



**NOTICE OF PUBLIC HEARING
MINOR VARIANCE**

Pursuant to Section 45(5) of *The Planning Act*

FILE NUMBER: MV-2023-22

APPLICANT: ANGELA KRAMER

PROPERTY: 43 Wells St, Aurora, ON L4G1S8
PLAN 68 PT LOT 13 PT LOT 14 RS65R3246 PART 1 & 2

**RELATED
APPLICATIONS:** D13-20-12

ZONING: R5 Detached Fifth Density Residential

PURPOSE: A Minor Variance Application has been submitted to facilitate a conversion of an existing detached garage.

**THE FOLLOWING
VARIANCES ARE
REQUIRED:**

- 1) Section 24.497.8 of the Zoning By-law requires height of an accessory detached structure to be 4.5m to the peak of the roof or 3.5 m to the mid point of the roof, whichever overall height is less.
 - i) The applicant is proposing an accessory structure with 50% of the structure as flat roof, measuring 5.24m in height.

Note: Subject accessory structure previously went for a Minor Variance (D13-20-12) for Rear Yard, Interior Side Yard, Lot Coverage, Height, and Driveway Width. All items remain unchanged, except for the approved height calculation of 4.3m due to the change of roof design.

A Location Map and Site Plan illustrating the request are attached. This Application will be heard by the Committee of Adjustment on the Date and Time shown below.

DATE:	June 8, 2023
TIME:	7:00 p.m.
LOCATION:	Electronic Meeting (Please visit https://www.youtube.com/user/Townofaurora2012 for live stream of the meeting)

NOTE: As a result of COVID-19, Town Hall and other Town facilities have been CLOSED to the public. During this time, Committee of Adjustment meetings will be held electronically and may be viewed via live stream. Please visit the Town’s website for further details.

You may express your views about this Application, for consideration by the Committee, in the following ways:

- i) **Participate in the electronic meeting as a live delegate.** Please send a delegation request to the Secretary–Treasurer, Peter Fan, at PFan@aurora.ca **no later than 4:30pm on June 6, 2023.** Once the request has been received, instructions will be provided on how to make your delegation during the electronic meeting.

The Delegation Request form is located on the Town website: <https://webforms.aurora.ca/Your-Government/Committee-of-Adjustment-Delegation-Request-Form>

- ii) **Provide written comments.** Please email your comments to the Secretary – Treasurer, Peter Fan, at PFan@aurora.ca **no later than 12:00pm (noon) on June 8, 2023** Alternatively, comments may be mailed to Town Hall at the address below. Please note, mailed comments must be received by the Town prior to the meeting in order to be considered by the Committee.

*Town of Aurora
100 John West Way, Box 1000
Aurora, ON L4G 6J1*

If you wish to be notified of the Decision with respect to this Application, you must complete the enclosed “Request for Decision” form. The form can also be found at <https://www.aurora.ca/en/business-and-development/resources/development-planning/Committee-of-Adjustment/Request-for-Decision--Fillable.pdf>. This form is to be emailed to PFan@aurora.ca **no later than 4:30pm on June 8, 2023.**

If you receive this notice as an owner of land containing seven or more residential units, please post this notice in a location that is visible to all property residents.

Should you have any questions regarding this application, please contact Peter Fan at PFan@aurora.ca or at **(905) 726-4711**

Personal Information Collection Notice

Your personal information and your comments are collected under the legal authority of the *Planning Act, R.S.O. 1990, Chapter c.P.13*, as amended. Your comments in respect to this Application will become part of the decision making process of the Application as noted on this form. Pursuant to Section 27 of the *Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c. M.56*, as amended, (*the "Act"*) public feedback to planning proposals is considered to be a public record and may be disclosed to any individual upon request in accordance with *the Act*. Questions about this collection should be directed to the Town Clerk, Town of Aurora, 100 John West Way, Box 1000, Aurora ON L4G 6J1 905-727-3123.

DATED THIS 25th DAY OF May 2023



Peter Fan
Secretary-Treasurer/Assistant Planner
Committee of Adjustment

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Site Plan
Attachment 3 – Request for Decision

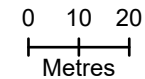
Agenda packages will be available prior to the Hearing at:

<https://www.aurora.ca/agendas>



LOCATION MAP
43 WELLS STREET
FILE: MV-2023-22
TOWN OF AURORA
COMMITTEE OF ADJUSTMENT

 **SUBJECT LANDS**





Planning and Development Services
Building Division
Hana Hossain
(365) 500-3125
mhossain@aurora.ca

Town of Aurora
100 John West Way
Aurora, Ontario L4G 6J1
www.aurora.ca
building@aurora.ca

April 28, 2023

Permit Application No. PR20230456

TAYLOR DESIGN GROUP
2201 KING ROAD E
KING CITY, ON L7B 1A4

Dear Sir or Madam:

Re: **Preliminary Zoning Review**
43 Wells St, Aurora, ON L4G1S8
PLAN 68 PT LOT 13 PT LOT 14 RS65R3246 PART 1 & 2

In response to your Preliminary Zoning Review request, the above-noted property is zoned R7-SN(497) (Detached Special Mixed Density Residential Zone) by the Town of Aurora Zoning By-law # 6000-17.

- 1- Based on the information provided to us, we have identified the following areas of non-compliance with the Zoning By-law:
 - a. - **Section 24.497.8 of the Zoning By-law requires height of an accessory detached structure to be 4.5m to the peak of the roof or 3.5 m to the mid point of the roof, whichever overall height is less.**
 - **The applicant is proposing an accessory structure with 50% of the structure as flat roof, measuring 5.24m in height**
 - **Minor Variance required.**

Note: Subject accessory structure previously went for a Minor Variance (D13-20-12) for Rear Yard, Interior Side Yard, Lot Coverage, Height, and Driveway Width. All items remain unchanged, except for the approved height calculation of 4.3m due to the change of roof design.

- 2- Any tree removal shall be in accordance with the Town of Aurora Tree By-law # 5850-16. For more information, please contact the Parks Department at (365) 500-3134.

Please be advised that the above noted comments are based on the information submitted by the applicant and in accordance with the status of the Zoning By-law at the time of issuance of this letter. Any additional information or change in status of the Zoning By-law may bring some areas of the proposal in non-compliance with the Zoning By-law.



Planning and Development Services
Building Division
Hana Hossain
(365) 500-3125
mhossain@aurora.ca

Town of Aurora
100 John West Way
Aurora, Ontario L4G 6J1
www.aurora.ca
building@aurora.ca

Note: you will be required to make a new application and pay a separate fee if you decide to revise or change your proposal or to include additional information after the review has been completed.

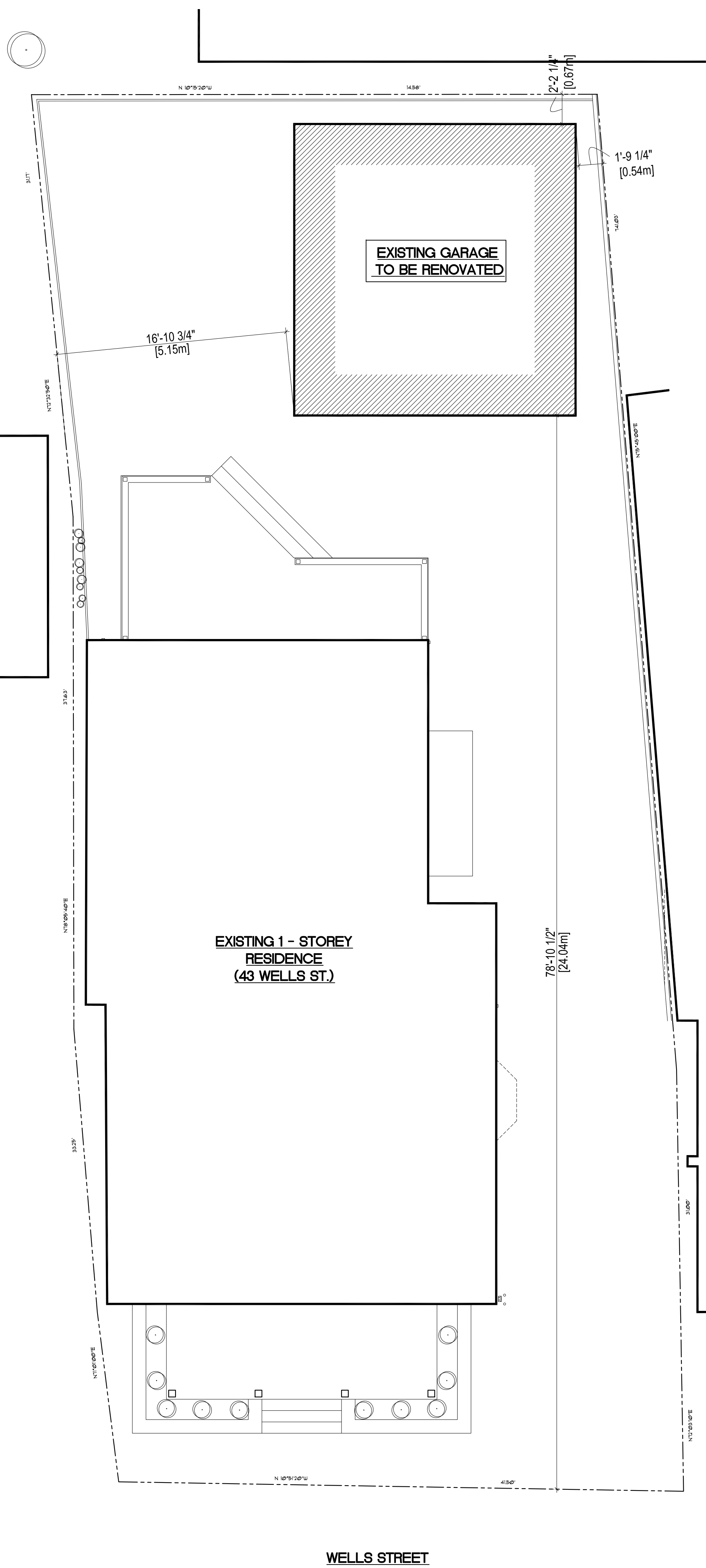
Please note, if a privately initiated By-law Amendment has been approved for the subject property within the last two years, a Committee of Adjustment application may not be permissible. Please contact the Town's Development Planning Division for further information at (365)500-3107 or planning@aurora.ca.

