

Township of Southgate Committee of Adjustment Agenda

February 26, 2025 9:00 AM Holstein Council Chambers

				Pages
1.	Call	to Order		
2.	Conf	firmation	of Agenda	
	Be it	t resolve	d that the Committee confirm the agenda as presented.	
3.	Decl	aration o	of Pecuniary Interest	
4.	Ado	ption of I	Minutes	3 - 11
			d that the Committee approve the minutes from the 2025 Committee of Adjustment meeting as presented.	
5.	Hea	ring		
	5.1		- Wendy and Eppe Bos, Con 5, Lot 11, Geographic hip of Proton, Township of Southgate	
		5.1.1	Application and Notice of Public Hearing	12 - 39
			Click $\underline{\text{here}}$ for a link to the application documents on the Township website.	
		5.1.2	Comments Received from Agencies and the Public	40 - 43
		5.1.3	Applicant or Agent	
		5.1.4	Committee Member Questions	
		5.1.5	Comments and Planning Report	44 - 51
		5.1.6	Members of the Public to Speak	
		5.1.7	Further Ouestions from the Committee	

5.1.8 Approval or Refusal

Be it resolved that Staff Report PL2025-019 regarding Minor Variance File A1-25 to expand a non-conforming use under Section 5.30(b) of the Zoning By-law by Wendy and Eppe Bos for 085351 Grey Road 14 be received for information; and

That Committee approve Minor Variance A1-25 to reduce the required 120 metre distance from areas zoned as Wetland Protection Zone (W) to allow a 63 square metre addition to the existing dwelling that includes a secondary apartment subject to the following conditions;

That remaining provisions of the Agricultural-1 Zone and other applicable sections of the Zoning By-law met; and

That conditions of any permit obtained from the Saugeen Valley Conservation Authority are met.

6. Adjournment

Be it resolved that the Committee adjourn the meeting at [TIME].



Township of Southgate Minutes of Committee of Adjustment

January 22, 2025 9:00 AM Holstein Council Chambers

Members Present: Member Brian Milne

Member Barbara Dobreen

Member Jason Rice

Member Martin Shipston

Member Joan John

Members Absent: Member Jim Ferguson

Member Monica Singh Soares

Staff Present: Lindsey Green, Clerk

Elisha Milne, Secretary-Treasurer

Holly Malynyk, Legislative & Records Coordinator

Victoria Mance, Junior Planner

Kenneth Melanson, Senior Manager, Development &

Community Services
Jim Ellis, Interim CAO

Phil Schram, Chief Building Official

Others Present: Bill White, Senior Planning Consultant Triton Engineering

Kory Chisholm, MHBC Planning Consultants

Ed Bourdeau, VG Architects

1. Call to Order

Secretary Treasurer Elisha Milne called the meeting to order at 9:00AM.

2. Elections

Moved By Member Milne **Seconded By** Member Rice

Be it resolved that the Committee appoint Member Dobreen to be the Chair of the Committee of Adjustment for the 2025 term.

Member Dobreen declined the appointment of Chair.

Failed

Moved By Member Dobreen **Seconded By** Member John

Be it resolved that the Committee appoint Member Shipston to be the Chair of the Committee of Adjustment for the 2025 term.

Carried

Moved By Member Dobreen **Seconded By** Member Milne

Be it resolved that the Committee appoint Member John to be the Vice Chair of the Committee of Adjustment for the 2025 term.

Carried

3. Confirmation of Agenda

Moved By Member Milne **Seconded By** Member Dobreen

Be it resolved that the Committee confirm the agenda as presented.

Carried

4. Declaration of Pecuniary Interest

No one declared a pecuniary interest related to any item on the agenda.

5. Adoption of Minutes

Moved By Member Rice **Seconded By** Member Milne

Be it resolved that the Committee approve the minutes from the November 27, 2024, Committee of Adjustment meeting as presented.

Carried

6. Presentations

6.1 Kory Chisholm - MHBC Presentation on Consent
Application B8-24 and Minor Variance Applications A13-24
and A14-24 regarding the Future BWDSB School Site

Moved By Member John **Seconded By** Member Milne

Be it resolved that the Committee of Adjustment receive the MHBC Presentation on Consent Application B8-24 and Minor Variance Applications A13-24 and A14-24 regarding the BWDSB Future School Site as information.

Carried

7. Hearing

- 7.1 B8-24 Dundalk Village Two Inc., Con 1 SWTSR Lot 225, CON 2 SWTSR Pt Lots 225 & 226 RP 16R7565 Part 1, Geographic Township of Proton, Township of Southgate
 - 7.1.1 Application and Notice of Public Hearing

Click <u>here</u> for a link to the application documents on the Township website.

7.1.2 Comments Received from Agencies and the Public

Senior Planning Consultant Bill White reviewed comments received from Enbridge Gas, the Historic Saugeen Metis, the Saugeen Valley Conservation Authority, the Grand River Conservation Authority and the County of Grey.

There were no comments received from members of the public.

7.1.3 Applicant or Agent

The Agent, Kory Chisholm from MHBC Planning Consultants, was in attendance and available for any questions.

7.1.4 Committee Member Questions

Chair Shipston questioned if the parkland dedication would be impacted due to the severance.

Member Milne inquired about the allotted spaces for twelve portables and Ed Bourdeau from VG Architects provided clarification.

Member Dobreen inquired if additional parking has been considered with the potential addition of the portables to the site, as well inquired about an elevator and accessibility to the third floor of the school and Ed Bourdeau from VG Architects provided a response. Member Dobreen also questioned the temporary Storm Water Management Pond location and fencing for same and had questions regarding the fire suppression measures due to Southgate not having an aerial fire truck and Kory Chisholm from MHBC and Ed Bourdeau from VG Architects provided clarification.

Member John questioned if the portables would be intended for immediate or future use and Ed Bourdeau from VG Architects provided a response.

Chair Shipston inquired about the height restrictions regarding HVAC systems and any Zoning By-law exemptions and questioned the size and location of the proposed bus loop area due to current issues at existing schools and Ed Bourdeau from VG Architects and Senior Manager of Development and Community Services Ken Melanson provided a response.

7.1.5 Comments and Planning Report

Senior Planning Consultant Bill White reviewed the planning report and presented the intent of the proposal to the Committee Members.

7.1.6 Members of the Public to Speak

There were no members of the public in attendance to speak in support of or in opposition of the application.

7.1.7 Further Questions from the Committee

Member Milne inquired if the temporary construction road could be implemented in from Highway 10 through the adjacent lands instead of being routed through established residential areas and Kory Chisholm from MHBC Planning Consultants provided a response.

7.1.8 Approval or Refusal

Moved By Member Dobreen **Seconded By** Member Milne

Be it resolved that the Committee of Adjustment:

- 1. Receive for information Staff Report PL2025-006 for File B8-24 Dundalk Phase 2 Inc., Concessions 1 & 2 SWTSR Part Lots 225, 226 (Glenelg Phase 3); and
- 2. Approve consent File B8-24 subject to the following conditions:
 - 1. **That** minor variance A13-24 on Section 5.4(b) is in full force and effect so that the temporary access permitted is for construction purposes only.
 - 2. **That** an agreement be executed to provide that the temporary access be built and maintained to a standard satisfactory to the Township, that all Township vehicles and other public authorities be permitted access on the temporary road and public roads within the subdivision will be constructed by the owner to the Township's

- satisfaction before occupancy of the school is permitted.
- That an agreement provides for water and sanitary facilities during construction including fire protection satisfactory to the Township Fire Department.
- 4. **That** the proposed school site conveyance does not reduce any parkland dedication requirements that may apply to the entire Glenelg Phase 3 subdivision.
- 5. **That** a reference plan of survey be provided including a description and/or terms for the temporary access to the severed lot to the satisfaction of Township Public Works.
- 6. That standard conditions apply as recommended by other agencies and Township Departments including that all requirements of the Township, financial or otherwise, be addressed to the satisfaction of the Township Staff prior to issuance of a certificate of consent.
- 7. **That** all outstanding taxes, fees, and charges are paid, if any.

Carried

- 7.2 A13-24 Dundalk Village Two Inc. (Road Access) and A14-24 Dundalk Village Two Inc. (Height), Con 1 SWTSR Lot 225, CON 2 SWTSR Pt Lots 225 & 226 RP 16R7565 Part 1, Geographic Township of Proton, Township of Southgate
 - 7.2.1 Application and Notice of Public Hearing

Click <u>here</u> for a link to the application documents on the Township website.

7.2.2 Comments Received from Agencies and the Public

Senior Planning Consultant reviewed comments received on both application A13-24 and A14-24 from Enbridge Gas, the Historic Saugeen Metis, the Saugeen Valley Conservation Authority, and the Grand River Conservation Authority. There were no comments received for members of the public

7.2.3 Applicant or Agent

The Agent, Kory Chisholm from MHBC Planning Consultants, was in attendance and available for any questions.

7.2.4 Committee Member Questions

Member Rice questioned the temporary roadways and roadway standards, and what happens if the school is projected to open, and the roads are not yet assumed by the Township and Senior Planning Consultant Bill White provided a response.

7.2.5 Comments and Planning Report

Senior Planning Consultant Bill White reviewed the planning report relating to Minor Variance Application A13-24 and A14-24 and presented the intent of both proposals to the Committee Members.

7.2.6 Members of the Public to Speak

There were no members of the public in attendance to speak in support of or in opposition of the application.

7.2.7 Further Questions from the Committee

There were no further questions from Members of the Committee.

7.2.8 Approval or Refusal

Moved By Member Milne **Seconded By** Member Rice

Motion #1:

Be it resolved that the Committee of Adjustment receive for information Staff Report PL2025-005 for files A13-24 and A14-24 Dundalk Phase 2 Inc., Concessions 1 & 2 SWTSR Part Lots 225, 226 (Glenelg Phase 3); and **That** the Committee approve minor variance application A13-24 on Section 5.4(b) of the Zoning By-law regarding lot frontage on a public street, subject to the following condition:

1. That the temporary access be for construction purposes only and that the access be built and maintained to a standard satisfactory to the Township and that all Township vehicles and other public authorities be permitted access on the temporary road.

Carried

Moved By Member Dobreen **Seconded By** Member John

Motion #2:

Be it resolved that the Committee of Adjustment approve minor variance application A14-24 on Section 5.3 of the Zoning By-law regarding maximum building height of 11 metres maximum subject to the following conditions:

1. That site plan approval be obtained for the proposed school before a building permit issued and the 1.6 metres additional building height only apply to part of the building proposed to be 3 stories, and building elevations be included in the site plan agreement to verify the areas where maximum building height of 11 metres is to be exceeded.

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<i>(</i> ')	rr		
Va		ıcu	

8. Adjournment

Moved By Member Dobreen **Seconded By** Member John

Be it resolved that the Committee adjourn the meeting at 10:07 AM.

Carried

Secretary-Treasurer Elisha Milne



Township of Southgate Committee of Adjustment

Application for Minor Variance

Fees Effective January 1, 2024 By-law 2023-109

Fau affice was ealer

Instructions:

This is an application under Section 45 of the Planning Act, 1990, R.S.O. c.P. 13 as amended, for relief, as described in this application, from Zoning By-law 19-2002 (as amended).

- Please check all applicable boxes and answer all applicable questions.
- Failure to provide adequate, correct information may result in your application being refused.
- All measurements must be in metric units. (Imperial Units will not be accepted)
- Additional information may be attached if necessary.
- · Incomplete applications will be returned
- The Township reserves the right to ask for more information or clarification pertaining to this application at a later time.
- Applications are not accepted without the required fees.

FOR OTHICE USE ONLY:	
File No. A-1 - 25	
Pre-Consult Date:	124/25
Date received: 100 24/25	
Accepted by:	
Roll #42 07 090 001 08	OCC
Conservation Authority Fee	
Required: SVCA	w w
Official Plan: Rural, Hazard,	wetland?
Property's Zone: AI, EP, W	
Other Information:	

It is a requirement that any potential applicant pre-consult with the Planning Department pursuant to by-law 66-2012 prior to submitting any planning application, for the initial pre consultation meeting, please provide a drawing or sketch of your proposal accompanied by a written description.

The Approval Authority is the *Township of Southgate Committee of Adjustment* Required Fees:

Pre-Consultation Fee	\$ 500.00 due prior to the application being submitted
Application Fee	\$ 1,400.00 due with submitted application
Public Notice Sign Fee	\$ 145.00
Conservation Authority Fees	
Saugeen Valley CA	\$190.00
Grand River CA	Contact directly for details
County of Grey Review Fee	\$400.00

Note on fees:

The application fees were adopted and approved under the Township of Southgate's Fee's and Charges By-law and will only be accepted once the application is deemed complete by the Township of Southgate Planning Department.

All required application fees shall be paid in cash or by cheque made payable to the Township of Southgate at the time of submission of the application.

Please review the required Conservation Authority fees prior to submitting your application. Saugeen Valley Conservation Authority requires their fee to be submitted to the Township of Southgate along with this application.

In the event that all fees are not paid in full at the time of submission, the application shall be deemed incomplete.

