MORGAN Planning & Development Inc.



Minor Variance Application

Planning Justification Report

To:	City of Orillia
Attention:	Alison Chapple, Senior Planner, MCIP, RPP
From:	Jonathan Pauk, Senior Planner, HBASc., MSc., MCIP, RPP
Date:	August 7, 2026
Delivered:	Delivered by Email
Subject Property:	6 Victoria Crescent, City of Orillia

MORGAN Planning & Development Inc.
(705) 327-1873 / jpauk@morganplanning.ca

1.0 INTRODUCTION

MORGAN Planning & Development Inc. ('MP&D') has been retained by Runningbrook Homes to assist in obtaining a Minor Variance approval related to a proposed eight (8) unit townhouse development located at 6 Victoria Crescent in the City of Orillia. The enclosed Minor Variance application seeks relief the minimum required setback from Lake Simcoe provision and the maximum permitted driveway width provision in the City of Orillia's Zoning By-law.

This report provides an overview of the existing conditions of the property, the proposed development, summarizes the purpose of the Minor Variance application and how the four tests under Section 45(1) of *The Planning Act* have been met.

2.0 LOCATION AND DESCRIPTION OF LAND

The subject property is known municipally as 6 Victoria Crescent in the City of Orillia and is currently vacant. The subject property has a lot area of approximately 2,801 square metres (0.7 acres) with approximately 111.5 metres of frontage onto Victoria Crescent

Figure 1 below provides the location of the subject property and Figure 2 illustrates the aerial imagery of the subject property.

Figure 1 *Location of Subject Property*

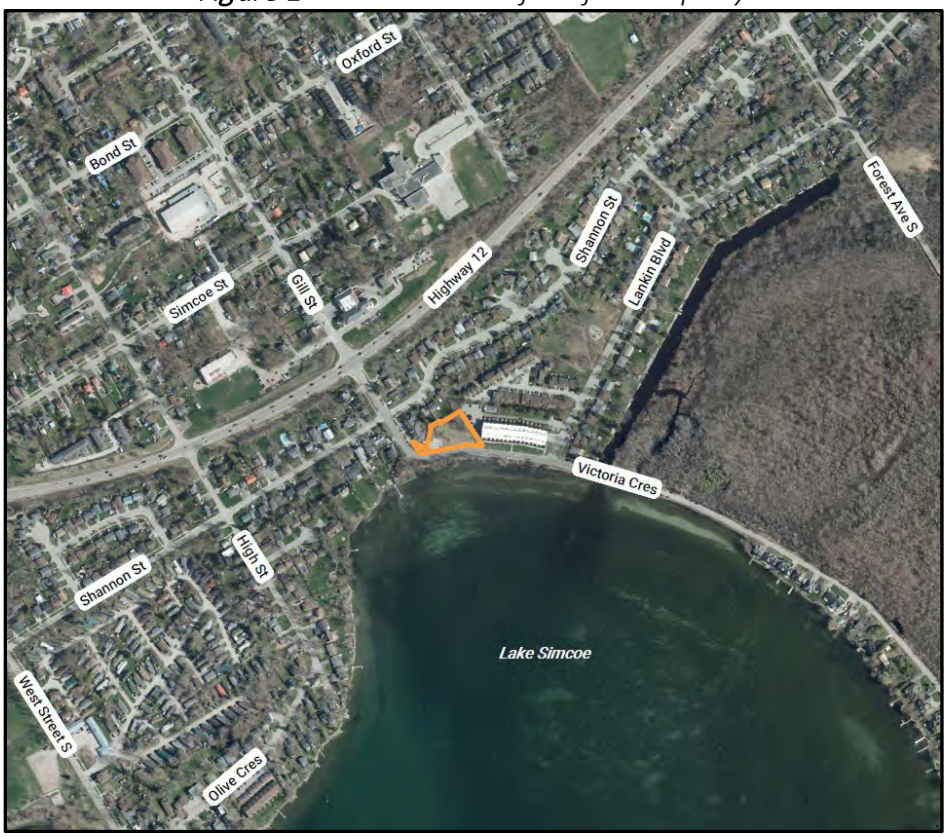


Figure 2 *Aerial Imagery of Subject Lands*



The surrounding uses are categorized as follows:

North: Existing single detached dwellings fronting onto Shannon Street and Gill Street.

East: Existing medium density residential developments fronting onto Victoria Crescent and Lankin Boulevard.

South: Victoria Crescent and Lake Simcoe

West: Existing single detached dwellings fronting onto Lake Simcoe and accesses Shannon Street and Gill Street.

3.0 OVERVIEW OF PROPOSAL

3.1 Overview of Proposal

The purpose of the enclosed Minor Variance application is to permit a reduced setback from Lake Simcoe of 28.4 metres whereas a minimum of 30 metres is required (Section 5.34 – Table 5.4); and an increase in maximum permitted driveway width of 62.8%, whereas a maximum of 60% is permitted in accordance with Section 6.2.13.1 of the City's Zoning By-law. The effect of the

application is to facilitate the construction of eight (8) attached townhouse dwelling units. The proposed townhouse units are intended to be three (3) storeys in height and are proposed to be located on separately conveyable lots. The development will include associated site improvements, including private amenity areas, parking, driveway access, landscaping, servicing, and grading.

With respect to the requested reduction in the Lake Simcoe setback, it is important to note that the variance is required solely as a result of the second-storey balcony projecting beyond the main floor foundation wall. The principal building itself, including the main floor foundation, complies with the required shoreline setback. Consequently, the building setback from Lake Simcoe applies only to the portion of the second storey balcony projecting over the attached garage area, as shown in **Figure 4** below which is an excerpt from the Site Plan Drawing.

Figure 4 *Excerpt from Site Plan Drawing*



Figure 5 illustrates the front elevation plans of the proposed development. Full scale versions of these elevation plans are provided as part of the enclosed application package.

Figure 5 *Elevation Drawings*



4.0 APPLICABLE PLANNING DOCUMENTS – OVERVIEW

The subject property is identified in the applicable planning policy documents as follows:

Policy Document	Designation/ Zone
Provincial Planning Statement	*Settlement Area*
City of Orillia Official Plan	*Living Area – Stable Neighbourhood*
City of Orillia Zoning By-law	*R4-2 – Residential Four – Exception Two* *Floodplain Hazard Zone, Shoreline Buffer Overlay Zone*

The following subsections provide a detailed analysis of the above noted designations and zones as they pertain to the proposed application.

4.1 *The Planning Act* R.S.O. 1990

The following table (following page) provides an overview of how the proposed development has regard for the Provincial Interest as outlined in Section 2 of the *Planning Act*:

Section 2 of the *Planning Act* (Provincial Interest)	
The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,	
	Morgan Planning Comment:
(a) the protection of ecological systems, including natural areas, features and functions;	There are no mapped natural heritage features on or adjacent to the subject property.
(b) the protection of the agricultural resources of the Province;	The subject property is not located on agricultural lands nor is it in agricultural production.

(c) the conservation and management of natural resources and the mineral resource base;	The subject property is not within an identified aggregate resource potential area.
(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;	A Stage 1 and Stage 2 Archaeological Assessment was completed for the subject property. The Stage 2 Assessment concluded that no archaeological resources were encountered during the Stage 2 test pit survey and no further archaeological assessment is recommended.
(e) the supply, efficient use and conservation of energy and water;	The proposed development is to be serviced via municipal water and wastewater services
(f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;	The proposed development will have access to telecommunication services in the area and is able to be serviced via municipal sewage and water systems; and have access to municipal waste management and collection programs.
(g) the minimization of waste;	The proposed development will have access to municipal waste management and collection programs.
(h) the orderly development of safe and healthy communities;	The subject property is designated for residential development and is located within the property. The Proposed Development represents logical and orderly development.
(h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;	The proposed development will be designed in accordance with the Ontario Building Code requirements for accessibility.
(i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;	Not Applicable.
(j) the adequate provision of a full range of housing, including affordable housing;	The proposed development will contribute to the housing options within the City.
(k) the adequate provision of employment opportunities;	Not Applicable.
(l) the protection of financial and economic well-being of the Province and its municipalities;	Not Applicable.
(m) the co-ordination of planning activities of public bodies;	The City of Orillia has been consulted prior to the preparation of the application.
(n) the resolution of planning conflicts involving public and private interests;	There do not appear to be any conflicts between public and private interests.

(o) the protection of public health and safety;	There are no anticipated concerns with respect to public health and safety.
(p) the appropriate location of growth and development;	The subject property is located within a 'Settlement Area' where residential development is permitted and growth is anticipated to occur.
(q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;	The proposed development is located in close proximity to Shannon Street which provides access to the local public transit system. The resulting development will provide sidewalk access along the north side of the road, providing passive access to the surrounding community parks, schools, and local services and amenities.
(r) the promotion of built form that, *(i) is well-designed,* *(ii) encourages a sense of place, and* *(iii)provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*	i) The proposed residential development which will be required to be designed in accordance with the Ontario Building Code. ii) The development will facilitate development that which is consistent with the character of development in the surrounding area. iii) The development will continue to facilitate a surrounding area which is high built quality, safe, accessible, attractive, and vibrant
(s) the mitigation of greenhouse gas emissions and adaptation to a changing climate	Not Applicable.

It is the professional opinion of the undersigned that the enclosed application, and resulting development, has regard for the applicable provincial interests outlined within the *Planning Act.*

4.2 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS, 2024) provides policy direction on matters related to land use planning and sets the policy foundation for regulating the development and use of all land in the Province. The subject property is located within the City of Orillia which is identified as a Settlement Area by definition of the Provincial Planning Statement ('PPS').

The most directly applicable policy areas regarding the proposed development are reviewed below.

Section 2.3	Settlement Areas and Settlement Area Boundary Expansions
Policy 2.3.1.1	*Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas*

MP&D Comment: The City of Orillia is identified as a settlement area and growth through commercial and residential development that is located on an existing underutilized lot within a developed area is supported by the PPS.

Policy 2.3.1.2 *Land use patterns within settlement areas should be based on densities and a mix of land uses which:*

- *efficiently use land and resources;*
- *optimize existing and planned infrastructure and public service facilities;*
- *support active transportation;*
- *are transit-supportive, as appropriate; and*
- *are freight supportive.*

MP&D Comment: The Minor Variance application will facilitate a residential development will make use of the existing road network and municipal services. A new sidewalk connection will be provided as part of the development supporting active transportation.

Section 3.2 Transportation Systems

Policy 3.2.2 *Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.*

MP&D Comment: The development will make optimal use of existing infrastructure including the road network and available municipal services, as well as public service facilities located within close proximity. The required technical supporting studies related to civil engineering and servicing will be completed through the City's site plan control process.

Section 3.6 Sewage, Water, and Stormwater

Policy 3.6.2 *Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.*

MP&D Comment: The proposed development will be connected to municipal sewage and water systems provided by the City of Orillia. The proposed development will be connected to the systems via Victoria Crescent.

Section 4.2	Water
Policy 4.2.1.f)	Planning authorities shall protect, improve or restore the quality and quantity of water by: • planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
MP&D Comment:	A lot grading plan and a stormwater management plan will be required and submitted as part of a future site plan control application.

Section 5 of the PPS contains policies related to protecting public health and safety directing development away from natural or human made hazards. In accordance with Section 5.1.1 of the PPS the subject property is located outside of hazardous lands and hazardous sites and not affected by a dynamic beach hazard, flooding hazard or erosion hazard. The development is not abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations.

It is the professional opinion of the undersigned that the application, and the resulting development, are consistent with the policy direction provided by the Provincial Planning Statement.

5.0 FOUR TESTS OF A MINOR VARIANCE

In formulating the planning rational for any Minor Variance application, the applicant and the approval authority must consider the following 4 tests as per Section 45(1) of the *Planning Act:*

1. *Is the general intent and purpose of the official plan maintained?*
2. *Is the general intent and purpose of the zoning by-law maintained?*
3. *Is the variance desirable for the appropriate development of the land?*
4. *Is the variance minor when considering the impact on adjacent properties and/or uses?*

The following table provides a detailed planning analysis which addresses each of the proposed variances.

Proposed Variance	*Is the general intent and purpose of the Official Plan maintained?*	*Is the general intent and purpose of the Zoning By-law maintained?*	*Is the variance desirable for the development or use of the land?*	*Is the variance minor in nature?*
	Planning Justification			
Section 5.4, *Table 5.4 – Setbacks from Waterbodies and Watercourses* *Minimum Required Setback from Lake Simcoe – 30 metres*	The subject property is designated Living Area – Stable Neighbourhood. The City of Orillia Official Plan establishes a vision for the future urban structure of the City. The subject property is designated as 'Stable Neighbourhood' in accordance with Schedule A of the City of Orillia Official Plan. The 'Stable Neighbourhood' designation is located within the 'Living Area' of the City of Orillia. The applicable objectives of the Living Area to the proposed development are listed in Section 3.3.2 and include the following: To protect and enhance the character and identity of existing residential neighbourhoods; to promote higher density in appropriate locations; to encourage and facilitate the production of an appropriate range of housing	The subject property is zoned R4-2 – Residential Four – Exception Two and is within the Floodplain Hazard Zone, Shoreline Buffer Overlay Zone. The purpose of the minimum setback from Lake Simcoe is to ensure that development is sufficiently setback from the shoreline to maintain the character of the area, ensure that development is sufficiently setback from the water to protect the water quality of Lake Simcoe and mitigate shoreline erosion. The minor variance is triggered only by the second-storey balcony projection extending beyond the compliant first-storey building envelope. As a result, the substantial shoreline buffer intended by the Zoning By-law remains intact, while the balcony projection has no	The requested variance is required to facilitate the development of eight (8) townhouse dwelling units, representing an efficient and appropriate form of residential intensification that contributes to the City's housing objectives while making effective use of existing municipal services. The proposed variance is desirable as it does not impact the neighbouring property owners, will facilitate development that is appropriate based on the existing character of the area and is not anticipated to impact water quality or shoreline erosion due to the separation of the property from the Lake by Victoria Crescent. The proposed variance represents is desirable for use of the land.	The proposed variance to reduce the required setback from Lake Simcoe from 30 metres to 28.4 metres for the second storey balcony, with the main building and foundation complying with the 30 metre setback. Therefore, the proposed encroachment of 1.7 metres will not be susceptible to flooding, and is not anticipated to impact neighboring property owners. Further, the subject property does not physically front onto the Lake, with separation provided via the existing right of way (Victoria Crescent). The minor variance is minor in nature.

	forms and tenures in all neighbourhoods; and to ensure that new development is compatible with the character of the adjacent buildings. Section 3.3.4 of the City's Official Plan identifies that the properties located in the Stable Neighbourhood designation are protected from incompatible forms of development and are permitted to evolve and be enhanced over time. The proposed development will aim to protect the character of the area by facilitating development that would be compatible with the medium density character of the area along Victoria Crescent. Section 3.3.4.2 (a) (ii) identifies that multiple unit buildings are a permitted use in the Stable Neighborhood designation. The proposed townhouses conform to the permitted uses in this designation. The requested reduction in the required setback from	impact on shoreline protection or environmental function, as the development is further separated by the shoreline by the existing right of way (Victoria Crescent) . The requested variance maintains the general intent of the City of Orillia's Zoning By-law.		

	Lake Simcoe is limited to 1.6 metres, representing a setback of 28.4 metres where 30 metres is required. The proposed setback continues to provide a substantial setback between the development and the shoreline, with the Victoria Crescent right of way intervening in between the subject property and the shoreline. The proposed setback will protect the character of the shoreline area. The modest nature of the reduction will not adversely affect these objectives. The variance maintains the general intent and purpose of the City of Orillia Official Plan.			
Section 6.2.13.1 *Maximum Driveway Width (60%)*	The requested increase in maximum driveway width from 60% to 62.8% is limited in scope and is necessary to accommodate safe and functional vehicular access to the proposed townhouse development. The additional width represents only a minor increase over the permitted standard and does not detract	Section 6.2.13.1 states, in part, "*A Driveway shall have a minimum length of 6.0 m and a minimum width of 2.7 m. The maximum width of a Driveway shall be 6.0 m or 60% of the length of the Lot Line crossed by the Driveway that provides vehicular access from the street to the Lot, whichever is the lesser…"*	The modest increase in driveway width provides safe vehicular access and improves site functionality while maintaining an attractive development with sufficient landscaped areas. The requested variance facilitates good site design without compromising the	The proposed variance is not anticipated to negatively impact the environment, and is consistent with development in the neighbourhood. The modest increase in driveway width will not reduce the ability for considerable front yard landscaping to be established for each unit, and is not

	from the streetscape or eliminate opportunities for landscaping and site beautification. The proposal continues to achieve the Official Plan's objectives respecting compatible and attractive site design, in accordance with Section 3.2.3.4 and Section 3.3.3.6 of the City's Official Plan. Overall, the proposed development represents an appropriate form of residential intensification that is compatible with the surrounding neighbourhood. The minor variance maintains the general intent of the City's Official Plan.	The purpose of regulating driveway width is to prevent excessive hard surface coverage within the front yard, maintain landscaping opportunities, improve neighbourhood appearance, and assist with stormwater management. The requested increase from 60% to 62.8% is limited in scope and is necessary to provide functional vehicular access to the proposed townhouse development. The increase is only 2.8 percentage points beyond the permitted maximum and does not materially alter the streetscape or reduce the ability to provide appropriate landscaping. The minor variance maintains the general intent of the City's Zoning By-law.	surrounding neighbourhood or the natural environment. The minor variance represents desirable and appropriate development of the subject property.	anticipated to negatively impact surrounding neighbouring properties. It is our opinion that the variance is minor in nature.

6.0 PUBLIC CONSULTATION

In accordance with Provincial and City requirements, notice of the application will be issued to property owners within 60 metres of the subject property detailing the date, time and attendance options for the statutory public hearing.

7.0 CONCLUSION

The proposed Minor Variance application has been submitted to facilitate the development of eight (8) attached townhouse dwelling units on the subject property. The application requests relief to permit a setback from Lake Simcoe of 28.4 metres and a maximum driveway width of 62.8%.

As detailed in this Report, the minor variances requested will enable the development to achieve a number of policy and design objectives of the City and will result in a well-planned and functional residential venture. Each variance has been evaluated, and based upon the context of the subject property, are supported and appropriate from a land use planning perspective.

Based on a detailed review of all applicable Provincial and City policy as well as considering the site location, conditions, context and surrounding uses, it is our professional opinion that the three variances have regard for the Provincial interests, are consistent with the Provincial Planning Statement, and meet the four tests of a minor variance as prescribed in Section 45(1) of the *Planning Act*.

Respectfully submitted,
MORGAN Planning & Development Inc.