Please note pre-consultation with the Town's Development Planning Division is required prior to submitting a planning application to the Town.

This is not a building permit. Where the proposed work requires a building permit, the Town's Building Division will be required to perform a comprehensive zoning review of the building permit application.

Regards,

Hana Hossain
Permit Technician/ Plans Examiner



TAYLOR DESIGN GROUP Inc. 2201 King Road King City, Ontario L7B 1G4 Tel: 416-894-1911			
NAME OF PROJECT: ALTERATIONS AND ADDITIONS TO EXISTING DETACHED GARAGE LOCATION: 543 WELLS STREET TOWN OF AURORA, ONTARIO			
ITEM	ONTARIO BUILDING CODE DATA MATRIX	OBC REFERENCE	
1	PROJECT DESCRIPTION: <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> CHANGE OF USE <input checked="" type="checkbox"/> ALTERATION	<input type="checkbox"/> PART 3 2.1.1	<input checked="" type="checkbox"/> PART 9 2.1.1 9.10.1.3
2	MAJOR OCCUPANCY(S) GROUP 'C'	3.1.2.1(1)	9.10.2
3	BUILDING AREA (m ²) EXISTING 41 m² NEW 41 m² TOTAL 41 m²	1.1.3.2	1.1.3.2
4	GROSS AREA (m ²) EXISTING 41 m² NEW 37 m² TOTAL 78 m²	1.1.3.2	1.1.3.2
5	NUMBER OF STOREYS ABOVE GRADE 2 BELOW GRADE 0	3.2.1.1 1.1.3.2	2.1.1.3
6	NUMBER OF STREETS / ACCESS ROUTES 1	3.2.2.10 3.2.5	9.10.19
7	BUILDING CLASSIFICATION 3.2.2.4.7	3.2.2.20-83	9.10.4
8	SPRINKLER SYSTEM PROPOSED: <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input checked="" type="checkbox"/> EXISTING <input checked="" type="checkbox"/> NOT REQUIRED	3.2.2.20-83 3.2.1.5 3.2.2.17	9.10.8
9	STANDPIPE REQUIRED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> EXISTING	3.2.9	N/A
10	FIRE ALARM REQUIRED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> EXISTING	3.2.4	9.10.17.2
11	WATER SERVICE / SUPPLY IS ADEQUATE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.5.7	N/A
12	HIGH BUILDING: EXISTING 5.24 m <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.2.6	N/A
13	CONSTRUCTION: <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE OR BOTH	3.2.2.28	9.10.6
14	MEZZANINE(S) AREA (m ²) N/A	3.2.1.1.(3)-(8)	9.10.4.1
15	OCCUPANCY LOAD BASED ON: <input type="checkbox"/> m ² /PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING BASEMENT OCCUPANCY C m ² /PERSON --- LOAD 0 PERSONS 1ST FLOOR OCCUPANCY C m ² /PERSON --- LOAD 0 PERSONS 2ND FLOOR OCCUPANCY C m ² /PERSON --- LOAD 0 PERSONS	3.1.17	9.9.1.3
16	BARRIER-FREE DESIGN <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (EXPLAIN) HOUSES ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 3.8	3.8	9.5.2
17	HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	3.3.1.2 3.3.1.19	9.10.1.3(4)
18	REQUIRED FIRE RESISTANCE RATING (FRR) HORIZONTAL ASSEMBLIES LISTED DESIGN NO. OR DESCRIPTION (SG-2) FLOORS --- HOURS ROOF --- HOURS MEZZANINE --- HOURS SUPPORTING MEMBERS LISTED DESIGN NO. OR DESCRIPTION (SG-2) FLOORS --- HOURS ROOF --- HOURS MEZZANINE --- HOURS	3.2.2.62 3.2.1.4	9.10.8 9.10.9
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	3.2.3	9.10.14
	WALLS AREA OF EBF (m ²) L.D. (M) L/H OR H/L PERMITTED MAX. # OF OPENINGS PROPOSED % OF OPENINGS FRR (HOURS) LISTED DESIGN OR DESCRIPTION COMB. CONST. COMB. CONST. NON-COMB. CONSTR.		
	NORTH 362 15.98 = 100 21 0 N/A YES		
	SOUTH 400 23.00 = 29 0 N/A YES		
	EAST 160 20.08 = 45 0 N/A YES		
	WEST 170 17.99 = 100 17 0 N/A YES		

SITE and ZONING STATS
 ADDRESS: 43 WELLS STREET
 TOWN OF AURORA

Zoning Provisions for ACCESSORY BUILDINGS
 ZONED R7-SN (497) - DETACHED SPECIAL MIXED DENSITY RESIDENTIAL
 24.407.8 - OTHER RELEVANT SECTIONS

ITEM	REQUIRED	EXISTING	PROPOSED
Accessory Detached (max) Gross Floor Area	40.0 sq. m.	41.0 sq. m.	78.0 sq. m.
Max. Height of an Accessory Detached Structure	4.5 m	5.24 m	5.24 m

BUILDING STATS Site Area = 402 sq.m. 2.06 ac

Finished First Floor Area	41.0 sq.m.	443 sq.ft.
Finished Second Floor Area	37.0 sq.m.	395 sq.ft.
GROSS FINISHED FLOOR AREAS	78.0 sq.m.	838 sq.ft.

BUILDING AREA	41.0 sq.m.	443 sq.ft.
Lot Coverage	10 %	10 %
Frontage	12.6 m	41.5 ft.
Building Height	5.24 m	17.20 ft.

NO.	REVISIONS	DATE

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under Division C - 3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

Name: Kent Taylor Signature: [Signature] 26113 BCN / BCN

REGISTRATION INFORMATION
 Required unless design is exempt under Division C - 3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

TAYLOR DESIGN GROUP 33413
 Firm Name: BCN / BCN
 FOR ONTARIO BUILDING CODE CONTENTS ONLY

TO	ISSUED	DATE

General Notes

ALL DRAWINGS ARE THE PROPERTY OF TAYLOR DESIGN GROUP AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM TAYLOR DESIGN GROUP.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO TAYLOR DESIGN GROUP.

DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

TAYLOR DESIGN GROUP
 2145 King Road
 King City, Ontario
 L7B 1G4
 Tel: 905-833-3258
 Fax: 905-833-2518

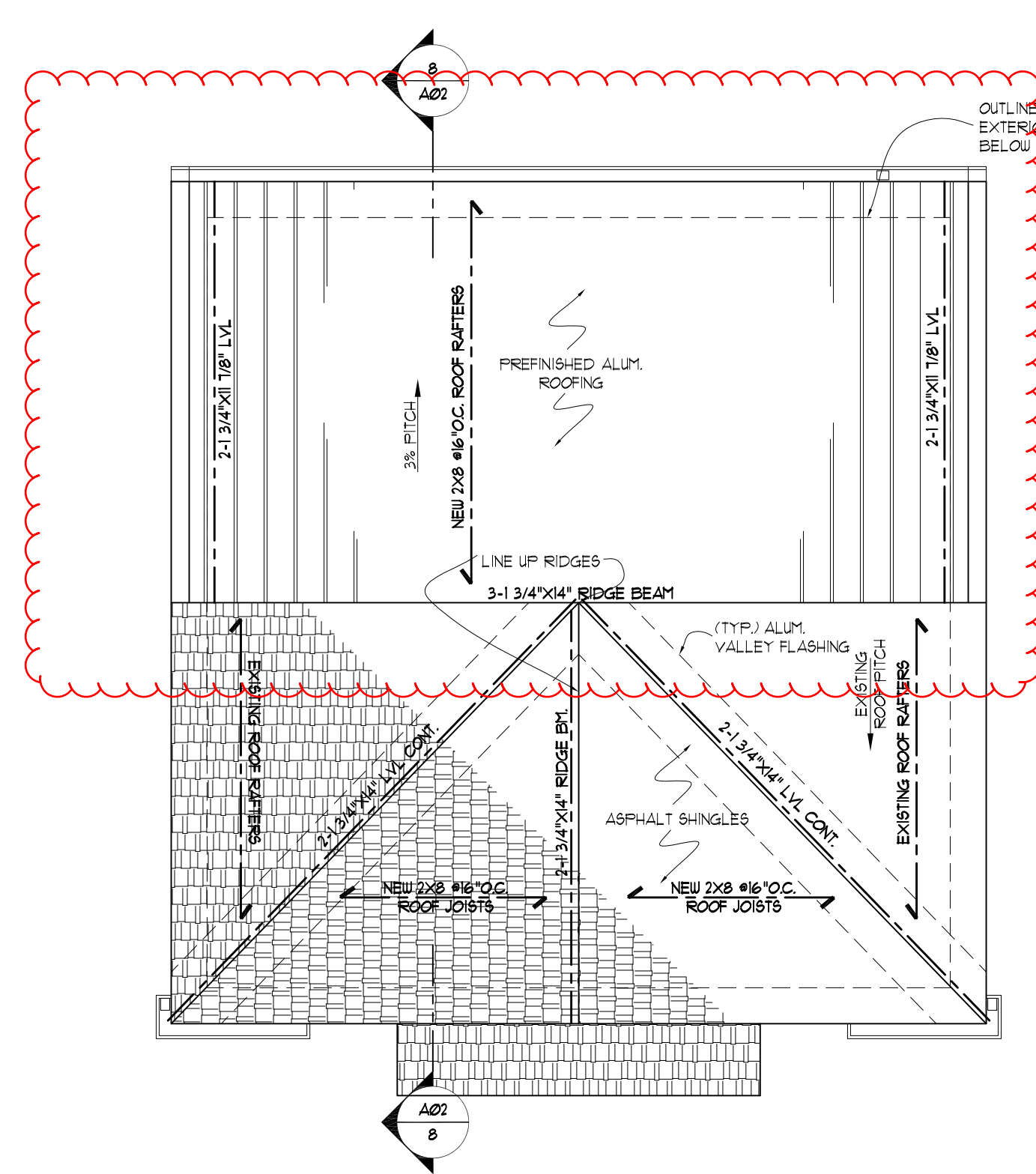
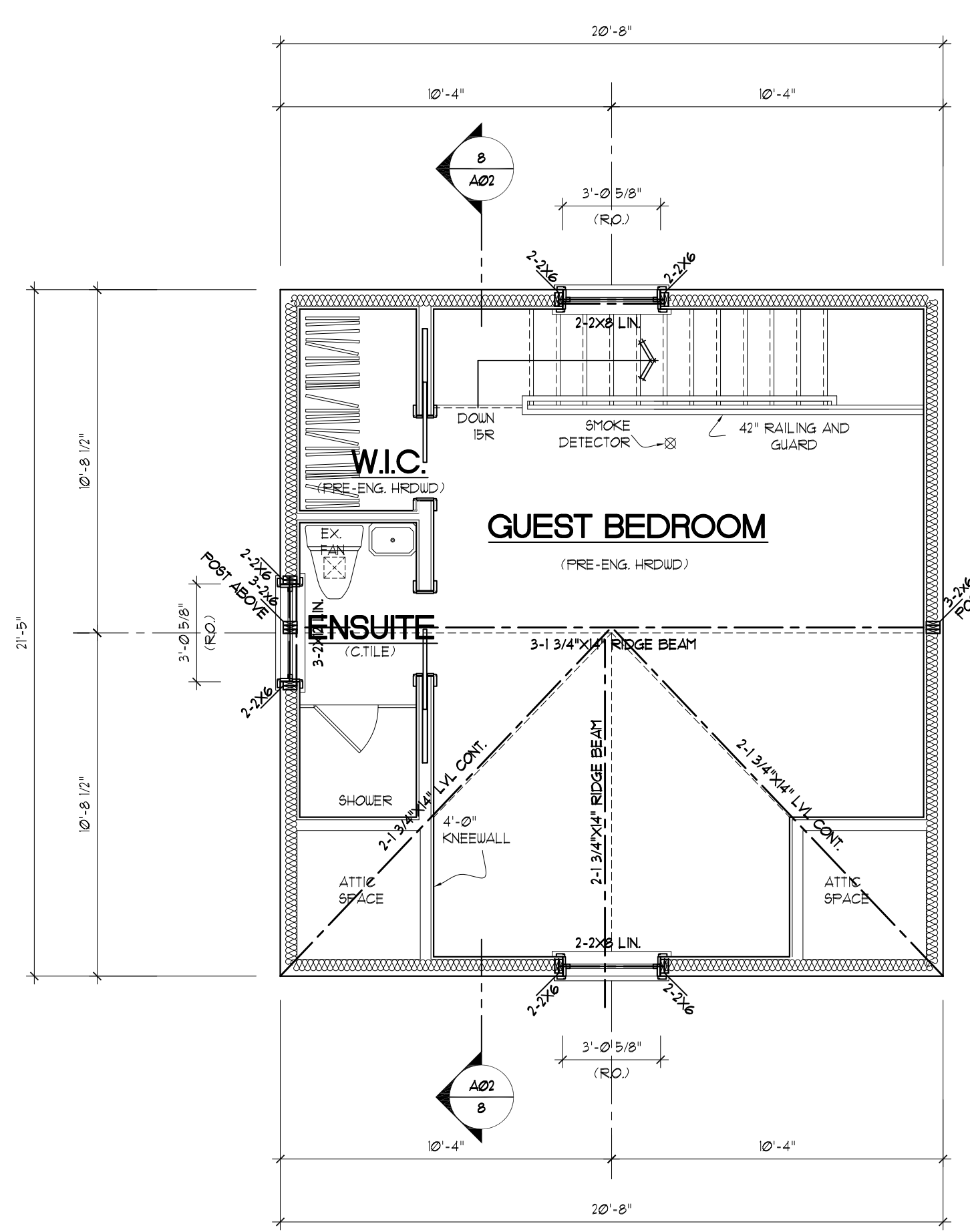
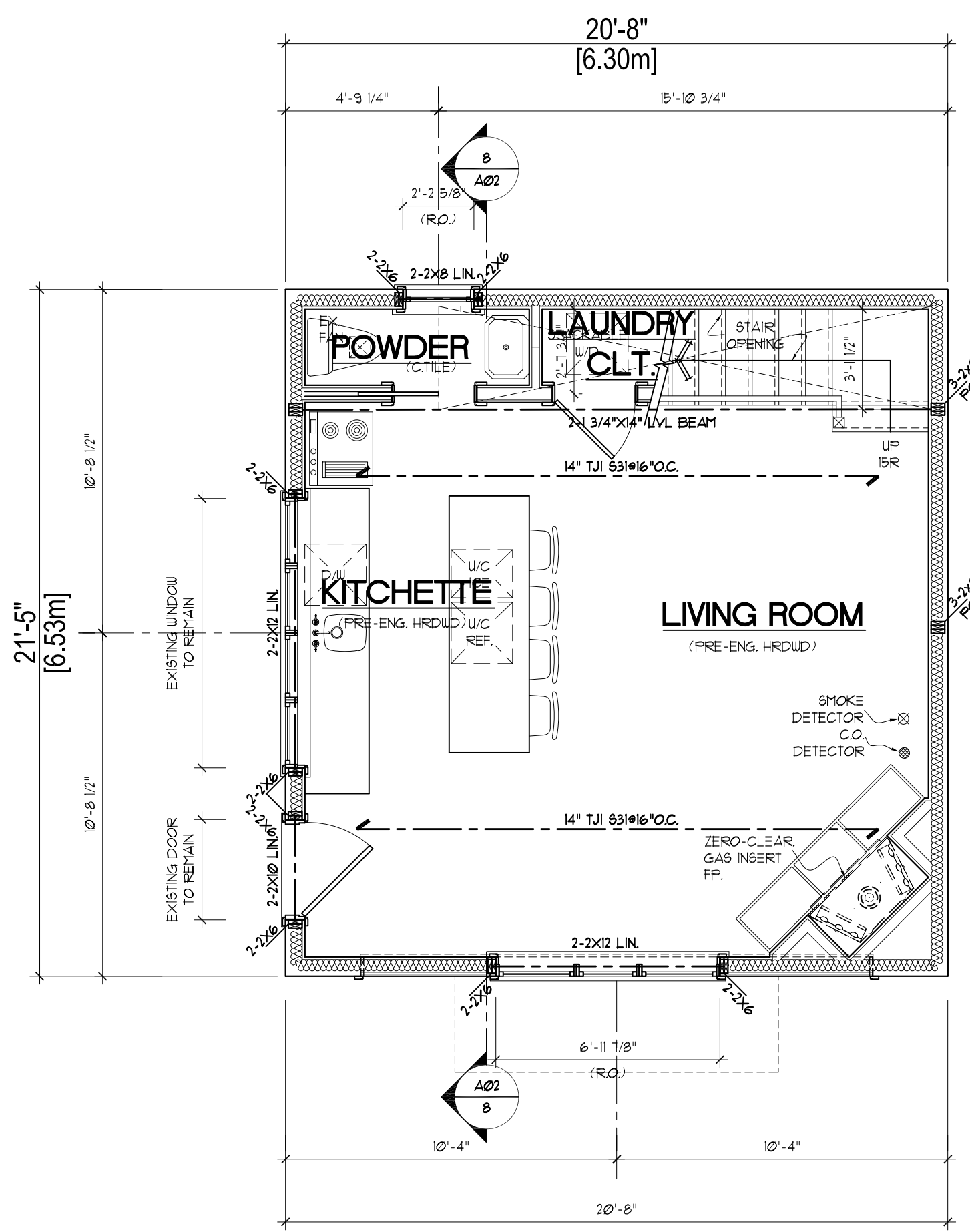
PROJECT:
PROPOSED ALTERATIONS & ADDITIONS TO EXISTING GARAGE 43 WELLS STREET