2,635,00



	1. Name of Owner Applicant (circle one) ERE BOX & WENTY BOS
	Address 08535 Grey Rd 14
	Postal Code NOGINO Telephone Number _
	2. Name of Agent
	Address
	Postal Code Telephone Number
	3. Nature and extent of relief applied for: proposed Scoond dwelling I apartment
	detached
1 500	4. Why is it not possible to comply with the provisions of the by-law Zoning in municipality say 120
m ep lwette	ands (The regulations Changed April 1 from 12 am to 30 m)
	 Legal description of subject land (registered plan number and lot number or other legal description, and, where applicable, street and street number):
	085351 GREY RD 14 LOT 11/CON 5 ROLL # 420709000108000
	6. Dimensions of land affected in metric units:
	Frontage: 609 m Area: 6389 M
	Depth: Width of Street: 8 m
	7. Particulars of all buildings and structures on or proposed for the subject land (specify,
	in metric units) the ground floor area, gross floor area, number of storeys, width, length, height, etc.): 124 54 m 252. 59 253 to 1545
	Existing: grand flow 1357 sq fl Gross - 2714 - house - 1 Story
	12 meters h 9 m height 4m
	Bain 12m x 8m
	Proposed Ground Floor 638 M Gruss 126 sq m Proposed hong 1 Story
	9m; 6m height 4m
	 Location of all buildings and structures on or proposed for the subject land (specify distance from side, rear and front lot lines):
	Existing West side 272 99 in east side 125 in
	rear 1,061.48 m
	Front 381.52 m
	Proposed: West stal 263 m
	east - N/A
	Front 381.52 rear 1000 m

10. Date of construction of all buildings and structures on subject land: 1991 1. Existing uses of the subject property:
1. Existing uses of the subject property:
Dividition
Dwelling
2. Existing uses of the abutting properties:
North: dwelling East: dwelling
south: dwelling west: awelling
Length of time the existing uses of the subject property have continued:
prior to the existing house built in 1991
14. Water is provided to the subject land by a:
publicly owned and operated piped water system
privately owned and operated individual or communal well
lake or other water body or other means (please explain)
15. Sewage disposal is provided to the subject land by a:
publicly owned and operated sanitary sewage system
privately owned and operated individual or communal well
privy or other means (please explain)
16. Storm drainage is provided by (check applicable):
Sewers: Ditches Swales :
Other means (please explain) M/ /
dwelling is 381 m from the road, but along the from property line 6854 Rd 14 there is a diten. 17. Present Official Plan designation on the subject lands: A
17. Present Official Fluir designation on the subject lands.
18. Present Zoning By-law provisions applying to the land: A1, EP, WET LANDS
19. Has the subject land ever been the subject of an application for minor variance (under Section 45 or its predecessor of the Planning Act) Yes No M
If the answer is yes, describe briefly (i.e. date of application, file number, nature of relief, etc.)
20. Is the subject property the subject of a current application for a plan of subdivision or consent under Section 51 or 53 of the Planning Act?
Yes 🗆 No 🜾

Sketch Instructions:

Each copy of this application must be accompanied by a sketch or survey showing the following:

- (i) The boundaries and dimensions of the subject land.
- (ii) The location, size and type of all existing and proposed buildings and structures on the subject land, indication the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.
- (iii) The current uses and location of all existing buildings and/or structures on the adjacent lands. (indicate the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines).
- (iv) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.
- (v) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.
- If access to the subject land is by water only, the location of the parking ad docking facilities to be used.
- (Vii) The location and nature of any easement affecting the subject land.

21. Owners authorization and declaration:

(print nam	ne or names)
authorize	
(print name	e of agent)
to act as our agent(s)for the purpose	e of this application.
(Classitus of Owner)	(data)
(Signature of Owner)	(date)
(Signature of Owner)	(date)
22. Owners authorization for access	-
I/WE EPPE BOS OR	
(p	rint name or names)
haraby parmit Tawaship staff and its	representatives to enter upon the premise
during regular business hours for the	e purpose of performing inspections of the
during regular business hours for the subject property. (Signature of Owner)	<u>O/ /08/2025</u> (date)

23. Affidavit or sworn declaration: Note: This Affidavit must be signed in the presence of a Commissioner of Oaths. I/ (We) COPE CALL DENDY BOX Name of Owner(s) or Authorized Agent or Applicant of the ONDSNIP of SOUTH OATH IN the County of County/region Solemnly declare that all statements contained in this application and all the information provided is true, and I/we 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 the:

Township of Southgate in the County of Grey county/region

This 24 day of January ,20 25

Signatures of Owner

Signatures of Owner

Date

Ol /24/25

Date

Ol /24/25

Date

Elisha Milne, a Commissioner, etc., Province of Ontario, for The Corporation of the Township of Southgate, County of Grey. From: Elisha Milne
To: Elisha Milne

Subject: FW: Cover letter for application **Date:** January 30, 2025 9:15:34 AM

From: Wendy Bos

Sent: Wednesday, January 29, 2025 9:22 AM **To:** Victoria Mance <<u>vmance@southgate.ca</u>>

Subject: Cover letter for application

Good day Victoria.

We were hoping this could go on for the cover letter for our application on the website.

We want to start with we have 6 grown adults with a growing family on the way, living in the current house that has been owned and lived in for nearly 22 years, but we also want to mention it was built in 1991. It is a rural residential area where other dwellings have been in location since the mid 1980s. We plan to continue to reside in this area for future generations to come so it will also suffice for grand children as well and or pass down to next generations. We're looking to increase more living space / house storage to accommodate everyone in the family.

It's a small addition that will suffice for any member in our family to have extra living space.

As well it will be creating a job opportunity for the contractors and in the local communities.

As you all might know the regulation regarding 41/24 which is the set back regulation of EP and wetland was changed last year in April from 120 m to now only 30 meters . We have been approved by the svca for permits dec 5 of last year, which has been in yours and our possession since that date.

Eppe and Wendy Bos

SITE PLAN Adjacent properties

East

duality

Lavelle

VACANT

deello

GREY RD 14 18 Dublic Road

Public travelled

Site Plan Adjacent Propertice West

19

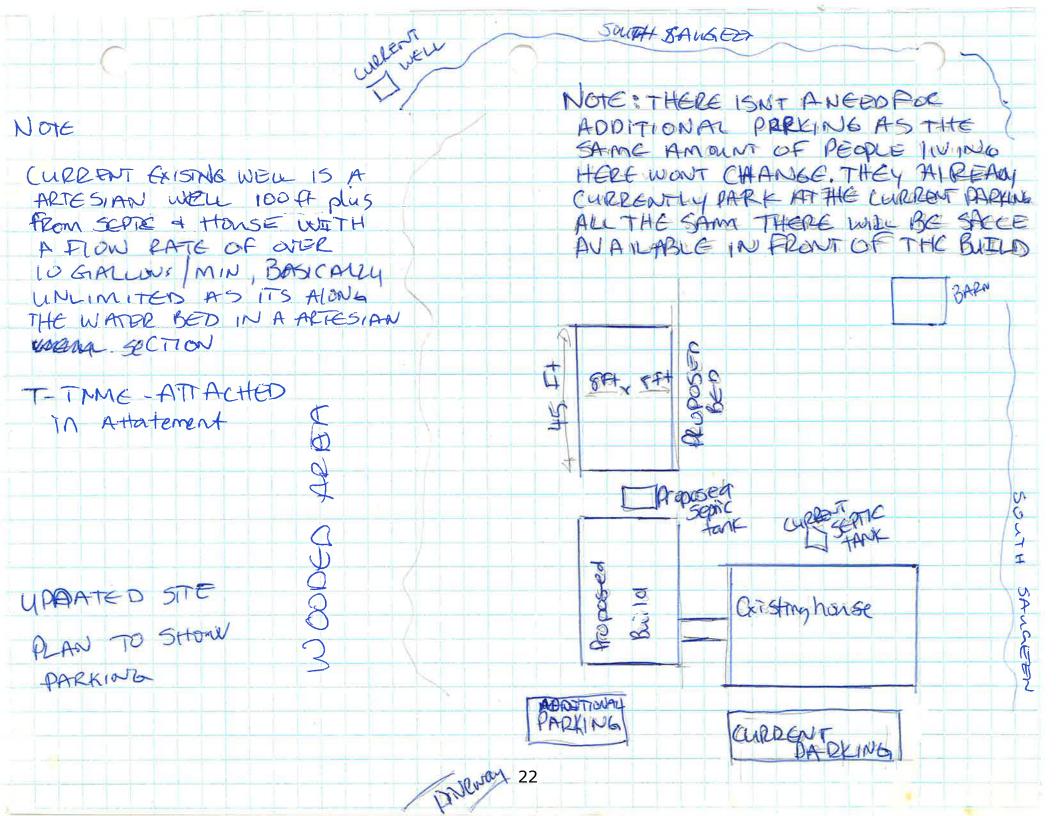
FORESTA 10 394 m WOODED AREA SOUTH SPINGER G 0 Well WOODFB 5EPTIC 30m 88m 6 m Gristing 1 dweiling 0 125 m ADDITIONAL DE MI CULPENT PADXING W COURD AREA lacre parcel 99 してもとか South St 54/Ray 350 395 m

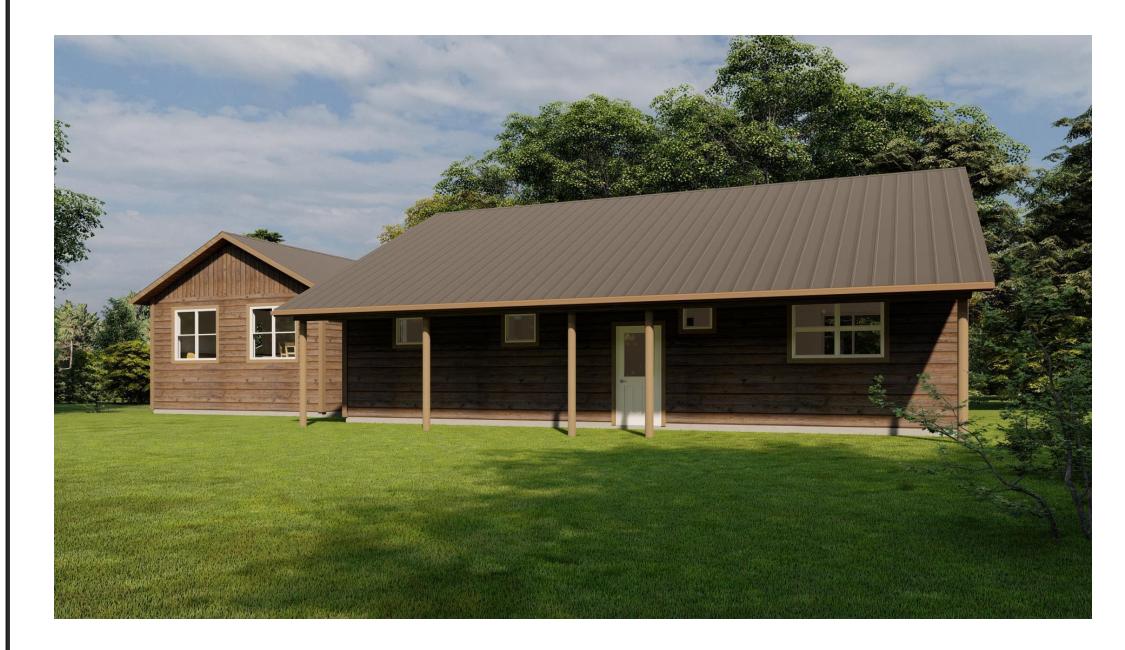
GREY Rd 14 Public travelled road

Bridge

NOT to scale Concession Rd 6 394 m y account Property lin BRAJG B VACAM property line 398 m 14 grey duelling