Jonathan Pauk, HBASc.,MSc., MCIP, RPP
Senior Planner



Victoria Lemieux, MCIP, RPP
Associate Planner

Attachment 1

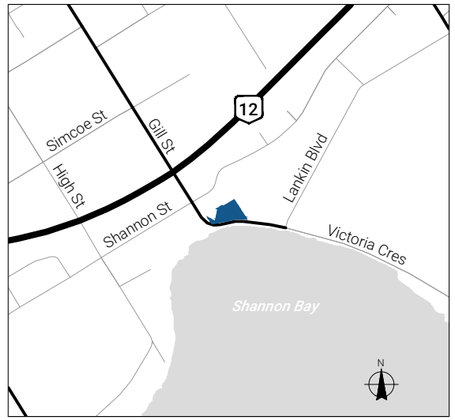
Site Plan

CONCEPT PLAN

6 Victoria Crescent

Part of Lot 12, Concession 5 Southern Division

City of Orillia, County of Simcoe



Subject Lands — Scale 1 : 15,000

RESIDENTIAL

RESIDENTIAL

1.2m Access Easement

1.2m Access Easement

32.58

15.27

3.05

51.69

1.94

31.10

23.02

21.37

68.89

21.24

1.78

1 2 3 4 5 6 7 8

Deck Above

Garage

Terrace Above

Board Fence

Turfstone Wall

Prop. 1.50m Conc. Sidewalk

Sidewalk Plow Turnaround

Ex. Sidewalk

Prop. 1.5m Sidewalk

Gill St
Public R.O.W.

Victoria Cres
Public R.O.W.

Shannon Bay
Lake Simcoe

LEGEND

- Subject Lands
- Townhouse Dwelling Units
- Deck & Porch
- 30m Shoreline Setback
- Board Fence
- Extent of Block B - Registered Plan M-77

DRAFT

Zone Matrix
ZBL 2014-44

	Residential Four (R4-2) Zone	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8
Lot Area (min)	185m² per unit	±621.0m²	261.2m²	256.5m²	272.0m²	287.9m²	303.9m²	313.8m²	497.4m²
Lot Frontage (min)	6.0m internal 8.0m end unit	±28.6m	±6.6m	±6.6m	±6.6m	±6.6m	±6.6m	±6.6m	±19.9m
Lot Coverage (max)	55%	±19.0%	±47.9%	±48.8%	±46.0%	±43.4%	±41.2%	±39.9%	±23.7%
Front Yard (min)	6.0m	±12.4m	±12.8m	±12.6m	±12.2m	±11.9m	±11.5m	±11.3m	±10.2m
Side Yard (min)	4.0m	±4.1m	±0.0m	±0.0m	±0.0m	±0.0m	±0.0m	±0.0m	±4.0m
Privacy Fence	2.4m Extending from Building (min)	Complies	Complies	Complies	Complies	Complies	Complies	Complies	Complies
Rear Yard (min)	7.5m	±9.4m	±9.5m	±9.2m	±11.7m	±14.5m	±17.3m	±20.1m	±17.2m
Setback from Lake Simcoe (min)	30.0m	±28.7m	±30.0m	±29.6m	±29.8m	±29.6m	±29.6m	±30.0m	±28.4m
Building Height (max)	12.5m	<10.2m	<10.6m	<10.6m	<10.6m	<10.6m	<10.6m	<10.6m	<10.2m
Landscaped Open Space (min)	30%	62.9%	±29.2%	±28.3%	±33.1%	±37.1%	±41.1%	±43.1%	±57.5%
Parking Spaces (min)	2 per unit	2	2	2	2	2	2	2	2
Driveway Width (max)	60%	±17.6%	±62.8%	±62.8%	±62.8%	±62.8%	±62.8%	±62.8%	±25.3%
Rear Yard Deck Encroachment (max)	3.75m	±0.7m	±1.6m	±1.2m	n/a	n/a	n/a	n/a	n/a
Garage Dimensions (min)	3.0m x 6.0m	5.6m x 6.6m	3.5.m x 7.2m	3.5.m x 7.2m	3.5.m x 7.2m	3.5.m x 7.2m	3.5.m x 7.2m	3.5.m x 7.2m	5.6m x 6.6m

0 5 10 15m

Scale: 1 : 400

N

Note: This drawing is for discussion purposes only.

Source: Plan of Survey, Dearden and Stanton Ltd, January 21, 2025. County of Simcoe interactive map.

Drawn By: A.M. | Date: July 29, 2026 | File No: 986

MORGAN
PLANNING & DEVELOPMENT
Phone: (705) 327-1873 Website: morganplanning.ca
101-21 Matchedash Street South, Orillia, ON, L3V 4W4

Attachment 2

Building Elevations

CONSTRUCTION NOTES:

COMPLIANCE PACKAGE A1 - OBC 2024 (TO AMEND NBC 2020)

(UNLESS OTHERWISE NOTED)
-ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (OBC) FOR ONTARIO AMENDMENT TO THE NATIONAL BUILDING CODE 2020 AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.
-THERMAL RESISTANCE VALUES BASED ON ZONE 1
MUNICIPAL CLIMATIC DATA: LOCATION: MUNICIPAL NAME
SOD(2) = # ### (DBT TABLE 3)
HOURLY WIND PRESSURE (1/50) = # ### kPa (SB-1 TABLE 2)
BRACING TO RESIST LATERAL LOADS DUE TO WIND AND EARTHQUAKE:
OBC 9.23.13.1. REQUIREMENTS FOR LOW TO MODERATE WIND AND SEISMIC FORCES
-BRACED WALL BANDS DESIGN NOT REQUIRED PER OBC 9.23.13.1.(2)(b)

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:
OBC 9.15.3.
-BASED ON 16-17.24 kN/ MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS (OBC 9.3.1.6.)
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10 ftsi (73kPa) BEARING CAPACITY
-FTG. TO HAVE CONTINUOUS KEY
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)
-REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE NOTES #1 & #3 FOR FOOTING SIZES

(1) TYPICAL STEP FOOTING: (EXTERIOR WALLS)
OBC 9.15.3.
-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE (OR AS PER SOILS ENG REPORT)

BRICK VENEER			
	- 1 STOREY	- 12'- 6"	(380mm X 180mm)
	- 2 STOREY	- 19'- 9.6"	(485mm X 155mm)
	- 3 STOREY	- 26'- 3"	(630mm X 230mm)
SIDING-	- 1 STOREY	- 10'- 6"	(255mm X 100mm)
	- 2 STOREY	- 14'- 6"	(360mm X 100mm)
	- 3 STOREY	- 18'- 5"	(460mm X 130mm)

(2) TYPICAL STEP FOOTING: (INTERIOR BEARING WALLS)
OBC 9.15.3.4.

- 1 STOREY MASONRY	- 16'- 6"	(410mm X 100mm)
- 1 STOREY WOOD	- 12'- 6"	(305mm X 100mm)
- 2 STOREY MASONRY	- 26'- 5.9"	(630mm 230mm)
- 2 STOREY WOOD	- 18'- 5"	(460mm X 130mm)
- 3 STOREY MASONRY	- 36'- 5.4"	(900mm X 360mm)
- 3 STOREY WOOD	- 24'- 9.8"	(610mm X 200mm)

(3) STEP FOOTING:
OBC 9.15.3.9.
-23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL RUN.

(4) DRAINAGE TILE OR PIPE:
OBC 9.14.3. & 9.16.3.
-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FUR. SLAB.
-COVER TOP & SIDES OF TILE OR PIPE W/ 5 7/8" (150mm) OF CRUSHED STONE OR OTHER COARSE CLEAN GRANULAR MATERIAL.
-TILE OR PIPE TO SLOPE TO A SEWER, DRAINAGE DITCH, OR DRY WELL.
-SUMP PITS & PUMPS (IF REQUIRED) PER OBC 9.14.5.2.

(5) BASEMENT SLAB:
OBC 9.13. & 9.16.
-3" (75mm) CONCRETE SLAB
-2900psi (20MPa) AFTER 28 DAYS - OBC 9.3.1.6.
-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS
-4" (100mm) OF COURSE GRANULAR MATERIAL (OR AS PER SOILS ENG REPORT)
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IF SHALL CONFORM TO OBC 9.13.5.
-FLOOR DRAIN PER OBC 9.31.4.3.
-R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12 - 3.1.1.7 (5))
- SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (OBC SB-9)

(5a) SLAB ON GROUND:
-3" (75mm) CONCRETE SLAB - OBC 9.16.3.
-2900psi (20MPa) AFTER 28 DAYS - OBC 9.3.1.6.
-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS
-4" (100mm) OF COURSE GRANULAR MATERIAL (OR AS PER SOILS ENG REPORT)
-R10 (RSI 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23-1/2" (600mm) OF GRADE. (OBC SB-12-3.1.1.7 (6))
- 4" (100mm) OF COURSE GRANULAR MATERIAL (OR AS PER SOILS ENG REPORT)
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IF SHALL CONFORM TO OBC 9.13.5.
-FLOOR DRAIN PER OBC 9.31.4.3.
- SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (OBC SB-9)

(6) GARAGE SLAB / EXTERIOR SLAB:
-4"(100mm) CONCRETE SLAB
-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - OBC 9.3.1.6.
-6" X 4" (WQ X H + 2.5) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
-4" (100mm) OF COURSE GRANULAR MATERIAL (OR AS PER SOILS ENG REPORT)
-ANY FILL PLACED UNDER SLAB, OTHER THAN COARSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.

(7) PILASTERS:
OBC 9.15.5.3.
PILASTER
-CONCRETE NIB - 4'-X' (1'-100mm X 305mm)
-BLOCK NIB - 4' X 12" (100mm X 305mm) BONDED & TIED TO WALL AS PER OBC 9.20.11.2. TOP 7 7/8" (200mm) SOLID.
-FOOTING EXTENDED 6" BEYOND PILASTER OR PIER PLAN
OR
BEAM POCKET
-4" (100mm) INTO FDN. WALL W/ TWICE WIDTH TO MATCH BEAM SIZE.
-1'-0" (13mm) SPACE AROUND WOOD BEAMS (OBC 9.23.2.2.)
STRUCTURAL COLUMNS
-SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 16'-1" (4.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).

(8) STEEL PIPE COLUMN:
OBC 9.15.3.4. & 9.17.3.
-FIXED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
-FOR STEEL BEAMS, CUTS IS TOP & MIN. 6" X 4" X 1/4" (150mmX 100mmx 6.35mm) STEEL BTM. PLATE
-FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CSA-B-72-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (OBC 9.17.3.4.)

COL. SPACING	PIPE SIZES
2 STOREY	
MAX. 9'-10" (2997mm)	- 3.4" X 3.4" X 16" (86mmX 86mmX 406mm)
MAX. 16'-0" (4880mm)	- 4.6" X 4.6" X 23" (117mmX 117mmX 530mm)
3 STOREY	
MAX. 9'-10" (2997mm)	- 4.0" X 4.0" X 19" (101mmX 101mmX 480mm)
MAX. 16'-0" (4880mm)	- 5.1" X 5.1" X 26" (129mmX 129mmX 610mm)

-WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mmX 16mm) STEEL PLATE UNDER 2-5/8" (16mm) ANCHOR BOLTS

(9) WOOD COLUMN:
OBC 9.17.4.1. & 9.17.4.2.
-5 1/2" x 5 1/2" (140mm x 140mm) SOLID WOOD COLUMN - OR
-3-2"x6" (38mm x 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (75mm) NAILS SPACED NOT MORE THAN 12" (305mm) APART, OR BOLTED TOGETHER W/ 3/8"(9.52mm) DIA BOLTS SPACED AT 18" (450mm) O.C.
-W4'AP COLUMN BASE W/ 6 MIL POLY
-COLUMN TO SIT DIRECTLY ON CONC PAD (NOT ON CONC SLAB)
-25"x25"x2'-0" (640mm x 640mm x 305mm) CONC PAD (1 FLOOR SUPPORTED W/ 9'-10" COL SPACING)
-34"x34"x1'-6" (860mm x 860mm x 360mm) CONC PAD (2 FLOORS SUPPORTED W/ 9'-10" COL SPACING)

(11) BLOCK PARTY WALL BEAM END BEARING: (BEAMS & GIRDER TRUSSES)
-12" X 11" X 1/2" STL. PLATE (PLATE SIZE MAY VARY BASED ON LOCATIONS) ON TOP OF CONCRETE BLOCK (FILLED SOLID) - 2-1/2"(63.5) DIA. W/ 2- 5/8"(9.1)" ANCHOR BOLTS W/ 2" HOOK, CENTRED ON WALL
- USE TO OBTAIN 2" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS

WALL ASSEMBLIES:

(14) FOUNDATION WALL:
O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT.
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2100mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-FOR WALLS NOT EXCEEDING 9'-0" (2700mm) IN LATERALLY SUPPORTED HEIGHT.
-10" (250mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.
-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C. 9.15.4.2.A. SHALL BE USED OR SHALL BE DESIGNED UNDER O.B.C.- PART 4.
-WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE FOR MASONRY VENEER & MIN. 7 7/8" (200mm) FOR SIDING/STUCCO CONDITIONS (9.27.2.4. & 9.28.1.4.)
-INSULATE W/ R20 (RSI 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1 OBC SB-12 3.1.1.2.A.) W/ CONTINUOUS VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.4.
- ALTERNATE INSULATION METHODS: R10 (RSI 1.76)RIGID INSULATION W/ 2"x4" (89mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION W/ CONTINUOUS VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.4.
-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL
BEARING CONDITIONS:
OBC 9.15.4.2.
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.
-SEE TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALLY.
-FILL SPACE BETWEEN WALL AND FACING W/ MORTAR
-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 5-1/2" (90mm) THICK

DAMPPROOFING & WATERPROOFING:
-DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
-WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1. (2) (3) (4)
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPPROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.2.6 (2)(5)
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING.

(14a) FOUNDATION WALLS @ UNSUPPORTED OPENING:
-2-2Ofn HORIZ BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
-3-2Ofn HORIZ BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
-4-2Ofn HORIZ BARS IN TOP PORTION OF WALL (10'-0" TO 12'-0" OPENING)
-BARS STACKED VERTICALLY AT INTERIOR FACE APPROX 4" TO 6" APART.
-BARS TO HAVE MIN. 1 3/8" (35mm) CONCRETE COVER
-BARS TO EXTEND 2'-0" (610mm) BEYOND BOTH SIDES OF OPENING.

(13) FRAME WALL CONSTRUCTION:
O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS INSTALLED PER MANUFACTURER SPECIFICATION. MIN. 7 7/8" (200mm) FROM FINISHED GRADE (OBC 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER OBC 9.27.3.2.
-MIN. 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.17.2.A. (REFER TO MANUFACTURER SPECIFICATIONS)
-1" (25mm) AIR SPACE
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3. & 9.25.4.
-2"x6" (38mm X 140mm) WOOD STUDS @ 16" (406mm) O.C.
-R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 3.1.1.2.A.)
-6 MIL POLY VAPOUR BARRIER
-INTERIOR FINISH AS REQUIRED

(13a) FRAME WALL CONSTRUCTION @ GARAGE:
OBC 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS INSTALLED PER MANUFACTURER SPECIFICATION. MIN. 7 7/8" (200mm) FROM FINISHED GRADE (OBC 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER OBC 9.27.3.2.
-MIN. 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.17.2.A.
-2"X 4" (38mm X 89mm) WOOD STUDS @ 16" (406mm) O.C.
-WALL SHEATHING MEMBRANE AS PER OBC 9.27.3.2.
-R22 (RSI 3.87) INSULATION BETWEEN STUDS (OBC 9.28.1.4. & 9.27.)
-6 MIL POLY VAPOUR BARRIER
-INTERIOR FINISH AS REQUIRED

(14) MASONRY VENEER CONSTRUCTION:
OBC 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE PRE-BENT, PRE-GRIL OR PRE-PUNCHED CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZ & 24" (600mm) O.C. VERT SPACING, FASTENED AS PER OBC 9.20.9.3.(1).
-PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 7-7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6 (2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-1" (25mm) R5 (RSI 0.88) RIGID INSULATION W/ TAPED JOINTS (OBC 9.27.3.4.)
-BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL HEIGHT OF WALL, OR CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL.
- MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 3 FLOORS ABOVE - OBC 9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (305mm) O.C.
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
O.B.C. SB-3 WALL = EWDI (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD 5/8" (15.9mm) GYPSUM BOARD TO EXTERIOR SIDE OF STUDS
-FOR 2 STOREY OR 3 STOREY BUILDINGS, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (305mm) O.C.

(15) ALTERNATE MASONRY VENEER CONSTRUCTION:
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE PRE-BENT, PRE-GRIL OR PRE-PUNCHED CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZ & 24" (600mm) O.C. VERT SPACING, FASTENED AS PER OBC 9.20.9.3.(1).
-PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 7-7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (OBC 9.20.13.6 (2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-1" (25mm) R5 (RSI 0.88) RIGID INSULATION W/ TAPED JOINTS (OBC 9.27.3.4.)
-BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL HEIGHT OF WALL, OR CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL HEIGHT OF WALL.
-2" X 4" (38mm X 140mm) WOOD STUDS @ 16" (406mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1, OBC SB-12 3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 3 FLOORS ABOVE - OBC 9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (305mm) O.C.
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
O.B.C. SB-3 WALL = EWDI (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-REPLACE 1/4" (6mm) PLYWOOD W/ MIN. 7/16" (11.1mm) PLYWOOD
-BATT INSULATION REQUIRES A MASS OF AT LEAST 1.3 kg/ sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.
-ADD 7/16" (11.1mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.17.2.A. & SB-3 FLOOR NOTE #17 BETWEEN RIGID INSULATION AND WOOD STUD.
-BATT INSULATION REQUIRES A MASS OF AT LEAST 1.3 kg/ sq.m.
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.
-FASTENED AT 200mm MAX)

(16) BRICK VENEER CONSTRUCTION @ GARAGE:
O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE PRE-BENT, PRE-GRIL OR PRE-PUNCHED CORROSION RESISTANT STRAPS @ MAX. 16" (406mm) O.C. HORIZ & 24" (600mm) O.C. VERT SPACING, FASTENED AS PER OBC 9.20.9.3.(1).
-PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 7-7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (OBC 9.20.13.6 (2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-MIN. 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.17.2.A.
-2"X 6" (38mm X 140mm) WOOD STUDS @ 16" (406mm) O.C.
-R22 (RSI 3.87) INSULATION BETWEEN STUDS (OBC 9.28.1.4. & 9.27.)
-6 MIL POLY VAPOUR BARRIER
-INTERIOR FINISH AS REQUIRED

(17) INTERIOR STUD WALL:
OBC 9.29.5.1.
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (406mm) O.C. OR
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (406mm) O.C. W/
- DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE
-1/2" (12.7mm) GYPSUM BOARD WITH SIDES.

