPF NO 1402



GENERAL CONTRACTOR SHALL EXAMINE THE SITE, VERIFY ALL DIMENSIONS, DRAWING DETAILS TO ACCURACY AND THE INTENT OF THE DRAWING.

GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR BUILDING PERMIT AND ASSOCIATED INSPECTIONS.

STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE CHICAGO BUILDING CODE 2012 SUPPLEMENTED BY THE USERS SPEC. (IBC 2012) STRUCTURAL CODES PART OF DIVISION 16.

**KOMRI ENGINEERING**

WHITEHALL APARTMENTS  
PROJECT NO. 18-021-148  
INFORMATION SHEET

DRAWN: DALEY  
CHECKED: KO  
SCALE: As Indicated  
SHEET

**A01**

ISSUED FOR CONSTRUCTION - JANUARY 31, 2023

A008/2023  
Sketch - 2