21



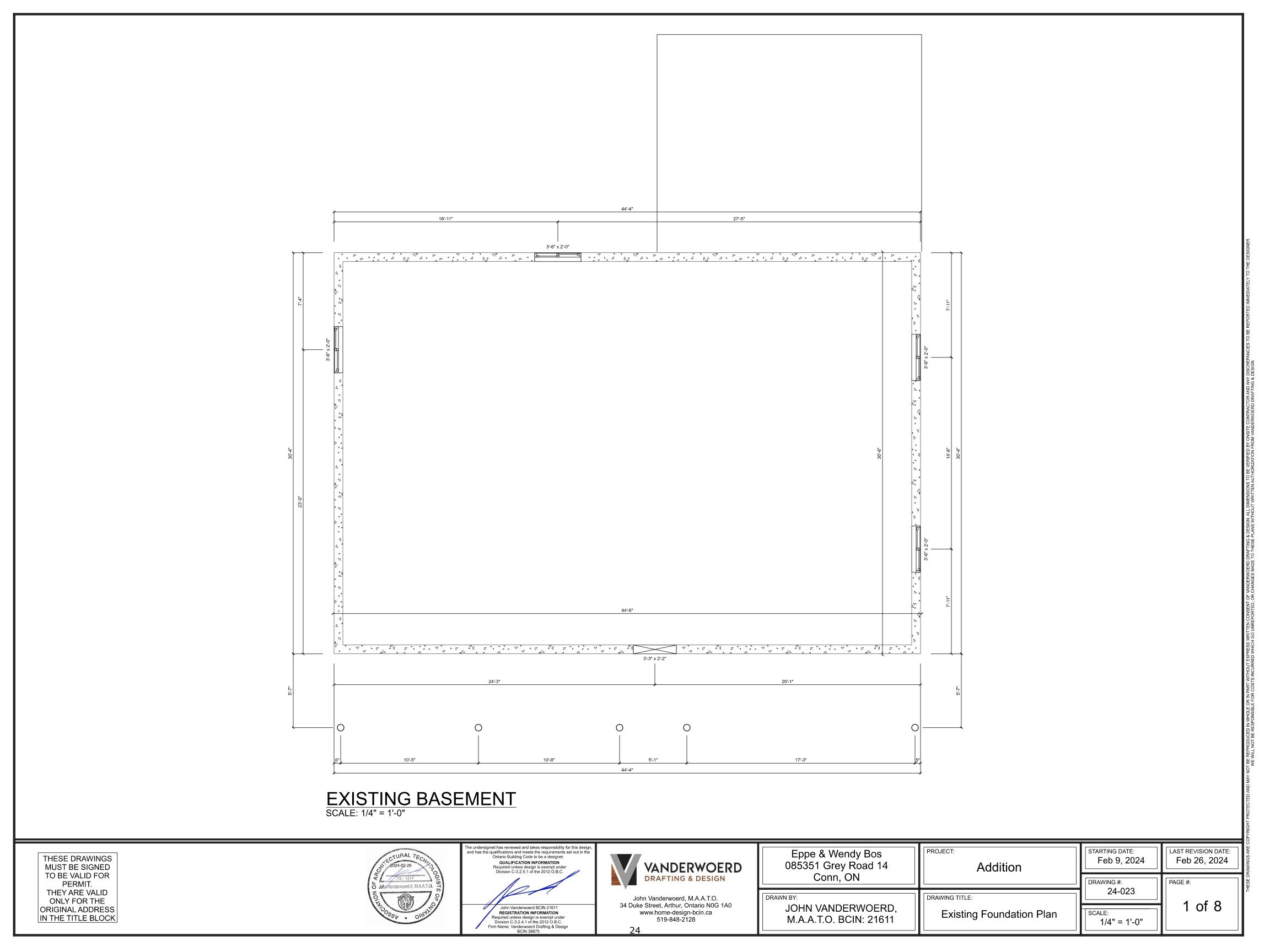


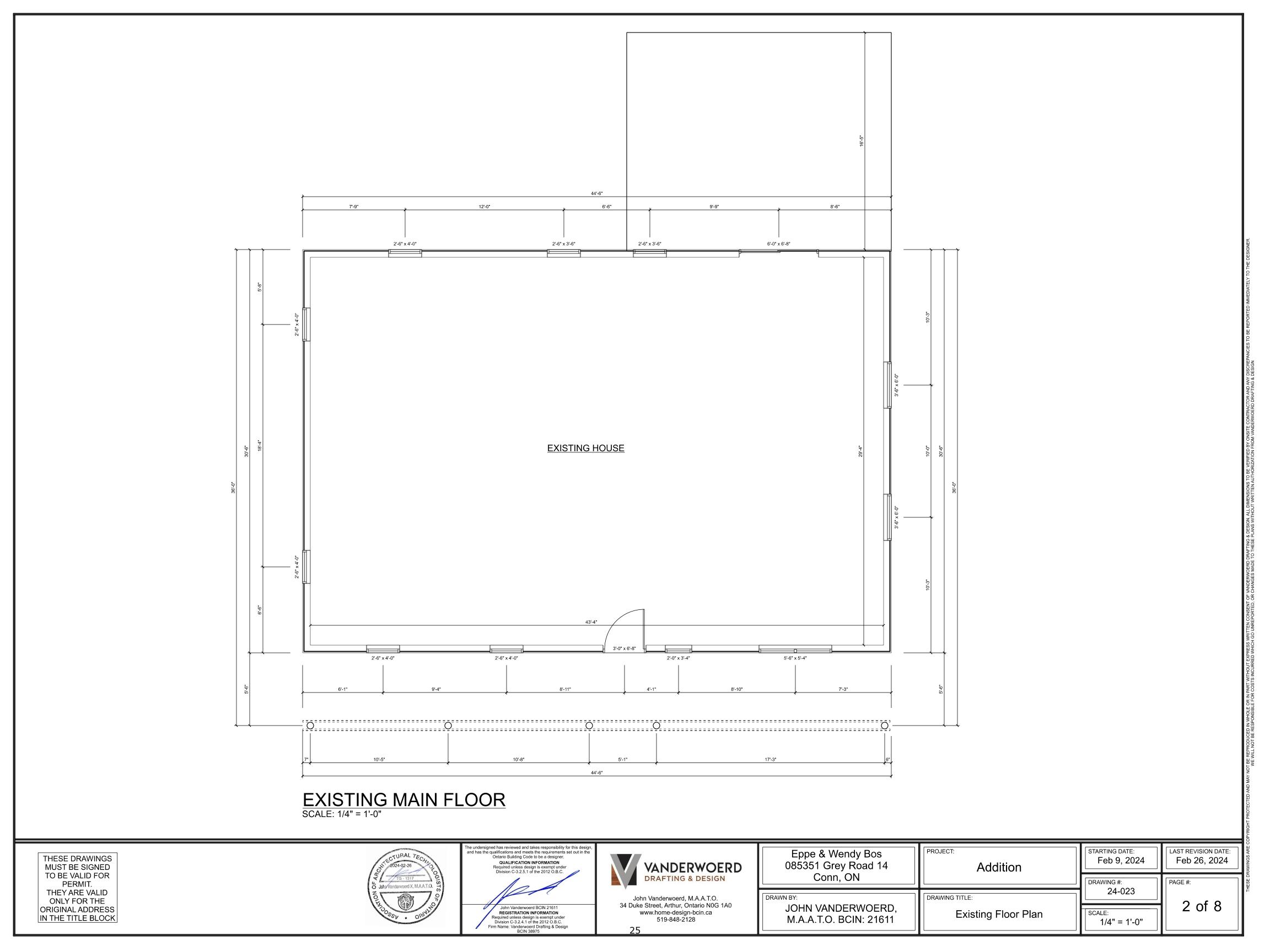


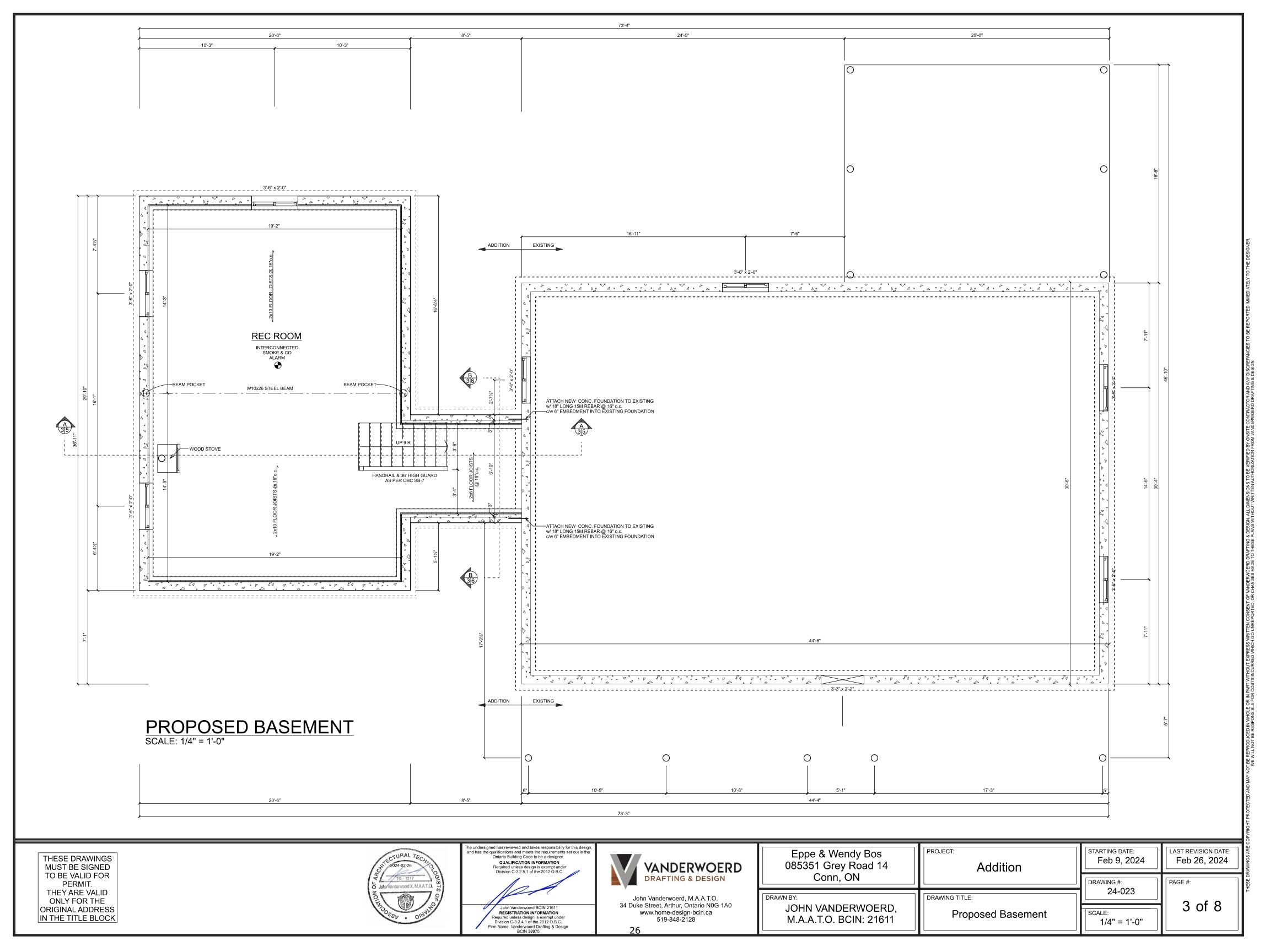


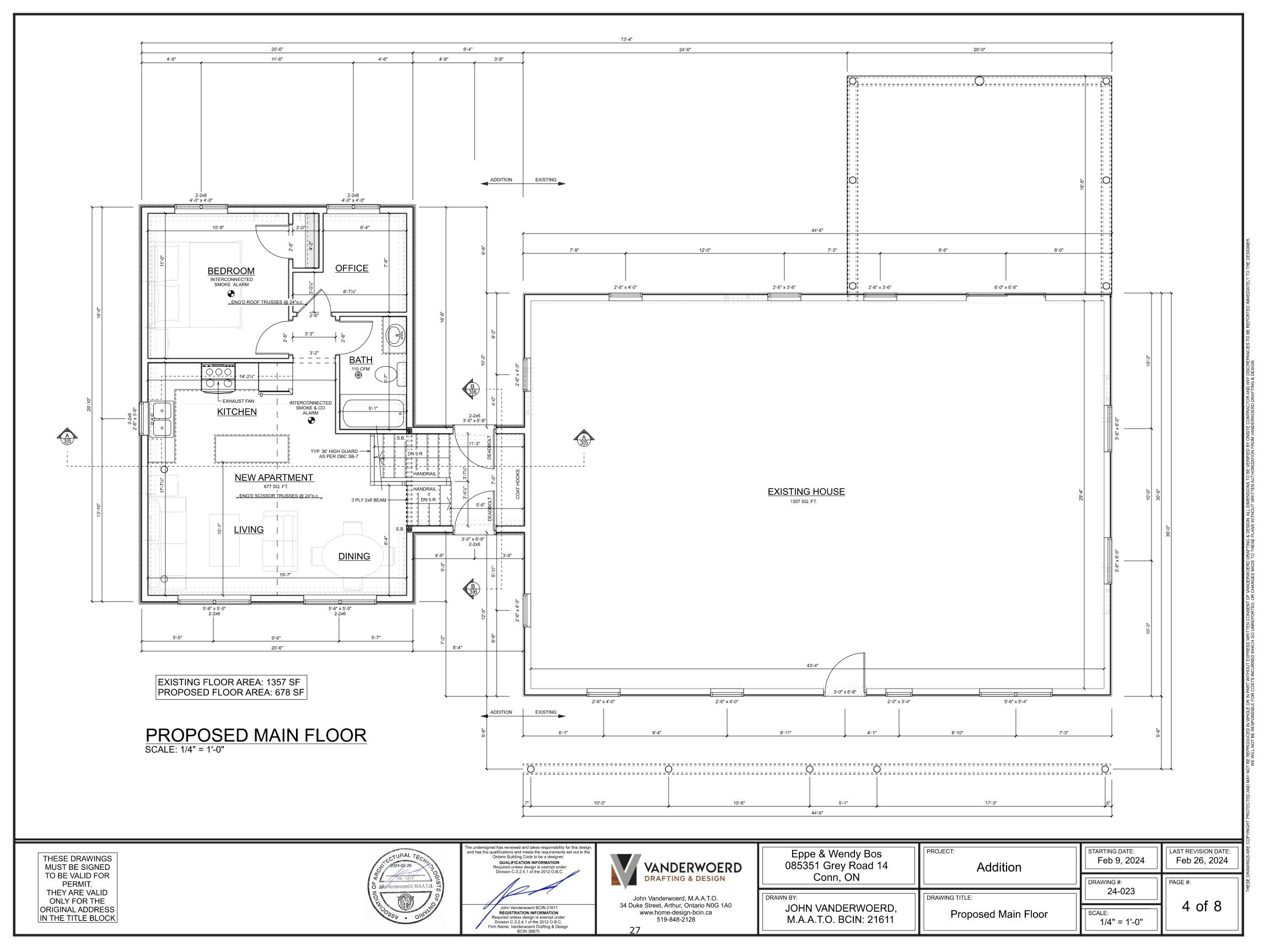


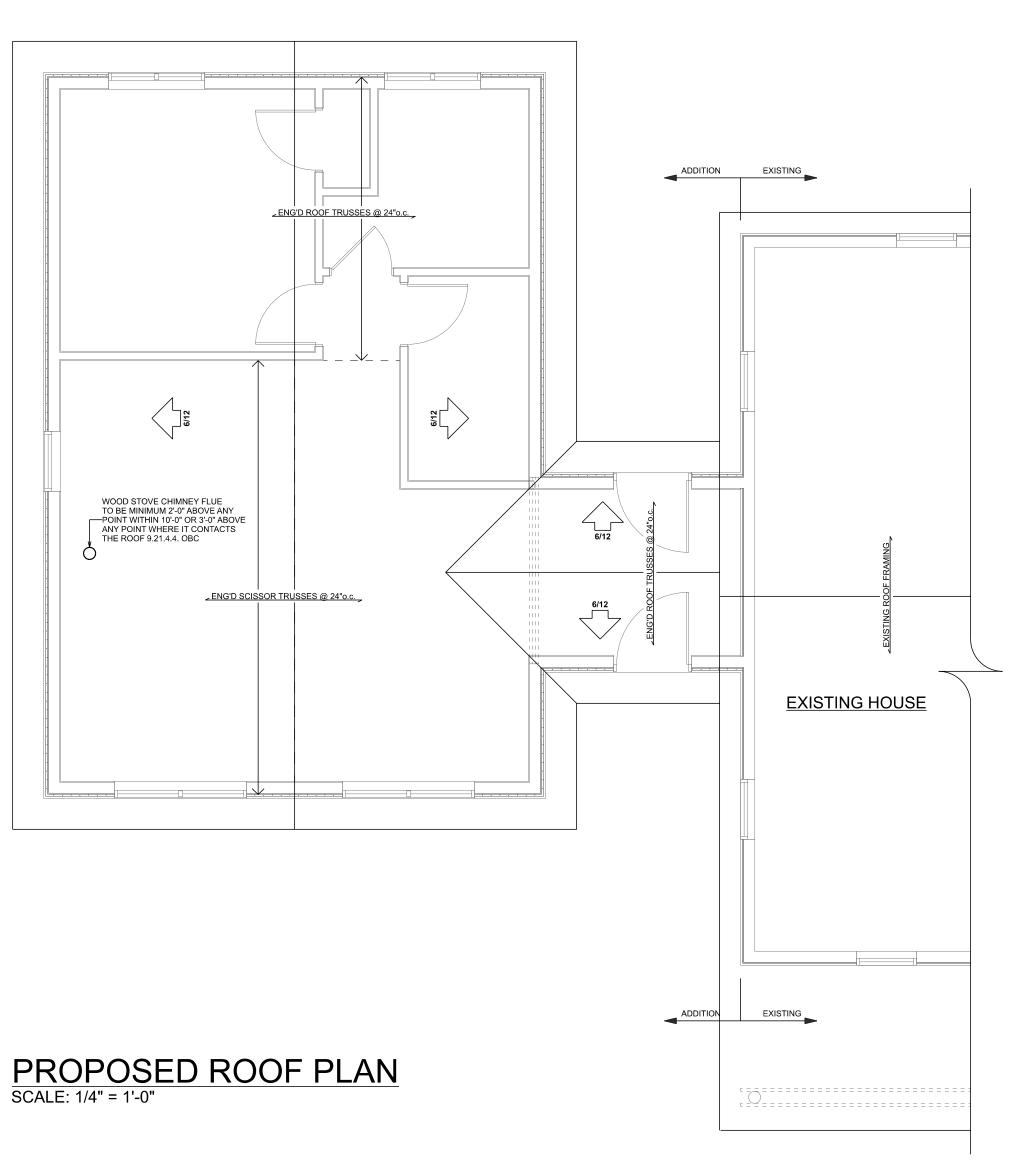


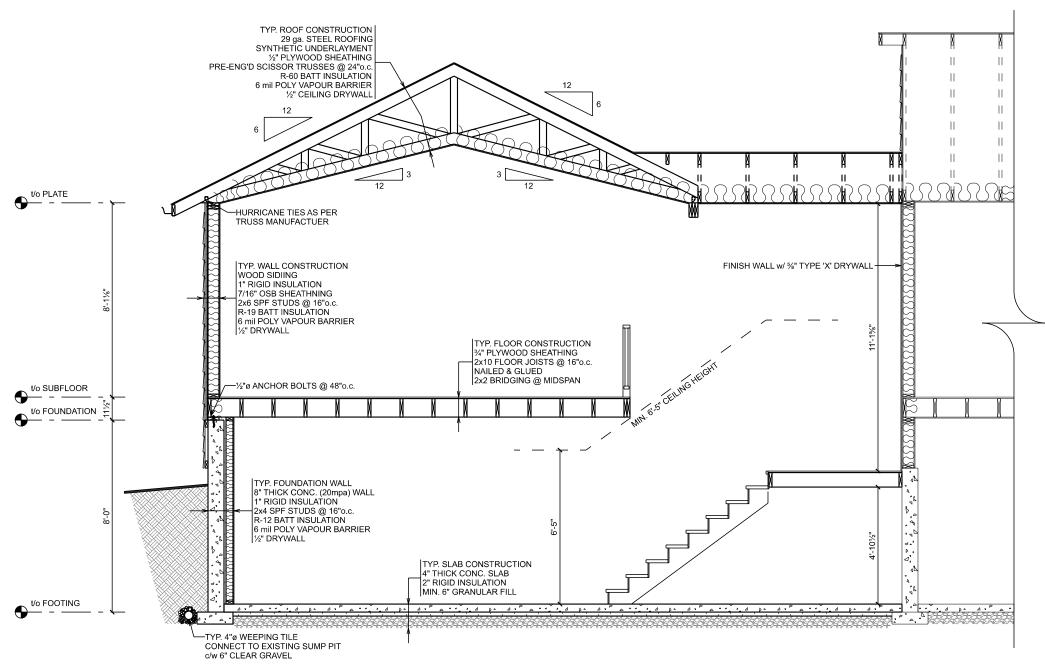












CROSS SECTION A
SCALE: 1/4" = 1'-0"