(18) BEARING STUD WALL (BASEMENT):
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (406mm) O.C. OR
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (406mm) O.C. W/
- DBL. 2" X 4" OR 2" X 6" TOP PLATE.
-2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPPROOFING MATERIAL.
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C.
-FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB

(19) PARTY WALL - BLOCK:
OBC SB-3 Wall = 8dx (STC = 57, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK.
-FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)
-SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT SMOKE PASSAGE
-1'-0" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES
-8" (200mm) CONCRETE BLOCK (NORMAL WEIGHT AGGREGATE) O.C. BOTH SIDES
-ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
-STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ PARTY WALLS AS PER OBC 9.10.9.11.(5) & TABLE 2.1.1.5B-8
-METHODS TO MINIMIZE SOUND TRANSMISSION (SUCH AS ACOUSTICAL SEALANT OR EQUIV) AS PER OBC SB-3 NOTE (4) TO TABLE 1

(19a) PARTY WALL - BLOCK (AGAINST GARAGE):
OBC SB-3 Wall = 8Sc (STC = 51, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK.
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3. & 9.25.4.
-2" X 6" (38mm X 140mm) WOOD STRAPPING @ 16" (406mm) O.C.
-R22 (RSI 3.87) BATT INSULATION
-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATE)
-8" (200mm) CONCRETE BLOCK (NORMAL WEIGHT AGGREGATE)
-1'-0" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES
NOTE - SUPPORT FOR 3 FLOORS ABOVE - OBC 9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (305mm) O.C.
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
O.B.C. SB-3 WALL = EWDI (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD 5/8" (15.9mm) GYPSUM BOARD TO EXTERIOR SIDE OF STUDS
-FOR 2 STOREY OR 3 STOREY BUILDINGS, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (305mm) O.C.

(20) PARTY WALL - FOUNDATION:
OBC 9.15.4.2.
-7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psi (15MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2

(21) PARTY WALL - WOOD STUD:
O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK.
-FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)
-2 ROWS 2"X4" (38mmX 89mm) STUDS @ 16"(406mm) O.C. W/ SEPARATE 2"X 4" (38mmX 89mm) BOTTOM PLATE & SEPARATE DOUBLE 2" X 4" (38mmX 89mm) TOP PLATES
-SOUND ABSORPTIVE MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
-5/8" (16mm) TYPE 'X' GYPSUM BOARD BOTH SIDES W/ JOINTS TAPED & FILLED.
-METHODS TO MINIMIZE SOUND TRANSMISSION (SUCH AS ACOUSTICAL SEALANT OR EQUIV) AS PER OBC SB-3 NOTE (4) TO TABLE 1
NOTE - SUPPORT FOR 2 + 3 FLOORS ABOVE - O.B.C. 9.23.10.1. =
-FOR 2 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (305mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (305mm) O.C.
ON REMAINING FLOORS AT THE STAIR OPENING AT 16" O.C.

(22) GARAGE WALL & CEILING:
OBC 9.10.9.18.(5)
-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT
-R22 (RSI 3.87) INSULATION IN WALLS.
-R31 (RSI 5.41) INSULATION IN CEILING W/ FLOOR ABOVE
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC= 9.25.3. & 9.25.4. FOR FLOOR ABOVE.
-INSULATION AROUND DUCTS AND PIPING NOT TO ENCROACH MIN. REQUIRED GARAGE AREA (REFER TO MUNICIPAL STANDARDS).
-1/2" (12.7mm) GYPSUM BOARD
-ROOF TRUSS MEMBERS ARE FASTENED TO TOP PLATES WITH
18 GA. TYPE 'H' CLIPS
-BOTTOM PLATES ARE FASTENED TO FLOOR JOISTS, BLOCKING OR RIM JOIST WITH 3 1/4" (83mm) NAILS AT 7 7/8" (200mm) O.C.

(22a) WALL ADJACENT TO ATTIC SPACE:
-1/2" (12.7mm) GYPSUM BOARD
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC= 9.25.3. & 9.25.4.
-2"X 6" (38mm X 140mm) WOOD STUDS @ 16" (406mm) O.C.
-R22 (RSI 3.87) INSULATION
-1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE.
-ATTIC ACCESS TO BE PROVIDED AS PER OBC 9.19.2.1.

(23) DOUBLE LOADBEARING WALL:
OBC 9.23.10.6.
-5/8" (9.5mm) PLYWOOD, OSB OR WAFERBOARD SHEATHING
-REFER TO PLAN FOR STUD SPECIFICATION
-STUDS FASTENED AT TOP & BOTTOM WITH 3 1/4" (83MM) TOE NAILS
-DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 7 7/8" (200mm) O.C.
-SOLID BRIDGING AT 5'-11" (1200mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE WITH OBC 9.25.3. & 9.25.4.

(24) EXPOSED FLOOR:
-FLOOR AS PER NOTE # 28
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE
W/ OBC= 9.25.3. & 9.25.4.
-R31 (RSI 5.46) INSULATION
-VENTED ALUMINUM SOFFIT

(25) SUNKEN FINISHED AREAS:
-USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS.
- WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS.
-FLOOR STRUCTURE AS PER NOTE # 28.

(26) DOUBLE MASONRY INTERIOR WALL:
OBC 9.20.8.2.
-3 1/2" MASONRY VENEER ON 2" MORTAR JOINT ON 3 1/2" MASONRY VENEER
-W/TIES TO BE TIED W/ METAL TIES INSTALLED AS PER OBC 9.20.9.4.
SILL PLATE REQUIRED FOR WOOD AND CEILING FRAMING MEMBERS.
-6" SILL W/ 2" BEARING ON EACH SIDE & ANCHOR BOLTS @ 4'-0" O.C.
-NOTE: MASONRY TO BE SOLID & MORTAR JOINT FILLED SOLID FOR FLOOR JOISTS BEARING ON WYTHES. FLOOR JOISTS ARE NOT TO PROJECT INTO CAVITY AREA.

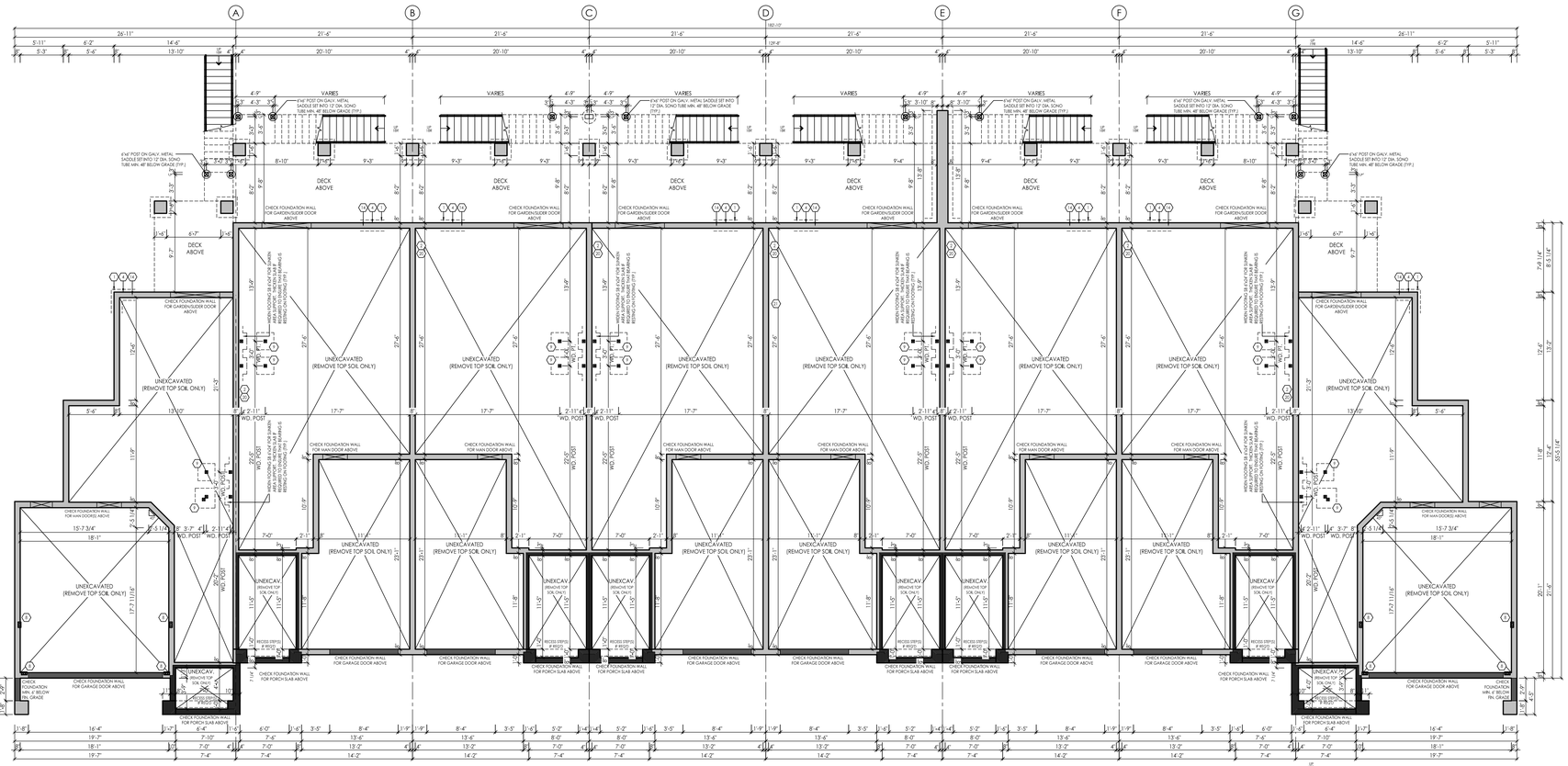
(26a) CORBEL MASONRY VENEER:
-MASONRY VENEER TO BE CORBELLED AS PER OBC 9.20.12.3.(1)

FLOOR ASSEMBLIES:

(26) SELL PLATE:
OBC 9.23.7. & 9.23.6.1 (2)
-2" X 4" (38mm X 89mm) PLATE
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 5'-7" (1700mm) O.C. FASTENED TO PLATE W/ NUTS AND WASHERS & SHALL BE EMBEDDED NOT LESS THAN 4" (100mm) INTO FOUNDATION WALL. ANCHOR BOLT SHOULD NOT BE MORE THAN 0.5m TO THE END OF THE TIMBER AND MIN. OF 2 PER BRACED WALL PANEL.
-SILL PLATE TO BE CAULKED OR PLACED ON A LAYER NOT LESS THAN 1" (25mm) OF MORTAR FOR LEVELLING. OR FLOAT GASKET

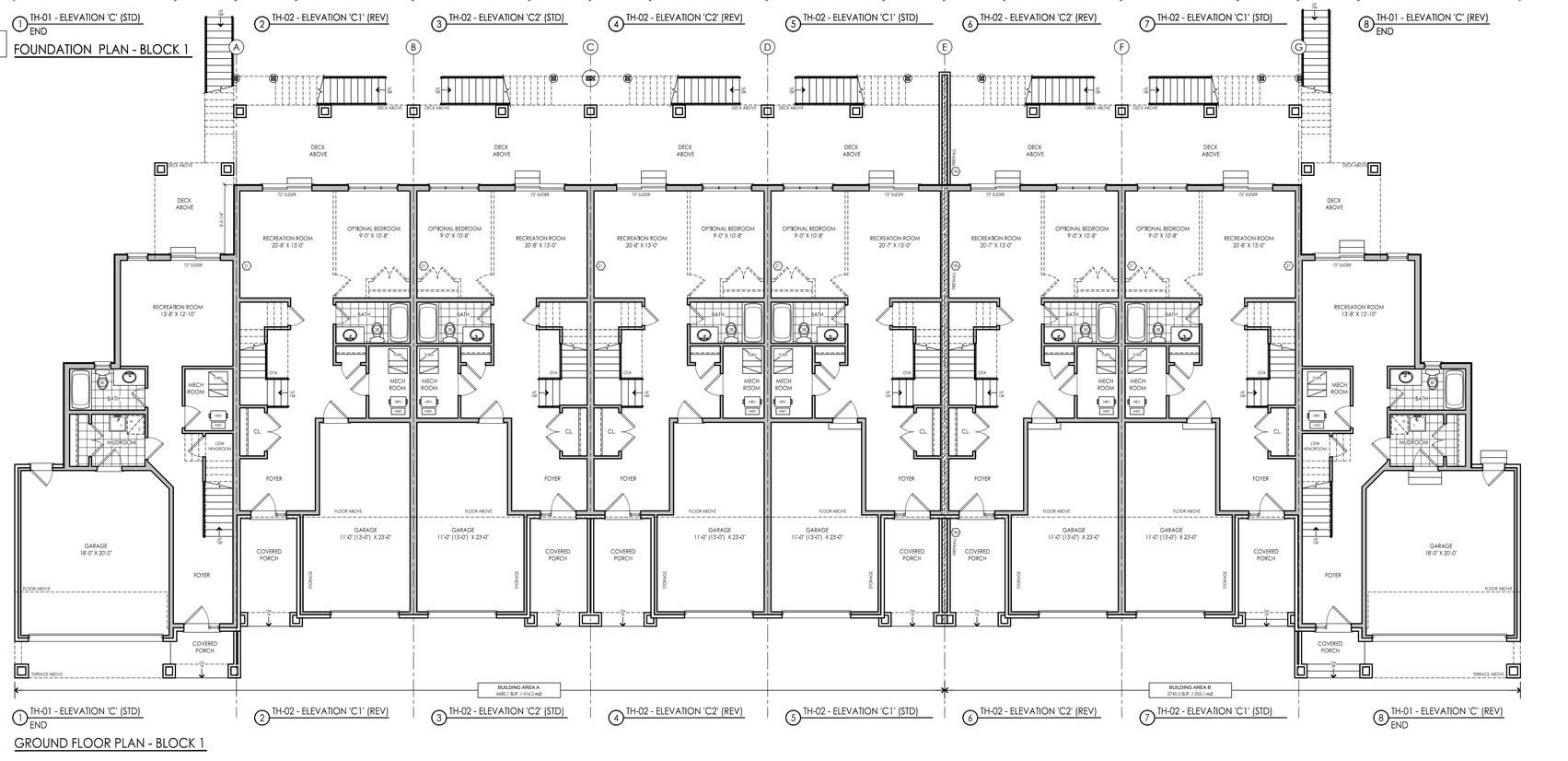
DIMENSIONS ARE TO CENTRE OF PADS. REFER TO WORKING DRAWINGS FOR PAD SIZES

FOUNDATION PLAN - BLOCK 1



1 TH-01 - ELEVATION 'C' (STD) END
2 TH-02 - ELEVATION 'C1' (REV)
3 TH-02 - ELEVATION 'C2' (STD)
4 TH-02 - ELEVATION 'C2' (REV)
5 TH-02 - ELEVATION 'C1' (STD)
6 TH-02 - ELEVATION 'C2' (REV)
7 TH-02 - ELEVATION 'C1' (STD)
8 TH-01 - ELEVATION 'C' (REV) END

GROUND FLOOR PLAN - BLOCK 1



1 TH-01 - ELEVATION 'C' (STD) END
2 TH-02 - ELEVATION 'C1' (REV)
3 TH-02 - ELEVATION 'C2' (STD)
4 TH-02 - ELEVATION 'C2' (REV)
5 TH-02 - ELEVATION 'C1' (STD)
6 TH-02 - ELEVATION 'C2' (REV)
7 TH-02 - ELEVATION 'C1' (STD)
8 TH-01 - ELEVATION 'C' (REV) END

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PRELIMINARY-NOT FOR CONSTRUCTION

DATEOUT

SIGNATURE:

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	25-Mar-26		MSA

client
Running Brook Homes Ltd.

project
4 Victoria Crescent
Orillia

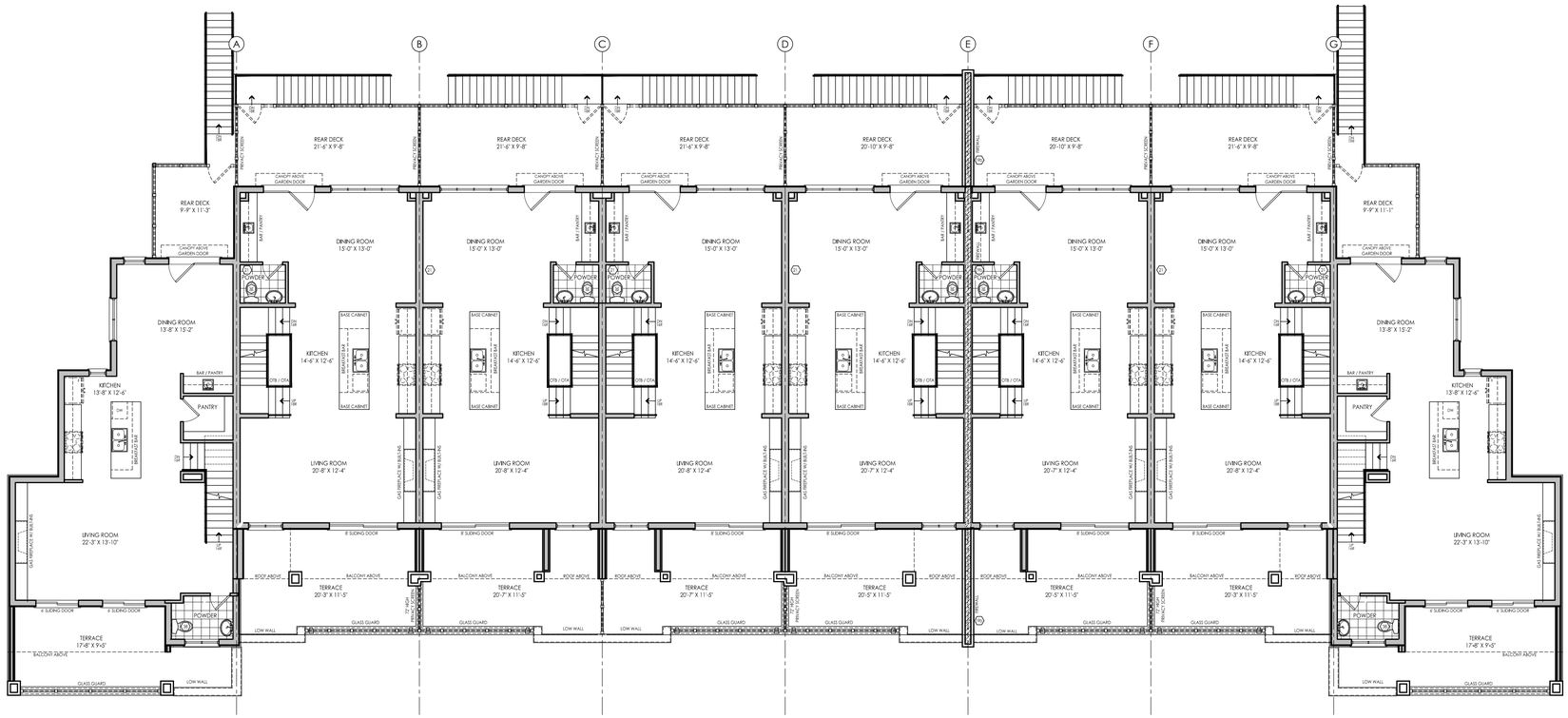
model
BLOCK-1

project #
25035

scale
3/16" = 1'-0"

