

Committee of Adjustment Application to Planning Department

Complete Application

A complete development application consists of the following:

1. A properly completed and signed application form (signature must be original in planners file);
2. Supporting information adequate to illustrate your proposal as indicated in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the user fees By-Law.

The above information is required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Pre-Consultation

A pre-consultation meeting is not required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is strongly encouraged. The purpose of a pre-consultation meeting is to provide the applicant with an opportunity to present the proposed application, to discuss potential issues and to determine the required information and materials to be submitted with the application in order for it to be considered complete by staff. The applicant has the opportunity to make revisions to the application prior to submission, without the additional costs of recirculation fees. It may be appropriate to seek the assistance of independent professional help (for example a planning consultant or engineer) for complex applications.

Processing the Development Application

Once an application has been deemed complete by a planner, it will be circulated to public agencies and County departments for review and comments. Notice of the application is also provided to adjacent land owners. The comments received assist the planner with the review and recommendation/approval of your application. The time involved in processing an application varies depending upon its complexity and its acceptability to the other agencies.

An additional fee will be required if a review by the Long Point Region Conservation Authority or by the Grand River Conservation Authority is deemed necessary by planning staff and/or by the Authority. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. It should also be noted that in some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff will post a notification sign on your property in advance of the public meeting. Please keep this sign posted until you have received a notice in the mail indicating that no appeals were filed.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 or 519-875-4485 extension 1290 or planning@norfolkcounty.ca.

Please submit the completed application and fees to:

185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6

or

22 Albert Street, Langton, ON N0E 1G0

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

Check the type of planning application(s) you are submitting.

- ☐ Consent/Severance/Boundary Adjustment
- ☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
- ☐ Minor Variance
- ☐ Easement/Right-of-Way

Property Assessment Roll Number: _____**A. Applicant Information****Name of Owner** _____

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Applicant _____

Address _____

Town and Postal Code _____

Phone Number _____

Cell Number _____

Email _____

Name of Agent _____
Address _____
Town and Postal Code _____
Phone Number _____
Cell Number _____
Email _____

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the agent noted above.

☐ Owner ☐ Agent ☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Municipal Civic Address: _____

Present Official Plan Designation(s): _____

Present Zoning: _____

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☐ No If yes, please specify:

3. Present use of the subject lands:

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:
5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.
6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:
7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☐
If yes, identify and provide details of the building:
8. If known, the length of time the existing uses have continued on the subject lands:

9. Existing use of abutting properties:

10. Are there any easements or restrictive covenants affecting the subject lands?
☐ Yes ☐ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Site Information

Existing

Proposed

Please indicate unit of measurement, for example: m, m² or %

Lot frontage	_____	_____
Lot depth	_____	_____
Lot width	_____	_____
Lot area	_____	_____
Lot coverage	_____	_____
Front yard	_____	_____
Rear yard	_____	_____
Left Interior side yard	_____	_____
Right Interior side yard	_____	_____
Exterior side yard (corner lot)	_____	_____

2. Please outline the relief requested (assistance is available):

3. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

4. Description of land intended to be severed in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

5. Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed Use: _____

6. List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation:

Owners Name: _____

Roll Number: _____

Total Acreage: _____

Workable Acreage: _____

Existing Farm Type: (for example: corn, orchard, livestock) _____

Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____

Note: If additional space is needed please attach a separate sheet.

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☐ No ☐ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☐ No ☐ Unknown

3. Provide the information you used to determine the answers to the above questions:

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☐ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☐ No

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance _____

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance _____

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance _____

Floodplain

☐ On the subject lands or ☐ within 500 meters – distance _____

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance _____

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance _____

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance _____

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance _____

Erosion

☐ On the subject lands or ☐ within 500 meters – distance _____

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |
-

Sewage Treatment

- | | |
|---|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |
-

Storm Drainage

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |
-

2. Existing or proposed access to subject lands

- | | |
|---|---|
| <input type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) |

Name of road/street:

G. Other Information

1. Does the application involve a local business? ☐ Yes ☐ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.
-

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ Zoning Deficiency Form
- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition
- ☐ Agricultural Impact Assessment

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

Owner/Applicant/Agent Signature

Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We _____ am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize _____ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner

Date

Owner

Date

K. Declaration

I, _____ of _____

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Owner/Applicant/Agent Signature

In _____

This _____ day of _____

A.D., 20____

A Commissioner, etc.



SKETCH PREPARED FOR BUILDING
PERMIT APPLICATION

FOR: CURTIS OTT
#239 ANGLING ROAD
WATERFORD

PIN 50275 - 0139 (LT)
SCALE: 1 : 250

JEWITT AND DIXON LTD.

LEGEND

BELL BOX	SHOWN	BBX	□
BENCH MARK	SHOWN	BM	⊙
CATCH BASIN	SHOWN	CB	⊕
TOP OF FOUNDATION	SHOWN	TOF	—
OVERHEAD HYDRO LINE	SHOWN	O/H	—
WATER VALVE	SHOWN	WV	⊙
HYDRO POLE	SHOWN	HP	⊙
GAS METER	SHOWN	GM	⊙
MANHOLE	SHOWN	MH	⊙

DRY WELL

DRY WELL TO BE CONSTRUCTED
1.2m L X 2.0m W X 1.2m DEEP
FILLED WITH CLEAR 3/4" GRAVEL
WRAPPED IN TERRAFIX 270R
GEOTEXTILE (c/w 600mm OVERLAP)
TOP WITH TOP SOIL AND SOD

AREA OF ACCESSORY BUILDINGS

NEW STRUCTURE = 107.40 SQ.M.
EXISTING BARN = 67.0 SQ.M.
EXISTING GARAGE = 59.71 SQ.M.
EXISTING WELL HOUSE = 4.65 SQ.M.
TOTAL = 238.76 SQ.M.

NOTES

- (1) - A SURVEY OF THE SUBJECT PROPERTY HAS NOT BEEN MADE AVAILABLE
- (2) - PROPOSED BUILDING POSITIONED BY CALCULATIONS, NOT BY ACTUAL SURVEY
- (3) - PROPOSED FINAL GRADES ARE SHOWN (ELEVATIONS) AND ARE IN METERS
- (4) - T.F.W. DENOTES TOP OF FOUNDATION WALL
- (5) - T.C.S. DENOTES TOP OF CONCRETE SLAB
- (6) - SITE BENCHMARK - DOOR SILL OF SOUTH MAIN DOOR OF DWELLING HAVING A GEODETIC ELEVATION OF 243.11 meters
- (7) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ELEVATION OF THE UPPER LIMIT OF THE GROUND WATER TABLE, SOIL BEARING CAPACITY AND THE ELEVATION OF THE UNDER SIDE OF FOOTING PRIOR TO EXCAVATION
- (8) - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SITE BENCH MARK PRIOR TO EXCAVATION
- (9) - ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC DATUM, CGVD 1928 VERTICAL DATUM
- (10) - THIS SKETCH WAS COMPLETED FROM FIELD WORK COMPLETED ON THE 30th DAY OF SEPTEMBER, 2020

PROPERTY DESCRIPTION:

PART OF LOTS 10 & 11
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF TOWNSEND
COUNTY OF NORFOLK

CAUTION

THIS IS NOT A PLAN OF SURVEY OR SURVEYOR'S REPORT AND SHALL NOT BE USED FOR TRANSACTION OR FINANCING PURPOSES

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JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034
E-mail: surveyors@amtelecom.net

F.W.	- J.D.
BOOK	- LL
CALC.	- J.L.M.
PLAN	- J.L.M.
CHECK	- K.H.
CLIENT	- OTT-ACTON
PROJECT NO.	- 21-3033
21-3033-GP	

From: [Mary Elder](#)
To: [Jennifer Catarino](#)
Cc: [Mark Acton](#); [Peter Ott](#)
Subject: 289 Angling Road minor variance application
Date: Thursday, January 6, 2022 12:07:57 PM
Attachments: [C of A Application - April 2019 fillable Jan 6 revised.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks to both you and Mark for working on this in my absence before Christmas. I have always been bad at math, but when I did the calculations for the application I found the ARU was just under 45% of the single family dwelling size. I was wrong. I have revised the application to include a variance for the size of the ARU as well as the total area of all accessory buildings.

The single detached dwelling is a two storey older brick home. Given the definition of usable floor area and the survey showing the dwelling at 98.5 sq m for one floor, and the sketches by the owner showing the floor layout for both floors being the same overall size, it is reasonable to assume the **total usable floor area is 197 sq m**. I recognize this is a bit larger than the total from the owner's measurements and sketch but I believe the survey measurements to be more accurate.

The survey shows a 107.38 sq m floor area for the ARU. Mark Action explained that the larger area included the pad to support the ARU. Therefore, I believe the manufacturer's drawing is the most accurate for calculating usable floor area. On page 9 of the Ott-Armstrong Ott BCIN file the ARU measures 67 ft by 15 ft 7 inches. That is 20.42 m by 4.75 m or 96.995 sq m. I am going to round that **ARU usable floor area to 97.00 sq m**.

As 45% of the total 197 sq m usable floor area of the single detached dwelling is 88.65 sq m. **Relief of 8.35 sq m is needed** (97.00 - 88.65).

Thanks for catching my error now Jennifer. I have had to revise the relief requested for the amount of accessory buildings as well to be consistent with the above clarification of figures. I believe you will find everything in order now.

I trust the revised application will complete the application.

Mary Elder MCIP RPP
Elder Plans Inc.
519-429-4933

Schedule 1: Designer Information

Use one form for each individual who reviews and takes responsibility for design activities with respect to the project.

A. Project Information				
Building number, street name			Unit no.	Lot/con.
Municipality	Postal code	Plan number/ other description		
B. Individual who reviews and takes responsibility for design activities				
Name		Firm		
Street address			Unit no.	Lot/con.
Municipality	Postal code	Province	E-mail	
Telephone number	Fax number		Cell number	
C. Design activities undertaken by individual identified in Section B. [Building Code Table 3.5.2.1. of Division C]				
House	HVAC – House		Building Structural	
Small Buildings	Building Services		Plumbing – House	
Large Buildings	Detection, Lighting and Power		Plumbing – All Buildings	
Complex Buildings	Fire Protection		On-site Sewage Systems	
Description of designer's work				
D. Declaration of Designer				
<p>I _____ declare that (choose one as appropriate):</p> <p style="text-align: center;">(print name)</p> <p>I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4. of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.</p> <p>Individual BCIN: _____</p> <p>Firm BCIN: _____</p> <p>I review and take responsibility for the design and am qualified in the appropriate category as an “other designer” under subsection 3.2.5. of Division C, of the Building Code.</p> <p>Individual BCIN: _____</p> <p>Basis for exemption from registration: _____</p> <p>The design work is exempt from the registration and qualification requirements of the Building Code.</p> <p>Basis for exemption from registration and qualification: _____</p> <p>I certify that:</p> <ol style="list-style-type: none"> 1. The information contained in this schedule is true to the best of my knowledge. 2. I have submitted this application with the knowledge and consent of the firm. <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 30%;"> <p>_____</p> <p>Date</p> </div> <div style="width: 60%;"> <p>_____</p> <p>Signature of Designer</p> </div> </div>				

NOTE:

1. For the purposes of this form, “individual” means the “person” referred to in Clause 3.2.4.7(1) (c). of Division C, Article 3.2.5.1. of Division C, and all other persons who are exempt from qualification under Subsections 3.2.4. and 3.2.5. of Division C.
2. Schedule 1 is not required to be completed by a holder of a license, temporary license, or a certificate of practice, issued by the Ontario Association of Architects. Schedule 1 is also not required to be completed by a holder of a license to practise, a limited license to practise, or a certificate of authorization, issued by the Association of Professional Engineers of Ontario.