AURORA, ONTARIO

DRAWING: **SITE PLAN**

SCALE: 3/16" = 1'-0"	DRAWN DATE: MAY 2021
DESIGN BY: KT	CHECKED BY: KT
DRAWN BY: KT	REVISIONS BY:
CAD FILE LOCATION: (PROJECTS)	
PROJECT NO. 21018	SHEET NO. A01
REVISION NO. --	

1 SITE PLAN
 A01 SCALE: 3/16" = 1'-0"



ROOF FRAMING NOTES:

- ROOF DESIGN LOADING (UNFACTORED)
LIVE LOAD = 3.10/25/0.4 + 2.10 KPA + 44 PSF
DEAD LOAD = 15 PSF
CEILING LOAD = 10 PSF
- PROVIDE 3/8" EXTERIOR GRADE PLYWOOD DECKING FOR FLAT ROOFS AND 1/2" EXTERIOR GRADE PLYWOOD DECKING BALCONIES.
- PROVIDE JOIST AND BUILT-UP WOOD BEAM METAL HANGERS FOR ALL FLUSH FRAMING. HANGERS SHALL BE SELECTED FROM SIMPSON STRONGTIE CATALOGUE BY QUALIFIED DESIGNER.
- ALL BUILT-UP WOOD POSTS TO BE CONTINUOUS TO FOUNDATION WALL OR SUPPORTING LINTEL. PROVIDE SQUASH BLOCKS BETWEEN JOISTS FOR CONTINUOUS SUPPORT AT POST LOCATIONS.

ROOF GENERAL NOTES:

- PROVIDE ICE & WATER SHIELD CONTINUOUSLY AROUND THE HOUSE 1'-0" INSIDE THE INNER SURFACE OF THE EXTERIOR WALLS.
- ROOF SHINGLES TO CONSIST OF "CERTAINTED" LANDMARK PREMIUM SERIES, ASPHALT SHINGLES. COLOUR TO BE "WEATHERWOOD".
- PROVIDE ROOF VENTILATION 1/300 OF ROOF AREA, 50% THROUGH SOFFITS & 50% THROUGH ROOF VENTS.
- ALL ROOF VALLEYS, VENTS, & FLASHINGS TO BE PREFIN. ALUMINUM.
- ALL ROOF PENETRATIONS TO BE FLASHED ALL AROUND WITH FIRE FIN. ALUMINUM.
- ALL GUTTERS TO BE 3" FIRE FIN. ALUM. K-STYLE ALUMINUM 18 G. DRIP EDGE DOWNSPOUTS TO BE STOCK RECTANGULAR FIRE FIN. ALUMINUM. ALL DOWNSPOUTS TO COLLECT INTO SEPARATE UNDERGROUND DRAINAGE PIPING AND TO DISCHARGE INTO LOW LANDS.
- ROOF OVERHANGS SHOWN ARE DIMENSIONED FROM OUTSIDE FACE OF EXTERIOR WALL FINISH TO OUTSIDE FACE OF FASCIA BOARD.

FLOOR FRAMING NOTES:

1. DESIGN LOADING (UNFACTORED)

DEAD LOAD:
HARDWOOD = 15 PSF
STONE / TILE = 40 PSF
FLAGSTONE FINISH = 60 PSF

LIVE LOAD:
LIVING AREAS = 40 PSF
EXTERIOR TERRACES AND DECKS = 50 PSF

- ALL EXTERIOR WALL DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF STUDS UNLESS OTHERWISE NOTED.
- ALL INTERIOR WALL DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF EXTERIOR STUDS TO THE CENTER LINE OF INTERIOR STUDS UNLESS OTHERWISE NOTED.
- ALL FIRST FLOOR INTERIOR WALLS TO BE CONSTRUCTED WITH 5/8" GYPSUM BOARD ON BOTH SIDES OF 2x6 WOOD STUDS SPACED AT 16" ON CENTER (UNLESS OTHERWISE NOTED).
- ALL CEILING TO BE 5/8" GYPSUM "CEILING BOARD" FASTENED TO UNDERSIDE OF FLOOR JOISTS UNLESS OTHERWISE NOTED ON DRAWINGS.
- PROVIDE ACOUSTICAL BATT INSULATION WITHIN THE STUD FRAMING AROUND POWDER ROOMS, LAUNDRY AND ALL BATHROOMS AND/OR ENSUITES.
- SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ARE TO BE WIRED IN SERIES AND ON THEIR OWN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT CIRCUIT DEVICE AND THE ALARMS.
- PROVIDE COMBUSTION AIR SUPPLY DUCTS TO ALL WOOD-BURNING FIREPLACES AS PER O.B.C.
- WOOD SUB-FLOORING TO BE 3/4" T&G O.S.B. PLYWOOD TO BE GLUED AND SCREWED TO TOP OF FLOOR JOISTS.
- "D.J." NOTED AND DIMENSIONED ON PLANS REFER TO FRAMING FOR THE FLOOR OR ROOF ABOVE AND CONSISTS OF DOUBLED UP FRAMING MEMBERS FOR THE PARTICULAR AREA. ADJUST DIMENSIONS ACCORDINGLY IF ALTERNATE MEMBERS ARE USED.
- ALL WINDOWS AND INSULING PATIO DOOR SHOWN ARE SIZED TO "LEPAGE" TO BE INTERIOR WOOD W/ EXTERIOR FIRE FIN. ALUM. CLAD. HEAT-BRIST FLUSH (LOW REMOVABLE SCREENS) & 3/4" INTERNAL PLUNTBARS AS SHOWN ON ELEVATIONS. IF ALTERNATE MANUFACTURER IS USED, THE ROUGH OPENING DIMENSIONS MAY VARY. WOOD CASING AND BRICK MOULD TO BE LATER DETAILED.
- ALL FLOOR FINISHES ARE TO BE SPECIFIED BY OTHERS AND ARE TO ALIGN (1/8" TILE TO HARDWOOD).
- WALL AND CEILING BETWEEN HOUSE AND GARAGE ARE TO HAVE TWO LAYERS OF 1/2" GYPSUM BOARD. ALL JOINTS TO BE TAPED AND SANDED.
- R45 ON PLAN REFERS TO A BUILT-IN HANGING ROD AND HAT SHELF.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR STRUCTURAL STEEL, ROOF TRUSSES AND FLOOR SYSTEM TO TAYLOR DESIGN GROUP AND THE ENGINEER, ALEXEY GAMALEY, STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. COPY OF SHOP DRAWINGS AND SCHEDULE 1 SIGNED BY REGISTERED DESIGNERS RESPONSIBLE FOR THE DESIGN OF THE BUILDING COMPONENTS, SHALL BE SUBMITTED TO THE TOWNSHIP OF KING.
- EXHAUST ALL VENTS THROUGH SOFFIT
- FLOOR JOISTS UNDER AREAS WITH STONE OR TILE FINISH ABOVE SHALL BE SPACED @ 12" O.C. MAX.