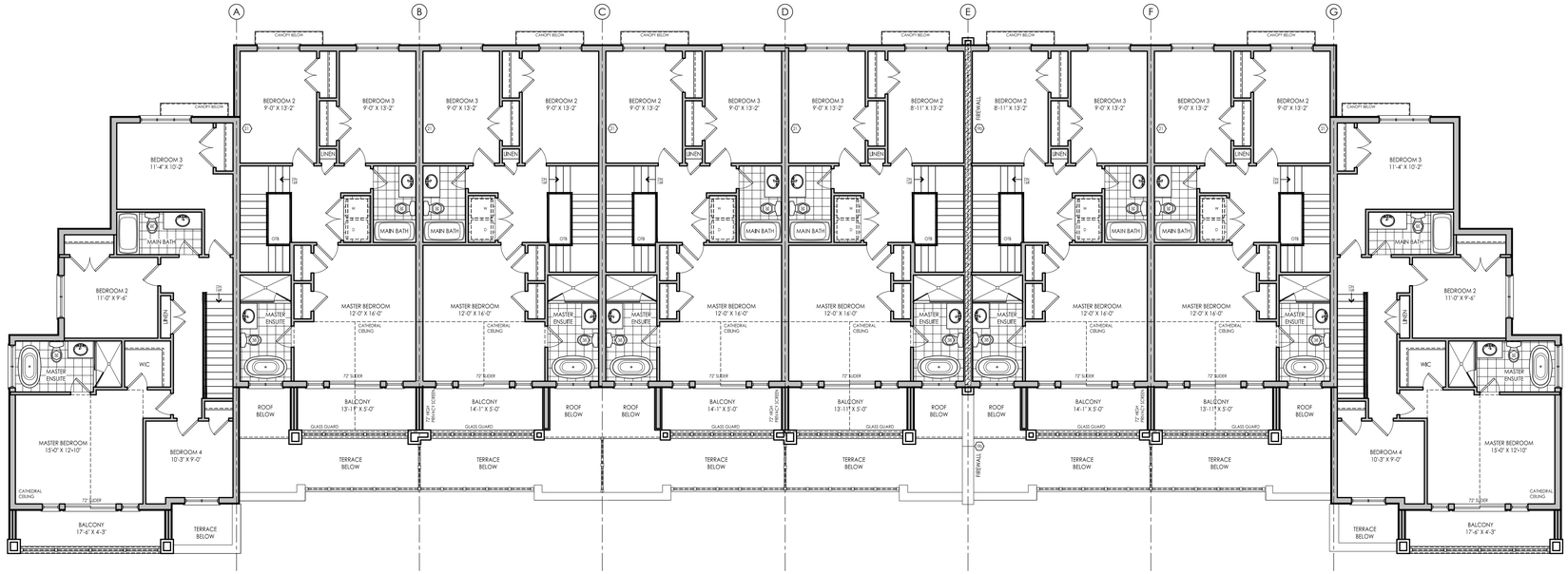
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1 TH-01 - ELEVATION 'C' (STD) END | 2 TH-02 - ELEVATION 'C1' (REV) | 3 TH-02 - ELEVATION 'C2' (STD) | 4 TH-02 - ELEVATION 'C2' (REV) | 5 TH-02 - ELEVATION 'C1' (STD) | 6 TH-02 - ELEVATION 'C2' (REV) | 7 TH-02 - ELEVATION 'C1' (STD) | 8 TH-01 - ELEVATION 'C' (REV) END

MAIN FLOOR PLAN - BLOCK 1



1 TH-01 - ELEVATION 'C' (STD) END | 2 TH-02 - ELEVATION 'C1' (REV) | 3 TH-02 - ELEVATION 'C2' (STD) | 4 TH-02 - ELEVATION 'C2' (REV) | 5 TH-02 - ELEVATION 'C1' (STD) | 6 TH-02 - ELEVATION 'C2' (REV) | 7 TH-02 - ELEVATION 'C1' (STD) | 8 TH-01 - ELEVATION 'C' (REV) END

UPPER FLOOR PLAN - BLOCK 1

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client
Running Brook Homes Ltd.

project
4 Victoria Crescent
Orillia

model
BLOCK-1

project #
25035

scale
3/16" = 1'-0"

page
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1 TH-01 - ELEVATION 'C' (STD) END
2 TH-02 - ELEVATION 'C1' (REV)
3 TH-02 - ELEVATION 'C2' (STD)
4 TH-02 - ELEVATION 'C2' (REV)
5 TH-02 - ELEVATION 'C1' (STD)
6 TH-02 - ELEVATION 'C2' (REV)
7 TH-02 - ELEVATION 'C1' (STD)
8 TH-01 - ELEVATION 'C' (REV) END

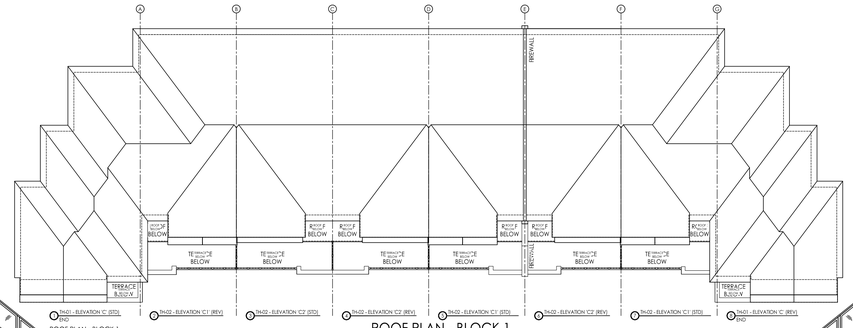
FRONT ELEVATION - BLOCK 1



8 TH-01 - ELEVATION 'C' (REV) END

RIGHT SIDE ELEVATION - BLOCK 1

ALLOWABLE UNPROTECTED OPENINGS					
TOTAL WALL AREA		1412.00	SF	146.89	M2
LIMITING DISTANCE	13.100'1"	4.00	m	12	%
ALLOWABLE OPENINGS		168.72	SF	17.55	M2
ACTUAL OPENINGS		65.34	SF	6.07	M2



1 TH-01 - ELEVATION 'C' (STD) END
2 TH-02 - ELEVATION 'C1' (REV)
3 TH-02 - ELEVATION 'C2' (STD)
4 TH-02 - ELEVATION 'C2' (REV)
5 TH-02 - ELEVATION 'C1' (STD)
6 TH-02 - ELEVATION 'C2' (REV)
7 TH-02 - ELEVATION 'C1' (STD)
8 TH-01 - ELEVATION 'C' (REV) END

ROOF PLAN - BLOCK 1

ALL ROOF SHEATHING ON ROOF FRAMING TO EXTEND OVER EAVE FOR SOFFIT VENTILATION AND TO BE CONTINUOUS OVER ENTIRE ROOF AREA. PROVIDE A MINIMUM OF 1/300 OF THE INSULATED ROOF AREA AS VENTILATION AREA. ROOF VENTILATION TO BE BALANCED BETWEEN LOW AND HIGH LOCATIONS AND SHALL NOT EXCEED 50% OF VENTILATION AREA FROM ROOF OPENINGS ONLY.

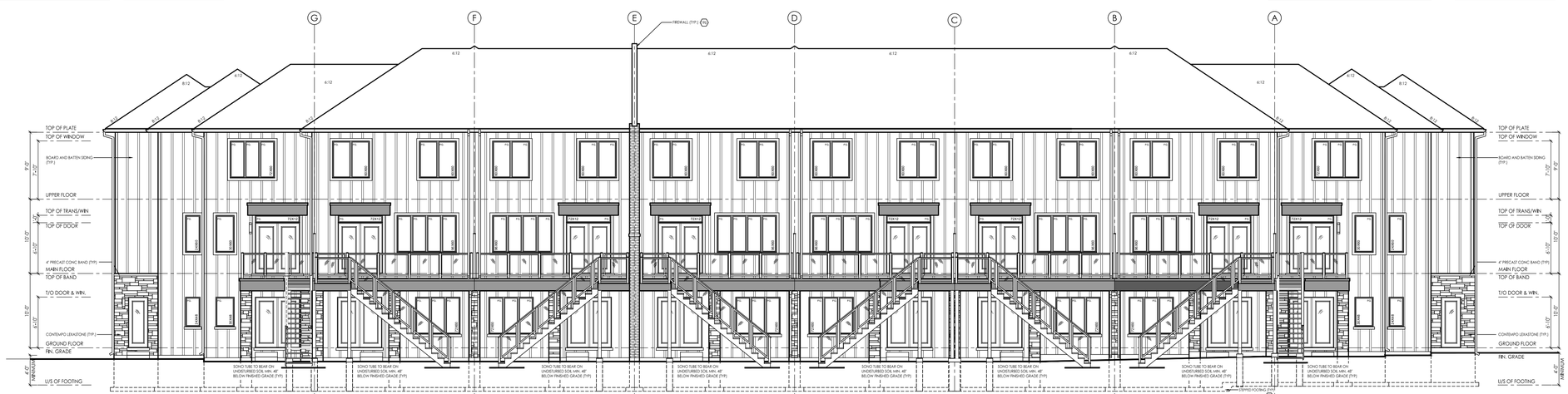
REFER TO ROOF SHEATHING FOR SHEATHING INSULATION DETAILS



1 TH-01 - ELEVATION 'C' (STD) END

LEFT SIDE ELEVATION - BLOCK 1

ALLOWABLE UNPROTECTED OPENINGS					
TOTAL WALL AREA		1422.00	SF	142.00	M2
LIMITING DISTANCE	13.100'1"	4.00	m	12	%
ALLOWABLE OPENINGS		164.07	SF	17.10	M2
ACTUAL OPENINGS		65.34	SF	6.07	M2



8 TH-01 - ELEVATION 'C' (REV) END
7 TH-02 - ELEVATION 'C1' (STD)
6 TH-02 - ELEVATION 'C2' (REV)
5 TH-02 - ELEVATION 'C1' (STD)
4 TH-02 - ELEVATION 'C2' (REV)
3 TH-02 - ELEVATION 'C2' (STD)
2 TH-02 - ELEVATION 'C1' (REV)
1 TH-01 - ELEVATION 'C' (STD) END

REAR ELEVATION - BLOCK 1

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#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-MAR-26		MSA
2	ISSUED FOR CLIENT REVIEW	24-JUL-26	MSA	MSA

client
Running Brook Homes Ltd.

project
4 Victoria Crescent
Orillia

model
BLOCK-1

project #
25035

scale
3/16" = 1'-0"

page
A3

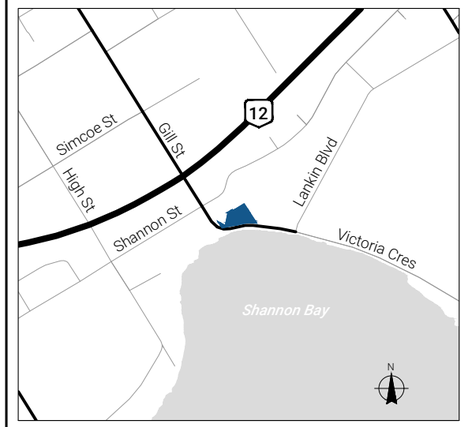
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CONCEPT PLAN

6 Victoria Crescent

Part of Lot 12, Concession 5 Southern Division

City of Orillia, County of Simcoe



Subject Lands — Scale 1 : 15,000

RESIDENTIAL

RESIDENTIAL

1.2m Access Easement

1.2m Access Easement

32.58

51.69

15.27

3.05

1.94

31.10

23.02

21.37

68.89

21.24

1.78

1 2 3 4 5 6 7 8

Deck Above

Garage

Terrace Above

Board Fence

Turfgrass Area

Prop. 1.50m Conc. Sidewalk

Sidewalk Plow Turnaround

Ex. Sidewalk

Prop. 1.5m Sidewalk

Gill St
Public R.O.W.

Victoria Cres
Public R.O.W.

Shannon Bay
Lake Simcoe

LEGEND

- Subject Lands
- Townhouse Dwelling Units
- Deck & Porch
- 30m Shoreline Setback
- Board Fence
- Extent of Block B - Registered Plan M-77

DRAFT

0 5 10 15m

Scale: 1 : 400

N

Zone Matrix
ZBL 2014-44

	Residential Four (R4-2) Zone	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8
Lot Area (min)	185m² per unit	±621.0m²	261.2m²	256.5m²	272.0m²	287.9m²	303.9m²	313.8m²	497.4m²
Lot Frontage (min)	6.0m internal 8.0m end unit	±28.6m	±6.6m	±6.6m	±6.6m	±6.6m	±6.6m	±6.6m	±19.9m
Lot Coverage (max)	55%	±19.0%	±47.9%	±48.8%	±46.0%	±43.4%	±41.2%	±39.9%	±23.7%
Front Yard (min)	6.0m	±12.4m	±12.8m	±12.6m	±12.2m	±11.9m	±11.5m	±11.3m	±10.2m
Side Yard (min)	4.0m	±4.1m	±0.0m	±0.0m	±0.0m	±0.0m	±0.0m	±0.0m	±4.0m
Privacy Fence	2.4m Extending from Building (min)	Complies	Complies	Complies	Complies	Complies	Complies	Complies	Complies
Rear Yard (min)	7.5m	±9.4m	±9.5m	±9.2m	±11.7m	±14.5m	±17.3m	±20.1m	±17.2m
Setback from Lake Simcoe (min)	30.0m	±28.7m	±30.0m	±29.6m	±29.8m	±29.6m	±29.6m	±30.0m	±28.4m
Building Height (max)	12.5m	<10.2m	<10.6m	<10.6m	<10.6m	<10.6m	<10.6m	<10.6m	<10.2m
Landscaped Open Space (min)	30%	62.9%	±29.2%	±28.3%	±33.1%	±37.1%	±41.1%	±43.1%	±57.5%
Parking Spaces (min)	2 per unit	2	2	2	2	2	2	2	2
Driveway Width (max)	60%	±17.6%	±62.8%	±62.8%	±62.8%	±62.8%	±62.8%	±62.8%	±25.3%
Rear Yard Deck Encroachment (max)	3.75m	±0.7m	±1.6m	±1.2m	n/a	n/a	n/a	n/a	n/a
Garage Dimensions (min)	3.0m x 6.0m	5.6m x 6.6m	3.5.m x 7.2m	3.5.m x 7.2m	3.5.m x 7.2m	3.5.m x 7.2m	3.5.m x 7.2m	3.5.m x 7.2m	5.6m x 6.6m

Note: This drawing is for discussion purposes only.

Source: Plan of Survey, Dearden and Stanton Ltd, January 21, 2025. County of Simcoe interactive map.

Drawn By: A.M. | Date: July 29, 2026 | File No: 986

MORGAN
PLANNING & DEVELOPMENT
Phone: (705) 327-1873 Website: morganplanning.ca
101-21 Matchedash Street South, Orillia, ON, L3V 4W4

CONSTRUCTION NOTES:

COMPLIANCE PACKAGE A1 - OBC 2024 (TO AMEND NBC 2020)

(UNLESS OTHERWISE NOTED)
-ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (OBC) FOR ONTARIO AMENDMENT TO THE NATIONAL BUILDING CODE 2020 AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.
-THERMAL RESISTANCE VALUES BASED ON ZONE 1
MUNICIPAL CLIMATIC DATA: LOCATION: MUNICIPAL NAME
SOD(2) = # ### (DBT TABLE 3)
HOURLY WIND PRESSURE (1/50) = # ### kPa (SB-1 TABLE 2)
BRACING TO RESIST LATERAL LOADS DUE TO WIND AND EARTHQUAKE:
OBC 9.23.13.1. REQUIREMENTS FOR LOW TO MODERATE WIND AND SEISMIC FORCES
-BRACED WALL BANDS DESIGN NOT REQUIRED PER OBC 9.23.13.1.(2)(b)

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:
OBC 9.15.3.
-BASED ON 16-17.24 kN/ MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS (OBC 9.3.1.6.)
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10 ftsi (73kPa) BEARING CAPACITY
-FTG. TO HAVE CONTINUOUS KEY
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)
-REFER TO STRUCTURAL DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE NOTES #1 & #3 FOR FOOTING SIZES

(1) TYPICAL STEP FOOTING: (EXTERIOR WALLS)
OBC 9.15.3.
-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE (OR AS PER SOILS ENG REPORT)

BRICK VENEER			
	-1 STOREY	- 12'- 6"	(380mm X 180mm)
	-2 STOREY	- 19'- 6"	(485mm X 155mm)
	-3 STOREY	- 26'- 9"	(630mm X 230mm)
SIDING-	-1 STOREY	- 10'- 6"	(255mm X 100mm)
	-2 STOREY	- 14'- 6"	(360mm X 100mm)
	-3 STOREY	- 18'- 5"	(460mm X 130mm)

(2) TYPICAL STEP FOOTING: (INTERIOR BEARING WALLS)
OBC 9.15.3.4.

-1 STOREY MASONRY	- 16'- 6"	(410mm X 100mm)
-1 STOREY SFD	- 12'- 6"	(305mm X 100mm)
-2 STOREY MASONRY	- 26'- 5"	(630mm 230mm)
-2 STOREY SFD	- 18'- 5"	(460mm X 130mm)
-3 STOREY MASONRY	- 36'- 1/4"	(900mm X 360mm)
-3 STOREY SFD	- 24'- 9.6"	(610mm X 200mm)

(3) STEP FOOTING:
OBC 9.15.3.9.
-23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL RUN.

(4) DRAINAGE TILE OR PIPE:
OBC 9.14.3. & 9.16.3.
-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FUR. SLAB.
-COVER TOP & SIDES OF TILE OR PIPE W/ 5 7/8" (150mm) OF CRUSHED STONE OR OTHER COARSE CLEAN GRANULAR MATERIAL.
-SLOPE TILE OR PIPE TO A SEWER, DRAINAGE DITCH, OR DRY WELL.
-SUMP PITS & PUMPS (IF REQUIRED) PER OBC 9.14.5.2.