NOTES:

General:

- This structure is designed to conform to CAN/CSA-Z240 and will be supported on a concrete slab -on-grade. As such, frost-protection of the supporting slab-on-grade is not required by the Ontario Building Code. Should frost protection not be provided, the slab should be expected to experience some degree of differential frost heave with the onset of freezing temperatures, and subsequent settlement with warmer weather. The 6" to 12" of underslab fill to consist of a free draining material, such as Granular A or B, which will be less susceptible to frost action.
- Water, sewer, gas and other services connected to the building should be designed to flex with the anticipated seasonal movements of the structure.

Surface preparation:

Must be prepared as per CSAZ240.10.1 (5.1.2 and Figure A-1). Backfill base and ground cover are graded centre to outside or from side to side with a minimum slope of 2% and the surrounding finish grade slopes away from home.

Soil conditions:

Minimum soil bearing capacity = 75 kPa, Soil is non-expansive, with no Abnormal conditions, No hydrostatic pressure is likely to occur (ie: base of footing is higher than the water table by at least the width of the largest footing), No significant surcharge load (example heavy vehicle traffic) occurs close to the foundation.

Skirting:

If used, must be installed to accommodate at least 2 inches of vertical movement as per CSAZ240.10.1 (9.1)

Concrete slab:

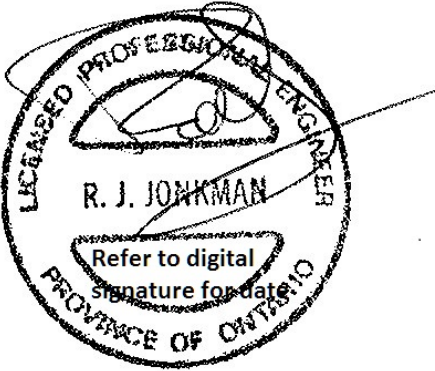
6 inch thick reinforced (fibre or welded wire mesh or equivalent) slab, 32 MPa with 6% air entrainment

Granular:

6" to 12" compacted granular coarse clean granular material containing not more than 10% of material that will pass a 4 mm sieve, OR 3/4" clear crushed stone that is to be compacted before pouring of concrete.

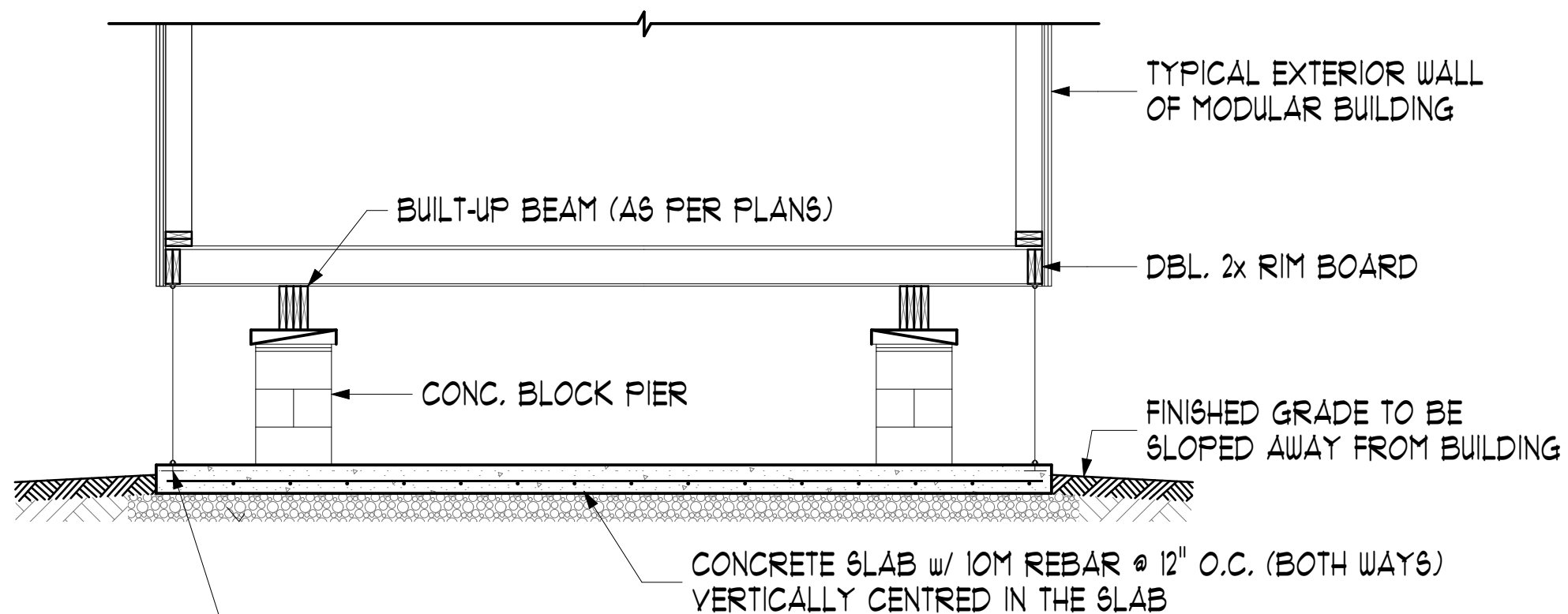
Garage slab:

In lieu of the above, a garage slab can be constructed as per Part 9, where granular is not required.



Robert J. Jonkman, P.Eng.
2291680 Ontario Limited
613-853-0052 rjonkman@cwcc.ca

DRAWN BY: ENG
DATE: SEPTEMBER 24, 2020
DRAWING:
ARMSTRONG TRAILERS

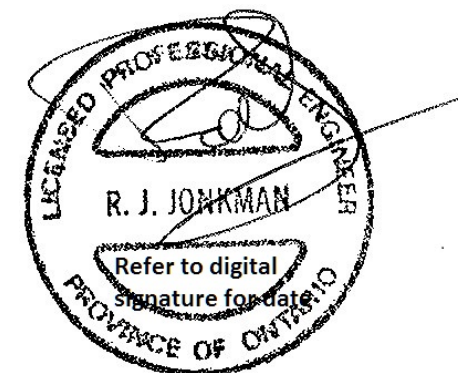


* NOTE:
ENGINEERED STRUCTURAL SLAB
6" THICK CONCRETE SLAB ON GRADE AS
PER NOTES ON SECTION. MIN. 32 MPa, REINF.
5-8% AIR ENTRAINMENT WITH 10M BARS @ 12"
O.C. EACH WAY, ON 12" MIN. OF GRANULAR "B"
TYPE SAND AND GRAVEL COMPACTED TO 98%
SPMDD ON UNDISTURBED SOIL SHAPED TO
PROVIDE POSITIVE DRAINAGE TO PERIMETER
OF SLAB AREA. GRANULAR "B" DRAINAGE
LAYER TO EXTEND A MINIMUM OF 24" BEYOND
EDGE OF STRUCTURAL SLAB.

ANCHORAGE TO RESIST OVERTURNING (IF REQUIRED),
SEE Z240.10.1 FOR TYPICAL INSTALLATION DETAILS

BUILDING SECTION

SCALE: 3/8" = 1'-0"



Robert J. Jonkman, P.Eng.
2291680 Ontario Limited
613-853-0052 rjonkman@cwcc.ca

DRAWN BY: ENG
DATE: SEPTEMBER 24, 2020

DRAWING:

ARMSTRONG TRAILERS

Engineer: ROBERT J. JONKMAN, P.ENG. 2291680 ONTARIO LIMITED 613-853-0052
Scope of Engineer's work on these drawings:

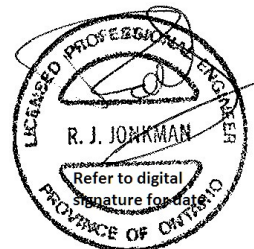
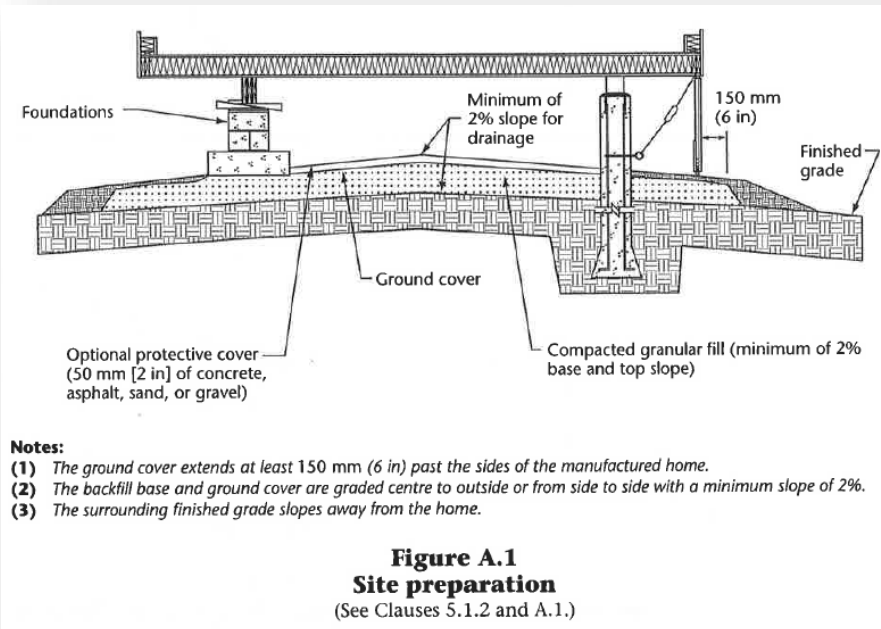
To ensure drawings comply with the Ontario Building Code 2012 Part 9, and/or compliance to CSA Standard Z240.10.1-16, "Site preparation, foundation, and installation of buildings". **Inspection of the building or the foundation is not included as part of my activities.**

For full foundation with footings below frost: Foundation design VALID ONLY IF: Min soil bearing capacity = 75 kPa, Soil is non-expansive, with no abnormal conditions, no hydrostatic pressure is likely to occur (ie base of footing is higher than the water table by at least the width of the largest footing), not within a flood zone, no significant surcharge load (example heavy vehicle traffic) occurs close to the foundation, and backfill height to basement slab distance is less than 7'6".

For surface pier foundation: For Deformation Resistant homes only, which are constructed upon longitudinal steel or wood beam, and have been permanently marked in accordance with CSA Standard A277 clause 7.4.1 indicating compliance to the deformation resistance test.

In addition to 'full foundation' soil requirements and restrictions... surface pier foundation must comply with the CSA Z240.10.1 (as referenced in OBC 9.15.1.3) in its entirety, including but not limited to, the site preparation, pier, footing, ventilated / slip skirting, multiple section connections, and anchorage provisions. Pier heights are not to exceed pier width unless specifically identified on the drawings and approved by this engineer. Skirting, if used, must be installed to accommodate at least 2 inches of vertical movement as per section 9.1 of the standard.

It is imperative that the ground surface is well drained with a minimum slope of 2%, and prepared as per Z240.10.1 section 5.1.2 and Figure A-1 (copied below). The surrounding finish grade must slope away from the home.