1	[Zone 1] [able 3.1.1.11			
For Heating	other than Electric Space	Heating		
Component	Min. R-Value	Max. U Value	Min.Effective R Value	Energy Rating
Ceiling with Attic Space	60	0.017	59.22	
Ceiling without Attic Space	31	0.036	27.65	
Exposed Floor	31	0.034	29.8	
Walls Above Grade	19 + 5ci	0.049	20.32	
Basement Walls	20ci	0.047	21.12	
Heated Slab or Slab ≤ 24" Below Grade	10	0.090	11.13	
Edge of Below Grade Slab: ≤ 24" Below Grade	10			
Windows & Sliding Glass Doors:		1.6		25
Skylights	T X	2.8		
Gross Building Face	115.12	m²	1239.19	ft²
Glazing Area	11.96	m²	128.75	ft²
Ratio (%)		10	0.39	

Notes:

1) Where a minimum R Value, maximum U Value, or minimum Effective R Value are specified for a component,

PROJECT:

the component only needs to conform to one of the requirements

2) ci means continuous insulation

3) Where a dwelling unit has a walkout basement, the thermal performance of the exterior basement wall shall be not less than that required for the above grade wall for:

a) the basement wall containing the door opening and

b) any basement wall that has an exposed wall area above the ground level exceeding 50% of that basement wall area

THESE DRAWINGS MUST BE SIGNED TO BE VALID FOR PERMIT. THEY ARE VALID ONLY FOR THE ORIGINAL ADDRESS IN THE TITLE BLOCK







519-848-2128

Eppe & Wendy Bos 085351 Grey Road 14 Conn, ON

JOHN VANDERWOERD,

M.A.A.T.O. BCIN: 21611

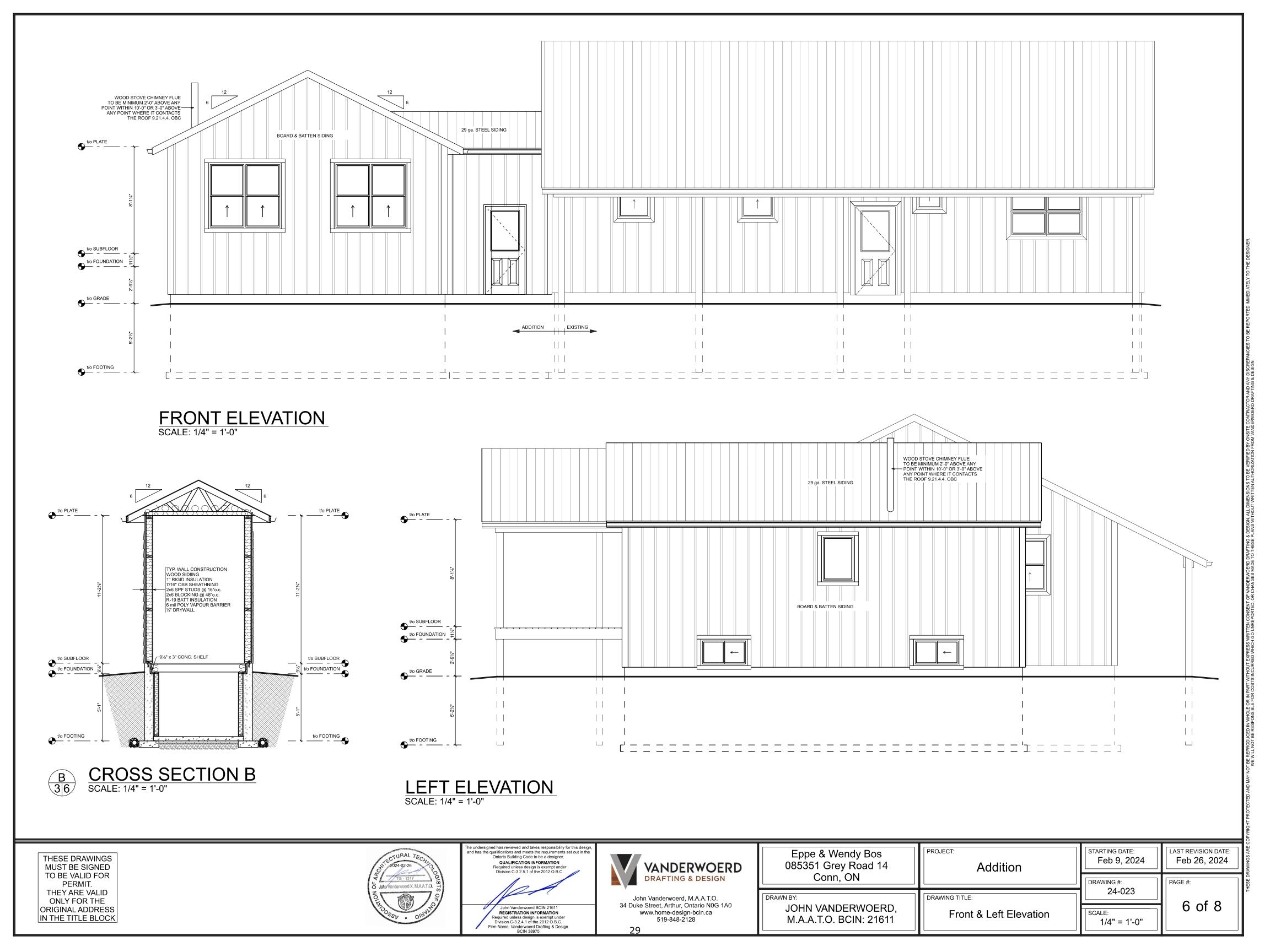
Addition DRAWING TITLE: **Cross Sections**

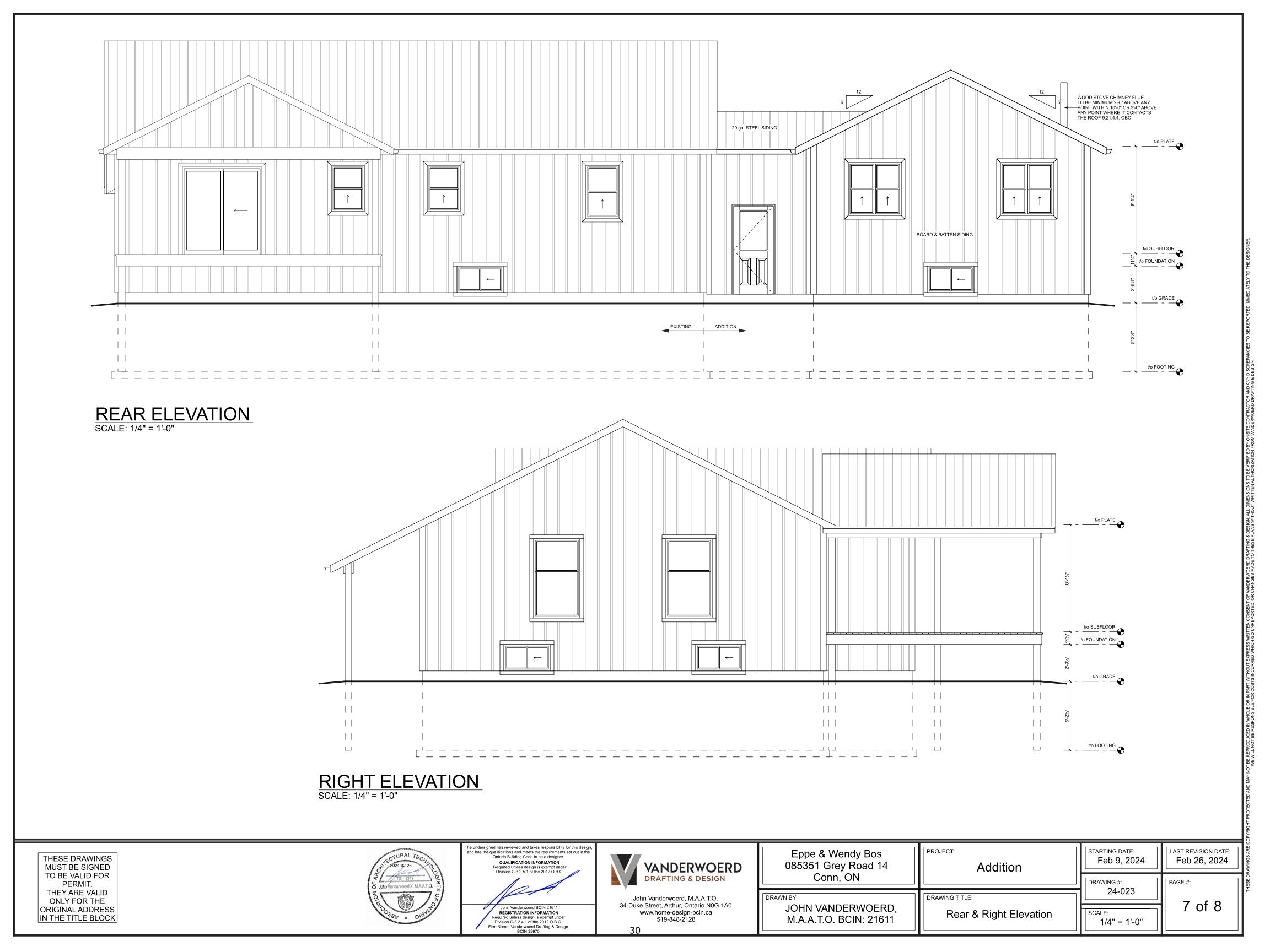
STARTING DATE: LAST REVISION DATE: Feb 9, 2024 Feb 26, 2024 DRAWING #: PAGE #: 24-023

SCALE:

As Noted

5 of 8





Concrete Construction". (2) Unreinforced and nominally reinforced site-batched concrete shall be designed, mixed,

placed and cured in accordance with Articles 9.3.1.2. to 9.3.1.9. 9.3.1.2. Cement (1) Cement shall meet the requirements of CAN/CSA-A3001, "Cementitious Materials for Use

9.3.1.3. Concrete in Contact with Sulfate Soil (1) Concrete in contact with sulfate soil, which is deleterious to normal cement, shall conform to the requirements in Clause 15.5 of CAN/CSA-A23.1, "Concrete Materials and Methods of Concrete Construction 9.3.1.4. Aggregates

(1) Aggregates shall,
(a) consist of sand, gravel, crushed rock, crushed air-cooled blast furnace slag, expanded shale or expanded clay conforming to CAN/CSA-A23.1, "Concrete Materials and Methods of

Concrete Construction", and (b) be clean, well-graded and free of injurious amounts of organic and other deleterious

9.3.1.5. Water (1) Water shall be clean and free of injurious amounts of oil, organic matter, sediment or any

other deleterious material. 9.3.1.6. Compressive Strength (1) Except as provided elsewhere in this Part, the compressive strength of unreinforced

(1) Except as provided assembler in this 1 at, the compressive steric concrete after 28 days shall be not less than,
(a) 32 MPa for garage floors, carport floors and all exterior flatwork, (b) 20 MPa for interior floors other than those for garages and carports, and

(2) Concrete used for garage and carport floors and exterior steps shall have air entrainment

of 5 to 8%. 9 3 1 7 Concrete Mixes (1) For site-batched concrete, the concrete mixes described in Table 9.3.1.7. shall be

considered acceptable if the ratio of water to cementing materials does not exceed (a) 0.45 for garage floors, carport floors and all exterior flatwork, (b) 0.65 for interior floors other than those for garages and carports, and

(c) 0.70 for all other applications.
(2) The size of aggregate in unreinforced concrete mixes referred to in Sentence (1) shall not

exceed,
(a) 1/5 the distance between the sides of vertical forms, or (b) 1/3 the thickness of flatwork.

(b) 1/3 the thickness of harwork.
9.3.1.8. Admixtures
(1) Admixtures shall conform to ASTM C260, "Air-Entraining Admixtures for Concrete", or ASTM C494 / C494M, "Chemical Admixtures for Concrete", as applicable.

9.3.1.9. Cold Weather Requirements
(1) When the air temperature is below 5°C, concrete shall be,
(a) kept at a temperature of not less than 10°C or more than 25°C while being placed, and (b) maintained at a temperature of not less than 10°C for 72 h after placing.

(2) No frozen material or ice shall be used in concrete described in Sentence (1).