(5) BASEMENT SLAB:
OBC 9.13. & 9.16.
-3" (75mm) CONCRETE SLAB
-2900psi (20MPa) AFTER 28 DAYS - OBC 9.3.1.6.
-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS
-4" (100mm) OF COURSE GRANULAR MATERIAL FOR AS PER SOILS ENG REPORT)
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IF SHALL CONFORM TO OBC 9.13.5.
-FLOOR DRAIN PER OBC 9.31.4.3.
-R10 (RSI 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB EDGE. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12 - 3.1.1.7 (5))
- SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (OBC SB-9)

(5a) SLAB ON GROUND:
-3" (75mm) CONCRETE SLAB - OBC 9.16.3.
-2900psi (20MPa) AFTER 28 DAYS - OBC 9.3.1.6.
-DAMPPROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS
-R10 (RSI 1.76) INSULATION UNDER ENTIRE SLAB WHERE THE ENTIRE SLAB IS WITHIN 23-1/2" (600mm) OF GRADE. (OBC SB-12-3.1.1.7.(6))
-4" (100mm) OF COURSE GRANULAR MATERIAL FOR AS PER SOILS ENG REPORT)
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IF SHALL CONFORM TO OBC 9.13.5.
-FLOOR DRAIN PER OBC 9.31.4.3.
- SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (OBC SB-9)

(6) GARAGE SLAB / EXTERIOR SLAB:
-4"(100mm) CONCRETE SLAB
-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - OBC 9.3.1.6.
-6" X 4" (W/2 X H = 2.5) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
-4" (100mm) OF COURSE GRANULAR MATERIAL (OR AS PER SOILS ENG REPORT)
-ANY FILL PLACED UNDER SLAB, OTHER THAN COARSE CLEAN GRANULAR MATERIAL, SHALL BE COMPACTED.

(7) PILASTERS:
OBC 9.15.5.3.
PILASTER
-CONCRETE NIB - 4'-X' (1' (100mm X 305mm)
-BLOCK NIB - 4' X 12" (100mm X 305mm) BONDED & TIED TO WALL AS PER OBC 9.20.11.2. TOP 7 7/8" (200mm) SOLID.
-FOOTING EXTENDED 6" BEYOND PILASTER OR PIER PLAN
OR
BEAM POCKET
-4" (100mm) INTO FDN. WALL W/ TWICE WIDTH TO MATCH BEAM SIZE.
-1'-0" (13mm) SPACE AROUND WOOD BEAMS (OBC 9.23.2.2.)
STRUCTURAL COLUMNS
-JOISTS BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAND, DO NOT EXCEED 16-11" (4.9M) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).

(8) STEEL PIPE COLUMN:
OBC 9.15.3.4. & 9.17.3.
-FIXED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
-FOR STEEL BEAMS, CUTS IS TOP & MIN. 6" X 4" X 1/4" (150mmX 100mmx 6.35mm) STEEL BTM. PLATE
-FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. WIDTH OF BEAM
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/CSA-B-72-M WHERE IMPOSED LOAD DOES NOT EXCEED 36 KN (OBC 9.17.3.4.)

COL. SPACING	PTG SIZE:
2 STOREY	
-MAX. 9'-10" (2997mm)	- 3.4" X 3.4" X 16"
	- (86mm X 86mm X 406mm)
-MAX. 16'-0" (4880mm)	- 4.6" X 4.6" X 23"
	- (117mm X 117mm X 585mm)
3 STOREY	
-MAX. 9'-10" (2997mm)	- 4.0" X 4.0" X 19"
	- (101mm X 101mm X 480mm)
-MAX. 16'-0" (4880mm)	- 5.1" X 5.1" X 24"
	- (129mm X 129mm X 610mm)

-WHERE COL. SITS ON FDN. WALL, USE 4" X 8" X 5/8" (100mmX 200mmX 16mm) STEEL PLATE UNDER COL. (16mm) ANCHOR BOLTS

(9) WOOD COLUMN:
OBC 9.17.4.1. & 9.17.4.2.
-5 1/2" x 5 1/2" (140mm x 140mm) SOLID WOOD COLUMN - OR
-3-2"x6" (38mm x 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (75mm) NAILS SPACED NOT MORE THAN 12" (305mm) APART, OR BOLTED TOGETHER W/ 3/8"(9.52mm) DIA BOLTS SPACED AT 18" (450mm) O.C.
-WRAP COLUMN BASE W/ 6 MIL POLY
-COLUMN TO SIT DIRECTLY ON CONC PAD (NOT ON CONC SLAB)
-25"x25"x12" (640mm x 640mm x 305mm) CONC PAD (1 FLOOR SUPPORTED W/ 9'-10" COL SPACING)
-34"x34"x14" (860mm x 860mm x 360mm) CONC PAD (2 FLOORS SUPPORTED W/ 9'-10" COL SPACING)

(11) BLOCK PARTY WALL BEAM END BEARING: (BEAMS & GIRDER TRUSSES)
-12" X 11" X 1/2" STL. PLATE (PLATE SIZE MAY VARY BASED ON LOCATIONS ON TOP OF CONCRETE BLOCK (FILLED SOLID) - 2-1/2" (63.5mm) X 1/2" (13mm) DIA. ANCHOR BOLTS W/ 2" HOOK, CEMENTED ON WALL
- USE TO OBTAIN 2" SEPARATION DISTANCE BETWEEN ADJACENT BEAMS

WALL ASSEMBLIES:

(14) FOUNDATION WALL:
O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT.
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 7'-5 1/2" (2300mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2100mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-FOR WALLS NOT EXCEEDING 9'-0" (2700mm) IN LATERALLY SUPPORTED HEIGHT.
-10" (250mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 8'-6" (2600mm) & MAX. SUPPORTED HEIGHT OF 8'-6" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-LATERAL SUPPORT PROVIDED BY ANCHORED SILL PLATE TO JOISTS.
-FOR CONDITIONS EXCEEDING THESE MAXIMUMS AN ALTERNATIVE IN CONFORMANCE TO O.B.C.-19.15.4.2.A. SHALL BE USED OR SHALL BE DESIGNED UNDER O.B.C.- PART 4.
-WALL SHALL EXTEND A MIN. 5 7/8" (150mm) ABOVE GRADE FOR MASONRY VENEER & MIN. 7 7/8" (200mm) FOR SIDING/STUCCO CONDITIONS (9.27.2.4. & 9.28.1.4.)
-INSULATE W/ R20 (RSI 3.52) CONTINUOUS INSULATION FROM UNDERSIDE OF SUBFLOOR TO NOT MORE THAN 8" (200mm) ABOVE FINISHED FLOOR OF BASEMENT (ZONE 1 OBC SB-12 1.3.1.1.2.A.) W/ CONTINUOUS VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.4.
- ALTERNATE INSULATION METHODS: R10 (RSI 1.76)RIGID INSULATION W/ 2"x4" (38mm X 89mm) WOOD STUD W/ R12 (RSI 2.11) BATT INSULATION W/ CONTINUOUS VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.4.
-BACK FILL W/ NON-FROST SUSCEPTIBLE SOIL
DRAINAGE REQUIREMENTS:
OBC 9.13.2.2.
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.
-SEI TO FACING MATERIAL WITH METAL TIES SPACED MAX. @ 7 7/8" (200mm) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALLY.
-FILL SPACE BETWEEN WALL AND FACING W/ MORTAR
-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 5-1/2" (90mm) THICK

DAMPPROOFING & WATERPROOFING:
-DAMPPROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
-WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1. (2) (3) (4)
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMPPROOFING EXTENDING FROM SLAB TO GRADE LEVEL & SHALL CONFORM TO O.B.C. 9.13.2.6 (2)(5)
-WHERE HYDROSTATIC PRESSURE OCCURS, FDN. WALLS SHALL BE WATERPROOFED AS PER O.B.C. 9.13.3.
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMPPROOFING.

(14a) FOUNDATION WALLS @ UNSUPPORTED OPENING:
-2-2ON HORIZ BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
-3-2ON HORIZ BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
-4-2ON HORIZ BARS IN TOP PORTION OF WALL (10'-0" TO 12'-0" OPENING)
-BARS STACKED VERTICALLY AT INTERIOR FACE APPROX 4" TO 6" APART.
-BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER
-BARS TO EXTEND 2'-0" (610mm) BEYOND BOTH SIDES OF OPENING.

(15) FRAME WALL CONSTRUCTION:
O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS INSTALLED PER MANUFACTURER SPECIFICATION. MIN. 7 7/8" (200mm) FROM FINISHED GRADE (OBC 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER OBC 9.27.3.2.
-MIN. 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.17.2.A. (REFER TO MANUFACTURER SPECIFICATIONS)
-1" (25mm) RS (R5.08) RIGID INSULATION W/ TAPED JOINTS (OBC 9.27.3.4.)
STUCCO FINISH:
-STUCCO AS PER ELEVATIONS, INSTALLED PER MANUFACTURER SPECIFICATION (MIN. R5 (RSI 0.88), MIN. 7 7/8" (200mm) FROM FINISHED GRADE (OBC 9.28.1.4. & 9.27.)
-MIN. 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.17.2.A. (REFER TO MANUFACTURER SPECIFICATION)
FRAMED WALL:
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (406mm) O.C.
-BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL HEIGHT OF WALL, OR CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 T3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3. & 9.25.4.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (305mm) O.C.
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (305mm) O.C.
-R12 (RSI 2.11) INSULATION (ZONE 1 OBC SB-12 T3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD

NOTE - SUPPORT FOR 3 FLOORS ABOVE - OBC 9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (305mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
OBC SB-3 WALL = EWDZ (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD 7/16" (11.1mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.17.2.A. & SB-3 FLOOR NOTE #17 BETWEEN RIGID INSULATION AND WOOD STUD.
-BATT INSULATION REQUIRES A MASS OF AT LEAST 1.3 kg/ sq.m.
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD. (FASTENED AT 200mm MAX)

(15a) ALTERNATE FRAME WALL CONSTRUCTION:
OBC 9.23.
SIDING:
-SIDING AS PER ELEVATIONS INSTALLED PER MANUFACTURER SPECIFICATION.
MIN. 7 7/8" (200mm) FROM FINISHED GRADE (OBC 9.28.1.4. & 9.27.)
-MIN. 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.17.2.A. (REFER TO MANUFACTURER SPECIFICATION)
-1" (25mm) RS (R5.08) RIGID INSULATION W/ TAPED JOINTS (OBC 9.27.3.4.)
STUCCO FINISH:
-STUCCO AS PER ELEVATIONS, INSTALLED PER MANUFACTURER SPECIFICATION (MIN. R5 (RSI 0.88), MIN. 7 7/8" (200mm) FROM FINISHED GRADE (OBC 9.28.1.4. & 9.27.)
-MIN. 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.17.2.A. (REFER TO MANUFACTURER SPECIFICATION)
FRAMED WALL:
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (406mm) O.C.
-BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL HEIGHT OF WALL, OR CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL LENGTH OF WALL.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 T3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD

NOTE - SUPPORT FOR 3 FLOORS ABOVE - OBC 9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (305mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
OBC SB-3 WALL = EWDZ (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD 7/16" (11.1mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.17.2.A. & SB-3 FLOOR NOTE #17 BETWEEN RIGID INSULATION AND WOOD STUD.
-BATT INSULATION REQUIRES A MASS OF AT LEAST 1.3 kg/ sq.m.
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD. (FASTENED AT 200mm MAX)

(16) FRAME WALL CONSTRUCTION @ GARAGE:
O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS INSTALLED PER MANUFACTURER SPECIFICATION. MIN. 7 7/8" (200mm) FROM FINISHED GRADE (OBC 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER OBC 9.27.3.2.
-MIN. 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.17.2.A.
-1" (25mm) RS (R5.08) RIGID INSULATION W/ TAPED JOINTS (OBC 9.27.3.4.)
-STUD WALL W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL HEIGHT OF WALL, OR CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL HEIGHT OF WALL.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (406mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 T3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD

NOTE - SUPPORT FOR 3 FLOORS ABOVE - OBC 9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (305mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
OBC SB-3 WALL = EWDZ (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD 7/16" (11.1mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.17.2.A. & SB-3 FLOOR NOTE #17 BETWEEN RIGID INSULATION AND WOOD STUD.
-BATT INSULATION REQUIRES A MASS OF AT LEAST 1.3 kg/ sq.m.
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD. (FASTENED AT 200mm MAX)

(16a) ALTERNATE FRAME WALL CONSTRUCTION:
OBC 9.23.
SIDING:
-SIDING AS PER ELEVATIONS INSTALLED PER MANUFACTURER SPECIFICATION.
MIN. 7 7/8" (200mm) FROM FINISHED GRADE (OBC 9.28.1.4. & 9.27.)
-MIN. 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.17.2.A. (REFER TO MANUFACTURER SPECIFICATION)
-1" (25mm) RS (R5.08) RIGID INSULATION W/ TAPED JOINTS (OBC 9.27.3.4.)
STUCCO FINISH:
-STUCCO AS PER ELEVATIONS, INSTALLED PER MANUFACTURER SPECIFICATION (MIN. R5 (RSI 0.88), MIN. 7 7/8" (200mm) FROM FINISHED GRADE (OBC 9.28.1.4. & 9.27.)
-MIN. 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.17.2.A. (REFER TO MANUFACTURER SPECIFICATION)
FRAMED WALL:
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (406mm) O.C.
-BRACE W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL HEIGHT OF WALL, OR CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL HEIGHT OF WALL.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 T3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD

NOTE - SUPPORT FOR 3 FLOORS ABOVE - OBC 9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (305mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
OBC SB-3 WALL = EWDZ (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD 7/16" (11.1mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.17.2.A. & SB-3 FLOOR NOTE #17 BETWEEN RIGID INSULATION AND WOOD STUD.
-BATT INSULATION REQUIRES A MASS OF AT LEAST 1.3 kg/ sq.m.
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD. (FASTENED AT 200mm MAX)

(17) INTERIOR STUD WALL:
OBC 9.29.5.5.1.
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (406mm) O.C. OR
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (406mm) O.C. W/
- DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.

(18) BEARING STUD WALL (BASEMENT):
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (406mm) O.C. OR
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (406mm) O.C. W/
- DBL. 2" X 4" OR 2" X 6" TOP PLATE.
- 2" X 4" OR 2" X 6" BOTTOM PLATE ON DAMPPROOFING MATERIAL.
-1/2" (12.7mm) GYPSUM BOARD BOTH SIDES.
-1/2" (12.7mm) DIA. ANCHOR BOLTS @ 7'-10" (2400mm) O.C.
-FOOTING AS PER GENERAL NOTE #2 W/ 4" CONC. CURB

(19) PARTY WALL - BLOCK:
OBC SB-3 Wall = 8xx (STC = 57, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK.
-FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)
-SPACE BETWEEN TOP OF WALL & ROOF DECK SHALL BE TIGHTLY FILLED W/ MINERAL WOOL OR NONCOMBUSTIBLE MATERIAL & CAULKED TO PREVENT SMOKE PASSAGE
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS BOTH SIDES
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS ON EXT. OF ALL EXT. BOTH SIDES
-ABSORPTION MATERIAL ON BOTH SIDES FILLING A MINIMUM OF 90% OF THE CAVITY.
-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATES)
-STAGGER JOISTS & BEAMS MIN. 5" (127mm) W/ PARTY WALLS AS PER OBC 9.10.9.11.(1) & TABLE 2.1.1.3B-4
-METHODS TO MINIMIZE SOUND TRANSMISSION (SUCH AS ACOUSTICAL SEALANT OR EQUIV) AS PER OBC SB-3 NOTE (4) TO TABLE 1

(19a) PARTY WALL - BLOCK (AGAINST GARAGE):
OBC SB-3 Wall = 8Sc (STC = 51, FIRE = 2 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK.
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3. & 9.25.4.
-2" X 6" (38mm X 140mm) WOOD STRAPPING @ 16" (406mm) O.C.
-R22 (RSI 3.87) BATT INSULATION
-7 1/2" (190mm) HOLLOW BLOCK (NORMAL WEIGHT AGGREGATES)
-PROVIDE WEEP HOLES @ 2'-7" (800mm)O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 7 7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.20.13.6 (2))
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.
-MIN. 1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.17.2.A.
-STUD WALL W/ CONT. 16 GAUGE STEEL 'T' BRACES FROM TOP PLATE TO BTM. PLATE FOR THE FULL HEIGHT OF WALL, OR CONT. 2" X 4" (38mm X 89mm) SOLID WOOD BLOCKING @ APPROXIMATELY 45 DEG. FROM TOP PLATE TO BTM. PLATE FOR FULL HEIGHT OF WALL.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (406mm) O.C.
-MIN. R22 (RSI 3.87) INSULATION (ZONE 1 OBC SB-12 T3.1.1.2.A.)
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ OBC 9.25.3. & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD

NOTE - SUPPORT FOR 3 FLOORS ABOVE - OBC 9.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 6" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (305mm) O.C.

REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
OBC SB-3 WALL = EWDZ (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-ADD 7/16" (11.1mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER OBC 9.23.17.2.A. & SB-3 FLOOR NOTE #17 BETWEEN RIGID INSULATION AND WOOD STUD.
-BATT INSULATION REQUIRES A MASS OF AT LEAST 1.3 kg/ sq.m.
-REPLACE 1/2"(12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD. (FASTENED AT 200mm MAX)

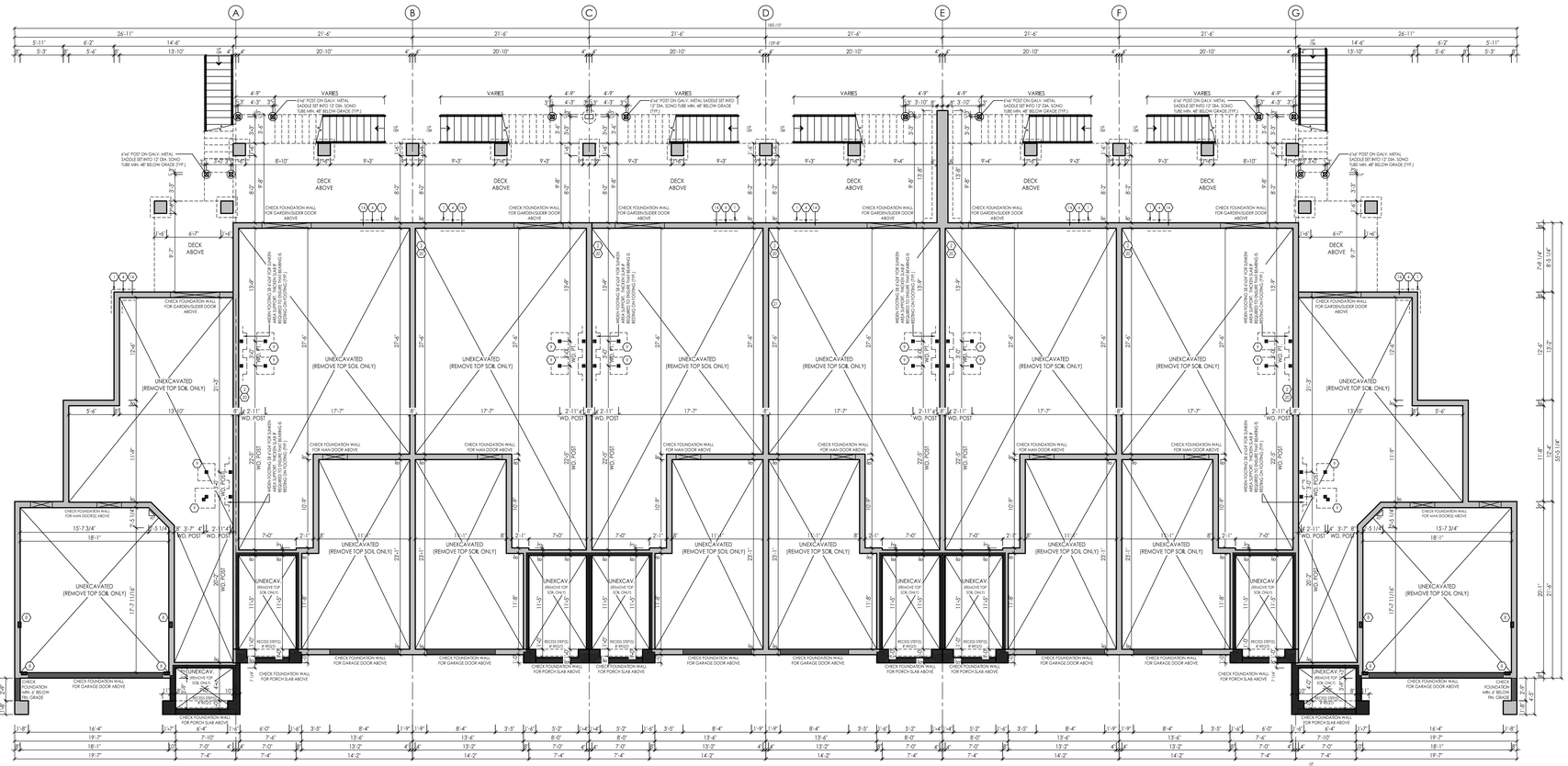
(20) FIREWALL:
OBC 9.10.11. & 3.1.10. & SB-3 Wall = 8xx (STC = 57, FIRE = 2 HR)
- ONE FIREWALL IS REQUIRED FOR EVERY 460.5 M. (600 SQ.M) OF BUILDING AREA. OBC 1.3.2.2.54.
-FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)
-1/2" (12.7mm) GYPSUM BOARD W/ TAPED JOINTS
-2" X 2" (38mm X 38mm) WOOD STRAPPING @ 16" (600mm) O.C. ON BOTH SIDES OF WALL
-SOUND ABSORPTIVE MATERIAL EACH SIDE FILLING 90% OF THE CAVITY
-7 1/2" (190mm) CONC. BLOCK, MIN. 2 HR. FIRE-RESISTANT RATING
-EVERY FIREWALL SHALL BE CONTINUOUS THROUGH ALL BUILDING STOREYS
-STAGGER JOISTS & BEAMS MIN. 5" (130mm) @ FIRE WALLS AS PER 9.10.9.11.(1) & TABLE 2.1.1.3B-4
-METHODS TO MINIMIZE SOUND TRANSMISSION (SUCH AS ACOUSTICAL SEALANT OR EQUIV) AS PER OBC SB-3 NOTE (4) TO TABLE 1
-PROTRUDE PAST FASCIA IS AVAIL W/ BRICK CORBELLING
-EXTEND 5 7/8" (150mm) ABOVE ROOF SURFACES & HAVE ALUMINUM CAP W/ THROUGH WALL FLASHING PER OBC 5.1.10.4.(1)
-WHERE THE DIFFERENCE IN HEIGHT BETWEEN ADJACENT ROOFS IS GREATER THAN 3'10" (3m), WALL NEED NOT EXTEND PAST UPPER ROOF SURFACE PER OBC 3.1.10.4.(2)

(21) PARTY WALL - FOUNDATION:
OBC 9.15.4.2.
-7 7/8" (200mm) SOLID CONC. FOUNDATION WALL @ 2200psi (15MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-FOUNDATION WALL TO REST ON FOOTING PER GENERAL NOTE #2

(21) PARTY WALL - WOOD STUD:
O.B.C. SB-3 WALL = W13a (STC = 57, FIRE = 1 HR)
-MIN. 1HR FIRE-RESISTANCE RATING CONTINUOUS FROM TOP OF FOOTINGS TO THE U/S OF ROOF DECK.
-FLANKING FLOOR ASSEMBLIES TO COMPLY WITH OBC 9.11.1.4.(4)
-2 ROWS 2"X4"(38mmX 89mm) STUDS @ 16"(406mm) O.C. W/ SEPARATE 2" X 4" (38mmX 89mm) BOTTOM

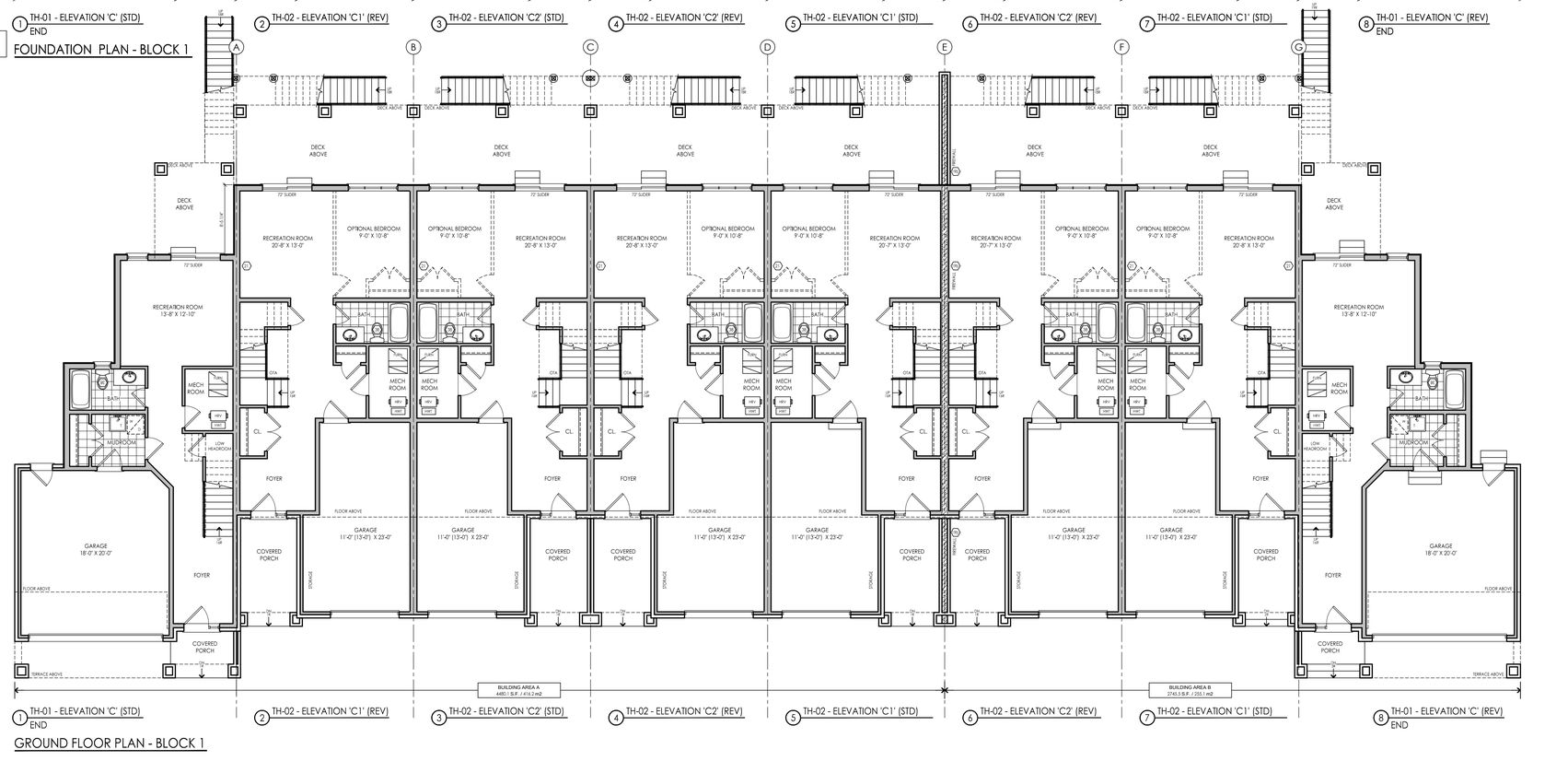
DIMENSIONS ARE TO CENTRE OF PADS. REFER TO WORKING DRAWINGS FOR PAD SIZES

FOUNDATION PLAN - BLOCK 1



1 TH-01 - ELEVATION 'C' (STD) END
2 TH-02 - ELEVATION 'C1' (REV)
3 TH-02 - ELEVATION 'C2' (STD)
4 TH-02 - ELEVATION 'C2' (REV)
5 TH-02 - ELEVATION 'C1' (STD)
6 TH-02 - ELEVATION 'C2' (REV)
7 TH-02 - ELEVATION 'C1' (STD)
8 TH-01 - ELEVATION 'C' (REV) END

GROUND FLOOR PLAN - BLOCK 1



1 TH-01 - ELEVATION 'C' (STD) END
2 TH-02 - ELEVATION 'C1' (REV)
3 TH-02 - ELEVATION 'C2' (STD)
4 TH-02 - ELEVATION 'C2' (REV)
5 TH-02 - ELEVATION 'C1' (STD)
6 TH-02 - ELEVATION 'C2' (REV)
7 TH-02 - ELEVATION 'C1' (STD)
8 TH-01 - ELEVATION 'C' (REV) END

RN DESIGN
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I, DECLARE THAT I HAVE REVIEWED AND TAKEN RESPONSIBILITY FOR THE DESIGN ON BEHALF OF **IN DESIGN LTD** UNDER SUBSECTION 3.2.4 OF THE BUILDING CODE, AND THE FIRM IS REGISTERED UNDER THE ABOVE NOTED CLASS.

PRELIMINARY-NOT FOR CONSTRUCTION

DATEOUT

SIGNATURE:

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	25-Mar-26		MSA

client
Running Brook Homes Ltd.

project
4 Victoria Crescent
Orillia

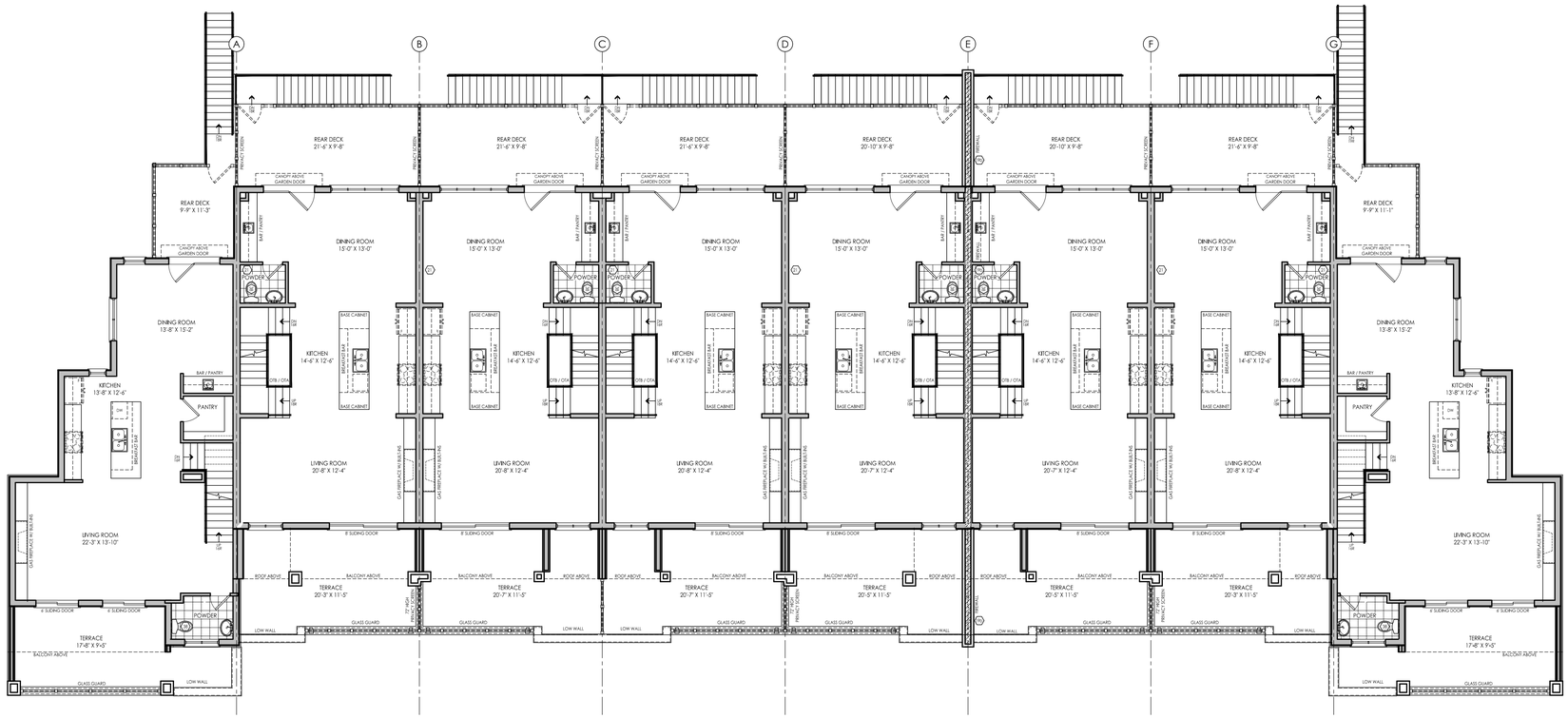
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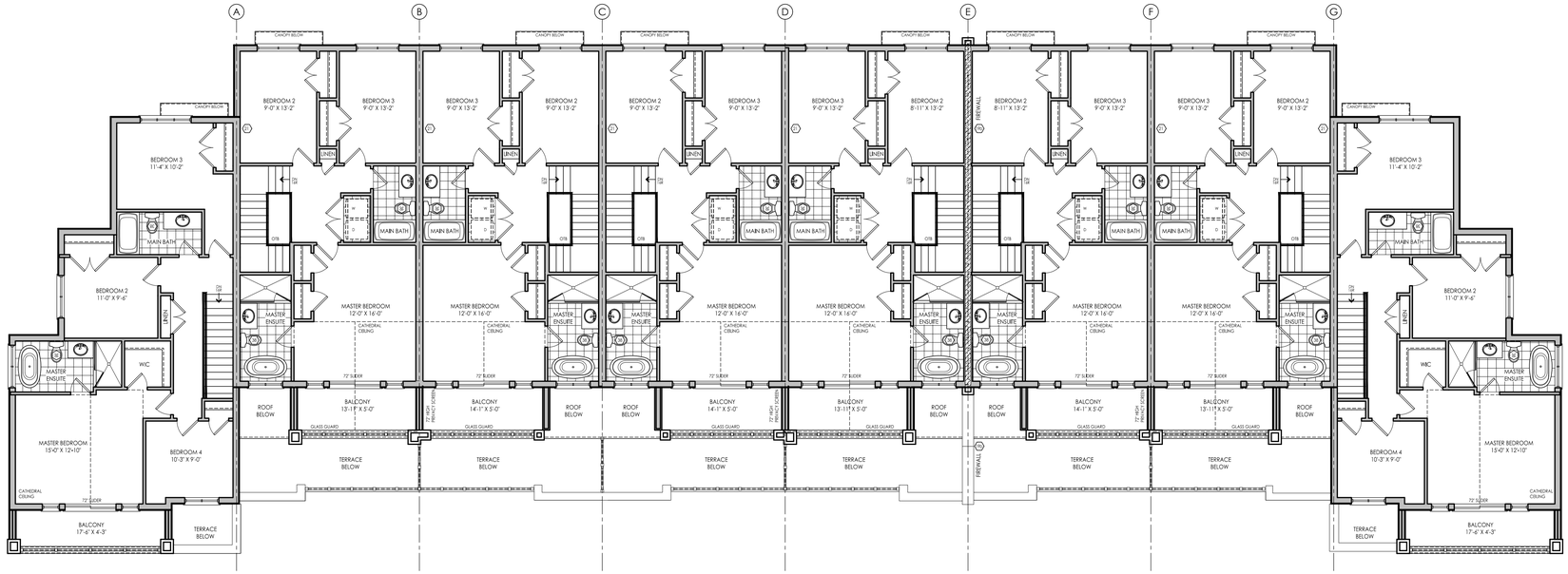
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MAIN FLOOR PLAN - BLOCK 1



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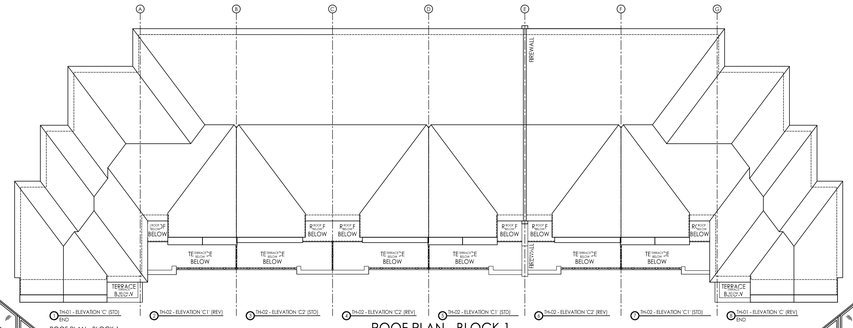
FRONT ELEVATION - BLOCK 1



8 TH-01 - ELEVATION 'C' (REV) END

RIGHT SIDE ELEVATION - BLOCK 1

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LIMITING DISTANCE	13.100'1"	4.00	m	12	%
ALLOWABLE OPENINGS		168.72	SF	17.55	M2
ACTUAL OPENINGS		65.34	SF	6.07	M2



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8 TH-01 - ELEVATION 'C' (REV) END

ROOF PLAN - BLOCK 1

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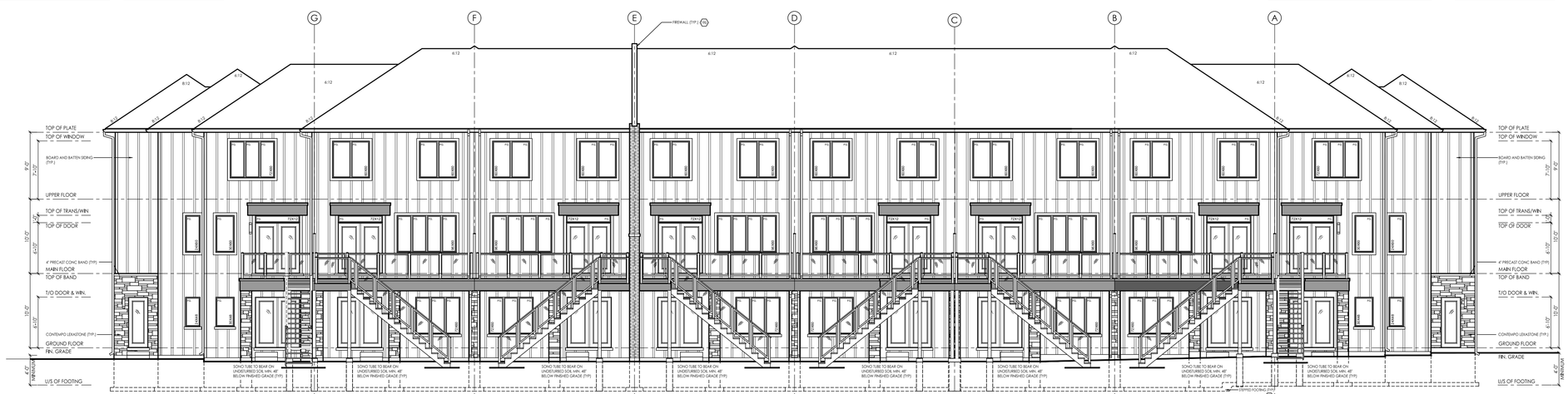
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LEFT SIDE ELEVATION - BLOCK 1

ALLOWABLE UNPROTECTED OPENINGS					
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LIMITING DISTANCE	13.100'1"	4.00	m	12	%
ALLOWABLE OPENINGS		164.07	SF	17.10	M2
ACTUAL OPENINGS		65.34	SF	6.07	M2



8 TH-01 - ELEVATION 'C' (REV) END
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3 TH-02 - ELEVATION 'C2' (STD)
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REAR ELEVATION - BLOCK 1

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Stage 1-2
Archaeological Assessment
Original Report

2025

8 Victoria Crescent
Part of Lot 12, Concession 5 SERN DIV. (Former Township of Orillia, County of Simcoe), City of Orillia

Project Information

Archaeological License: P1024 (Sarah MacKinnon MSc.)