Below-grade footing sizes where loads are specified on drawings to be sized according to NBC/OBC:

soil type	soil bearing capacity (based on NBC / OBC Table 9.4.4.1)		footing load lbs	footing size in x in	footing thickness* in
	kPa	psf			
Firm clay	75	1566	5000	21	9
	75	1566	10000	30	13
	75	1566	15000	37	17
	75	1566	20000	43	19
Dense or compact silt	100	2089	5000	19	7
	100	2089	10000	26	11
	100	2089	15000	32	14
	100	2089	20000	37	17
	120	2506	5000	17	6
	120	2506	10000	24	10
	120	2506	15000	29	13
	120	2506	20000	34	15
Stiff clay, dense or compact sand or gravel	150	3133	5000	15	6
	150	3133	10000	21	9
	150	3133	15000	26	11
	150	3133	20000	30	13
Firm clay	200	4177	5000	13	5
	200	4177	10000	19	7
	200	4177	15000	23	9
	200	4177	20000	26	11
Clay shale	300	6266	5000	11	3
	300	6266	10000	15	6
	300	6266	15000	19	7
	300	6266	20000	21	9

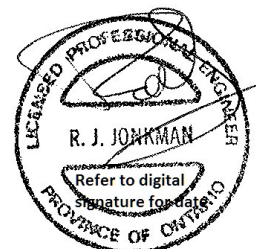


Table 9.4.4.1.
Allowable Bearing Pressure for Soil or Rock
 Forming Part of Sentence 9.4.4.1.(1)

Type and Condition of <i>Soil or Rock</i>	Maximum Allowable Bearing Pressure, kPa
Dense or compact sand or gravel ⁽¹⁾	150
Loose sand or gravel ⁽¹⁾	50
Dense or compact silt ⁽¹⁾	100
Stiff clay ⁽¹⁾	150
Firm clay ⁽¹⁾	75
Soft clay ⁽¹⁾	40
Till	200
Clay shale	300
Sound <i>rock</i>	500

A-Table 9.4.4.1. Classification of Soils.

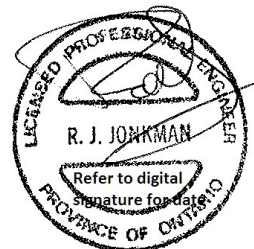
Sand or gravel may be classified by means of a **picket test** in which a 38 mm by 38 mm picket beveled at the end at 45° to a point is pushed into the soil. Such material is classified as “**dense or compact**” if a man of average weight cannot push the picket more than 200mm into the soil and “**loose**” if the picket penetrates 200 mm or more.

Clay and silt may be classified as “**stiff**” if it is difficult to indent by **thumb pressure**, “**firm**” if it can be indented by moderate thumb pressure, “**soft**” if it can be easily penetrated by thumb pressure, where this test is carried out on undisturbed soil in the wall of a test pit.

Footing sizes for surface foundations supporting single storey deformation resistant buildings may conform with the following table from CSA Z240.10.1 instead of the above table.

Table 1
Minimum footing areas (concrete and wood footings), m² (ft²)
 (See Clause 6.2.1.)

Type of soil	Pier spacing, m (ft)			
	1.8 (6)	2.4 (8)	3.0 (10)	3.6 (12)
Soft clay, loose sand, or loose gravel	0.32 (3.3)	0.41 (4.4)	0.51 (5.5)	0.61 (6.6)
Firm clay or compact silt	0.16 (1.8)	0.22 (2.4)	0.27 (2.9)	0.33 (3.5)
Compact sand, compact gravel, stiff clay, or till	0.08 (0.9)	0.11 (1.2)	0.14 (1.5)	0.16 (1.8)
Shale or rock	0.04 (0.5)	0.05 (0.6)	0.07 (0.8)	0.08 (0.9)



Below-grade footing sizes for buildings other than described above, based on NBC 9.15.3.4, with maximum 10 ft o.c. column spacing:

24" x 24" x 12"	Supporting one storey
34" x 34" x 12"	Supporting two storeys
40" x 40" x 12"	Supporting three storeys

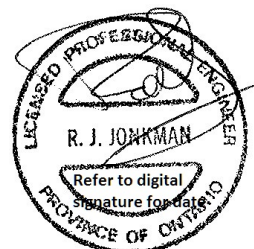
In no case is the thickness of the footing to be less than the width of the projection of the footing beyond the supported element.

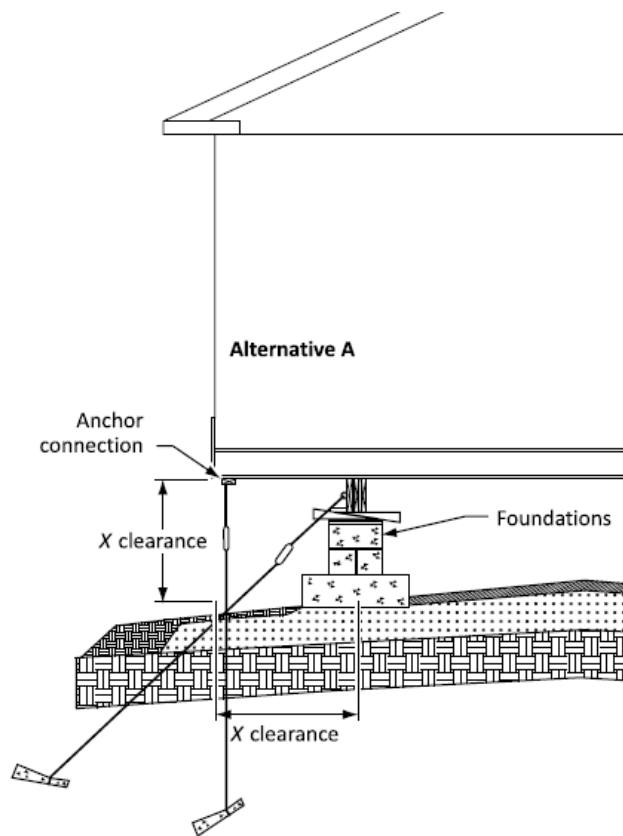
Ground anchorages

Unless drawings are accompanied by building-specific calculations demonstrating that ground anchorages are not needed, **ground anchorages are required** for all homes without basements where any one of the following occurs:

- the building is installed on a site that is not flat,
- the height from the ground to the eave exceeds 10'-6"
- the total width of the buildings is narrower than 12'-8",
- the outside edge of the building extends past the outside of the longitudinal beam by more than 2'-0" (ie the building wall cantilevers past the longitudinal beam by more than 2'-0", see image below)
- the weight of the building is less than 34 psf (166 kg/m²)
- the exposure condition is considered "escarpment" ($C_e C_t = 1.0$) or "open terrain" ($C_e C_t = 0.90$), or
- the pier height exceeds the pier width.

Experience has shown that unanchored buildings without basements can be life threatening during tornadoes or high wind storms, particularly when unanchored buildings are located close to one another. Damage as a result of a tornado or high wind storm can be greatly reduced when walls are effectively anchored to the ground.

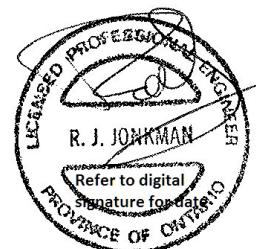


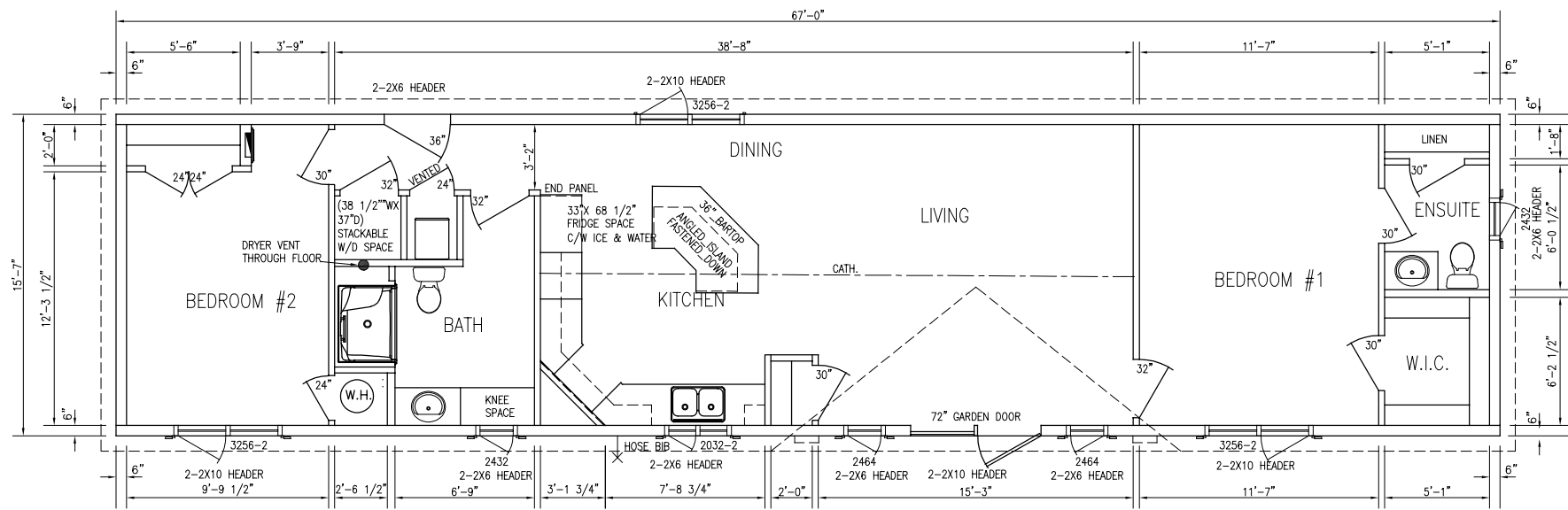


Where provided, anchorages shall be installed in accordance with Z240.10.1-16 clause 7, and shall incorporate 3-4 inches of slack in order to accommodate frost movement.

Table 4
Wind exposure factor, $C_e C_t$
(See Clause 7.1.2.)

Exposure condition	$C_e C_t$
Escarpment — building is located on a hill or escarpment located within twice the hill or escarpment height from the edge of the hill or escarpment	1.0
Open terrain — building is located on open, level terrain with only scattered trees, buildings or other obstructions, open water or shorelines thereof	0.90
Intermediate terrain — where the terrain falls between the exposures described above and below	See NBC, Clause 4.1.7.1.(5)(c)
Rough terrain — which is suburban, urban or wooded terrain extending upwind from the building uninterrupted for at least 1 km	0.70





NOTE:

1. ROOF TRUSSES TO BE SEALED BY ONTARIO ENGINEER
2. ALL GUARDS, STAIRS, AND DECKS INSTALLED ON-SITE TO BE IN CONFORMANCE WITH THE 2012 ONTARIO BUILDING CODE, TO BE CONSTRUCTED ON-SITE BY OTHERS, NOT INCLUDED IN THIS DRAWING PACKAGE.
3. ALL LUMBER TO BE SPF #1/2.
4. ALL WORK, INCLUDING WOOD CONNECTIONS TO BE COMPLETED IN ACCORDANCE WITH PART 9 OF THE 2012 ONTARIO BUILDING CODE.
5. SINGLE JACK STUD TO SUPPORT LINTELS UNLESS OTHERWISE NOTED.
6. ATTIC AND CRAWL SPACE ACCESS TO BE PROVIDED IN CONFORMANCE WITH 2012 ONTARIO BUILDING CODE WHERE APPLICABLE.
7. 9.29.2.1. WATERPROOF WALL FINISH REQUIRED TO A HEIGHT NOT LESS THAN:
 - 1.8M ABOVE THE FLOOR IN SHOWER STALLS
 - 1.2M ABOVE THE RIMS OF BATHTUBS EQUIPPED WITH SHOWER
 - 400MM ABOVE THE RIM OF BATHTUBS WITHOUT SHOWER

DRAWING LIST:
 1. FLOOR PLAN
 2. EXTERIOR ELEVATIONS
 3. FOUNDATION
 4. ELECTRICAL LAYOUT
 5. DUCT LAYOUT
 6. CROSS SECTION

CODE REQUIREMENTS
 - 2012 ONTARIO BUILDING CODE
 - 2018 ONTARIO ELECTRICAL SAFETY CODE
 - CAN/CSA A277
 - INSULATION REQUIREMENTS: AS PER ENERGY EFFICIENCY FORM

CLIMATIC DATA
 - DESIGN DATA: HAMILTON, ON
 - GROUND SNOW LOAD: 1.1 kPa
 - RAIN LOAD: 0.4 kPa
 - SPECIFIED SNOW LOAD: 1.0 kPa
 - 1/50 WIND: 0.46 kPa
 - DEGREE DAYS: 3460

Rev.	Description

MAPLE LEAF HOMES, INC.