9.5.2.3. Stud Wall Reinforcement

(1) If wood wall studs or sheet steel wall studs enclose the main bathroom in a dwelling unit, reinforcement shall be installed to permit the future installation of a grab bar on a wall adjacent to, (a) a water closet in the location required by Clause 3.8.3.8.(1)(d), and (b) a shower or bathtub in the location required by Clause 3.8.3.13.(1)(f)

9.7.5.2. Resistance to Forced Entry for Doors(1) Except for exterior doors to garages and to other ancillary spaces, this Article applies to,(a) swinging entrance doors to dwelling units, (b) swinging doors between dwelling units and attached garages or other ancillary spaces,

(c) swinging doors that provide access directly or indirectly from a storage garage to a dwelling unit.
(2) Doors, frames and hardware that conform to a security level of at least Grade 10 as described in the Annex to ASTM F476, "Security of Swinging Door Assemblies", are not

required to conform to Sentences (3) to (7).

(3) Except as provided in Sentence (2), wood doors described in Sentence (1) shall,
(a) be solid core or stile and rail type,

(b) be not less than 45 mm thick, and (c) if of the stile and rail panel type, have a panel thickness of not less than 19 mm, with a total panel area not more than half of the door area.

(4) Except as provided in Sentence (2), doors described in Sentence (1) shall be provided

with a deadbolt lock with a cylinder having no fewer than 5 pins and a bolt throw not less than 25 mm, protected with a solid or hardened free-turning ring or bevelled cylinder housing (5) Except as provided in Sentence (2), an inactive leaf in double doors used in locations specified in Sentence (1) shall be provided with heavy-duty bolts top and bottom having an engagement of not less than 15 mm.

(6) Except as provided in Sentence (2), hinges for doors described in Sentence (1) shall be

astened to wood doors with wood screws not less than 25 mm long and to wood frames with wood screws such that at least two screws per hinge penetrate not less than 30 mm into solid wood, or shall be fastened to metal doors and metal frames with machine screws not smaller than No. 8 and not less than 10 mm long.

(7) Except as provided in Sentence (2), strikeplates for deadbolts described in Sentence (4) shall be fastened to wood frames with wood screws that penetrate not less than 30 mm into

solid wood, or to metal frames with machine screws not smaller than No. 8 and not less than 10 mm long.
(8) Except for storm doors or screen doors, doors described in Sentence (1) that swing outward shall be provided with hinges or pins so that the doors cannot be removed when

they are in the closed position. (9) Solid blocking shall be provided on both sides at the lock height between the jambs for doors described in Sentence 9.6.8.1.(1) and the structural framing so that the jambs will resist

9.7.5.3. Resistance to Forced Entry for Windows
(1) In dwelling units, windows, any part of which is located within 2 m of adjacent ground

level, shall conform to the requirements for resistance to forced entry as described in Clause 5.3.5 of AAMA/WDMA/CSA 101/I.S.2/A440, "NAFS - North American Fenestration Standard/Specification for Windows, Doors, and Skylights".

9.10.13.15. Doors Between Garages and Dwelling Units

(1) A door between an attached or built-in garage and a dwelling unit shall be tight-fitting and weatherstripped to provide an effective barrier against the passage of gases and exhaust fumes and shall be fitted with a self-closing device.

(2) A doorway between an attached or built-in garage and a dwelling unit shall not be located in a room intended for sleeping.

9.10.9.17. Separation of Repair Garages

(4) Where a building containing a repair garage also contains a dwelling unit, an air barrier system conforming to Subsection 9.25.3. shall be installed between the dwelling unit and the suite containing the garage to provide an effective air barrier to gas and exhaust fumes. rials are used to provide the required airtightness in the air barrie

9.20.13.12. Drips Beneath Window Sills

(1) Except for wall openings located less than 150 mm above ground level, where a concealed flashing is not installed beneath window and door sills, such sills shall be provided with an outward slope and a drip located not less than 25 mm from the wall surface.

9.23.2.1. Strength and Rigidity

(1) All members shall be so framed, anchored, fastened, tied and braced to provide the necessary strength and rigidity.

Screws (Inch Series)".

9.23.3.1 Standards for Nails and Screws

(1) Unless otherwise indicated, nails specified in this Section shall be common steel wire nails (2) Wood screws specified in this Section shall conform to ANSI/ASME B18.6.1., "Wood

9.23.3.2. Length of Nails (1) All nails shall be long enough so that not less than half their required length penetrates into the second member. 9.23.3.3. Prevention of Splitting

9.23.3.3. Prevention of Splitting
(1) Splitting of wood members shall be minimized by staggering the nails in the direction of the grain and by keeping nails well in from the edges.

9.23.3.4. Nailing of Framing (1) Except as provided in Sentence (2), nailing of framing shall conform to Table 9.23.3.4. 9.23.16.1. Required Sheathing

(1) Exterior walls and gable ends shall be sheathed when the exterior cladding requires intermediate fastening between supports or if the exterior cladding requires solid backing. 9.23.16.2. Thickness, Rating and Material Standards

) Where wall sheathing is required, it shall conform to Table 9.23.16.2.A. or Table

9.23.16.5. Joints in Panel-Type Sheathing
(1) A gap of not less than 2 mm shall be left between sheets of plywood, OSB, waferboard or

9.23.15. Roof Sheathing
9.23.15.1. Required Roof Sheathing
(1) Except as provided in Section 9.26., continuous lumber or panel-type roof sheathing shall be installed to support the roofing.

9.23.15.2. Material Standards) Wood-based panels used for roof sheathing shall conform to the requirements of,) CSA 0121-M, "Douglas Fir Plywood",

(b) CSA O151, "Canadian Softwood Plywood",

(c) CSA O153-M, "Poplar Plywood", (d) CAN/CSA-O325.0, "Construction Sheathing", or (e) CSA O437.0, "OSB and Waferboard". 9.23.15.3. Direction of Installation

Plywood roof sheathing shall be installed with the surface grain at right angles to the roof (2) OSB roof sheathing conforming to CAN/CSA-O325.0, "Construction Sheathing", or to O-1 (2) OSB foot ineating on the CSA 0437.0, "OSB and Waferboard", shall be installed with the direction of face orientation at right angles to the roof framing members.

9.23.15.4. Joints in Panel-Type Sheathing

(1) Panel-type sheathing board shall be applied so that joints perpendicular to the roof ridge are staggered where,
(a) the sheathing is applied with the surface grain parallel to the roof ridge, and (b) the thickness of the sheathing is such that the edges are required to be supported.
(2) A gap of not less than 2 mm shall be left between sheets of plywood, OSB or waferboard.

9.23.15.6. Edge Support (1) Except as permitted in Sentence (2), where panel-type roof sheathing requires edge support, the support shall consist of,

(b) not less than 38 mm by 38 mm blocking securely nailed between framing members.

(2) The supports referred to in Sentence (1) are not required when tongued-and-grooved edged panel-type sheathing board is used. 9.23.15.7. Thickness or Rating (1) The thickness or rating of roof sheathing on a flat roof used as a walking deck shall conform to either Table 9.23.14.5.A. or Table 9.23.14.5.B. for subfloors.

Table 9.23.3.4. Nailing for Framing

Forming Part of Sentence 9.23.3.4.(1)

	Construction Detail	Minimum Length of Nails, mm	Minimum Number or Maximum Spacing of Nails
1.	Floor joist to plate - toe nail	82	2
2.	Wood or metal strapping to underside of floor joists	57	2
3.	Cross bridging to joists	57	2 at each end
4.	Double header or trimmer joists	76	300 mm (o.c.)
5.	Floor joist to stud (balloon construction)	76	2
6.	Ledger strip to wood beam	82	2 per joist
7.	Joist to joist splice (See also Table 9.23.13.8.)	76	2 at each end
8.	Header joist end nailed to joists along perimeter	101	3
9.	Tail joist to adjacent header joist	82	5
	(end nailed) around openings	101	3
10.	Each header joist to adjacent trimmer joist	82	5
	(end nailed) around openings	101	3
11.	Stud to wall plate (each end) toe nail	62	4
	or end nail	82	2
12.	Doubled studs at openings, or studs at walls or wall intersections and corners	76	750 mm (o.c.)
13.	Doubled top wall plates	76	600 mm (o.c.)
14.	Bottom wall plate or sole plate to joists or blocking (exterior walls) ⁽¹⁾	82	400 mm (o.c.)
15.	Interior walls to framing or subflooring	82	600 mm (o.c.)
16.	Horizontal member over openings in non-loadbearing walls - each end	82	2
17.	Lintels to studs	82	2 at each end
18.	Ceiling joist to plate - toe nail each end	82	2
19.	Roof rafter, roof truss or roof joist to plate - toe nail	82	3
20.	Rafter plate to each ceiling joist	101	2
21.	Rafter to joist (with ridge supported)	76	3
22.	Rafter to joist (with ridge unsupported)	76	See Table 9.23.13.8.
23.	Gusset plate to each rafter at peak	57	4
24.	Rafter to ridge board - toe nail - end nail	82	3
25.	Collar tie to rafter – each end	76	3
26.	Collar tie lateral support to each collar tie	57	2
27.	Jack rafter to hip or valley rafter	82	2
28.	Roof strut to rafter	76	3
29.	Roof strut to loadbearing wall - toe nail	82	2
30.	38 mm × 140 mm or less plank decking to support	82	2
31.	Plank decking wider than 38 mm × 140 mm to support	82	3
32.	38 mm edge laid plank decking to support (toe nail)	76	1
33.	38 mm edge laid plank to each other	76	450 mm (o.c.)

Table 9.23.16.2.B. Rating For Wall Sheathing When Applying CAN/ CSA-0325.0

Forming Part of Sentence 9.23.16.2.(1)

Item	Column 1	Column 2	
	Maximum Spacing of Supports, mm	Panel Mark	
1,	406	W16	
2.	508	W20	
2	610	W2A	

Table 9.23.16.2.A. Forming Part of Sentence 9.23.16.2.(1)

tem	Column 1	Column 2	Column 3	Column 4
	Type of Sheathing	Minimum Thickness, mm ⁽¹⁾		Material Standards
		With Supports 406 mm o.c.	With Supports 610 mm o.c.	
· 1	Fibreboard (insulating)	9.5	11.1	CAN/ULC-S706
Le C	Gypsum Sheathing	9.5	12.7	CAN/CSA-A82.27-M
				ASTM C1177 / C1177M
				ASTM C1396 / C1396M
	Lumber	17.0	17.0	See Table 9.3.2.1.
b) (Mineral Fibre, Rigid Board, Type 2	25	25	CAN/ULC-S702
i	OSB, O-2 Grade	6.0	7.5	CSA 0437.0
	OSB, O-1 Grade, and Waferboard, R-1 Grade	6.35	79	CSA 0437.0
	Phenolic, faced	25	25	CAN/CGSB-51.25-M
l.	Plywood (exterior type)	6	75	CSA 0121-M
				CSA 0151
				CSA 0153-M
	Polystyrene, Types 1 and 2	38	38	CAN/ULC-S701
0.	Polystyrene, Types 3 and 4	25	25	CAN/ULC-S701
1.	Polyurethane and Polyisocycanurate Type 1, faced	38	38	CAN/ULC-S704
2.	Polyurethane and Polyisocycanurate Types 2 and 3, faced	25	25	CAN/ULC-S704

9.27.4. Caulking 9.27.4.1. Required Caulking

(1) Caulking shall be provided where required to prevent the entry of water into the

structure.
(2) Caulking shall be provided between masonry, siding or stucco and the adjacent door and window frames or trim, including sills unless such locations are completely protected (3) Caulking shall be provided at vertical joints between different cladding materials unless the joint is suitably lapped or flashed to prevent the entry of rain.

9.27.4.2. Materials
(1) Caulking shall be, (a) a non-hardening type suitable for exterior use.

(b) selected for its ability to resist the effects of weathering, and (c) compatible with and adhere to the substrate to which it is applied. (a) CGSB 19-GP-5M, "Sealing Compound, One Component, Acrylic Base, Solvent

Curing", (b) CAN/CGSB-19.13-M, "Sealing Compound, One Component, Elastomeric, Chemical (c) CGSB 19-GP-14M, "Sealing Compound, One Component, Butyl-Polyisobutylene Polymer Base, Solvent Curing", or (d) CAN/CGSB-19.24-M, "Multicomponent, Chemical Curing Sealing Compound".

9.10.19.1. Required Smoke Alarms (1) Smoke alarms conforming to CAN/ULC-S531, "Smoke Alarms", shall be installed in each dwelling unit and in each sleeping room not within a dwelling unit.

(2) Smoke alarms shall have a visual signalling component conforming to the requirements in 18.5.3. of NFPA 72, "National Fire Alarm and Signaling Code"

(3) The visual signalling component required in Sentence (2) need not,

(a) be integrated with the smoke alarm provided it is interconnected to it, (b) be on battery backup or

(c) have synchronized flash rates, when installed in a dwelling unit.

(4)The luminous intensity for visual signalling components required in Sentence (2) that are installed in sleeping rooms shall be a minimum of 175 cd.

9.10.19.3. Location of Smoke Alarms
(1) Within dwelling units, sufficient smoke alarms shall be installed so that, (a) there is at least one smoke alarm on each floor level, including basements, and

(b) on any storey of a dwelling unit containing sleeping rooms, a smoke alarm is installed, (i) in each sleeping room, and (ii) in a location between the sleeping rooms and the remainder of the storey, and if the sleeping rooms are served by a hallway, the smoke alarm shall be located in the hallway, (3) Smoke alarms required in Article 9.10.19.1. and Sentence (1) shall be installed on or

near the ceiling. 9.10.19.4. Power Supply (1) Except as permitted in Sentence (2), smoke alarms shall be installed by permanen connections to an electrical circuit and shall have no disconnect switch between the overcurrent device and the smoke alarm and

in case the regular power supply to the smoke alarm is interrupted, be provided with a battery as an alternative power source that can continue to provide power to the smoke alarm for a period of not less than 7 days in the normal condition, followed by 4 min of (2) Where the building is not supplied with electrical power, smoke alarms are permitted to

be battery operated. 9.10.19.5. Interconnection of Smoke Alarms (1) Where more than one smoke alarm is required in a dwelling unit, the smoke alarms shall be wired so that the activation of one alarm will cause all alarms within the dwelling

9.10.19.6. Silencing of Smoke Alarms
(1) A manually operated device is permitted to be incorporated within the circuitry of a smoke alarm installed in a dwelling unit so that it will silence the signal emitted by the smoke alarm for a period of not more than 10 min, after which the smoke alarm will reset and again sound the alarm if the level of smoke in the vicinity is sufficient to reactuate the

9.10.19.7. Instructions for Maintenance and Care (1) Where instructions for Maintenance and Care (1) Where instructions are necessary to describe the maintenance and care required for smoke alarms to ensure continuing satisfactory performance, they shall be posted in a location where they will be readily available to the occupants for reference.