2. TYPICAL WOOD LINTEL FOR WALL OPENINGS SHALL BE 2-2x8 UNO. TYPICAL POST FOR WOOD LINTELS OVER OPENINGS SMALLER THAN 4'-0" SHALL BE 2-2x6 AND FOR LINTELS OVER LARGER OPENINGS AND BEAMS BEARING POINTS SHALL BE 2-3x3-2x6 UNO.

3. "PA" ON PLAN DENOTES POST ABOVE.

4. TYPICAL LOOSE LINTEL SIZE FOR OPENINGS AS FOLLOWS UNO.
L1 = L-3x3x3/4 THK. (UNO.)
L2 = L-3x3x3/8 (LLV)
L3 = L-3x3x3/8 (LLV)
PROVIDE 4" MIN. BEARING EA. END
ALL EXPOSED STEEL ANGLES AND PLATES SHALL BE HOP DIP GALVANIZED.

5. 3/4" T&G PLYWOOD SUBFLOOR TO BE GLUED AND NAILED TO JOISTS. IN RADIANT HEATED FLOOR AREAS PLYWOOD ELEVATION SHALL BE LOWERED TO ALLOW FOR GROUT AND PIPES - SEE ARCH. IN BUILT-UP AREAS ADD CONT. 2x3 FLY GLUED AND SCREWED ON TOP OF JOISTS AND PROVIDE 3/4" T&G GLUED AND NAILED PLYWOOD SUBFLOOR OVER.

6. "CONT" DENOTES CONTINUOUS MEMBER OVER INTERMEDIATE SUPPORT. CONSTRUCT BUILT-UP BEAMS FROM CONTINUOUS PLY OR 8PLICE AS PER TYPICAL DETAIL T33-86.

7. ALL JOIST AND BUILT-UP WOOD AND LVL BEAM METAL HANGERS SHALL BE SELECTED BY THE QUALIFIED DESIGNER FROM SIMPSON STRONGTIE CATALOG AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS INCLUDING NUMBER OF NAILS ETC. EXTERIOR CONNECTORS AND FASTENERS SHALL BE HOT DIP GALVANIZED.

8. SHOP DRAWINGS FOR ALL STRUCTURAL ELEMENTS INCLUDING REINFORCING BARS, STRUCTURAL STEEL, ENGINEERED FLOOR JOISTS & BEAMS AND ROOF TRUSSES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW.

9. ALL W/ BEAMS SHALL BE GRADE 350U, CLASS H FOR H88 COLUMNS. REMAINDER STEEL SHALL BE 300U. STEEL FABRICATION AND INSTALLATION TO COMPLY TO CSA S16.1, WELDING TO CSA W59 PERFORMED BY CERTIFIED WELDERS.

10. PROVIDE CONTINUOUS 2x6 OR 2x8 NAILER, TRIMMED TO BEAM FLANGE WIDTH, FASTENED WITH 1/2" THROUGH BOLTS @ 12" O.C. STAGGERED ON TOP OF ALL STEEL BEAMS. BACK BEAM SIDES SUPPORTING FLUSH JOIST AND BEAM HANGERS WITH 2x LUMBER AND PLYWOOD SHIMS FASTENED WITH 1/2" BOLTS @ 24" O.C.

11. STEEL FABRICATOR TO PROVIDE 1/8" @ 24" O.C. STAGGERED HOLES IN ALL BEAMS TOP FLANGES AND IN FLUSH BEAM WEBS.

12. PROVIDE MIN. 6" LONG BEARING FOR STEEL BEAMS BEARING ON CONCRETE OR BLOCK WALLS. INSTALL CAST-IN STEEL PLATES WHERE SHOWN.

FIRST FLOOR GENERAL NOTES:

- ALL EXTERIOR WALL DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF STUDS UNLESS OTHERWISE NOTED.
- ALL INTERIOR WALL DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF EXTERIOR STUDS TO THE CENTER LINE OF INTERIOR STUDS UNLESS OTHERWISE NOTED.
- ALL FIRST FLOOR INTERIOR WALLS TO BE CONSTRUCTED WITH 5/8" GYPSUM BOARD ON BOTH SIDES OF 2x6 WOOD STUDS SPACED AT 16" ON CENTER (UNLESS OTHERWISE NOTED).
- ALL CEILING TO BE 5/8" GYPSUM "CEILING BOARD" FASTENED TO UNDERSIDE OF FLOOR JOISTS UNLESS OTHERWISE NOTED ON DRAWINGS.
- PROVIDE ACOUSTICAL BATT INSULATION WITHIN THE STUD FRAMING AROUND POWDER ROOMS, LAUNDRY AND ALL BATHROOMS AND/OR ENSUITES.
- SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ARE TO BE WIRED IN SERIES AND ON THEIR OWN ELECTRICAL CIRCUIT AND SHALL HAVE NO DISCONNECT SWITCH BETWEEN THE OVERCURRENT CIRCUIT DEVICE AND THE ALARMS.
- PROVIDE COMBUSTION AIR SUPPLY DUCTS TO ALL WOOD-BURNING FIREPLACES AS PER O.B.C.
- WOOD SUB-FLOORING TO BE 3/4" T&G O.S.B. PLYWOOD TO BE GLUED AND SCREWED TO TOP OF FLOOR JOISTS.
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- EXHAUST ALL VENTS THROUGH SOFFIT
- FLOOR JOISTS UNDER AREAS WITH STONE OR TILE FINISH ABOVE SHALL BE SPACED @ 12" O.C. MAX.

NO.	REVISIONS	DATE

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C-3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

Name: Kent Taylor Signature: [Signature] BCON / BCEN 26113

REGISTRATION INFORMATION
Required unless design is exempt under Division C-3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

TAYLOR DESIGN GROUP 33413
Firm Name: BCON / BCEN
FOR ONTARIO BUILDING CODE CONTENTS ONLY

TO	ISSUED	DATE

General Notes

ALL DRAWINGS ARE THE PROPERTY OF TAYLOR DESIGN GROUP AND THEY ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM TAYLOR DESIGN GROUP.

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING WORK AND TO REPORT ANY DISCREPANCIES TO TAYLOR DESIGN GROUP.

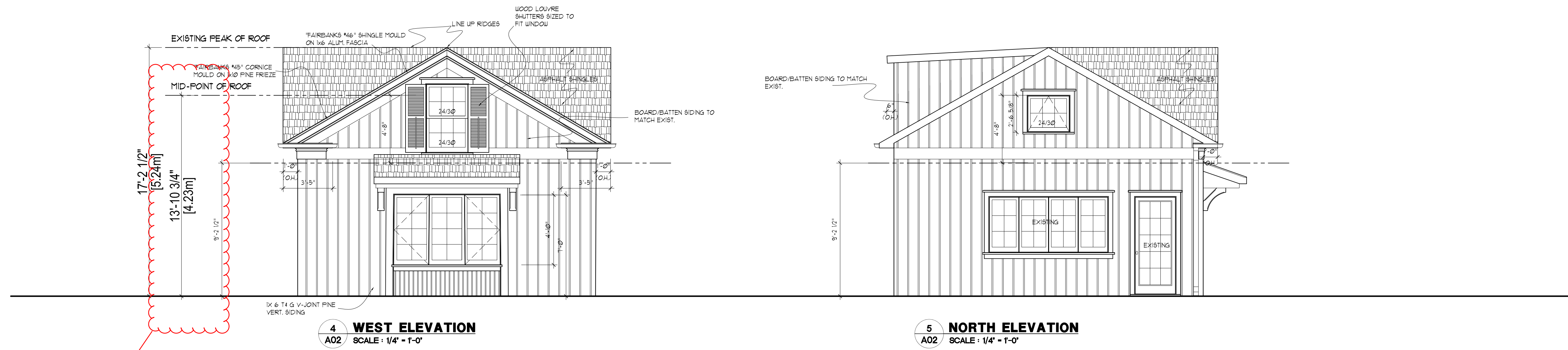
DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE AND CONFORM TO THE ONTARIO BUILDING CODE.