FREDERICTON, NB
CANADA

Drawing Title:

**ARMSTRONG
OTT ORDER #46318
WATERFORD, ON**

Date:
JULY 14 2022

Scale:
3/16"=1'-0"

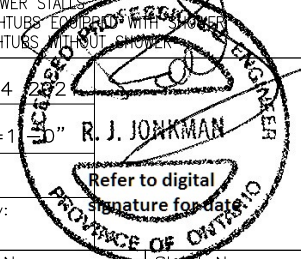
Drn. by:
SH

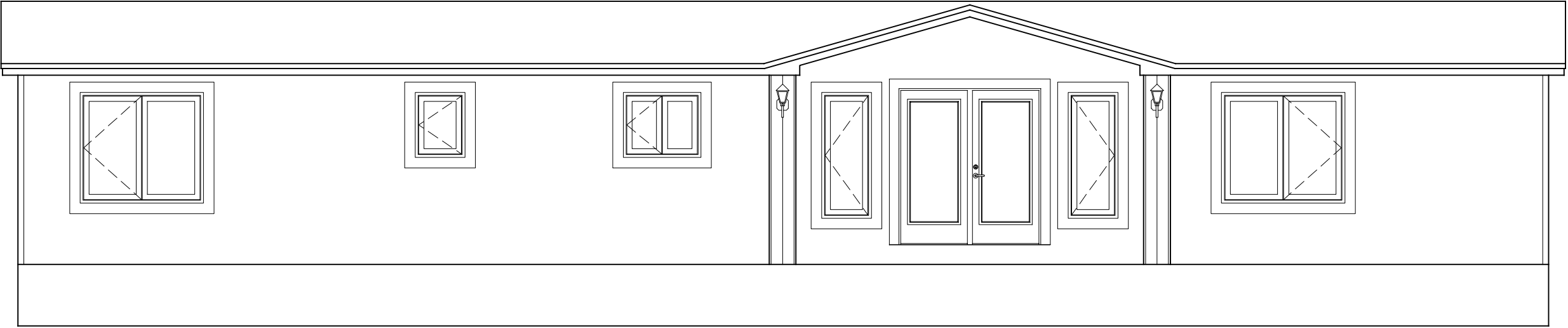
Chk'd by:

Drawing No.
ARM3221

Sheet No.

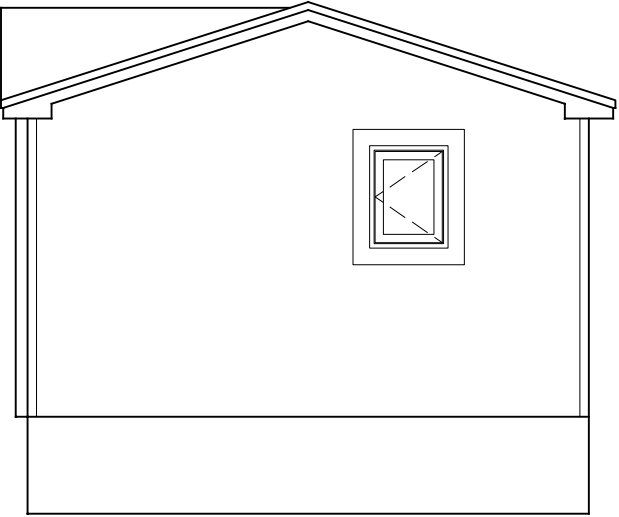
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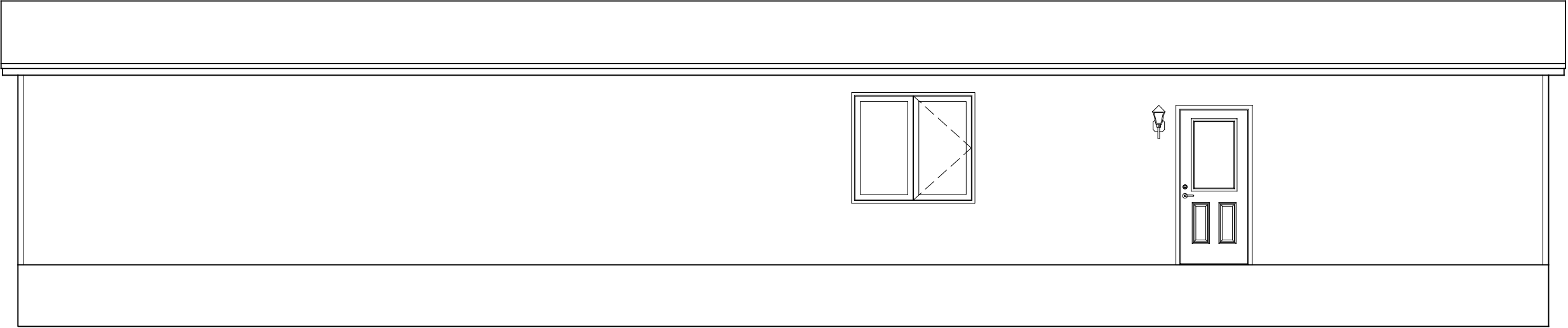


FRONT ELEVATION

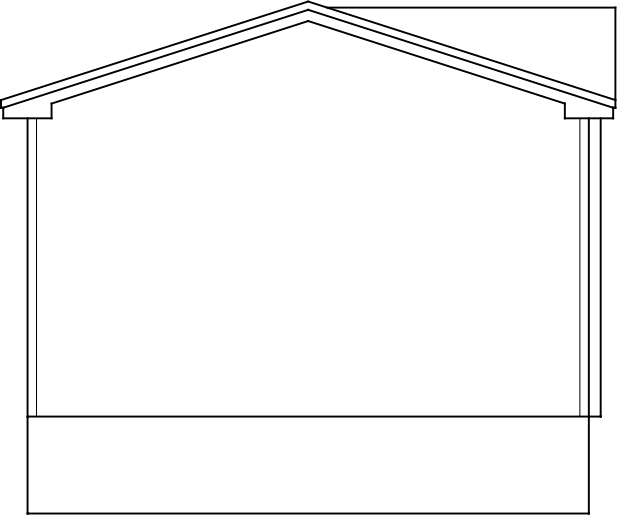
CONDOR #2 DORMER:
NO PEDIMENT



RIGHT ELEVATION



REAR ELEVATION



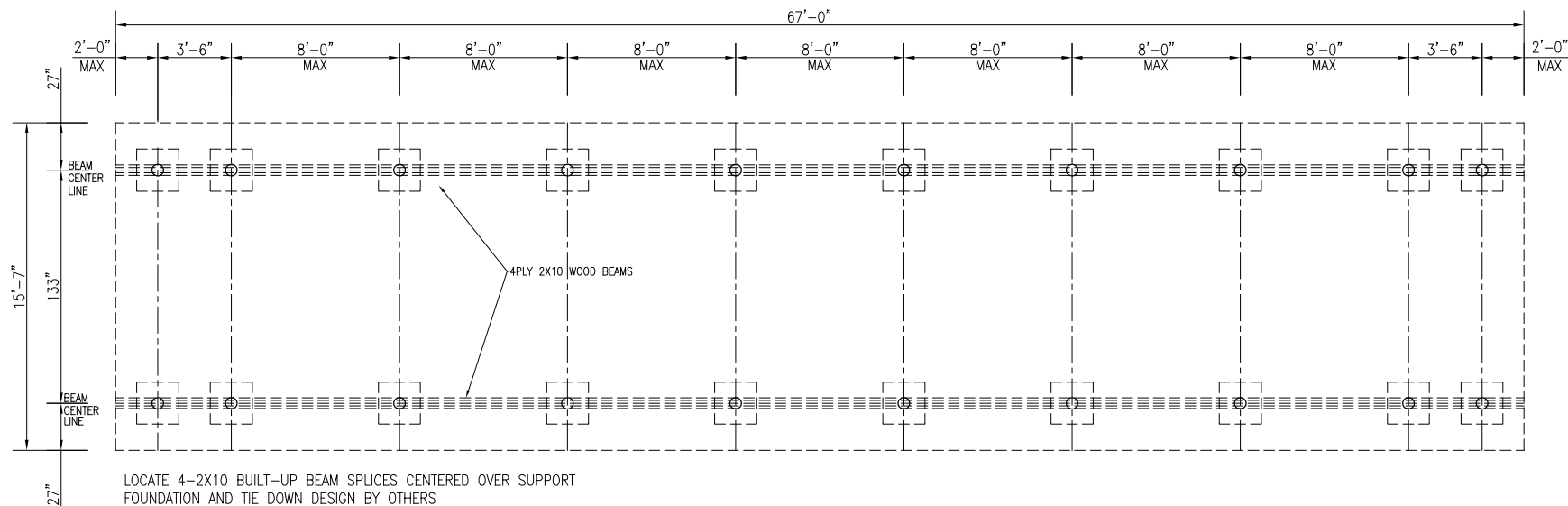
LEFT ELEVATION

NOTE:
TOTAL ROOF VENTILATION REQUIRED IS 543 SQIN. VENTILATION THROUGH SOFFIT IS 378 SQIN AND THE REMAINDER IS THROUGH THE RIDGE VENT. NO LESS THAN 25% VENTILATION WILL BE AT BOTTOM OF ROOF AND NOT LESS THAN 25% AT TOP OF ROOF.