9.33.4. Carbon Monoxide Alarms 9.33.4.1. Application (1) This Subsection applies to every building that,

(a) contains a residential occupancy, and
(b) contains a fuel-burning appliance or a storage garage.
9.33.4.2. Location of Carbon Monoxide Detectors

(1) Where a fuel-burning appliance is installed in a suite of residential occupancy, a carbon monoxide alarm shall be installed adjacent to each sleeping area in the suite.

(2) Where a fuel-burning appliance is installed in a service room that is not in a suite of residential occupancy, a carbon monoxide alarm shall be installed. (a) adjacent to each sleeping area in every suite of residential occupancy that is adjacent to the service room, and

(3) Where a storage garage is located in a building containing a residential occupancy, a carbon monoxide alarm shall be installed adjacent to each sleeping area in every suite of residential occupancy that is adjacent to the storage garage.

(4) Where a storage garage serves only the dwelling unit to which it is attached or built in, a carbon monoxide alarm shall be installed adjacent to each sleeping area in the dwelling

unit. 9.33.4.3. Installation and Conformance to Standards (1) The carbon monoxide alarm required by Article 9.33.4.2. shall,
(a) be permanently connected to an electrical circuit and shall have no disconnect switch between the overcurrent device and the carbon monoxide alarm, (b) be wired so that its activation will activate all carbon monoxide alarms within the suite, where located within a suite of residential occupancy,
(c) be equipped with an alarm that is audible within bedrooms when the intervening doors

are closed, where located adjacent to a sleeping area, and (i) CAN/CSA-6.19, "Residential Carbon Monoxide Alarming Devices", or (ii) UL 2034, "Single and Multiple Station Carbon Monoxide Alarms"

9.34.2.6. Garages and Carports
(1) A lighting outlet with fixture shall be provided for an attached, built-in or detached

garage or carport.

(2) Except as provided in Sentence (3), lighting outlets required in Sentence (1) shall be controlled by a wall switch near the doorway.

(3) Where the lighting outlet and fixture required in Sentence (1) are ceiling mounted above an area not normally occupied by a parked car; or are wall mounted, a fixture with a built-inswitch is permitted to be used. (4) Where a carport is lighted by a light at the entrance to a dwelling unit, additional

(1) Where step footings are used, (a) the vertical rise between horizon horizontal portions shall not exceed 600 mm, and) the horizontal distance between risers shall be not les

9.15.4.6. Extension above Ground Level (1) Exterior foundation walls shall extend not less than 150 mm above finished ground 9.15.4. Foundation Walls 9.15.4.2. Foundation Wall Thickness and Required Lateral Support

(1) Except as required in Sentence (2), the thickness of foundation walls made of unreinforced concrete block or solid concrete and subject to lateral earth pressure shall conform to Table 9.15.4.2.A. for walls not exceeding 2.5 m in unsupported height. (4) Where average stable soils are encountered and wind loads on the exposed portion of the foundation are no greater than 0.70 kPa, the thickness and reinforcing of foundation walls made of reinforced concrete block and subject to lateral earth pressure shall

conform to Table 9.15.4.2.B. and Sentences (5) to (10). (5) For concrete block walls required to be reinforced, continuous vertical reinforcement

(a) be provided at wall corners, wall ends, wall intersections, at changes in wall height, at (b) extend from the top of the footing to the top of the foundation wall, (c) where foundation walls are laterally unsupported at the top, have not less than 600 mm

embedment into the footing, and (d) where foundation walls are laterally supported at the top, have not less than 50 mm embedment into the footing, if the floor slab does not provide lateral support at the wall

(6) Where foundation walls are laterally unsupported, the footing shall be designed according to Part 4 to resist overturning and sliding, if the maximum height of finished ground above the basement floor or crawl space ground cover exceeds 1.50 m.

(7) At the base of concrete block walls required to be reinforced and where the height of finished ground above the basement floor or crawl space ground cover exceeds 2.0 m, not less than one 15M intermediate vertical bar reinforcement shall be installed midway between discort excitations were considered to the control of th between adjacent continuous vertical reinforcement, and shall,
(a) extend to not less than 600 mm above the top of the footing, and

(b) have not less than 50 mm embedment into the footing, if the floor slab does not provide lateral support at the wall base.

(8) For concrete block walls required to be reinforced, a continuous horizontal bond beam containing at least one 15M bar shall be installed, (a) along the top of the wall,

(b) at the sill and head of all openings greater than 1.20 m in width, and (c) at structurally connected floors.

(9) In concrete block walls required to be reinforced, all vertical bar reinforcement shall be installed along the centre line of the wall.

(10) In concrete block walls required to be reinforced, ladder or truss type lateral reinforcement not less than 3.8 mm (No. 9 ASWG) shall be installed in the bed joint of

every second masonry course.

9.15.4.3. Foundation Walls Considered to be Laterally Supported at the Top
(1) Sentences (2) to (4) apply to lateral support for walls described in Sentence

9.15.4.2.(1).

(2) Foundation walls shall be considered to be laterally supported at the top if,
(a) such walls support solid masonry superstructure,
(b) the floor joists are embedded in the top of the foundation walls, or (c) the floor system is anchored to the top of the foundation walls with anchor bolts, in which case the joists may run either parallel or perpendicular to the foundation walls.

(3) Unless the wall around an opening is reinforced to withstand earth pressure, the portion of the foundation wall beneath an opening shall be considered laterally

(a) the opening is more than 1.2 m wide, or (b) the total width of the openings in the foundation wall constitutes more than 25% of the length of the wall.
(4) For the purposes of Sentence (3), the combined width of the openings shall be

considered as a single opening if the average width is greater than the width of solid wall

9.15.6. Parging and Finishing of Foundation Walls

9.15.6.1. Foundation Walls Below Ground
(1) Concrete block foundation walls shall be parged on the exterior face below ground level as required in Section 9.13. 9.15.6.2. Foundation Walls Above Ground

(1) Exterior surfaces of concrete block foundation walls above ground level shall have tooled joints, or shall be rendered, parged or otherwise suitably finished.

9.25.3.2. Air Barrier System Properties
(1) Sheet and panel type materials intended to provide the principal resistance to air

leakage shall have an air leakage characteristic not greater than 0.02 L/(s·m2) measured at an air pressure differential of 75 Pa.

(2) Where polyethylene sheet is used to provide the air-tightness in the air barrier system, it shall conform to CAN/CGSB-51.34-M, "Vapour Barrier, Polyethylene Sheet for Use in Building Construction".
9.25.3.3. Continuity of the Air Barrier System

(1) Where the air barrier system consists of an air-impermeable panel-type material, all (2) Where the air barrier system consists of an air-in-permeasire pare-type material, oints shall be sealed to prevent air leakage.

(2) Where the air barrier system consists of flexible sheet material, all joints shall be, (a) sealed with compatible material such as tape or flexible sealant, or

(b) except as required by Sentence (3), lapped not less than 100 mm and clamped, such as between framing members, furring or blocking and rigid panels.

(3) Where an air barrier system consisting of flexible sheet material is installed at locations where it is not supported by an interior finish, such as a behind a bath tub, shower closure or fireplace, the continuity of the air barrier shall be maintained by sealing its (4) Where an interior wall meets an exterior wall, ceiling, floor or roof required to be provided with an air barrier protection, the air barrier system shall extend across the intersection and shall be sealed in accordance with Sentences (1) and (2).

(5) Where an interior wall projects through a ceiling or extends to become an exterior

wall, spaces in the wall shall be blocked to provide continuity across those spaces with the air barrier system in the abutting walls or ceiling by, (a) sealing each air barrier to the blocking, or (b) wrapping each air barrier around the transition and sealing in accordance with Sentences (1) and (2).
(6) Where an interior floor projects through an exterior wall or extends to become an exterior floor, continuity of the air barrier system shall be maintained from the abutting

walls across the floor assembly.

(7) Where an interior floor projects through an exterior wall to become an exterior floor, (a) the air barrier of the wall under the floor shall be continuous with or sealed to the subfloor or the air barrier on the underside of the floor,
(b) the air barrier of the wall above the floor shall be continuous with or sealed to the subfloor or the air barrier on the top of the floor, and (c) the spaces between floor joists shall be blocked and sealed

(8) Where a header wrap is used as an air barrier, it shall be sealed or lapped to the wall air barrier above and below in accordance with Sentences (1) and (2).

(9) Penetrations of the air barrier system, such as those created by the installation of electrical wiring, electrical boxes, piping or ductwork, shall be sealed with compatible material such as tape or caulking to maintain the integrity of the air barrier system over the

barrier system over the entire surface.
(11) Where an interior air barrier is penetrated by doors, windows and other fenestration ne air barrier shall be sealed to the door frame or w (a) compatible tape, or

the air barrier shall be sealed to the door frame or window frame with. (a) compatible flexible flashing material (b) caulking, or

(13) An access hatch installed through an assembly constructed with an air barrier system shall be weatherstripped around the perimeter to prevent air leakage. (14) Clearances between chimneys or gas vents and the surrounding construction that would permit air leakage from within the building into a wall or attic or roof space shall be sealed by noncombustible material to prevent such leakage and shall be sealed to the air barrier with tape or another compatible material, and to the vent with high temperature aulking in accordance with the manufacturer's installation instruction (15) Where the foundation wall and floor slab are used as an air barrier, they shall be caulked at all joints, intersections and penetrations. (16) Sump pit covers shall be sealed

(1) A vapour barriers Used as Air Barriers
(1) A vapour barrier used as an air barrier shall comply with the requirements of this

9.29.5. Gypsum Board Finish (Taped Joints) 9.29.5.1. Application

(1) The requirements for application of gypsum board in this Subsection apply to the single layer application of gypsum board to wood furring or framing using nails or screws. (2) Gypsum board applications not described in this Subsection shall conform to CSA A82.31-M, "Gypsum Board Application"

9.29.5.2. Materials
(1) Gypsum products shall conform to,

(a) CAN/CSA-A82.27-M, "Gypsum Board", (b) ASTM C1178 / C1178M, "Glass Mat Water-Resistant Gypsum Backing Panel", (c) ASTM C1396 / C1396M, "Gypsum Board".

9.29.5.3. Maximum Spacing of Supports 1) Maximum spacing of supports for gypsum board applied as a single layer shall conform to Table 9.29.5.3.

9.29.5.4. Support of Insulation

(1) Gypsum board supporting insulation shall be at least 12.7 mm thick. 9.29.5.5. Length of Fasteners
(1) The length of fasteners for gypsum board shall conform to Table 9.29.5.5., except that esser depths of penetration are permitted for assemblies required to have a fire-resistance rating provided it can be shown, on the basis of fire tests, that such depths are adequate for the required rating. 9.29.5.6. Nails

(1) Nails for fastening gypsum board to wood supports shall conform to CSA B111, "Wire Nails, Spikes and Staples".

(1) Screws for fastening gypsum board to wood supports shall conform to ASTM C1002, "Steel Self-Piercing Tapping Screws for the Application of Gypsum Panel Products or Metal Plaster Bases to Wood Studs or Steel Studs".

9.29.5.8. Spacing of Nails
(1) For single-layer application on ceilings, nails shall be spaced,
(a) not more than 180 mm o.c. on ceiling supports, or
(b) every 300 mm o.c. along ceiling supports, in pairs about 50 mm apart.
(2) Where the ceiling sheets are supported by the wall sheets around the perimeter of the ceiling, this support may be considered as equivalent to nailing at this location.
(3) Event as required by Sentence (4) for single-layer application on walls nails shall be

(3) Except as required by Sentence (4), for single-layer application on walls, nails shall be

(b) every 300 mm o.c. along vertical wall supports, in pairs about 50 mm apart.

(4) For single-layer application on walls, where gypsum board is required to provide bracing, lateral support or fire protection, nails shall be spaced not more than 200 mm o.c.

(a) vertical wall supports, and

(b) top and bottom plates.
(5) The uppermost nails on vertical wall supports shall be not more than 200 mm below (6) Nails shall be located not less than 10 mm from the side or edge of the board.

(7) Nails shall be driven so that the heads do not puncture the paper.

9.29.5.9. Spacing of Screws (1) For single-layer application on a ceiling, screws shall be spaced not more than 300 mm o.c. on ceiling supports. (2) Where the ceiling sheets are supported by the wall sheets around the perimeter of the

ceiling, this support may be considered as equivalent to screwing at this location.
(3) Except as required by Sentence (4), for single-layer application on walls, screws shall be spaced,
(a) not more than 300 mm o.c. on vertical wall supports where the supports are more than

(b) not more than 400 mm o.c. on vertical wall supports where the supports are not more than 400 mm o.c. (4) Except as required by Sentence (5), for single-layer application on walls, where

gypsum board is required to provide bracing, lateral support or fire protection, screws shall be spaced not more than 300 mm o.c. on, (a) vertical wall supports, and

(b) top and bottom plates.
(5) Where a fire-resistance rating is determined based on Supplementary Standard SB-3, Sentence (4) need not apply for the purpose of fire protection. (6) Screws shall be located not less than 10 mm from the side or edge of the board.

(7) Screws shall be driven so that the heads do not puncture the paper.

9.29.5.10. Low Temperature Conditions

(1) In cold weather, heat shall be provided to maintain a temperature of not below 10°C for 48 h prior to taping and finishing and maintained for not less than 48 h after that.

entire surface.

(10) Penetrations of the air barrier system, such as those created by the installation of doors, windows and other fenestration shall be sealed to maintain the integrity of the air

(12) Where an exterior air barrier is penetrated by doors, windows and other fenestration,

(c) spray foam insulation

Eppe & Wendy Bos 085351 Grey Road 14

Addition

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STARTING DATE:

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24-023

THESE DRAWINGS MUST BE SIGNED TO BE VALID FOR PERMIT. THEY ARE VALID ONLY FOR THE ORIGINAL ADDRESS IN THE TITLE BLOCK



The undersigned has reviewed and takes responsibility for this designand has the qualifications and meets the requirements set out in the Ontario Building Code to be a designed QUALIFICATION INFORMATION Required unless design is exempt unden Division C-3.2.5.1 of the 2012 O.B.C. John Vanderwoerd BCIN 21611 REGISTRATION INFORMATION Required unless design is exempt unde Division C-3.2.4.1 of the 2012 O.B.C. Firm Name: Vanderwoerd Drafting & Design BCIN 38975

VANDERWOERD DRAFTING & DESIGN John Vanderwoerd, M.A.A.T.O.

34 Duke Street, Arthur, Ontario N0G 1A0

www.home-design-bcin.ca

519-848-2128

M.A.A.T.O. BCIN: 21611

JOHN VANDERWOERD,

Conn, ON

DRAWING TITLE:

PROJECT:

Notes

N.T.S.