MCM PIF#: P1024-0336-2024

Corporate File #: 266-2024

Development Project Designation #: N/A

January 20, 2025

New Era ARCHAEOLOGY
neweraarchaeology.ca
contact@neweraarchaeology.ca

EXECUTIVE SUMMARY

New Era Archaeology Inc. was contracted to complete the Stage 1-2 archaeological assessment of 8 Victoria Crescent, Lots 27, 30 and 31, and Part of Lots 25 and 26, Registered Plan M-77, Part of Lot 12, Concession 5 SERN DIV, (Geographic Township of Orillia), City of Orillia, County of Simcoe. The study was conducted under Professional Archaeological License P1024 issued by the Minister of Citizenship and Multiculturalism (Ontario) to Sarah MacKinnon. The Stage 1-2 archaeological assessment was undertaken as a requirement under Ontario Regulation 544/06 under the Planning Act (RSO 1990) in support of a building permit application. This report describes the Stage 1-2 archaeological assessment and results of the assessment and confirms that all the work conducted as part of this assessment conforms to the *Standards and Guidelines for Consultant Archaeologists* (S&G) (MCM 2011) and the *Ontario Heritage Act* (MCL 2005).

The objective of a Stage 1 archaeological assessment is to determine if the project area has the potential to contain archaeological resources and determine if any past use activities within the project area have removed areas of potential. The 2011 *Standards and Guidelines for Consultant Archaeologists* published by the Ontario Ministry of Citizenship and Multiculturalism (MCM 2011) outlines features and the buffers around these features within which there is potential for archaeological resources. There are two groups of features, one for Indigenous (pre-contact) potential and one for Euro-Canadian (post-contact) archaeological potential. The main feature, which indicates potential for Indigenous archaeological resources, is the proximity to a potable water source. Additional features include topography, soil type and proximity to previously identified archaeological sites. Historic potential is based on proximity to historic features such as structures, roads, railways, settlements and previously identified archaeological sites.

The Stage 1 archaeological assessment involved the review of historical records, historic maps, local knowledge, current aerials and project area inspection to confirm the current conditions of the project area. Both historic and current resources are consulted to identify areas of archaeological potential and previous activities conducted within the project area, which have removed potential. This information together with a site visit is used to determine if the project area has archaeological potential, note areas of no potential and recommend appropriate Stage 2 strategies for areas of archaeological potential. The current conditions of the project area were confirmed during the site visit on November 20th, 2024.

The Stage 1 archaeological assessment determined that the project area has potential for Indigenous (pre-contact) archaeological resources and low potential for Euro-Canadian archaeological resources and as a result Stage 2 test pit survey at a five-meter interval is recommended across the entire project area.

The objectives of Stage 2 archaeological assessment are to confirm if archaeological resources are present within the project area through physical assessment, recover and document any identified archaeological resources and determine if Stage 3 site-specific assessment is required and the strategies that it should follow.

The Stage 2 test pit survey was completed on November 20th, 2024, across the project area. As a result of the Stage 2 archaeological assessment no archaeological resources were encountered consequently, it is recommended that no further archaeological assessment is required.

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FIELD DIRECTOR:
Sarah MacKinnon MSc. (P1024)

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REPORT MAPPING:
Kayleigh MacKinnon MSc. (P384)

1.0 PROJECT CONTEXT

1.1 DEVELOPMENT CONTEXT

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1.2 HISTORICAL CONTEXT

1.2.1 County of Simcoe

Before the Europeans came Simcoe County was traversed by different Indigenous Nations and was at one time home to the Huron. The name Huron was initially not widely used and would only later become a term used for Wendat tribes who resided in Huronia. As was Native custom Champlain referred to the first band he met in Quebec by their chief's name. This custom reduces the generalization of groups of people. However, "in Huronia, Champlain used the name of the Huron Bear Tribe, *Attigouautan*, or *Atignouaatitan*, for all of the Huron people, and also for Georgian Bay" (Garrad 2014).

The confederation, comprised of four Wendat Nations (Bear, Cord, Rock & White Ears/Deer), became more frequently referred to as Huron around 1623, but it was not until 1632 that it was popularized as a result of its use in Gabriel Sagard's book. The confederation occupied an area north of Lake Ontario known as Huronia, was well organized and included several smaller dependent communities. The organizational system at the time the French arrived, which connected the Nations each varying in size and status, included three phratries, two moieties and eight clans, the number of each was not necessarily constant and could change based on the growing numbers of a clan. The adoption of new groups or families to a Nation would increase their numbers and authority, as did the allegiance of new Nations to Nations already residing in Huronia. Of the four Nations, Bear was the largest. The Huron culture is now known to have been fluid, changing and evolving over time and between the four Nations, who had come together at different times and from different origins. The early Jesuits observed different dialects between the Nations a likely reflection of their different origins (Garrad 2014).

It is believed that the Huron "evolved in situ from ancestors [Wendat] who had entered Algonkian territory during Uren-Middleport times..." over 200 years prior to the arrival of the French from the north shore of Lake Ontario north to the Georgian Bay and Lake Simcoe area (Garrad 2014). It is thought that the Cord and Bear bands travelled along the north shore of Lake Ontario, up the Humber Valley to Huronia adopting other bands along their way. A second route suggests that Middleport period sites were being established further in a northern trend away from Lake Huron towards Huronia. The Cord and Bear were well received into the Algonkian territory noted by the appearance of Middleport Huron pottery types on Algonkian sites. The algonkianisation of these bands was limited and thought in part to be a result of the continued immigration and adoption of peoples to the area including the recorded immigration of around 600 Wenros to the area in 1638 (Garrad 2014).

The *Arendahronons* (Rock) was the next Nation to immigrate to the area ca. 1589. Their immigration to Huronia was not immediate, first settling in the Trent River system. This allowed them easy access to the St. Lawrence Valley, from where they had come, in order to maintain their presence there and their already established role in the fur trade. It was in the St. Lawrence Valley that they met Champlain in 1608. The Nation then proceeded to move further north and were closer to the Petun, which resulted in a closer trade relationship with one another and with the Neutral via the Petun. The Rock then moved into Huronia, trade with the Neutral via and Petun continued until around 1623, however, the control of the route to the St. Lawrence was taken over by the Bear Nation. Unlike the Rock Nation who increased their numbers closer to that of the Bear Nation, the *Tohontaenrat* (White Ears/Deer) Nation was small in size comprising only one village and was the last to arrive in Huronia ca. 1609. It is speculated that they too may have originated in the St. Lawrence area (Garrad 2014).

Archaeological evidence from the Balsam Lake (upper Trent River valley) region suggests that in addition to a group of ancestral Algonquian people and a group of ancestral Huron-Wendat and then later in the early to mid-sixteenth century an additional group of ancestral Huron-Wendat with ties to the St. Lawrence River valley, including St. Lawrence Iroquoian people among them when they arrived. By the mid-sixteenth century within the Balsam Lake area, three distinct groups of Iroquoian people had come together to live. First – the descendants of the fifteenth-century Huron-Wendat colonizers of the area, second – the later, early sixteenth-century Huron-Wendat immigrants, and Third – the refugee St. Lawrence Iroquoians who arrived to escape the turbulent events happening within the St. Lawrence River valley who embedded themselves within the early sixteenth-century Huron-Wendat. Throughout this time the northern part of the Balsam Lake area continued to be inhabited by the Algonquians and over the second half of the sixteenth century the uniquely individual ethnic and linguistic groups worked together to adjust to new ways of living together while forming new political and social structures that ultimately created a new common identity, the Arendahronon. After immigrating to the Huronia area the Arendahronon were adopted into the Wendat confederacy around 1590 presenting themselves with a common identity rather than as traditional or progressive Trent River valley Huron-Wendat or St. Lawrence Iroquoian, or Algonquian (Ramsden 2016).

The dispersal of the Huron-Wendat from southern Ontario is most notable between 1649 and 1651. The abandonment of villages and their traditional territories did not occur all at once, but rather over several years and after moving to different locations within the territory. Villages could not simply be relocated, a great amount of effort would have gone into finding, clearing and building a new village. Villages were moved for a number of reasons and not strictly because of hostilities. Villages were moved to more fertile areas for successful crops, moved away from disease as well as safety and security from hostilities. The increase in hostilities from other Nations often coincided with disease. Many lives were lost due to disease and in order to increase the population warring parties would be sent out to other villages to capture people who would then be adopted. This adoption tactic was also used by the Huron-Wendat and likely caused increased tensions with other Nations. In particular, the Iroquois to the south became more hostile eventually pushing the Huron-Wendat out of their traditional territories in southern Ontario sending a portion to the east in the Quebec area and a second group to the west and then south into what is now the United States (Garrad 2014). During this dispersal, it is suggested that some Huron-Wendat could have been returning to their ancestors' homeland within the St. Lawrence River area (Williamson 2016). While the Huron-Wendat were dispersed from Southern Ontario the Nation as a whole did not disappear and is still an independent Nation to this day.

The traditional territory of the Peoples of the Three Fires, including the Chippewas of Nawash Unceded First Nation and the Saugeen First Nation (Saugeen Ojibway Nation/SON), known as Anishnaabekiing encompasses an expansive area, which extends beyond the limits of Bruce County today. Their traditional territory includes the Saugeen Peninsula, the waters and islands of Lake Huron and Georgian Bay, extending to the Maitland River to the south and the Nottawasaga River to the east. Their territory includes an estimated two million acres of diverse landscapes, which provided plentiful hunting, fishing and natural resources. Seasonal camps and permanent settlements were often established along rivers including at the outlet of the Saugeen River. Vast distances were

often travelled for trading, communication and following animal migration for food. The rivers were often used for travel, as it was an easier and quicker way to travel great distances. The People of the Three Fires shared their territory with other Nations including the Wendat Nation with whom they traded and allied themselves. Their trade network extended beyond their territory as did their allies however, at times hostilities increased, in particular with the Iroquois to the south, leading to fierce battles, which resulted in loss of life as well as land. Unlike some of the other Nations, which were forced to relocate as a result of hostilities, many of the SON Nation still reside in their traditional territory to this day.

The route between Lake Huron and the Bay of Quinte via Lake Simcoe was surveyed in 1785 by Deputy Surveyor General John Collins (Hunter 1909). Although the area of what would become Simcoe County was known and travel routes across it were mapped this part of the Home District did not come into existence until 1798, and then only on paper. The original intent for creating it was for military purposes (Cranston, Herbert 1979).

Between the mid-seventeenth century and the early nineteenth century, before Loyalist and European settlement began, Simcoe County was a popular area for fur traders. Simcoe County was rich with fur-bearing animals not just the beaver. Trading posts were established throughout the County with two popular spots, one at the Narrows between Lake Simcoe and Lake Couchiching and one at what would become Penetanguishene. Many Indigenous groups frequented the area of the Narrows, as they had done long before the trading posts were established there, attracting many traders including the Hudson's Bay Company, who in 1862 established a trading post at the Narrows. However, the earliest trading post at the Narrows is thought to have been established sixty years before the Hudson's Bay Company around 1802. Trading at Penetanguishene increased ultimately making it a well-known headquarters. Indigenous groups would come annually from all over Georgian Bay including the Dokis from Lake Nipissing. These annual visits would become big events for the locals. Wives and children of the Indigenous men would also come. Beaver pelts and other animal skins were exchanged for food and clothing (Cranston, Herbert 1979, Hunter 1909).

Lieutenant-Governor John Graves Simcoe was interested in establishing a military naval base on Georgian Bay and opening a road to it from York (later Toronto) for defensive purposes and to ensure supplies were not cut off to the north and west. The future site of Penetanguishene was selected for the base, however, the road from York was not completed but rather a road from Lake Simcoe to the base known as Penetanguishene Road (Cranston, Herbert 1979). A second base was established at the mouth of the Nottawasaga River as a result of the growing hostilities between Britain and America (Hunter 1909). Few European settlers could be found in the County before 1815 and the termination of the Anglo-American War. After 1815 an influx in settlement began along the Penetanguishene Road.

Seven additional settlement roads were surveyed by the Government including the Nine Mile Portage route, which followed the trail used by Indigenous groups between Kempenfelt Bay and the Nottawasaga River. The trail was widened to allow military supplies to be transported. This route was used until the opening of the Northern Railway to Collingwood in 1855. A road was opened between Lake Couchiching and Coldwater, which also followed an Indian trail. Sunnidale Road, first surveyed in 1825, ran from Kempenfelt Bay to the Nottawasaga River and on to the Nottawasaga Bay. Ridge Road ran along the shoreline of Kempenfelt Bay between Shanty Bay and Barrie. Hurontario Street was surveyed in 1837. Gloucester Road was opened from Penetanguishene Road at Hillsdale to Gloucester Bay. Finally, Hawkestone Trail followed an old Indigenous trail, also a known deer trail, along the west side of Hawkestone Creek (Hunter 1909). Many of the Indigenous trails were used by the early settlers on their way to their new home or on their way to mills or markets.

Most of the Townships were surveyed by 1821 and for their services surveyors were often paid with land, acquiring several hundred acres (Cranston, Herbert 1979, Anderson et al 1987). Settlement was slow to expand beyond the Penetanguishene Road area and when it did settlements were concentrated closer to Lake Simcoe. The population grew to 838 in 1824. Naturally, as new roads were opened and businesses were established, specifically mills,

making life and travel easier the population started to grow more. After 1835 the County saw an influx of settlers each year resulting in a population of 10,825 by 1837 (H. Belden. 1881). That same year Simcoe became its own district having previously been part of the Home District. Simcoe originally included a larger area until the surrounding Counties were formed and Townships such as Collingwood were added to the neighbouring Counties (Murdock et al 2005, Cranston, Herbert 1979)

The influx of settlers slowed during the early 1840s and then picked up again with technological advances making life easier including the plough resulting in a population of 27,166 in 1851/1852. During this time men began to establish themselves in specific occupations, as the requirement to clear land and build a home with the limited resources at hand was no longer there. The population continued to flourish and in 1871 the population was noted as 77,548 (H. Belden. 1881). Several villages within the County appeared some of which flourished and became Towns. The opening of the railway brought an influx of settlers and goods to the County making life easier and for the first time making it easier to travel for pleasure. The first railway in the County was the Ontario, Simcoe and Huron Railway, which opened from Toronto to Allandale in 1853 and then on to Collingwood in 1855. It was the first line to be opened in Canada which offered both freight and passenger service (Cranston, Herbert 1979). As road construction and maintenance improved the rail system started to decline. This did not affect the County as it continued to prosper and grow.

1.2.3 South Orillia Township

The Lake Simcoe area was a major travel and trading route with many Indigenous campsites along the shore. Additionally, at the northern end of the Lake at the Narrows between Lake Simcoe and Lake Couchiching there was a well-known seasonal gathering spot for different Indigenous groups around where a series of fishing weirs were placed. The fishing weirs were constructed before the arrival of Champlain who documented them on his escorted journey with the Huron. The Narrows later became a European trading center. Mr. St. George had come to the area from Yonge Street near Lake Ontario looking for wealth and established a trading post at the Narrows around 1802. He traded with the Indigenous people of the area and was very prosperous amalgamating a large wealth before returning to France before 1820. Following in Mr. George's footsteps other businessmen and companies set up trading posts in the area. Borland, Laughton and Roe of Newmarket and Holland Landing was one of the well-known firms operating a trading post at the Narrows at an early date. The Hudson's Bay Company had also established a trading post at Orillia in 1862/63 and maintained their business there for seventeen years, with Thomas Goffatt in charge, until all their other posts throughout Southern Ontario had closed (Hunter, A., 1903). Atherley Road follows the old Indigenous trail between Orillia and the Narrows which would then connect to the Coldwater trail which extends from Orillia on Lake Couchiching to Coldwater on Matchedash Bay (Hunter, A., 1903).

Settlement within the Township was slower to start than other townships. The Township was not surveyed until Jas G Chewett completed it in 1820. Honore Bailly patented 500 acres of land adjacent to the water (Lot 11, Concession 6 and Lots 10 and 12, Concession 5) six years later on September 1st, 1826. By 1830 the majority of the houses were log cabins except for the church/school and the residence of Chief "Yellowhead", which were frame structures. Some of the other first settlers of the South Orillia Township included Jacob Gill and family, Gerald Alley, Thomas Butcher and family, Captain Borland, Rev. Gilbert Miller (Wesleyan missionary), Robert Bailey and family and James Sanson and family in the fall of 1833. Additionally, some of the first settlers to the Township included half-pay officers who settled along the shore of Lake Couchiching and Simcoe (Hunter, A. 1909).

Settlement continued slowly only reaching 364 inhabitants by 1850. However, by 1860 settlement had increased within the Township considerably more than the North Orillia Township thanks in part to the introduction of the

steamer ships on the Lake which increased access to goods and eased the travel within and to the Township (H Belden & Co., 1881).