CODE REQUIREMENTS
- 2012 ONTARIO BUILDING CODE
- 2018 ONTARIO ELECTRICAL SAFETY CODE
- CAN/CSA A277
- INSULATION REQUIREMENTS: AS PER ENERGY EFFICIENCY FORM

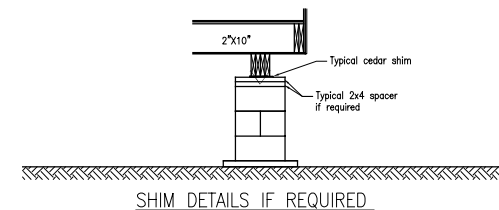
CLIMATIC DATA
- DESIGN DATA: HAMILTON, ON
- GROUND SNOW LOAD: 1.1 kPa
- RAIN LOAD: 0.4 kPa
- SPECIFIED SNOW LOAD: 1.0 kPa
- 1/50 WIND: 0.46 kPa
- DEGREE DAYS: 3460

Rev.	Description	<div>MAPLE LEAF HOMES, INC.</div> <div> FREDERICTON, NB CANADA</div> <div>Drawing Title: ARMSTRONG OTT ORDER #46318 WATERFORD, ON</div>	Date: JULY 14 2021	<div></div>
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			Drn. by: SH	
			Chk'd by:	
			Drawing No. ARM3221	
				2

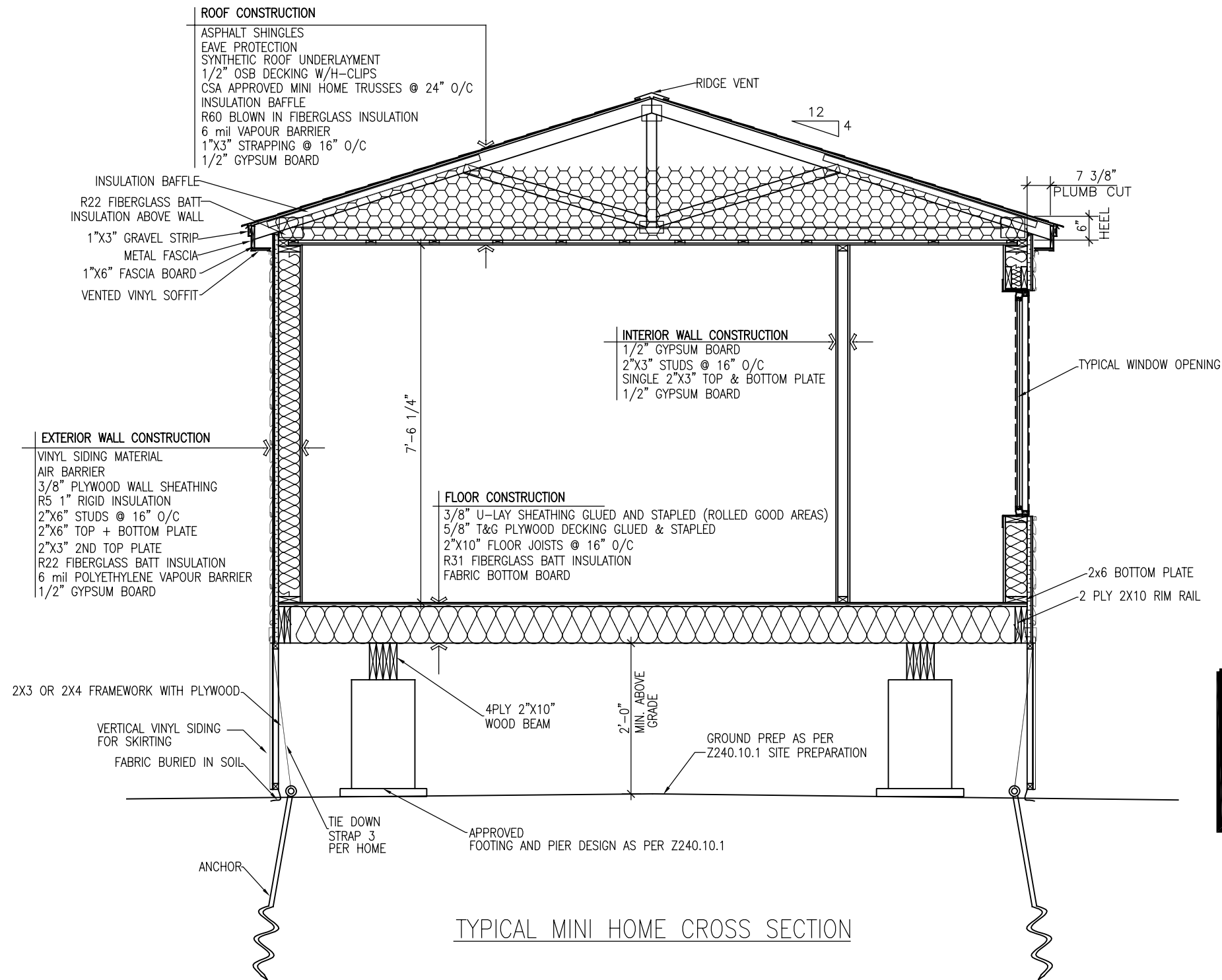


Design Parameters:

- Loads:
 - Ground Snow - 1.1 kPa
 - Roof Snow - 1.0 kPa
 - Roof Rain - 0.4 kPa
 - Wind - 0.46 kPa
 - Floor Live - 1.92 kPa
 - Floor Dead - 0.77 kPa
- Codes:
 - 2012 Ontario Building Code
 - 2018 Ontario Electrical Safety Code
 - CAN/CSA A277
 - INSULATION REQUIREMENTS: AS PER ENERGY EFFICIENCY FORM
- Soil bearing capacity of site pad to be confirmed by others.
- Site pad to be designed by others and to meet the requirements of CSA-Z240.10.1 and/or this package. Area around site pad that is to be used for trucks, cranes and equipment is to be free of mud & debris with compactable, free draining material.
- The effects of wind on overturning and sliding have been reviewed by the engineer. No tie downs are required and pier connections are to be as in pier designs.
- Cedar shims should only be used if shim depth is 1/4" or less. Shims should be inserted from both directions for even bearing and be the width of the block it is resting on.
- Additional 2x4 spacers may be used for leveling purposes to an overall depth of 3".



Rev.	Description	MAPLE LEAF HOMES, INC.  FREDERICTON, NB CANADA		Date: JULY 14 2022 Scale: 3/16"=1'-0" Drn. by: SH Chk'd by:
				Drawing Title: ARMSTRONG OTT ORDER #46318 WATERFORD, ON
				Drawing No. ARM3221 Sheet No. 3



UNIT CONFORMS TO
DEFORMATION RESISTANCE
TEST CSA Z240.2.1
STRUCTURAL REQUIREMENTS
FOR MANUFACTURED HOMES.

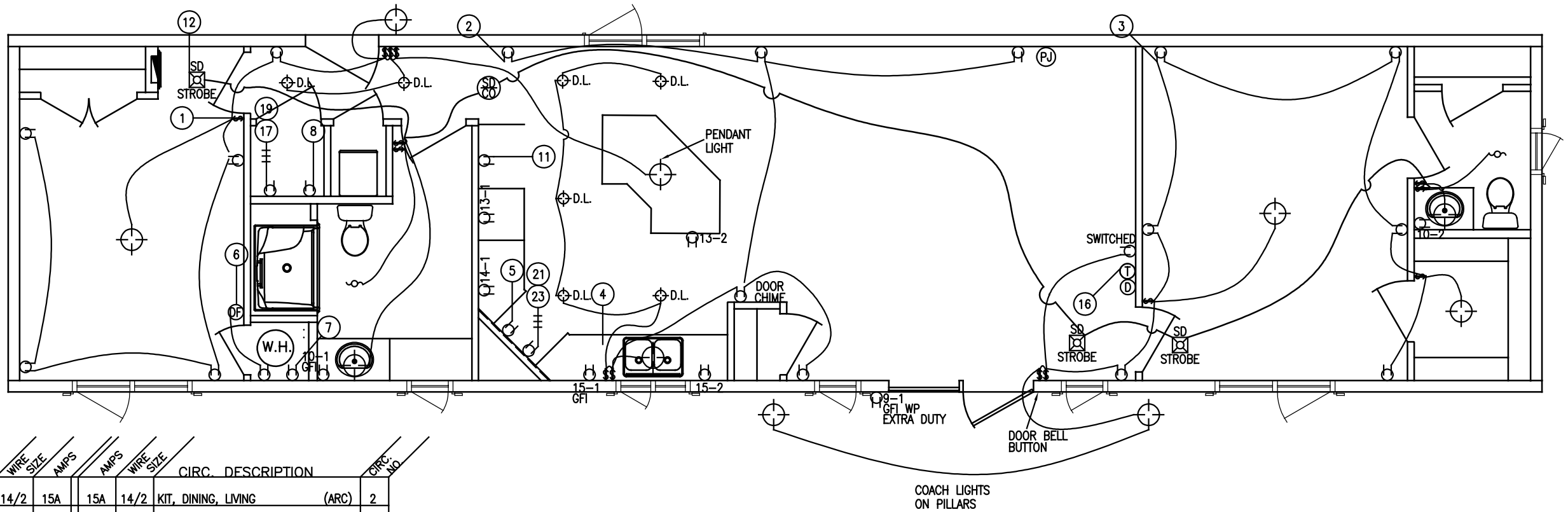
CODE REQUIREMENTS

- 2012 ONTARIO BUILDING CODE
- 2018 ONTARIO ELECTRICAL SAFETY CODE
- CAN/CSA A277
- INSULATION REQUIREMENTS: AS PER ENERGY EFFICIENCY FORM

CLIMATIC DATA

- DESIGN DATA: ORILLIA, ON
- GROUND SNOW LOAD: 1.1 kPa
- RAIN LOAD: 0.4 kPa
- SPECIFIED SNOW LOAD: 1.0 kPa
- 1/50 WIND: 0.46 kPa
- DEGREE DAYS: 3460

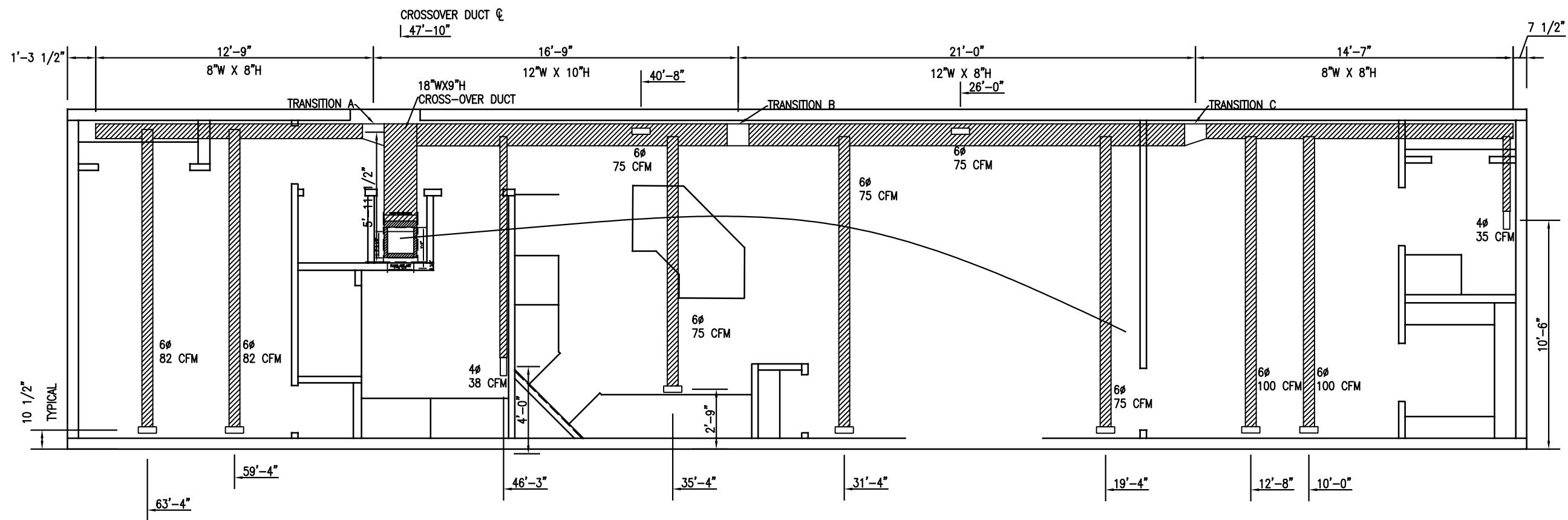
Rev.	Description	<div>MAPLE LEAF HOMES, INC.</div> <div> FREDERICTON, NB CANADA</div>	Date: JULY 14 2021	
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		Drn. by: SH	Chk'd by:	
		Drawing Title: <div>ARMSTRONG OTT ORDER #46318 WATERFORD, ON</div>		
			Drawing No. ARM3221	