LAST REVISION DATE:

Feb 26, 2024

8 of 8





Sent By Email:

December 5, 2024

Wendy and Eppe Bos 085351 Grey Road 14 Conn, ON NOG 1NO

Subject: SVCA Permit Application

085351 Grey Road 14 Lot 11 Concession 5

Roll No. 420709000108000 Geographic Township of Proton

Township of Southgate Permit No. 24-281

Dear Wendy and Eppe Bos,

The Saugeen Valley Conservation Authority (SVCA) has approved your application for: construction of an addition to the west side of the existing dwelling, installation of a sewage disposal system, with related excavation, filling and grading, all within the adjacent lands to floodplain of a watercourse, as indicated on the attached permit.

If you are unable to meet any of the permit's conditions, do not start the project. Please immediately inform SVCA staff to work towards a solution.

Other Approvals

Sewage Disposal System

SVCA's role is limited to approving the filling and grading work required for your sewage disposal system, as its location is within a Regulated Area. Contact the Township of Southgate to learn about other required approvals.

Municipal Building Permit

Please note, work should not begin until you have received a building permit from the Township of Southgate.

Zoning and Official Plan

SVCA is mandated by the province to comment on planning applications that involve natural hazards. SVCA's comments do not consider whether natural heritage features are present. These comments go directly to the Township of Southgate. Please contact them to learn about the



zoning on your property and if a planning application is required for your project. Please note that if a planning application is required, obtaining this permit does not guarantee that your planning application will be approved.

It is the opinion of SVCA staff that the proposed development is not located within the mapped Environmental Protection (EP) zone for the property. However, SVCA staff note that the EP zone for the development area does not accurately reflect the natural hazard features as mapped by the SVCA. Therefore, SVCA staff recommend that at the next opportunity, the SVCA Hazard Lands as shown on the attached mapping be identified as EP zone to best represent the natural hazard features for the property.

Drinking Water Source Protection

The property is not located within a sensitive area in the Saugeen, Grey Sauble, Northern Bruce Peninsula Drinking Water Source Protection Plan.

Choice to Appeal

If the permit has conditions you disagree with, there is a process for you to have them reviewed. This includes a review by SVCA's Board of Directors, and an appeal to the Ontario Land Tribunal.

To learn more about the Regulation, and how to appeal a decision, please visit our website at:

www.saugeenconservation.ca/appeal

Conclusion

Please read the attached permit carefully, especially the conditions. A follow-up inspection might be required, so please notify us when the work is complete. Please do not hesitate to contact Michael Oberle of this office if you have any questions. Thank you for working with Saugeen Conservation.

Sincerely,



Matt Armstrong Manager, Environmental Planning and Regulations Saugeen Conservation

MA/mo

Enclosures: SVCA permit, SVCA map

cc: Phil Schram, CBO, Township of Southgate (via e-mail)

Cathy Maltais, Building Department, Township of Southgate (via e-mail)

Barbara Dobreen, Authority Member, SVCA (via e-mail)

Should you require any of this information in an alternate format, please email your request to accessibility@svca.on.ca.



PERMIT NO.

24-281

PAGE 1 OF 3

1078 Bruce Rd. 12, Box 150 Formosa ON, NOG 1W0

PERMIT

Conservation Authorities Act, R.S.O. 1990, Chap.C27					
PERMIT ISSUE DATE: December 5, 2024	PERMIT EXPIRY DATE: December 5, 2026				
Permit for Major Works Permit for Minor Works Permit for Standard or Other Works					
PERMIT TO: Alter a watercourse / shoreline ✓ Place or move material ✓ Construct a building / structure					
IN ACCORDANCE WITH REGULATION 41/24, PERMISSION IS GRANTED TO:					
Name: Wendy and Eppe Bos					
Phone No:					
Mailing address: 085351 Grey Road 14, Conn, Ontario, N0G 1N0					
FOR THE FOLLOWING WORKS: Construction of an addition to the west side of the existing dwelling, installation of a sewage disposal system, with related excavation, filling and grading, all within the adjacent lands to floodplain of a watercourse.					
AT THE FOLLOWING PROPERTY: 085351 Grey Road 14, Lot 11 Concession 5 Proton					
Roll number: 420709000108000					
Municipality: Township of Southgate (Geographic Township of Proton)					
FOR THE PERIOD OF: December 5, 2024 to December 5, 2026					
NOTE: General and specific conditions are provided in the following pages and are integral components of this permit.					
Should you disagree with any of the general or specific conditions of this permit, notify SVCA immediately and do not begin your project.					
Matt Armstrong Digitally signed by Matt Armstrong Date: 2024.12.05 08:21:54 -05'00'	Manager, Environmental Planning and Regulations				
Signature of Authority Official	Title				

Important! Read all pages of this document.

PERMIT NO. 24-281

PAGE 2 OF 3

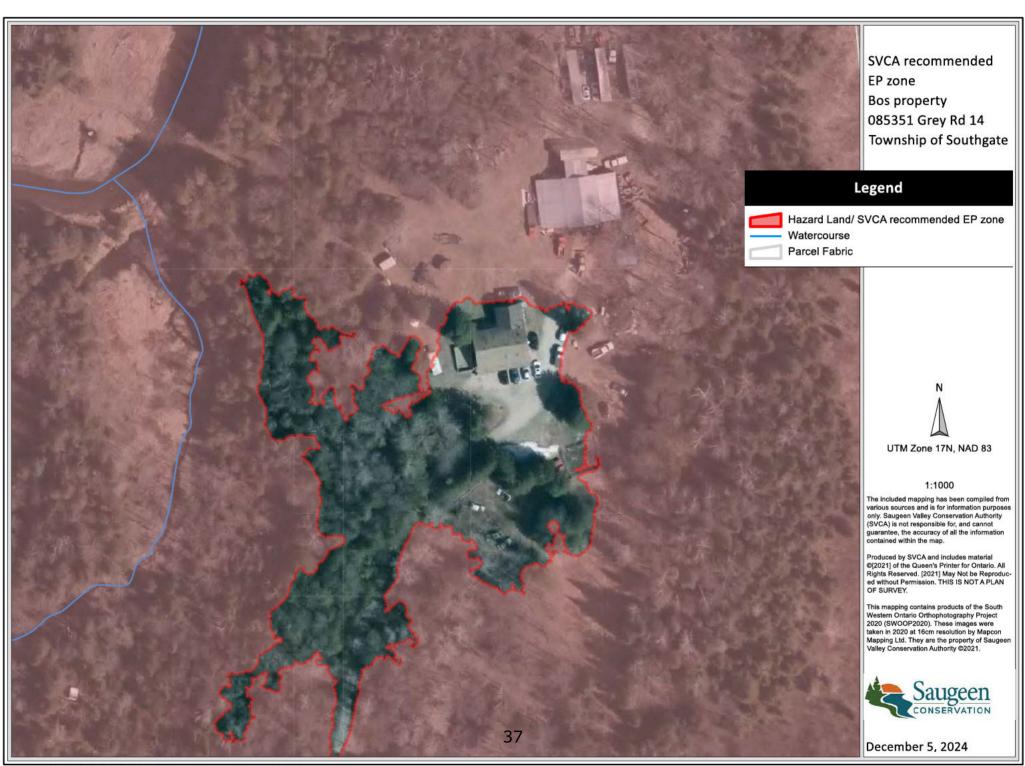
GENERAL CONDITIONS

The applicant, by acceptance and in consideration of the issuance of this permit, agrees to the following conditions:

- 1. The applicant shall comply with the Conditions of this permit.
- 2. This permit is valid only for the time period specified.
- 3. The applicant shall request an extension from Saugeen Valley Conservation Authority 60 days prior to the expiration of the permit period indicated on the permit. (See page 1).
- 4. This permit does not preclude any other legislation, federal or provincial, or necessary approvals from the local municipality.
- 5. Saugeen Valley Conservation Authority staff may, at any time, enter onto the lands which are described in this permit in order to conduct surveys, examinations, investigations or inspections which are required to ensure that the work(s) authorized by this permit are being carried out according to the terms of this permit.
- 6. The applicant agrees:
 - a. at all times, whether occurring during the currency of this permit or thereafter, to fully defend, indemnify, and hold harmless the Saugeen Valley Conservation Authority and its officers, employees or agents from and against all damages, expenses, losses, costs, claims, demands, actions, lawsuits and proceedings, including reasonably attorney's fees, arising out of, resulting from or in any way related to an act or omission of the owner and/or applicant or of any of his/her/its agents, employees or contractors relating to the lands, works, premises, and purposes permitted herein. This indemnity shall survive termination of this permit with respect to matters related to this permit;
 - b. that this permit shall not release the applicant from any legal liability or obligation and remains in force subject to all limitations, requirements and liabilities imposed by law;
 - c. that all complaints arising from the execution of the works authorized under this permit shall be reported by the applicant to the Saugeen Valley Conservation Authority immediately upon occurrence, and in any event, prior to the expiration of this permit. The applicant shall indicate any action which has been taken, or is planned to be taken, if any, with regard to each complaint. Notwithstanding the foregoing, the applicant shall have a continuing duty to report any complaints arising following the currency of the permit;
 - d. that the permit issued herein is based upon the plans or sketches submitted to the Saugeen Valley Conservation Authority and the accuracy of the matters contained in the application to the Authority;
 - e. that, without limiting the generality of the foregoing, all liabilities associated with the permitted matters herein shall be and are hereby assumed by the applicant.
- 7. This permit is not transferable.
- 8. The applicant acknowledges that should the works be carried out in a manner contrary to the terms of this permit, as determined by the Saugeen Valley Conservation Authority in its sole discretion, the permit may be revoked and the applicant may be in violation of the Ontario Regulation 41/24, Prohibited Activities, Exemptions and Permits, and subject to the penalties imposed under the Conservation Authorities Act, R.S.O, 1990, Chap. C27, as amended.

This permit is a public record which is accessible upon request. This information in this permit is collected under the authority of the *Conservation Authorities Act*, R.S.O, 1990, Chap. C27, as amended.

PERMIT NO. 24-281 PAGE 3 OF 3						
APPLICANT NAME: Wendy and Eppe Bos						
SCHEDULE 1 - SPECIFIC CONDITIONS						
 Work shall be in accordance with this permit, and: SVCA permit application form dated July 16, 2024; Site Plan received by the SVCA on February 29, 2024; and Drawings 1 of 8 through 8 of 8, last revision February 26, 2024, stamped signed and dated February 26, 2024 by Vanderwoerd Drafting and Design, all received by the SVCA on December 3, 2024. 						
2. The lowest exterior opening to the addition shall be at or above the existing grade.						



Map Document: (W:\Projects\Planning\UserProjects\Planning_MO.map) -- view (View 2); 2024-12-05 -- 11:34:10 AM



TOWNSHIP OF SOUTHGATE COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION FOR MINOR VARIANCE AND PUBLIC HEARING

The Planning Act, RSO 1990, as amended

TAKE NOTICE that the Township of Southgate Committee of Adjustment has appointed February 26, 2025 at 9:00 am for the purpose of a public hearing to be held at the Township of Southgate Council Chambers located at 123273 Southgate Road 12, Holstein Ontario NOG 2AO and **electronically** via Zoom at the following credentials:

Please join the meeting from your computer, tablet, or smartphone https://zoom.us/j/96781708725?pwd=aLBihIfodUbrdc9ox4bASKmRSCDIVg.1
You can also dial in using your phone. **Phone:** +1 647 374 4685 **Meeting ID:** 967 8170 8725 **Passcode:** 505679

NOTE: If you wish to speak at the meeting, please register in advance by contacting the Secretary-Treasurer, Elisha Milne, using the below information.

The meeting will be live streamed and uploaded to the Township YouTube Channel: https://www.youtube.com/user/SouthgateTownship

APPLICATION FOR MINOR VARIANCE - FILE NO. A1-25

OWNERS: Wendy and Eppe Bos

Description and Key Map of the Subject Land

Legal Description: Con 5, Lot 11, Geographic Township of Proton, Township of

Southgate

Civic Address: 085351 Grey Road 14



The Purpose of the application is to permit an addition to the existing home located on the subject property. The proposed addition will contain an additional residential unit. The existing building is considered a non-conforming use due to its location within an Environmental Protection Zone (EP) Zone without the required 120 metre setback from the Wetland (W) Zone on-site (Section 5.25 of the Zoning By-law). Permission is requested under Section 45(2)(a) of the Ontario Planning Act and Section 5.20(b) to expand a non-conforming use on the subject lands.

The Effect of the application is to permit an addition to the existing single detached dwelling containing a second (additional) dwelling unit. The addition would expand the non-conforming detached dwelling already within the EP zone with less than a 120-metre setback from the Wetland Zone.

Property owners within 60 meters of the subject land are hereby notified of the above application for minor variance. The property will be marked by a sign.

Additional information regarding this application is available on the Township of Southgate Website https://www.southgate.ca/municipal-services/planning-and-land-

use/planning-applications-and-public-notices/

When requesting information please quote File No. A1-25

If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make **written submission** to: Committee of Adjustment, Township of Southgate office before it gives a provisional consent, the Tribunal (OLT) may dismiss.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the undersigned. For more information about this matter, contact:

Elisha Milne,

Secretary-Treasurer, Committee of Adjustment for The Township of Southgate

185667 Grey Rd 9, Dundalk, on N0C 1B0

Phone: (519) 923-2110 ext. 232

Toll Free: 1-888-560-6607 Fax: (519) 923-9262

Email: emilne@southgate.ca

From: planning@grey.ca

To: Southgate Planning; Lindsey Green; Elisha Milne

Subject: County comments for A1-25 Bos Date: February 13, 2025 9:33:34 AM

County comments for A1-25 Bos

Hello Southgate,

Please note that Grey County is taking steps to streamline development review by limiting comments on some planning applications. This includes **all** minor variances and site plan applications, except where connected with a County application. In addition, within settlement areas, County staff may limit comments on zoning by-law amendments and consents.

As such, a formal planning review of the subject application has not been undertaken. Please be advised that planning decisions shall conform with the County's Official Plan and County planning staff can assist with specific questions in this respect.

Grey County Planning Ecology staff have reviewed the application and provided the following comments:

The subject property contains and/or is adjacent to potential 'Habitat of Threatened or Endangered Species', 'Significant Wetlands', 'Other Identified Wetlands', 'Significant Woodlands', 'Significant Wildlife Habitat', 'Core Area', 'Areas of Natural and Scientific Interest', potential 'Fish Habitat', and 'Streams'. Additionally, the property is considered a Significant Groundwater Recharge Area. County staff have reviewed the proposal and based on the site plan, the proposed development will be within adjacent lands to the identified natural heritage features and within a previously disturbed area. As such, it is County staff's opinion that the potential impact to this feature would be negligible, and the requirement for an EIS can be waived.