One of the early settlements which grew up in the Township was Orillia. The Orillia town plot was surveyed by Samuel Richards in 1839. The Village of Orillia was incorporated in 1867 and as a Town by 1881 with around 3,000 inhabitants. The early Town of Orillia boasted a well-established business community which included carriage works, grist, lumber and woollen mils, foundries, implement shops, newspapers and hotels, in addition to schools and beautiful churches. The increased growth of the Town is in part due to the opening of the railway (H Belden & Co., 1881). The railway brought the area people and supplies to build and grow. Orillia was also advantageously located on the water and was able to take advantage of the tourism the railway brought with it.

1.2.4 Lot 12 Concession 5

According to the historic land records the patent for Lot 12, Concession 5 was granted to Honori Bailly on September 1st, 1826 along with the patent for Lot 10, Concession 5 and the west half of Lot 11, Concession 6. The records are incomplete and additional land transfers could not be identified.

1.2.5 Historical Mapping

1.2.5.1 Nineteenth Century

Nineteen-century maps were consulted to identify historic features within or within close proximity to the project area. While these maps can provide some insight into the presence of historic features and the historic environment the information is limited to the level of detail and the data chosen to include on these maps. Often these early maps were compiled based on subscription, therefore the lack of information included on the map does not necessarily mean the absence of a historic feature in a given area. Additionally, the accuracy of the location of a historic feature is another concern and their location is compared to later maps and aerial using common points and features between all the maps. A site visit is also used to confirm the presence and location of any historic feature remaining today.

Hogg's map (Map 2) of the Township of South Orillia illustrates the location of the project area and environs as of 1871. The project area is located north of the shoreline of Lake Simcoe and south of Lake Couchiching and the historic settlement of Orillia. Lot 12 is noted to be owned by J. Shannon. There are no structures shown within the lot or the surrounding lots. The concession roads are shown on this map along with the railway running through Orillia and across the Narrows.

Similarly, the 1881 (Map 3) historic atlas map illustrates the project area between Lake Simcoe and Lake Couchiching, however, the Orillia Town limits had expanded considerably encompassing the area between the two Lake east to the Narrows including the project area. Many of the lot owners are not noted on this map including that of Lot 12. Additionally, very few structures are shown on the map. No structures are illustrated within or within the surrounding area of Lot 12. By 1881 the Northern Railway had been opened running south through Orillia and then west across the Narrows.

The project area is not located within close proximity of specifically noted 19th-century historic features but within the larger Town of Orillia limits suggesting low potential for Euro-Canadian occupations within the project area.

1.2.5.2 Twentieth Century

National Topography Series (NTS) maps were consulted to provide more information on identified historic features on the nineteenth-century maps and provide additional information on the natural environment and development around the project area. The 1914 (Map 4) illustrates the project area in a rural environment like that of the nineteenth-century maps. However, the map does show the swampy nature of the areas to the east and west of the project area. This map shows the urbanization of the area to the north including the opening of additional roads, one of which extends to the Lake past the project area. Two structures are also illustrated on this map to the west of the project area

Historic aerials were also gathered to provide information on the past conditions of the project area. The aerial from 1978 (Map 5) shows increased urban development around the project area and the predevelopment earthworks within and to the north of the project area. The aerial from 2008 (Map 6) shows additional earthworks within the project area associated with the residential development adjacent to the western boundary.

1.3 ARCHAEOLOGICAL CONTEXT

1.3.1 Previously Registered Sites

According to the Ministry of Citizenship and Multiculturalism's Archaeological Site Database (ASD), there are no sites located within 1km of the project area and no previous reports documenting archaeological fieldwork conducted within or adjacent to the project area.

1.3.2 Current Land Use and Field Conditions

The project area is approximately 0.24 hectares and consists of vacant land with a gravel parking area.

The project area is bounded on the north, east and west by existing residential and on the south by Victoria Crescent. Map 5 illustrates the current land use.

1.3.3 Natural Environment

1.3.3.1 Physiographic Region

The project area is situated within the physiographic region of the Simcoe Lowlands. The Simcoe Lowlands is comprised of the lowlands bordering Lake Simcoe and Georgian Bay. The region is divided into two major areas separated by the Simcoe Uplands and includes the Nottawasaga Basin and the Lake Simcoe Basin. Glacial Lake Algonquin flooded this region and during the Lake Nipissing time, the Nottawasaga basin was flooded again. The floor of the lowlands is generally comprised of either sand, silt, clay, or a combination. The Nottawasaga basin is drained by the Nottawasaga River and contains a number of bogs as well as areas of poor drainage. However, the Lake Simcoe basin has larger areas of bogs and wet sand making it poorer for farming than the Nottawasaga basin. The Lake Simcoe basin also has a series of drumlins some of which acted as islands in Lake Algonquin. To aid farming in this region wet and boggy areas were drained (Chapman and Putnam 1984).

1.3.3.2 Water Resources

One of the main features which indicate the potential for archaeological resources is a project area's proximity to water. Portable water sources were essential for survival and larger watercourses and bodies of water were utilized for easier travel. Watercourses were also used as landmarks by Indigenous groups. Later when Europeans arrived watercourses were also well-utilized and essential to early settlement.

The project area is located just back from the shore of Lake Simcoe which was utilized by Indigenous communities for travel, natural resources and its shoreline as landmarks. The project area is not only within proximity to water today but was also within close proximity to a past water source. The project area was once at the bottom of the Glacial Lake Algonquin as the glacier covering southern Ontario receded. The water levels of the Glacial Lakes fluctuated over time and as the water levels lowered the project area would have been eventually exposed and then submerged again as the waters rose before finally settling to present-day levels forming the Great Lakes. Remnant shorelines to the west of the project area are a reminder of the past water levels. The proximity of water to the project area suggests the potential for Indigenous occupation and land use in the area in the past.

2.0 FIELD METHODS

2.1 PROPERTY INSPECTION

Section 1.2 of the S & G's outlines the standards for a property inspection. The property inspection provides an opportunity to better understand the current conditions and the geography of the project area. The property inspection also affords the opportunity to confirm previously identified features and to identify additional features of archaeological potential and areas where archaeological potential has been removed or features that will affect the assessment strategies. The property inspection is visual only there is no excavation or collection of archaeological resources. The entire property and its periphery are visually inspected by systematic or random spot-checking during ideal weather and lighting conditions to ensure the identification of archaeological potential.

The entire project area and its periphery were visually inspected systematically in accordance with Section 1.2 of the S & G's during ideal weather and lighting conditions on November 20th, 2024. Previously identified features were observed and documented and no additional features of archaeological potential were observed during the visual inspection. During the property inspection, a feature that will affect the Stage 2 assessment strategy was identified. The gravel parking area is not viable to assess and will affect the systematic assessment methodology. The current conditions of the property were photographed and are illustrated on Map 5.

2.2 TEST PIT SURVEY

The project area was subject to Stage 2 test pit survey on November 20th, 2024, in accordance with the S&Gs Section 2.1 (MCM 2011). The test pit survey began at a five-meter interval and was increased to a ten-meter interval when complete disturbance was identified in test pit profiles. The northeast corner of the project area was subject to test pit survey at a five-meter interval. The remainder of the project area viable to assess was subject to test pit survey at a ten-meter interval. All fieldwork activities were undertaken during ideal conditions under sunny skies.

All test pits measured 30cm in diameter and were excavated by hand into the first 5cm of subsoil and their profiles were examined for stratigraphy, cultural features, or fill before being filled back in to grade. All excavated soil was screened through mesh with an aperture no larger than six millimeters and examined for any artifacts. The soil throughout the project area was medium brown silty clay.

Approximately 65% of the project area was subject to test pit survey at a ten-meter interval, approximately 20% subject to test pit survey at a five-meter interval and approximately 15% was gravel and not viable to assess. Map 5 illustrates the Stage 2 Archaeological Assessment results.

3.0 RECORDS OF FINDS

3.1 ARCHAEOLOGICAL RESOURCES

No archaeological resources were encountered during the Stage 2 test pit survey.

3.2 DOCUMENTARY RECORD INVENTORY

Table 2: Documentary Record Inventory

Type of Documentation	Description
Field Notes	1 digital file field notes describing the daily site activities, weather, personal
Maps	1 digital map showing the project activities
Photographs	13 digital photographs showing the current conditions encountered during the field work, crew and work, all types of activities undertaken as part of the field work, and all notable features
Weather	Ideal for archaeological assessment

4.0 ANALYSIS AND CONCLUSIONS

4.1 STAGE 1 BACKGROUND RESULTS

The S&G's Section 1.3 (MCM 2011) outlines the features indicating archaeological potential and features which have removed archaeological potential. The features which indicate archaeological potential include:

- Previously identified archaeological sites
- Water
- Elevated topography
- Pockets of well-drained sandy soil, especially near areas of heavy soil or rocky ground
- Distinctive land formations
- Resource areas
- Areas of early Euro-Canadian settlement
- Early historical transportation routes
- Properties listed on Municipal resister or designated under the *Ontario Heritage Act*
- Local knowledge of possible archaeological sites, events, activities or occupations

Based on the background research and the property inspection the project area meets two of the criteria for indicating Indigenous archaeological potential, its proximity to water and its location within a larger area known to be frequented by Indigenous groups. Historic archaeological potential within the project area is low. Although within the expanded historic limits of the Town of Orillia specific 19th century historic features within close proximity to the project area were not identified. None of the other features indicating archaeological potential are located within 300 meters of the project area.

Minor ground-altering activities such as gardening, landscaping and agricultural cultivation do not necessarily affect or remove archaeological potential. The S & G's note features which indicate archaeological potential have been removed including:

- Quarrying
- Major landscaping involving grading below topsoil
- Building footprints
- Sewage and infrastructure

Based on the background research the project area has been impacted to some degree as a result of earthworks relating to the adjacent developments. The disturbance could not be confirmed during the property inspection and should be confirmed through Stage 2 test pit survey.

The site inspection did identify an area of gravel that is not viable to assess and will affect the systematic test pit survey.

4.2 STAGE 2 SURVEY RESULTS

During the Stage 2 test pit survey a large portion of the project area was identified as disturbed As a result of the Stage 2 archaeological assessment, no archaeological resources were encountered.

5.0 RECOMMENDATIONS

No archaeological resources were encountered during the Stage 2 test pit survey; consequently, no further archaeological assessment is recommended.

The inherent nature of the Stage 2 systematic survey does not encapsulate 100% of the project area no matter how thorough the assessment is completed. Isolated finds, burials and or deeply buried archaeological resources may not be identified as a result of the systematic survey, therefore, if any archaeological resources are identified during ground-altering earthworks the Ministry of Citizenship and Multiculturalism, the consultant archaeologist and project approval authority should be notified immediately.

6.0 ADVICE ON COMPLIANCE WITH LEGISLATION

a. This report is submitted to the Minister of Citizenship and Multiculturalism as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act,* R.S.O. 1990, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Minister of Citizenship and Multiculturalism, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.

b. It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeological Reports referred to in Section 65.1 of the *Ontario Heritage Act.*

c. Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48(1) of the *Ontario Heritage Act.* The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48(1) of the *Ontario Heritage Act.*

d. The *Cemeteries Act,* R.S.O. 1990 c. C.4 and the *Funeral, Burial and Cremation Services Act,* 2002, S.O. 2002, c.33 (when proclaimed in force) require that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

e. Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48 (1) of the *Ontario Heritage Act* and may not be altered, or have artifacts removed from them, except by a person holding an archaeological license.

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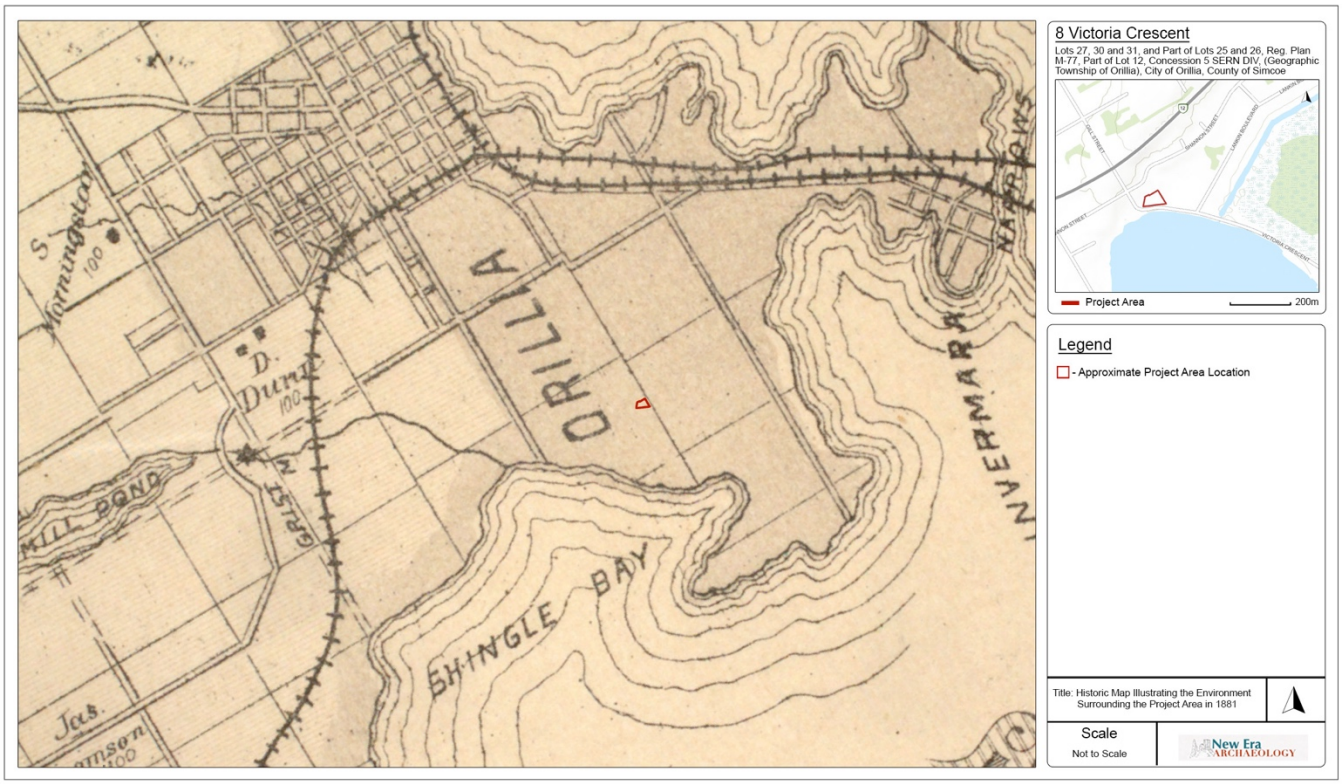
8.0 MAPS



Map 1: Location of Project Area (Simcoe County)



Map 2: Historic Map Illustrating the Environment Surrounding the Project Area in 1871 (Hogg, 1871)



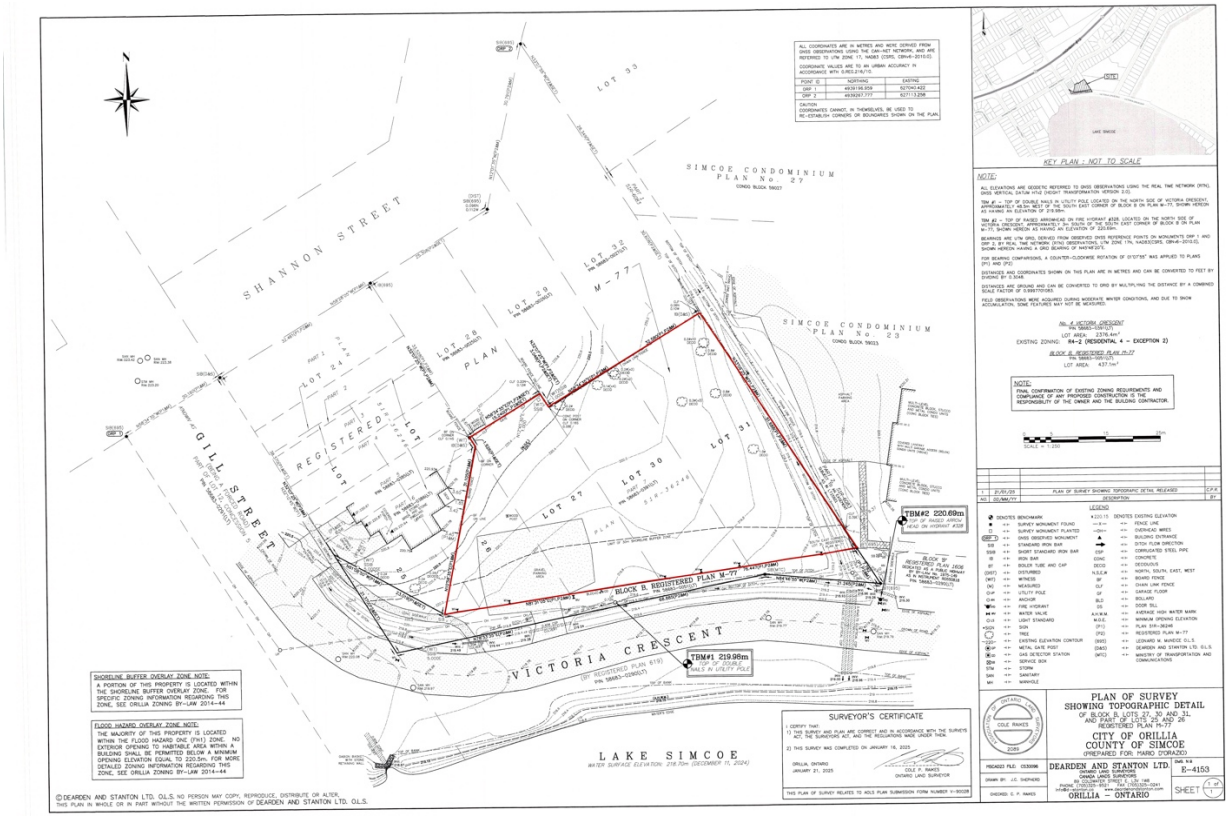
Map 3: Historic Map Illustrating the Environment Surrounding the Project Area in 1881 (H. Belden & Co., 1881)



Map 4: 1914 Topographic Map Illustrating the Environment Surrounding the Project Area (National Resources Canada)



Map 5: Stage 2 Archaeological Assessment (Base Map: Simcoe County)



Map 6: Plan of Survey (Dearden and Stanton Ltd. 2025)

9.0 PLATES



Plate 1: Test Pit Survey Conditions; Gravel Parking Area



Plate 2: Test Pit Survey Conditions



Plate 3: Test Pit Survey Conditions



Plate 4: Test Pit Survey Conditions