CIRC. NO.	CIRC. DESCRIPTION			WIRE SIZE	AMPS	AMPS	WIRE SIZE	CIRC. DESCRIPTION	CIRC. NO.
1	BED 2, HALL, DINING	(ARC)	14/2	15A	15A	14/2	KIT, DINING, LIVING	(ARC)	2
3	BED 1, WIC, LIVING	(ARC)	14/2	15A	15A	14/2	DISHWASHER	(ARC)	4
5	MICROWAVE R.HOOD	(ARC)	14/2	15A	15A	14/2	HEAT TAPE	(ARC)	6
7	AIR EXCHANGER	(ARC)	14/2	15A	15A	14/2	WASHER	(ARC)	8
9	EXT RECEPTACLE	(ARC)	14/2	15A	15A	14/2	BATH RECEPTACLES		10
11	FRIDGE		14/2	15A	15A	14/2	SD, BATH ENS		12
13	KITCHEN COUNTER RECEPTACLE		12/2	20A	20A	12/2	KITCHEN COUNTER RECEPTACLE		14
15	KITCHEN COUNTER RECEPTACLE		12/2	20A	20A	12/2	FURNACE PROPANE		16
17	DRYER		10/3	30A	20A	12/2	WATER HEATER		18
19									20
21	RANGE		8/3	40A					22
23									24
25									26
27									28
29									30
31									32
33									34
35									36
37									38
39									40

200 AMP PANEL

Rev.	Description	MAPLE LEAF HOMES, INC. FREDERICTON, NB CANADA		Date: JULY 14 2021		
				Scale: 3/16"=1'-0"		
		Drawing Title: ARMSTRONG OTT ORDER #46318 WATERFORD, ON		Drn. by: SH		
				Chk'd by:		
				Drawing No. ARM3221	Sheet No. 4	



DESIGN PARAMETERS:

- FURNACE MODEL: INTERTHERM MG2R045F
- MOTOR SPEED SETTING: LOW/MED
- EXTERNAL STATIC PRESSURE: 0.4" W.C.
- FURNACE AIRFLOW: 811 CFM
- LOWEST FRICTION RATE: 0.08" W.C.

Rev.	Description

MAPLE LEAF HOMES, INC.



FREDERICTON, NB
CANADA

Drawing Title:

**ARMSTRONG
OTT ORDER #46318
WATERFORD, ON**

Date:
JULY 14 2021

Scale:
3/16"=1'-0"

Drn. by:
SH

Chk'd by:

Drawing No.
ARM3221

Sheet No.
5

Energy Efficiency Design Summary: Prescriptive Method

(Building Code Part 9, Residential)

This form is used by a designer to demonstrate that the energy efficiency design of a house complies with the building code using the prescriptive method described in Subsection 3.1.1. of SB-12. This form is applicable where the ratio of gross area of windows/sidelights/skylights/glazing in doors and sliding glass doors to the gross area of peripheral walls is not more than 22%.

For use by Principal Authority	
Application No:	Model/Certification Number

A. Project Information

Building number, street name		Unit number	Lot/Con
Municipality	Postal code	Reg. Plan number / other description	

B. Prescriptive Compliance [indicate the building code compliance package being employed in this house design]

<i>SB-12 Prescriptive (input design package):</i> Package: _____ Table: _____

C. Project Design Conditions

Climatic Zone (SB-1):	Heating Equipment Efficiency	Space Heating Fuel Source
<input type="checkbox"/> Zone 1 (< 5000 degree days)	<input type="checkbox"/> ≥ 92% AFUE	<input type="checkbox"/> Gas <input type="checkbox"/> Propane <input type="checkbox"/> Solid Fuel
<input type="checkbox"/> Zone 2 (≥ 5000 degree days)	<input type="checkbox"/> ≥ 84% < 92% AFUE	<input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Earth Energy
Ratio of Windows, Skylights & Glass (W, S & G) to Wall Area		Other Building Characteristics
Area of walls = _____ m ² or _____ ft ²	W, S & G % = _____	<input type="checkbox"/> Log/Post&Beam <input type="checkbox"/> ICF Above Grade <input type="checkbox"/> ICF Basement
Area of W, S & G = _____ m ² or _____ ft ²	Utilize window averaging: <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Slab-on-ground <input type="checkbox"/> Walkout Basement
		<input type="checkbox"/> Air Conditioning <input type="checkbox"/> Combo Unit
		<input type="checkbox"/> Air Sourced Heat Pump (ASHP)
		<input type="checkbox"/> Ground Sourced Heat Pump (GSHP)

D. Building Specifications [provide values and ratings of the energy efficiency components proposed]

Energy Efficiency Substitutions			
<input type="checkbox"/> ICF (3.1.1.2.(5) & (6) / 3.1.1.3.(5) & (6))			
<input type="checkbox"/> Combined space heating and domestic water heating systems (3.1.1.2.(7) / 3.1.1.3.(7))			
<input type="checkbox"/> Airtightness substitution(s)	<input type="checkbox"/> Table 3.1.1.4.B Required: _____ Permitted Substitution: _____		
Airtightness test required (Refer to Design Guide Attached)	<input type="checkbox"/> Table 3.1.1.4.C Required: _____ Permitted Substitution: _____		
	Required: _____ Permitted Substitution: _____		
Building Component	Minimum RSI / R values or Maximum U-Value ⁽¹⁾	Building Component	Efficiency Ratings
Thermal Insulation	Nominal Effective	Windows & Doors Provide U-Value ⁽¹⁾ or ER rating	
Ceiling with Attic Space		Windows/Sliding Glass Doors	
Ceiling without Attic Space		Skylights/Glazed Roofs	
Exposed Floor		Mechanicals	
Walls Above Grade		Heating Equip.(AFUE)	
Basement Walls		HRV Efficiency (SRE% at 0° C)	
Slab (all >600mm below grade)		DHW Heater (EF)	
Slab (edge only ≤600mm below grade)		DWHR (CSA B55.1 (min. 42% efficiency))	# Showers _____
Slab (all ≤600mm below grade, or heated)		Combined Heating System	

(1) U value to be provided in either W/(m²•K) or Btu/(h•ft²•F) but not both.

E. Designer(s) [name(s) & BCIN(s), if applicable, of person(s) providing information herein to substantiate that design meets the building code]

Qualified Designer Declaration of designer to have reviewed and take responsibility for the design work.		
Name	BCIN	Signature

Guide to the Prescriptive Energy Efficiency Design Summary Form

This form must accurately reflect the information contained on the drawings and specifications being submitted. Refer to Supplementary Standard SB-12 for details about building code compliance requirements. Further information about energy efficiency requirements for new buildings is available from the provincial building code website or the municipal building department.

The building code permits a house designer to use one of four energy efficiency compliance options:

1. Comply with the SB-12 Prescriptive design tables (this form is for this option (Option 1)),
2. Use the SB-12 Performance compliance method, and model the design against the prescriptive standards,
3. Design to Energy Star, or
4. Design to R2000 standards.

COMPLETING THE FORM

B. Compliance Options

Indicate the compliance option being used.

- SB-12 Prescriptive requires that the building conforms to a package of thermal insulation, window and mechanical system efficiency requirements set out in Subsection 3.1.1. of SB-12. Energy efficiency design modeling and testing of the building is not required under this option. Certain substitutions are permitted. In which case, the applicable airtightness targets in Table 3.1.1.4.A must be met.

C. Project Design Conditions

Climatic Zone: The number of degree days for Ontario cities is contained in Supplementary Standard SB-1

Windows, Skylights and Glass Doors: If the ratio of the total gross area of windows, sidelights, skylights, glazing in doors and sliding glass doors to the total gross area of walls is more than 17%, higher efficiency glazing is required. If the ratio is more than 22%, the SB-12 Prescriptive option may not be used. The total area is the sum of all the structural rough openings. Some exceptions apply. Refer to 3.1.1.1. of SB-12 for further details.

Fuel Source and Heating Equipment Efficiency: The fuel source and efficiency of the proposed heating equipment must be specified in order to determine which SB-12 Prescriptive compliance package table applies.

Other Building Conditions: These construction conditions affect SB-12 Prescriptive compliance requirements.

D. Building Specifications

Thermal Insulation: Indicate the RSI or R-value being proposed where they apply to the house design. Under the SB-12 Prescriptive option, alternative ICF wall insulation is permitted in certain conditions where other design elements meet higher standards. Refer to SB-12 for further details. Where effective insulation values are being used, the Authority Having Jurisdiction may require supporting documentation.

BUILDING CODE REQUIREMENTS FOR AIRTIGHTNESS IN NEW HOUSES

All houses must comply with increased air barrier requirements in the building code. Notice of air barrier completion must be provided and an inspection conducted prior to it being covered.

The air leakage rates in Table 3.1.1.4.A are not requirements. This provision is a voluntary provision for when credits for airtightness are claimed. Credit for air tightness allows the designer to substitute the requirements of compliance packages as set out in Table 3.1.1.4.B or 3.1.1.4.C. Neither the air leakage test nor compliance with airtightness targets given in Table 3.1.1.4.A are required, unless credit for airtightness is claimed. Table 3.1.1.4.A provides airtightness targets in three different metrics; ACH, NLA, NLR. Any one of them can be used. OBC Reference Default Air Leakage Rates (Table 3.1.1.4.A)

Building Type	Airtightness Targets				
	ACH @ 50 Pa	NLA @ 10 Pa		NLR @ 50 Pa	
Detached dwelling	2.5	1.26 cm ² /m ²	1.81 in ² /100ft ²	0.93 L/s/m ²	0.18 cfm50/ft ²
Attached dwelling	3.0	2.12 cm ² /m ²	3.06 in ² /100ft ²	1.32 L/s/m ²	0.26 cfm50/ft ²

The building code requires that a blower door test be conducted to verify the air tightness of the house during construction if the SB-12 Prescriptive option with airtightness credit being applied. Results of the airtightness test may need to be submitted to the Authority Having Jurisdiction. Airtightness of less than 2.5 ACH @ 50 Pa (or NLA or NLR equivalent) in the case of detached houses, or 3.0 ACH @ 50 Pa (or NLA or NLR equivalent) in the case of attached houses is necessary to meet the required energy efficiency standard.

