PATTERSON ENGINEERING

Structural Report



Prepared for: Mr. Mark Makowski

Address: 12960 Laforet Beach Road, Tilbury, Ontario,

Project Number: 2024-015

June 18, 2024

1.0 Introduction

In May 2024, Patterson Engineering was contacted by Mr. Mark Makowski, the owner of 12960 Laforet Beach in Lakeshore, Ontario, to provide a structural assessment of the existing footings of an existing legal non-conforming building on the property. The existing building is a storage building (non-dwelling) with an original portion on the East side and a lean-to portion on the West side. The proposed works to the existing building include raising the existing walls and installing a new wood trussed roof while keeping the existing building footprint the same.

A site inspection was carried out by Mr. Christopher Patterson, P.Eng. on May 27, 2024 that included an inspection of the existing foundation walls and footings as well as a visual survey of the property. Attached to this report are the official correspondence from the Town of Lakeshore and with the Essex Region Conservation Authority as well as the wooden truss manufacturer calculations/printouts and drawings from Rivard Engineered Products Inc., the building drawing set by Dave Sherle dated August 23, 2023 (BCIN: 24711), and a photograph log detailing the conditions of the property on the day of the site inspection by Patterson Engineering.

2.0 Structural Assessment

The original portion of the building was a block masonry walled farm storage building with a stick framed roof, 6 metre wide by 12 m long with an approximately 400 mm thick by 500 mm wide poured concrete footing. The existing concrete footing was in fair to good condition with no signs of deterioration, damage or cracking. The block masonry foundation walls were in good condition with minimal signs of deterioration and damage. The proposed works for the original portion of the building include new 2.1 metre high 2x6 stud framed knee walls on top of the exterior (North, East and South) block masonry walls. The interior (West) block masonry wall will be removed for the top 1.2 metres and buried underneath a proposed concrete floor slab.



The lean-to portion of the building was built with a block masonry foundation wall and a poured concrete footing with stud walls and sloped roof rafters. The concrete footing was 400 mm thick by 450 mm wide and appeared to be in fair to good condition with no signs of deterioration or cracking. The proposed work for the lean-to portion at the property includes new block masonry units on top of the existing block masonry walls and 2x6 knee walls on top of the new concrete block units. The purpose of the new concrete block units are to bring the lean-to block masonry foundation walls above the proposed grade as the grade is proposed to be raised on the property to ensure flood and ground/storm waters are directed away from the building. The number of block units added to the existing lean- to block masonry foundation wall should be limited to the minimum number of blocks required to reach above the proposed grade – approximately 1.2 metres. This is to ensure the additional weight on the existing lean-to footings is equal to or less than the existing weight on the existing lean-to concrete footings. The proposed 2x6 knee wall height above the proposed block masonry units should be maximized (2.1 metres to 3.35 m) to reduce the additional wall loading. Additionally, any proposed grade raising should be discussed with your neighbours and retaining walls installed (if necessary) to ensure water does not drain onto the neighbouring properties.

Based on the structural assessment completed by Patterson Engineering and in carrying out loading calculations for the existing footings for the original and lean-to portion, it is our professional opinion that the existing footings are adequate of carrying the new loadings, granted the number of block unit courses on top of the existing lean-to block masonry units is limited to 1.2 metres.

3.0 Disclosures and Conditions

This report was prepared based on our professional opinion and the information available at the time of preparation. This report is to be read and used in its entirety.

This report was prepared solely for the use of our client, Mr. Mark Makowski. We are not responsible for damages as a result of third parties using this report, and only our client and



the respective government agencies relating to the approval of the building at the subject property shall use any part of this report. The contract for this report was for the work completed until the submission of this report. We are not responsible for any further work, investigation, or court proceedings that come in light of this report. This report shall not be used in court without the express written consent of the author.

If any other information is required regarding this project, building or property please contact us.

Chris Patterson, P.Eng.

Patterson Engineering





PATTERSON ENGINEERING

Structural Photo Log



12960 Laforet Beach Road, Lakeshore, Ontario



1.0 Photo Log - May 27, 2024



Figure 1 – Subject property, looking north.



Figure 2 – Exposed foundation hole on the West side of the building (lean-to portion).





Figure 3 – Exposed footing on the West wall of the lean-to portion.



Figure 4 – Footing depth below grade.





Figure 5 – Exposed foundation hole on the East side of the building (original portion).



Figure 6 – Exposed footing on the East side of the original portion of the building.





Figure 7 – Exposed footing on the East side of the building.



Figure 8 – Subject property, looking South.





Figure 9 – Inside of the lean-to portion of the building.





April 26, 2024

RE: Application for Minor Variance A/06/2024 Brian and Katherine McGuinness Subject Property: 12960 Laforet Beach Road Roll: 740-02900

The Municipality of Lakeshore has received an application for permission to enlarge a legal nonconforming building under Subsection 45(2)(a)(i) of the Planning Act. The subject property is located on the north side of Laforet Beach Road, north of the VIA Rail Canada Inc. right-of-way, near the corner of Laforet Beach Road and Gracey Sideroad, known municipally as 12960 Laforet Beach Road. The subject property is zoned "Residential Waterfront – Lake St. Clair" (RW2) in the Lakeshore Zoning By-law and designated "Waterfront Residential" in the Lakeshore Official Plan.