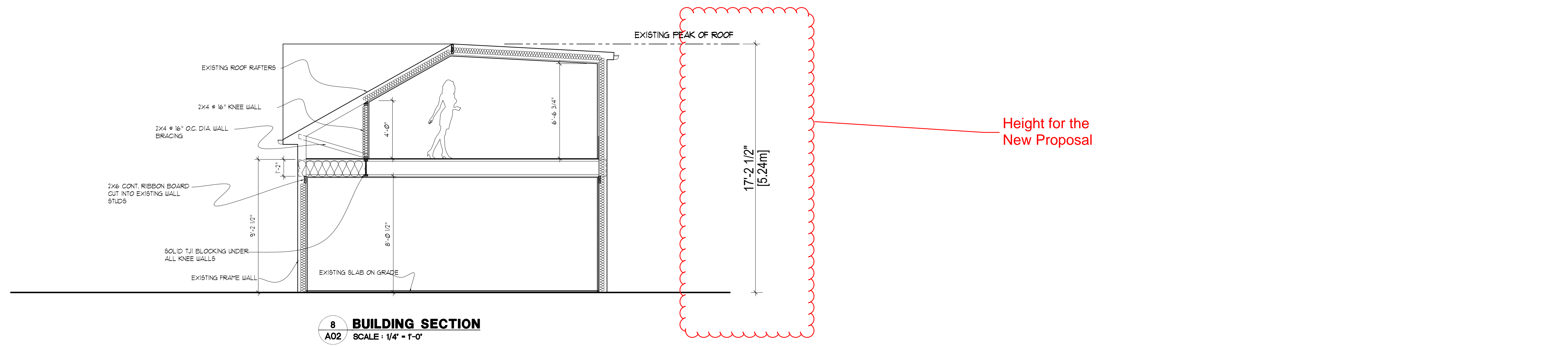
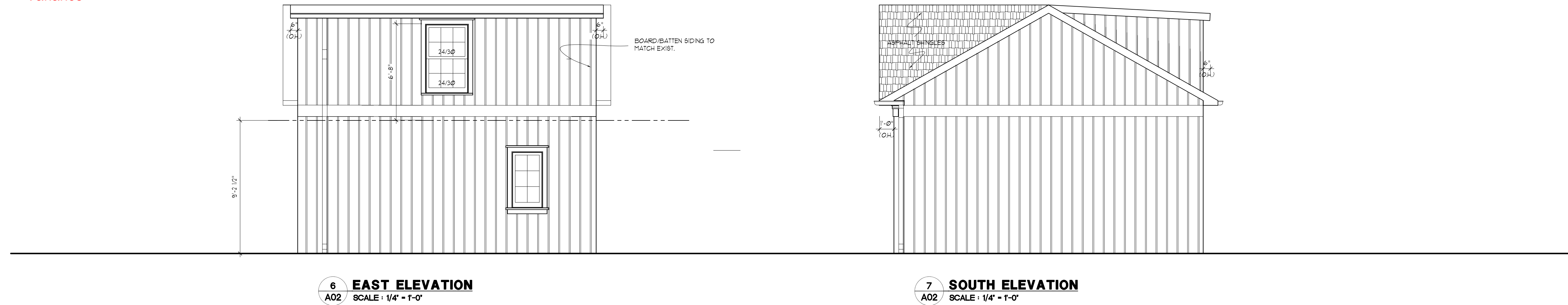
TAYLOR DESIGN GROUP
2145 King Road
King City, Ontario
L7B 1G4
Tel: 905-833-3258
Fax: 905-833-2518

PROJECT:
PROPOSED ALTERATIONS & ADDITIONS TO EXISTING GARAGE 43 WELLS STREET
AURORA, ONTARIO

DRAWING		
PROPOSED FLOOR AND ROOF PLANS		
SCALE: AS NOTED	DRAWN DATE: MAY 2021	
DESIGN BY: KT	CHECKED BY: KT	
DRAWN BY: KT	REVISIONS BY:	
CAD FILE LOCATION (PROJECTS)		
PROJECT NO. 21018	SHEET NO. A02	REVISION NO. --



Height Approved per Variance



Height for the New Proposal

NO.	REVISIONS	DATE

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under Division C-3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

Name: Kent Taylor Signature: [Signature] 26113
 BC/N/B/C/N

REGISTRATION INFORMATION
 Required unless design is exempt under Division C-3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

Firm Name: TAYLOR DESIGN GROUP 33413
 BC/N/B/C/N
 FOR ONTARIO BUILDING CODE CONTENTS ONLY

TO	ISSUED	DATE

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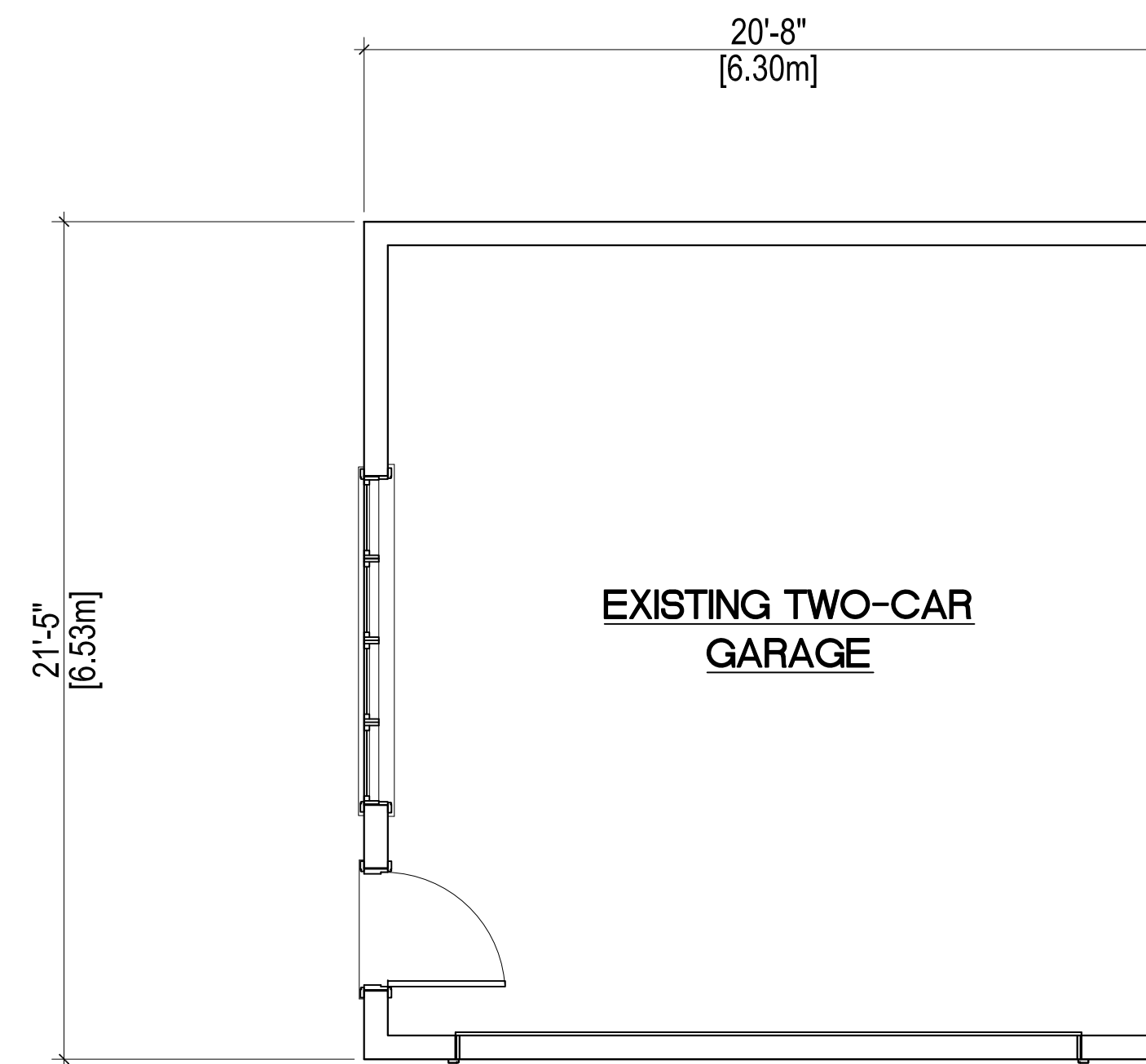
TAYLOR DESIGN GROUP
 2145 King Road
 King City, Ontario
 L7B 1G4
 Tel: 905-833-3258
 Fax: 905-833-2518