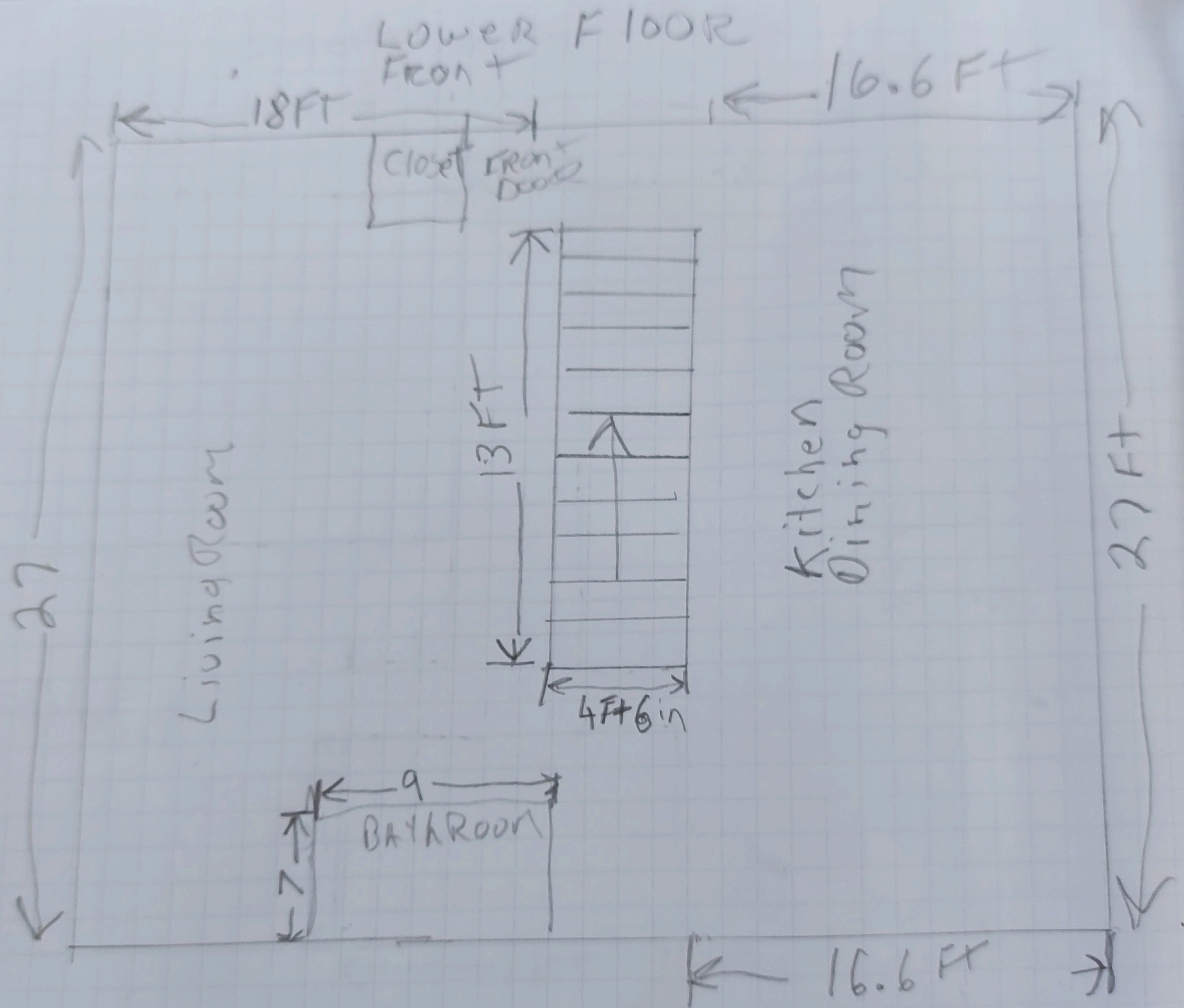
E. House Designer

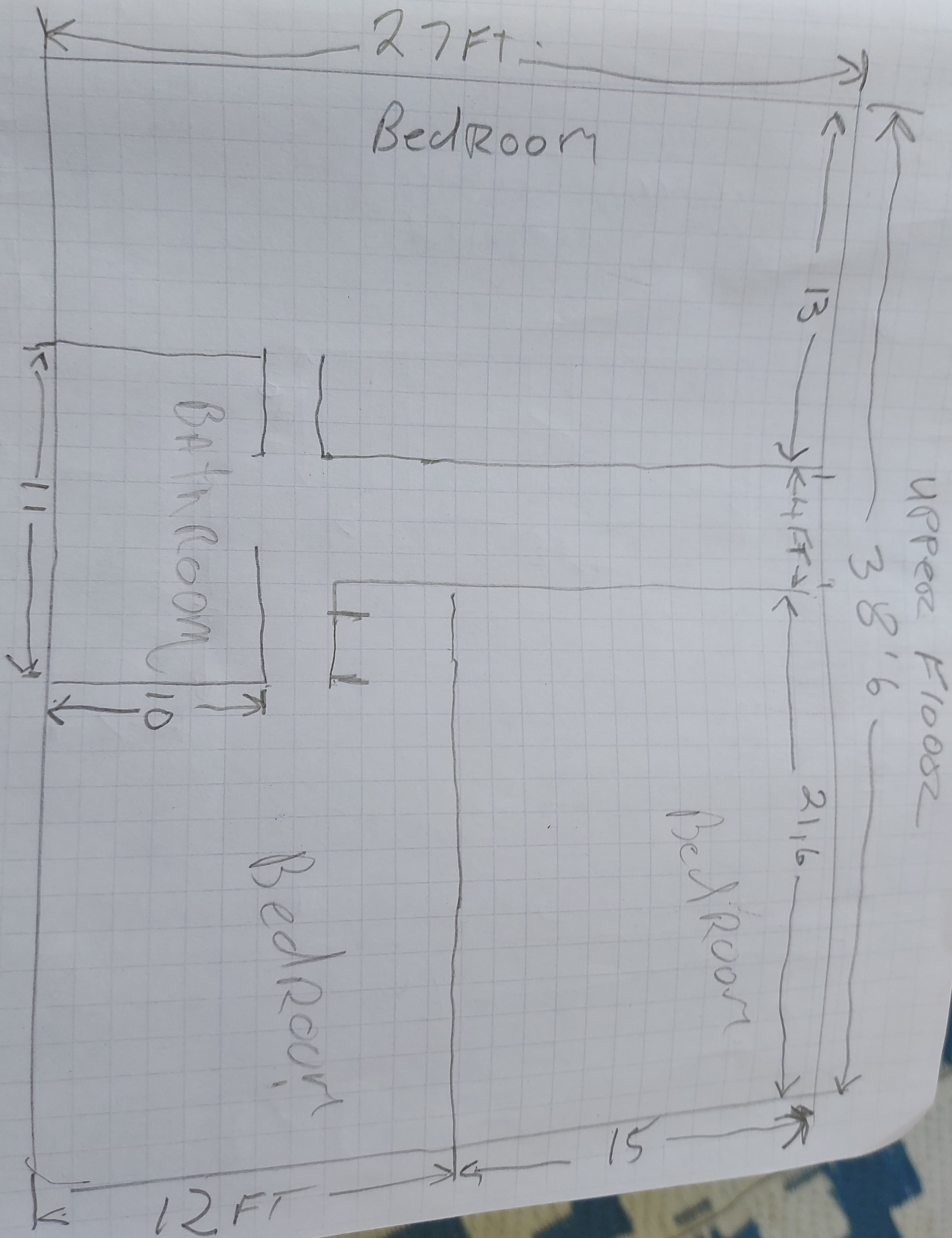
The building code requires designers providing information about whether a building complies with the building code to have a BCIN. Exemptions apply to architects, engineers and owners designing their own house.

RESIDENTIAL MECHANICAL VENTILATION DESIGN SUMMARY
for design and performance of residential ventilation systems to OBC 2012 Div. B 9.32

LOCATION	1. Location Township: _____ Civic Address: _____		8. TVC System <input type="checkbox"/> HRV <input type="checkbox"/> Central Exhaust <input type="checkbox"/> Multiple Fans		TVC SYSTEM
	2. Builder Name: _____ Address: _____ City: _____ Postal Code: _____ Ph: _____ Fax: _____		9. Principal Exhaust Fan Capacity (PEF) Master Bedroom _____ @ 31.8CFM(15L/S) _____ Other Bedrooms _____ @ 15.9CFM(7.5L/S) _____ Total _____		
DESIGNER	3. Designer Name: _____ Address: _____ Postal Code: _____ City: _____ Ph: _____ Fax: _____ Firm BCIN: _____ Designer BCIN: _____ HRAI#: _____		10. Principal Exhaust Fan Fan 1 Location _____ Manufacturer _____ Model _____ <input type="checkbox"/> HVI rated Design Airflow High _____ Low _____ Sones _____ If Using HRV/ERV: _____ % Sensible Efficiency @ 0°C _____ watts _____ % Sensible Efficiency @ -25°C _____ watts		PRINCIPAL EXHAUST FAN
	4. Heating Systems <input type="checkbox"/> Forced Air <input type="checkbox"/> Non Forced Air <input type="checkbox"/> Oil <input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Other		11. Supplemental Exhaust Fan Capacity (SEF) Total Ventilation Capacity _____ Less Principle Ventilation Capacity _____ Required Supplemental Ventilation Capacity _____		
HEATING SYSTEM COMBUSTION APPLIANCES	5. Combustion Appliances 9.32.3.1.(1) a) Direct Vent b) Induced Draft c) Natural Draft d) Solid Fuel Appliances e) No combustion appliances		12. Additional Equipment Fan 2 Location _____ Sones _____ Manufacturer/Model _____ <input type="checkbox"/> TVC Design airflow _____ CFM		ADDITIONAL EXHAUST EQUIPMENT
	6. Type of House 9.32.3.1.(2) <input type="checkbox"/> Type 1 a) or b) type appliances only <input type="checkbox"/> Type 2 a) or b) type appliances with a d) type appliance <input type="checkbox"/> Type 3 any type c) appliance = part 6 design <input type="checkbox"/> Type 4 electric space heat		Fan 3 Location _____ Sones _____ Manufacturer/Model _____ <input type="checkbox"/> TVC Design airflow _____		
HOUSE TYPE	7. System Design Option Exhaust only forced air system/coupled HRV with extended exhaust or simplified coupled HRV full ducting/not coupled to forced air Part 6 design		Fan 4 Location _____ Sones _____ Manufacturer/Model _____ <input type="checkbox"/> TVC Design airflow _____		DESIGNER CONSENT
	8. TVC Capacity OBC 9.32.3.3 Bsmt & Master bedroom _____ @ 21.2 CFM (10 L/S) _____ Other Bedrooms _____ @ 10.6 CFM (5 L/S) _____ Bathrooms & Kitchen _____ @ 10.6 CFM (5 L/S) _____ Other Habitable Rooms _____ @ 10.6 CFM (5 L/S) _____ Total Ventilation Capacity (TVC) _____		13 Designer Consent I, _____ have reviewed and take responsibility for the design work described in this document and I am qualified in the appropriate categories. Date: _____ / _____ / _____ Signature: _____		