County staff's role is to identify habitat through a screening process in consideration of the PPS and local policies; however, it is the applicant's responsibility to ensure the endangered and threatened species policy referred to in the PPS has been appropriately addressed – "development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements". Due to the sensitive nature of this information, staff are not permitted to disclose the potential endangered and threatened species type on the subject lands. The following mitigation measures are recommended to best address the potential endangered and threatened species habitat on the subject property:

Tree removal required for the development should be limited to outside of the active period for bats and nesting birds (March 15 to November 30, annually)

County staff advise the applicant of the above to support compliance with external

legislation (Endangered Species Act (ESA), 2007, subsections 9(1) and 10(1)(a)). While the County is not supportive of development within Habitat of Endangered and Threatened Species, County staff are not the regulating authority under the ESA. The applicant is advised to contact the Ministry of Environment, Conservation and Parks (MECP) at SAROntario@ontario.ca for further information on how to address this policy.

County Transportation Services have reviewed the application and have no concerns.

County ecology staff have no concerns with the application. If you have any questions or concerns regarding the above, please reach out to ecology@grey.ca

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Derek McMurdie

County of Grey, Owen Sound, ON

From: hsmlrcc
To: Elisha Milne

Subject: Re: Request for Comments - Township of Southgate (Bos) - Proposed Minor Variance

Date: February 10, 2025 2:24:48 PM

Attachments: PastedGraphic-5.png

Township of Southgate

Re: File number A1-25

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and has no objection to the proposed Minor Variance as presented.

Thank you for the opportunity to review this matter.

Regards,

Neala

Neala MacLeod Farley Coordinator, Lands, Waters & Consultation

Historic Saugeen Métis 204 High Street Southampton, ON saugeenmetis.com 519-483-4000



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Township of Southgate

185667 Grey County Road 9, Dundalk, ON NOC 1B0

Jim Ellis,

Public Works Manager / Risk Management Official jellis@southgate.ca

Phone: 519-923-2110 ext. 250 Toll Free: 1-888-560-6607 Fax: 519-923-9262 Cell: 519-378-3777

Public Works Department

Date: February 13, 2025

File No.: A1-25

Can a safe access be provided? Yes ☒ No □

Road Drainage Concern: None

Road Standard: Grey County jurisdiction

Road Widening Necessary? Yes □ No 🗵

Entrance Requirements: Grey County jurisdiction

Load Restricted Road:

Yes □ No 🗵

Comments:	

Signed:_

John Watson, Acting Public Works Manager

Risk Management Office

Property is located in a Well Head Protection Area:

- WHPA "A"
- WHPA "B"
- □ WHPA "C"
- WHPA "D"
- Not Applicable

Comments:

Signed:____

Jim Ellis, Public Works Manager / Risk Management Official



Report To:	Committee of Adjustment	
Meeting Date:	2025-02-26	
Report Number:	PL2025-019	
Title:	Application Minor Variance A1-25, Wendy and Eppe Bos, 085351	
	Grey Road 14, Concession 5, Lot 11	
Open/Closed Session:	Open Session	
Prepared By:	Victoria Mance, Junior Planner	
Reviewed By:	Bill White, MCIP, RPP	
	Triton Engineering Senior Planning Consultant	
Approved By:	Kenneth Melanson, RPP, MCIP	
	Director, Development & Community Services	

Executive Summary:

The applicant is requesting permission to expand a non-conforming use under Section 5.20(b) of the Zoning By-law with a reduced setback from the Wetland Zone (Section 5.25). The existing home appears to be entirely within the Environmental Protection (EP) zone. The expansion would allow a 63 square metre addition to the existing residential dwelling.

The proposal is desirable for the development and complies with Section 7.4(c) of the Township Official Plan (OP):

- The proposed expansion will not make the non-conforming nature worse,
- The addition is appropriate in proportion to the size of the existing use,
- Minimal Impact is anticipated in term of noise, lighting. parking and traffic, and
- Setbacks and separation from nearby uses are appropriate including environmental issues addressed through a permit from the Saugeen Valley Conservation Authority (SVCA).

The permission to expand a non-conforming use proposed represents desirable development of the lands and maintains the intent and purpose of the Township OP and Zoning By-law.

Recommendation:

Be it resolved that Staff Report PL2025-019 regarding Minor Variance File A1-25 to expand a non-conforming use under Section 5.30(b) of the Zoning By-law by Wendy and Eppe Bos for 085351 Grey Road 14 be received for information; and

That Committee approve Minor Variance A1-25 to reduce the required 120 metre distance from areas zoned as Wetland Protection Zone (W) to allow a 63 square metre addition to the existing dwelling that includes a secondary apartment subject to the following conditions; **That** remaining provisions of the Agricultural-1 Zone and other applicable sections of the Zoning By-law met; and

That conditions of any permit obtained from the Saugeen Valley Conservation Authority are met.

Reasons for Recommendation:

The application has regard to provincial interest and requirements of the Ontario Planning Act. The proposal is consistent with Provincial Planning Statement 2024 meets the tests for such applications in Section 7.4 in the Township OP as it would enable a residential expansion with an

acceptable setback from a Wetland Zone required under Section 5.25 of the Zoning By-law, meets all other setbacks in the Agricultural-1 Zone, and meets applicable requirements of the SVCA.

Proposal:

The proposal is for a 63 square metre, 1 storey additional residential unit (ARU), attached to the main dwelling through an entranceway/breezeway with its own separate entrance. The entire existing home and proposed addition are within the EP Zone (see **Attachment 1**). The applicant requests permission to expand the non-conforming use with a reduced setback from the Wetland Zone (W). The buildable area on-site is limited by the SVCA Screening Area (**Attachment 3**) who issued a permit for the proposed addition.

During pre-consultation on the proposed expansion, the applicant was advised of the Wetland Zoning on the property and a required 120 metre setback under Section 5.25 of the Township Zoning By-law. The applicant has provided a <u>Cover Letter</u> to support the application and demonstrate that the proposed addition is to accommodate family and expand the existing residential use on-site.

Background/Site Context:

The subject lands have +/-400 metres frontage on the north side of Grey Road 14, +/- 1 kilometre of depth, 40-hectares in area, and is located north of Grey Road 14 between Grey Road 14 and Southgate Sideroad 07 (see **Attachment 2**). The site contains a 252 square metre existing dwelling and barn, located approximately 381 metres from the front lot line along Grey Road 14. The South Saugeen River flows east to west, north of the residential development. The subject lands are heavily wooded. A vehicle storage area can be seen to the southwest of the residence within a clearing.

Based on County GIS mapping, the A-1 zoned area on-site does not correspond with the location of the existing home on-site (**Attachment 2**). This technically places the home in an EP zone as a non-conforming use.

Adjacent land uses are agricultural (north, south, and west). Heavily wooded areas with Wetlands continue to the north and south. Residential lots are located to the east of the site, with most of the dwellings fronting on to Grey Road 14 running north to south. A Provincially Significant Wetland is mapped along the eastern lot line, continuing into the subject lands through the middle and north to neighbouring lots. The South Saugeen River and the Wetland are within the SVCA Screening Area (see **Attachment 3**).

Application Review - Planning Act - Provincial Interest:

Provincial interest in Section 2(b) of the <u>Ontario Planning Act</u> includes protection of agricultural resources, and Section 2(h) promotes orderly development of safe and healthy communities. Section 2(a) requires protection of ecological systems, natural areas, features and functions. <u>Section 45 (2)</u> empowers the Committee to grant applications to change or expand nonconforming uses.

<u>Application Review - Provincial Policy Statement (PPS 2024):</u>

<u>Provincial Policy Statement 2024</u> Section 2.5 (1) includes that healthy, integrated and viable rural areas should be supported by: "(a) building upon rural character and leveraging rural amenities and assets; (c) accommodating an appropriate range and mix of housing in rural settlement areas; (d) using rural infrastructure and public service facilities efficiently; and conserving biodiversity and considering ecological benefits provided by nature".

Section 2.6 (1)(c) states that permitted uses on rural lands are "residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services". Section 2.6 (2) notes that "development that can be sustained by rural service levels should be promoted". Section 4.1 protects Natural Heritage areas like significant Wetlands and directs development and site alteration away from these areas unless it has been determined that no negative impacts on the natural features or on their ecological functions would occur.

A <u>permit</u> has been issued by the SVCA following assessment of the property and the proposed development. The proposed development is not located within their screened area. Given the above, the application is consistent with PPS 2024.

Application Review - County of Grey Official Plan:

The site is designated Rural, Hazard Lands, and Wetlands in Schedule A Map 2 of the Grey County Official Plan. The Rural designation (Subsection 5.4.1) permits all types, sizes and intensities of agricultural uses and normal farm practices as allowed in the Agricultural designation. Section 5.5.1.2 prohibits development within Provincially Significant Wetlands. Section 7.2 directs development away from Hazard lands impacted by flooding and other natural hazards. County Ecology Staff have determined that the proposed development will be within adjacent lands to the identified natural heritage features and within a previously disturbed area. County Staff advise that the potential impact to this feature would be negligible, and the requirement for an EIS can be waived.

<u>Application Review - Southquate Township Official Plan:</u>

<u>Schedule A</u> in <u>Township Official Plan</u> designates the applicant's lands Rural, Hazard Lands, and Wetlands. The Rural designation allows uses in the Agricultural designation and limited non-farm uses. Section 5.4.2.1 allows all types, sizes and intensities of agricultural uses as per Section 5.4.1.1.

The Hazard Lands designation permits agricultural, and conservation uses such as protecting woodlots, and natural areas. Section 5.5.2.2 outlines site alteration policies in the Hazard designation including the need for advice and approval from the appropriate Conservation Authority. Buildings should be non-inhabitable and located where risk to public health and safety is mitigated.

Section 7.4 of the OP deals with non-conforming uses and sets out criteria for which expansion may be considered. The proposed addition complies with the terms of the Official Plan.

Application Review - Southgate Zoning By-law:

Schedule 38 of the <u>Original Zoning By-law Maps</u> in the <u>Township Zoning By-law</u> places the site in Agricultural-1 (A1), Environmental Protection (EP), and Wetland (W) Zones. The location of the EP and W zone boundaries are shown in **Attachment 3**. Section 5.25 requires a 120-metre setback to any building or structure, "unless an Environmental Impact Study is prepared according to terms of the Township Official Plan". Staff's review of the County GIS mapping suggests the A-1 zoned area on-site does not correspond with the existing home on the property which suggests the use is non-conforming under zoning. Given the SVCA review of the site and the identified screening area, the application *maintains the intent and purpose* of the <u>Township Zoning By-law</u>.

Application Circulation and Public Comments:

The following comments were received:

Comments from:	Comments received:
Grey County (February 13, 2025)	Formal review of the application has not been undertaken; County Ecology Staff are of the opinion that the potential impact to this feature would be negligible, and the requirement for an EIS can be waived.
<u>Historic Saugeen Metis (February 10, 2025)</u>	No concerns.
Township Public Works Department (February 13, 2025)	Safe access can be provided, no road widening necessary, under Grey County jurisdiction.
Saugeen Valley Conservation Authority (December 5, 2024)	Following a site visit, SVCA determined that the proposed development is not located within the mapped Environmental Protection (EP) zone. The EP zone for the development area does not accurately reflect the natural hazard features and therefore recommend the Hazard Lands be updated to reflect the EP zone. A permit was issued by the SVCA for the proposed development.
Bell Canada, Enbridge Gase, Township Fire Department, Township Building Department, and General Public Comments.	No comments were received at the time of report writing.

Conclusion:

The proposed residential expansion *is consistent with* Provincial Policy and the application is necessary to provide relief to the Wetland (W) zone setback and the inaccurate location of the A-1.EP zone on-site. The application *complies with* County and Township OP policies for development within or adjacent to Provincially Significant Wetlands, provided permission is granted from the Conservation Authority. The reduced setback from the Wetland (W) Zone is desirable development of the lands and maintains the intent and purpose of both Official Plans and the Township Zoning By-law.

Section 7.4 of the Township OP addresses non-conforming uses as the expansion to allow an ARU will not make conditions worse since the EP zone is not properly located, is appropriate in size relative to the existing home, has minimal impact on the surrounding built environment since an SVCA permit is issued and appropriate separation from adjacent uses is provided. The proposed residential expansion is occurring outside SVCA mapped areas shown in **Attachment 3**.

Link to Township of Southgate Strategic Plan:

Priority: Happy, Healthy Communities Goal: Goal 7: Improve Access to Housing

Action Item: 7 c). Determine Pathways to Streamline Planning Processes and Approvals for

Housing Development in Southgate

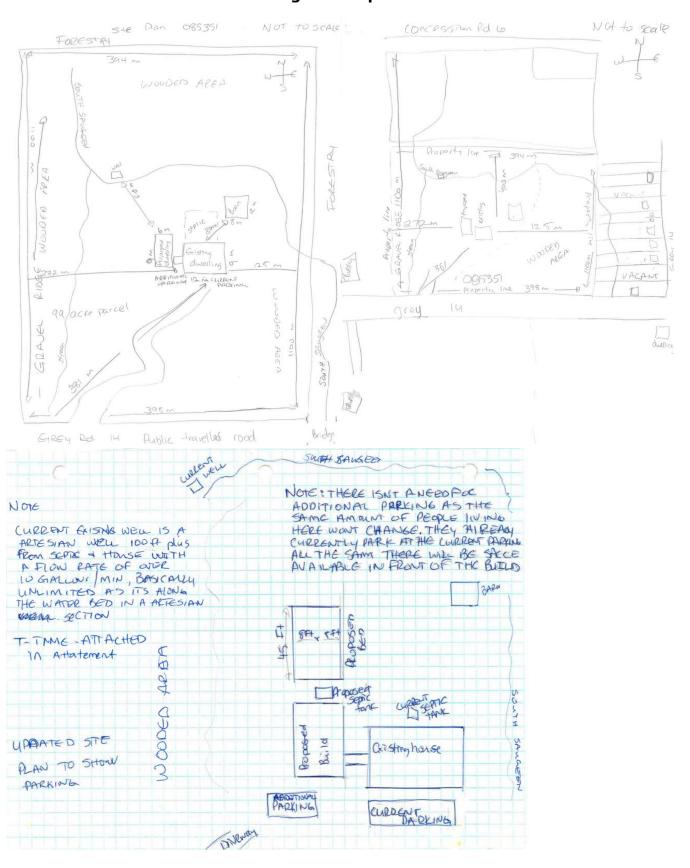
Attachment(s):

Attachment 1 – Site Plan & Building Mock-Ups

Attachment 2 - Aerial Photo of Subject Lands & 2023 Google Streetview

Attachment 3 – SVCA Recommended EP Zone Map

Attachment 1 - Site Plan & Building Mock-Ups













Attachment 2 – Aerial Photo of Subject Lands



Attachment 3 – SVCA Recommended EP Zone Map