PROJECT:
PROPOSED ALTERATIONS & ADDITONS TO EXISTING GARAGE 43 WELLS STREET

AURORA, ONTARIO

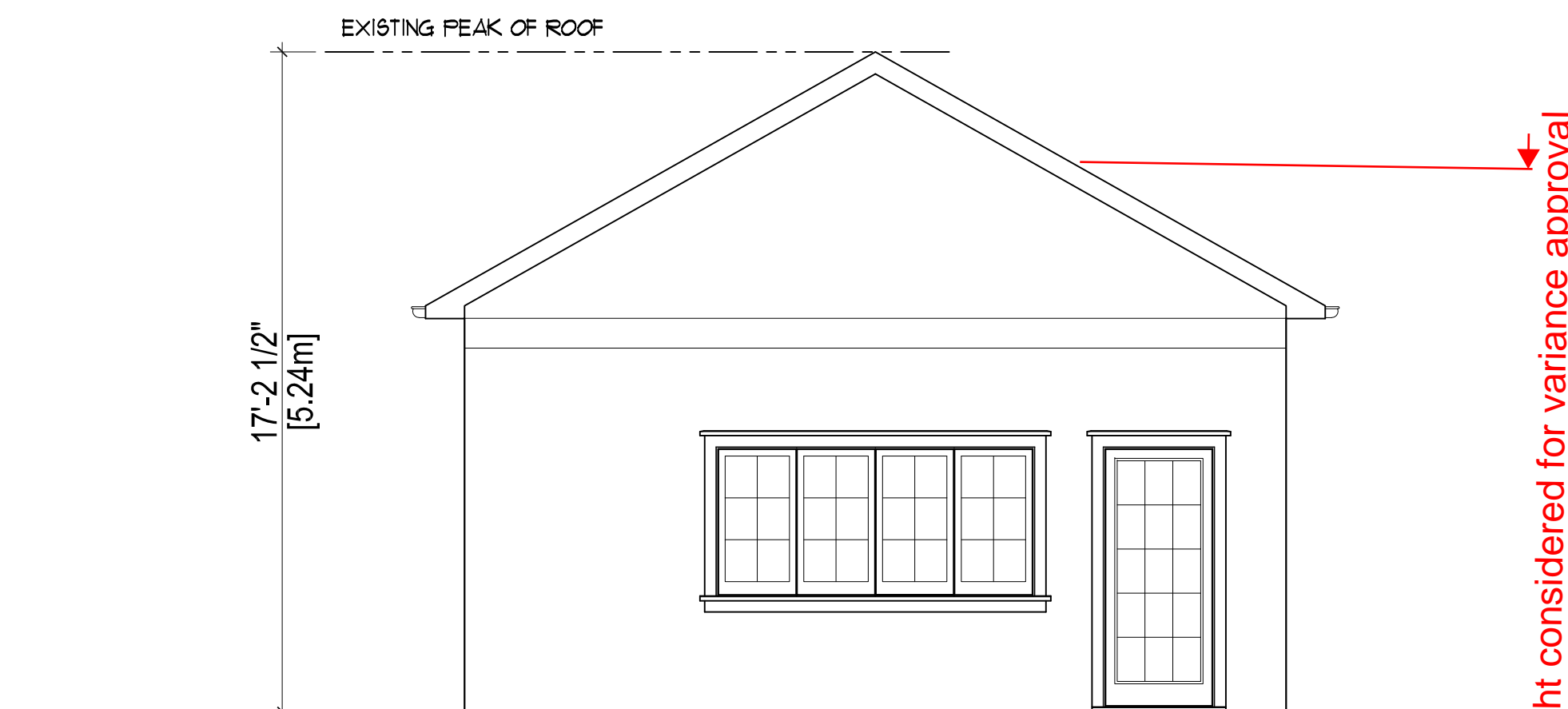
DRAWING: **PROPOSED ELEVATIONS AND BUILDING SECTION**

SCALE: AS NOTED	DRAWN DATE: MAY 2021	
DESIGN BY: KT	CHECKED BY: KT	
DRAWN BY: KT	REVISIONS BY:	
CAD FILE LOCATION: (PROJECTS)		
PROJECT NO: 21018	SHEET NO: A03	REVISION NO: --

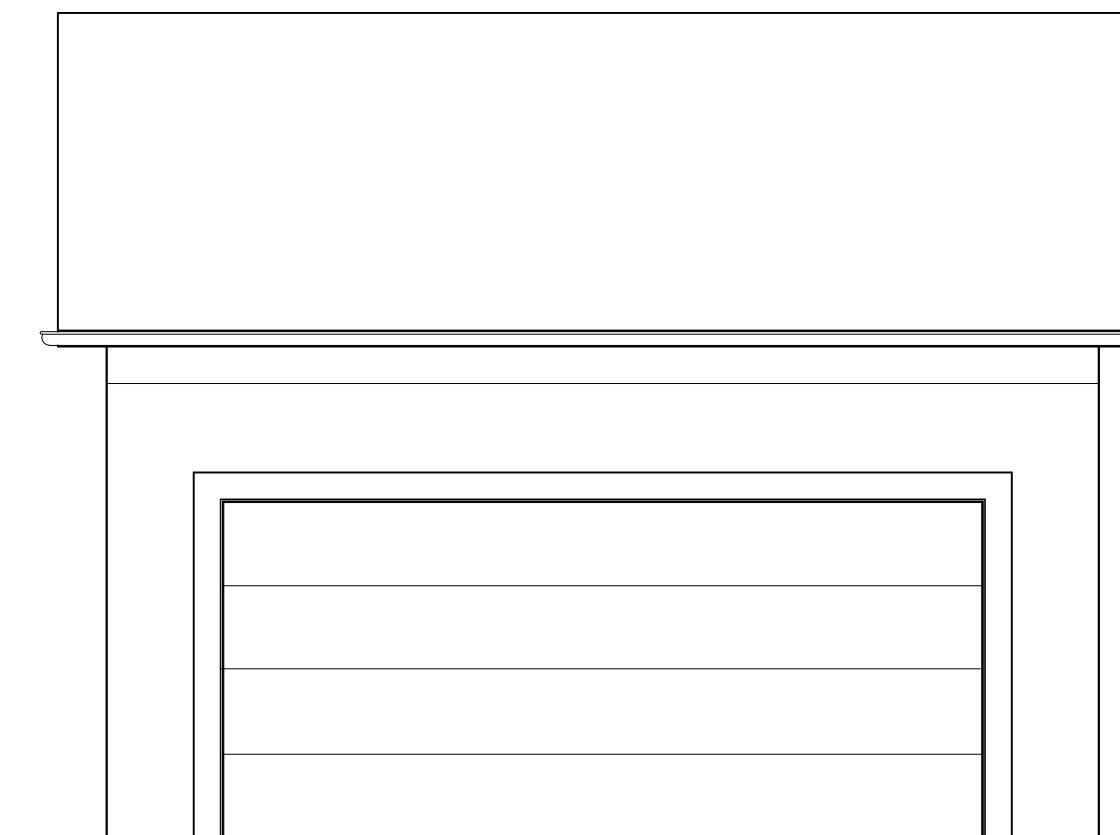


1 EXISTING GROUND FLOOR PLAN
A04 SCALE: 1/4" = 1'-0"

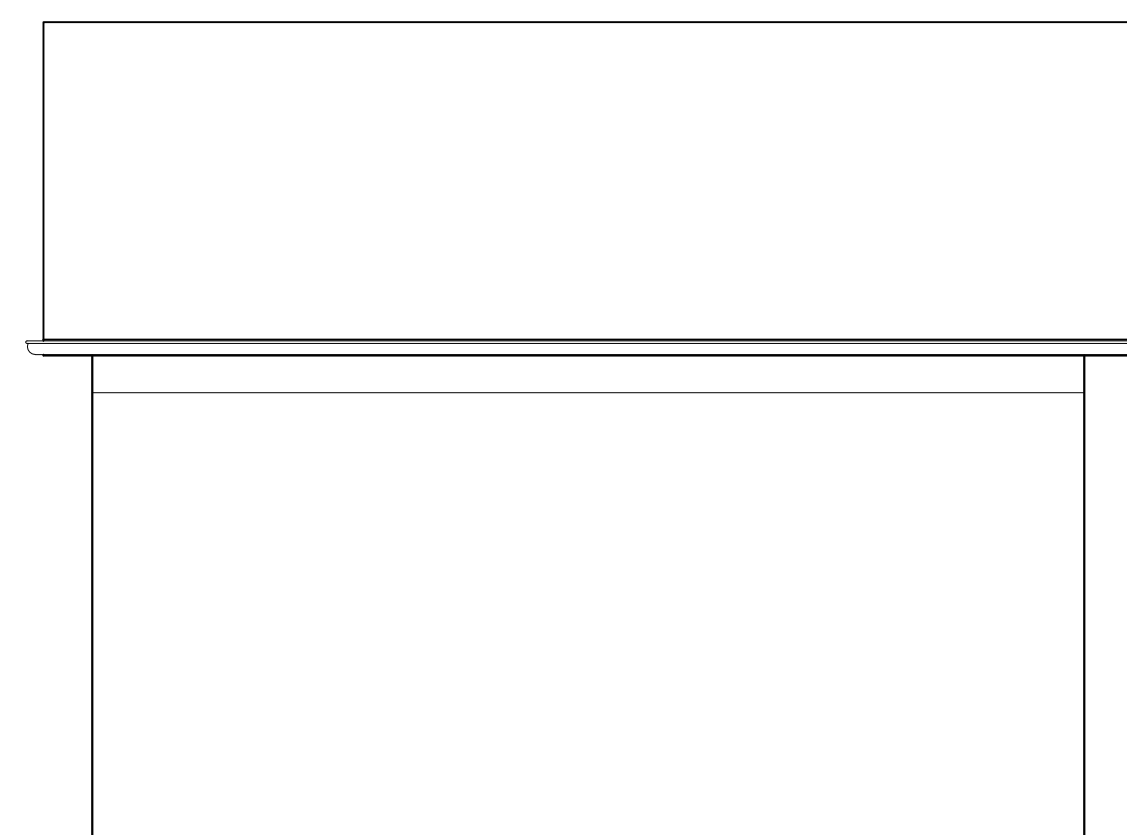
EXISTING BUILDING AREA (FOOTPRINT) 443 SQ. FT. (41@ 502M²)