Conversion Note: 1 L/S = 2.118 CFM






MAP A
CONTEXT MAP
Geographic Township of TOWNSEND

ANPL2022010

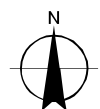


Legend

 Subject Lands

2020 Air Photo

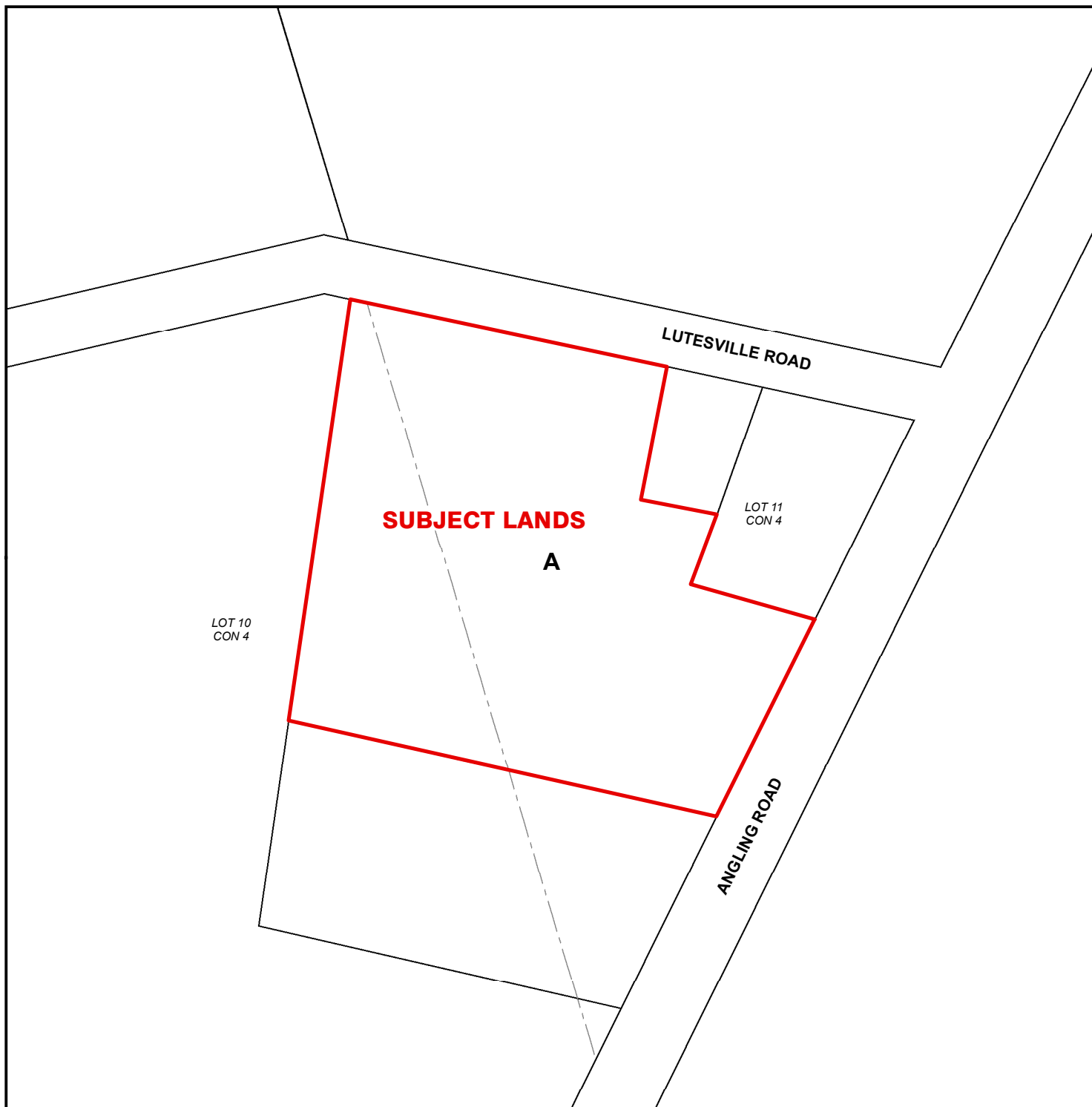
2022-01-07



10 5 0 10 20 30 40
Meters

MAP B
ZONING BY-LAW MAP
Geographic Township of TOWNSEND

ANPL2022010



2022-01-07

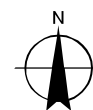
LEGEND

 Subject Lands

ZONING BY-LAW 1-Z-2014

(H) - Holding

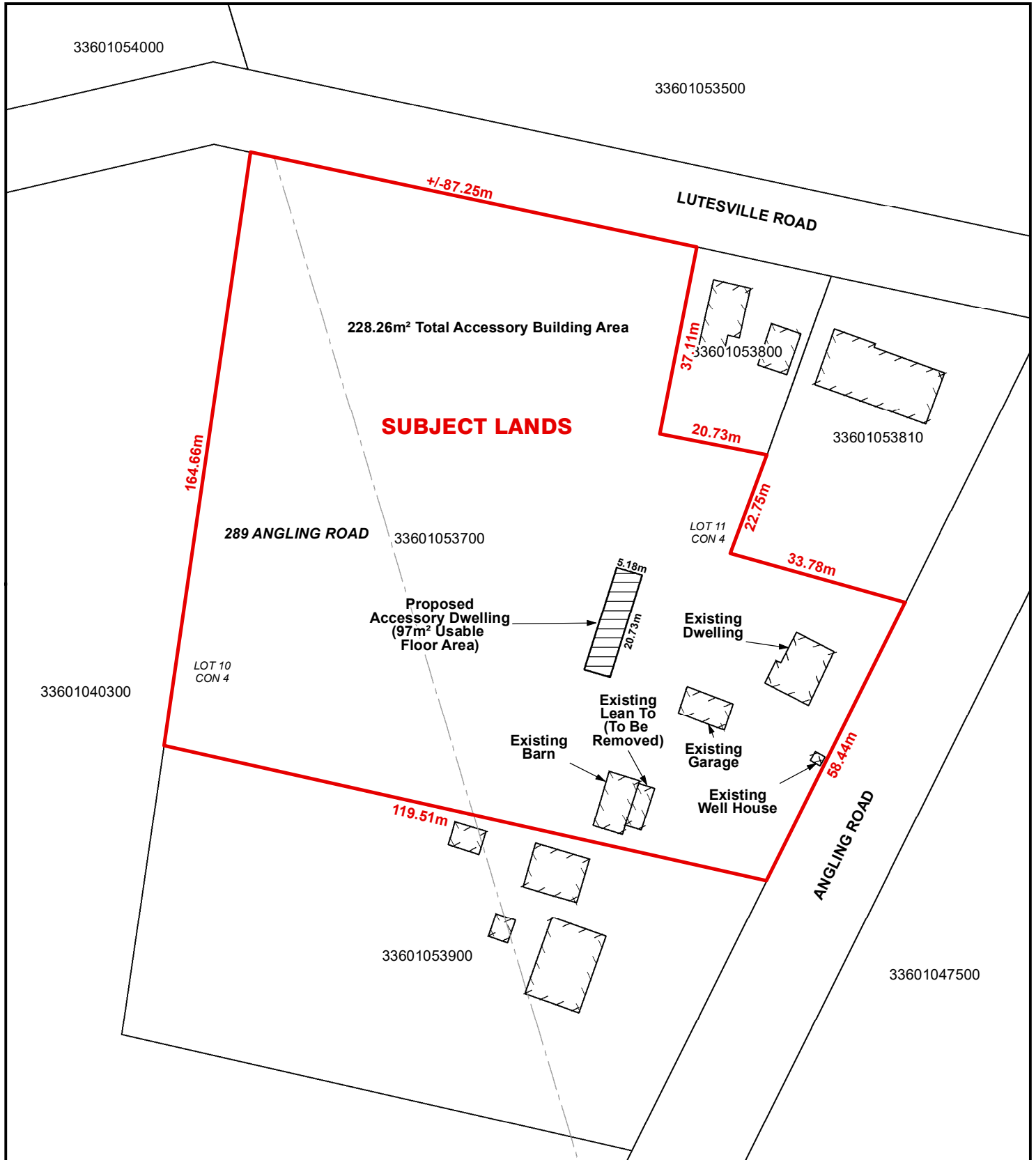
A - Agricultural Zone



10 5 0 10 20 30 40 Meters

CONCEPTUAL PLAN

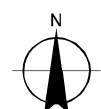
Geographic Township of TOWNSEND



Legend

Subject Lands

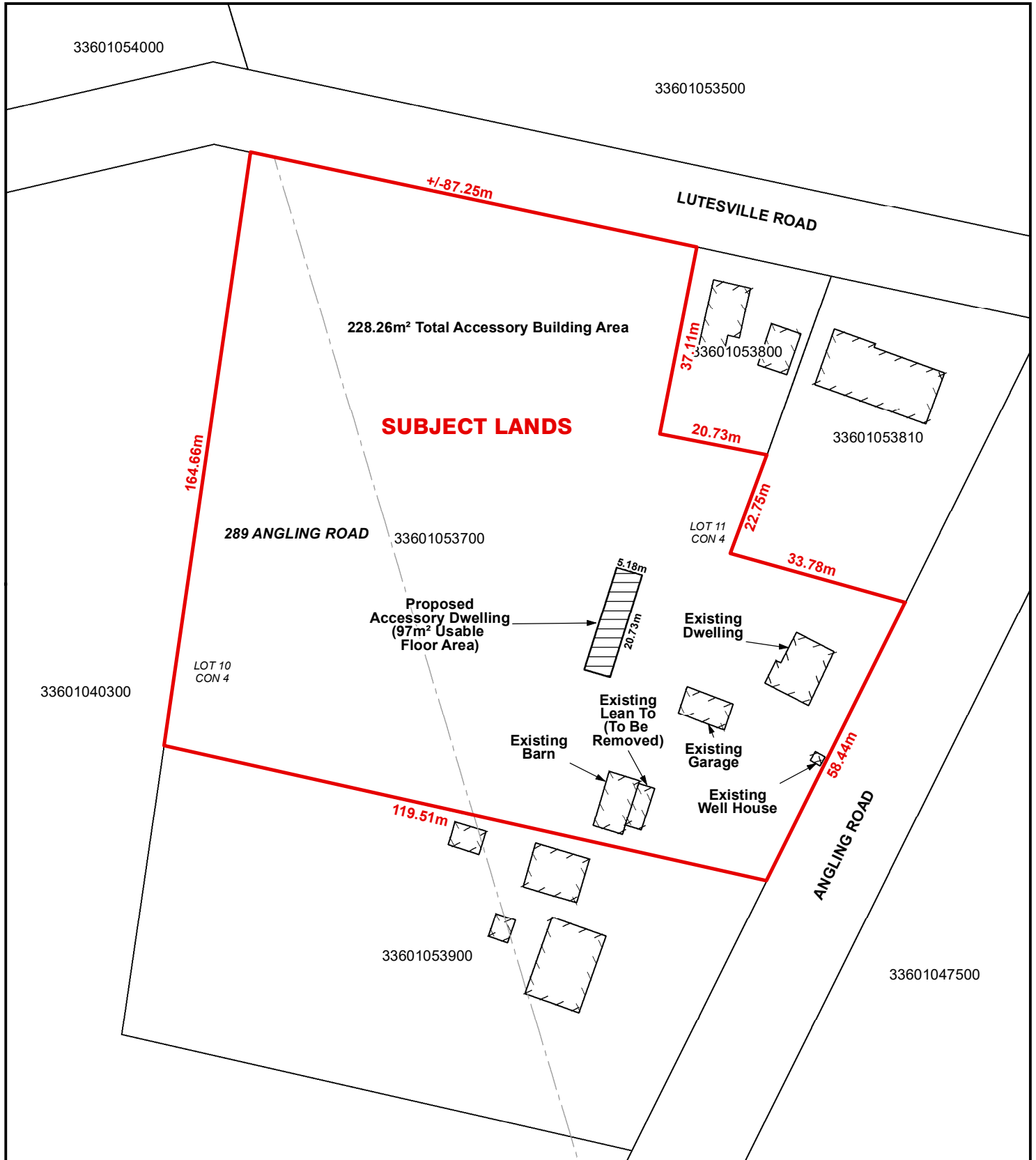
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8 4 0 8 16 24 32 Meters

CONCEPTUAL PLAN

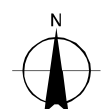
Geographic Township of TOWNSEND



Legend

Subject Lands

2022-01-07



8 4 0 8 16 24 32 Meters