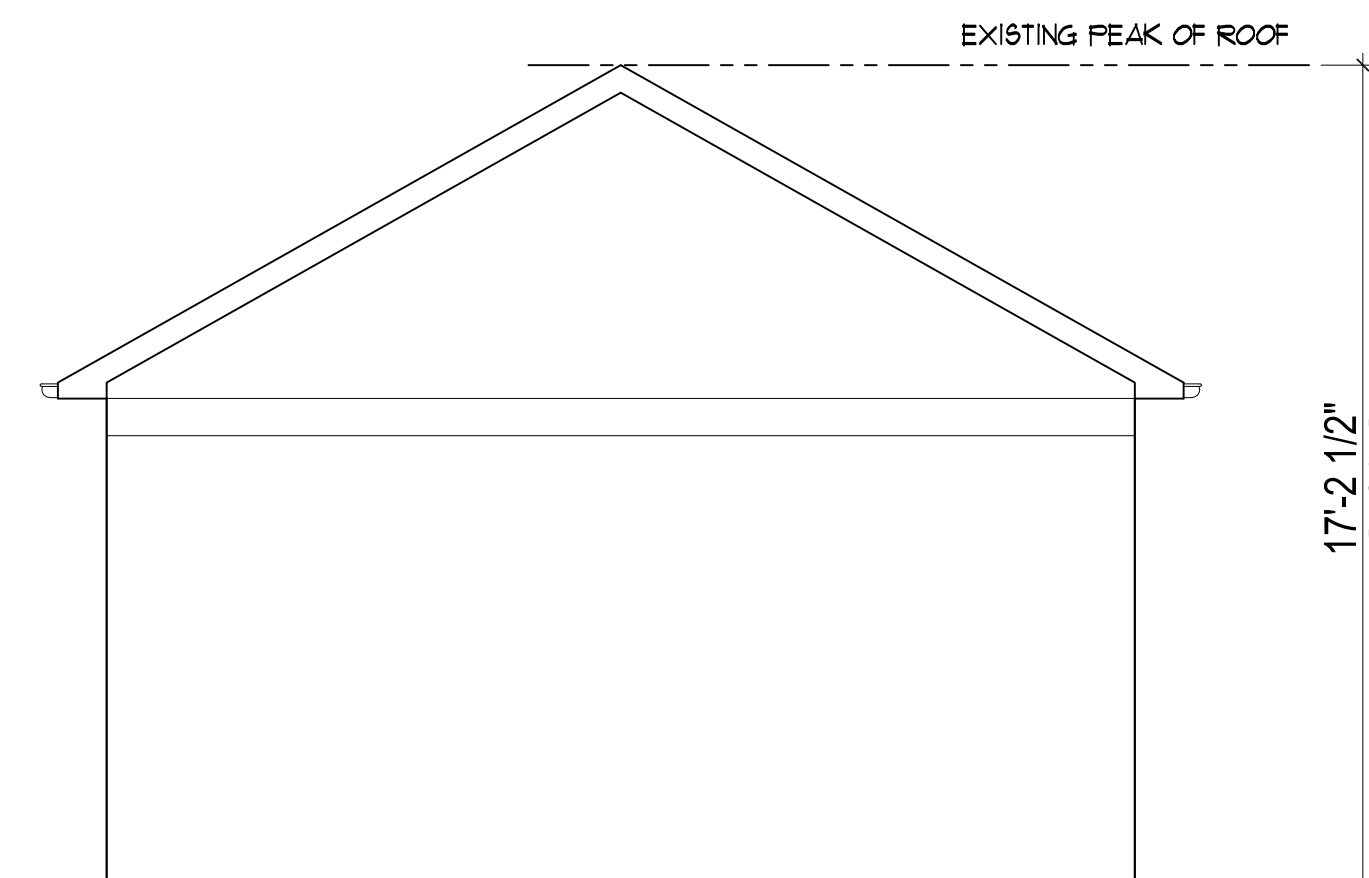
2 EXISTING NORTH ELEVATION
A04 SCALE: 1/4" = 1'-0"



3 EXISTING WEST ELEVATION
A04 SCALE: 1/4" = 1'-0"



4 EXISTING EAST ELEVATION
A04 SCALE: 1/4" = 1'-0"



5 EXISTING SOUTH ELEVATION
A04 SCALE: 1/4" = 1'-0"

NO.	REVISIONS	DATE

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION
Required unless design is exempt under Division C-3.2.5.1. of the 2006 Ontario Building Code (or 2.17.5.1. of the 1997 Ontario Building Code)

Name: Kent Taylor Signature: [Signature] 26113
BCON / BCON

REGISTRATION INFORMATION
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Firm Name: TAYLOR DESIGN GROUP 33413
BCON / BCON
FOR ONTARIO BUILDING CODE CONTENTS ONLY

TO	ISSUED	DATE

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TAYLOR DESIGN GROUP
2145 King Road
King City, Ontario
L7B 1G4
Tel: 905-833-3258
Fax: 905-833-2518

PROJECT:
PROPOSED ALTERATIONS & ADDITONS TO EXISTING GARAGE 43 WELLS STREET

AURORA, ONTARIO

EXISTING DRAWINGS		
SCALE: AS NOTED	DRAWN DATE: MAY 2021	
DESIGN BY: KT	CHECKED BY: KT	
DRAWN BY: KT	REVISIONS BY:	
CAD FILE LOCATION (PROJECTS)		
PROJECT NO. 21018	SHEET NO. A04	REVISION NO. --



TOWN OF AURORA COMMITTEE OF ADJUSTMENT REQUEST FOR DECISION

Meeting Date: _____ Agenda Item Number: _____

Application Name: _____

File Number(s): _____

IMPORTANT NOTICE

You must complete this form and submit it to the Secretary-Treasurer to ensure your name and address are accurately noted for future notification.

This meeting is your opportunity to voice any opinions or comments you may have regarding an Application for approval of a Minor Variance/Permission or Consent. Under the *Planning Act*, for a Minor Variance and Permission, Section 45(10) states that the Secretary-Treasurer shall send one copy of the decision, to each person or public body who appeared in person or by counsel at the hearing AND who filed with the Secretary-Treasurer a written request for Notice of the Decision. For Consent, Section 53(17) states that if the Committee gives or refuses to give provisional Consent, the Committee shall ensure written Notice of the Decision is given to each person or public body that made a written request to be notified of decision or conditions.

NOTE: Due to COVID-19, all Request for Decisions shall be emailed to Peter Fan, Secretary-Treasurer, at pfan@aurora.ca.

Please print clearly and provide information requested below.

Name: _____
(MR./MRS./MS) (First) (Last)

Address: _____

Municipality: _____ Postal Code: _____
(Must Be Provided)

Telephone: Residence _____ E-Mail: _____
Business _____ E-Mail: _____

Notice of Decision and/or future consideration of this Committee of Adjustment Application will be provided by E-Mail.

NOTE: Notice of this meeting was given by mail to all owners within 120 metres (400 feet) of the subject lands

Personal information on this form is collected under the legal authority of the *municipal act*, R.S.O.1990, and C.M.45, as amended. This information will be used for the purposes of sending correspondence relating to matters before council. The information is collected and maintained for the purpose of creating a record that is available to the general public pursuant to section 27 of the *municipal freedom of information and protection of privacy act*, R.S.O. 1990, C.M.56, as amended. Questions about this collection should be directed to the town clerk, town of aurora, 100 john west way, box 1000, aurora, Ontario, l4g 6j1, telephone: 905-727-4771