The subject property is approximately 0.37 acres in area with approximately 16.2 metres of frontage along Laforet Beach Road. There is an existing building used for personal storage without a dwelling on the subject property, which is considered to be a legal non-conforming building/use.

The building is in poor condition and the applicant is seeking to renovate the building. As part of the renovation plans, the applicant is seeking permission from the Committee of Adjustment to enlarge the legal non-conforming building. The renovation includes new walls/new roof truss system that will result in the building having a height of 22 feet 1.25 inches (6.74 metres) from proposed grade to "top of gambrel truss". The existing building is 15 feet (4.57 metres) to "top of gambrel truss". The building footprint on the property as it currently exists following the renovation. One of the four block foundation walls above proposed grade will be new. This is to eliminate the existing 10 feet by 40 feet lean-to in favour of the new walls/new roof truss system that will span over the entire 30 foot width of the building.

The applicant states that: the building is only used for storage for a cottage located on a different property. Due to the structure being below grade, snow melt and ground water runoff cause flooding in the spring when the existing sump pump is overloaded. Additionally, the existing roof system is in need of repair, as the lean-to portion of the roof is leaking and is not designed for snow load. A map showing the location of the subject property and sketches of the proposal are attached.

The application will be presented to the Committee of Adjustment on May 22, 2024. All comments are to be forwarded to Planning Services by the following date for inclusion in the Planning Report.

May 3rd, 2024

Yours truly, Ian Search, Planner I <u>isearch@lakeshore.ca</u>

J LAKESHORE.CA

419 Notre Dame Street, Belle River, ON NOR 1A0 519.728.2700 Toll Free: 1-877-249-3367 www.lakeshore.ca Municipality of Lakeshore



12960 Laforet Beach Road













Cross Section Drawing showing proposed new walls and new roof truss system highlighted in orange



Renovated building to be located in the same footprint of the existing building on the lot



Existing Building - Information



Existing vs. Proposed Main Level Floor Plan



Essex Region Conservation

the place for life



May 2, 2024

Ian Search

planning@erca.org P.519.776.5209 F.519.776.8688 360 Fairview Avenue West Suite 311, Essex, ON N8M 1Y6

Corporation of the Municipality of Lakeshore Development Services, Planning Division 419 Notre Dame Street Belle River, ON NOR 1A0

Dear Mr. Ian Search:

RE: <u>Application for Minor Variance A-06-2024 12960 LAFORET BEACH RD</u> <u>ARN 375174000002900; PIN: 750710190</u> <u>Applicant: Mark Makowski</u>

The Municipality of Lakeshore has received Application for Minor Variance A-06-2024 for the above noted subject property, which proposes to enlarge a legal non-conforming building under Subsection 45(2)(a)(i) of the Planning Act. The subject property is zoned "Residential Waterfront - Lake St. Clair: (RW2) in the Lakeshore Zoning By-law and designated "Waterfront Residential" in the Lakeshore Official Plan.

We understand that the subject property is approximately 0.37 acres in area with approximately 16.2 metres of frontage along Laforet Beach Road. There is an existing building used for personal storage without a dwelling on the subject property, which is considered to be a legal non-conforming building/use.

We understand that the building is in poor condition and the applicant is seeking to renovate the building. As part of the renovation plans, the applicant is seeking permission from the Committee of Adjustment to enlarge the legal non-conforming building. The renovation includes new walls and a new roof truss system that will result in the building having a height of 22 feet 1.25 inches (6.74 metres) from the proposed grade to "top of gambrel truss". The existing building is 15 feet (4.57 metres) to the "top of gambrel truss". The building will remain in the same building footprint on the property as it currently exists following the renovation. One of the four block foundation walls above proposed grade will be new. This is to eliminate the existing 10 feet by 40 feet lean-to in favour of the new walls/new roof truss system that will span over the entire 30 foot width of the building.

The applicant states that the building is only used for storage for a cottage located on a different property. Due to the structure being below grade, snow melt and groundwater runoff causes flooding in the spring when the existing sump pump is overloaded. Additionally, the existing roof system is in need of repair, as the lean-to portion of the roof is leaking and is not designed for snow load.

The following is provided as a result of our review of Application for Minor Variance A-06-2024.



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Amherstburg / Essex / Kingsville / Lakeshore / LaSalle / Leamington / Pelee Island / Tecumseh / Windsor

NATURAL HAZARDS AND REGULATORY RESPONSIBILITIES UNDER THE CONSERVATION AUTHORITIES ACT, O. REG 686/21, PPS

The following comments reflect ERCA's role in protecting people and property from the threats of natural hazards and regulating development hazards lands under Section 28 of the *Conservation Authorities Act*.

The above noted lands are subject to our Regulation under the *Conservation Authorities Act* (Ontario Regulation No. 41/24). The parcel falls within the regulated area of Lake St. Clair. The property owner will be required to obtain a Permit from the Essex Region Conservation Authority prior to any development.

We note that the works propose a significant change to the structure and could act as a precursor to a change in use of the structure. The Conservation Authority cannot support a change in use to a habitable structure unless the structure satisfies the current development requirements, which is not possible due to the existing structure's setback from the hazard (Lake St. Clair).

The Conservation Authority has concerns that the proposed works may require reconstruction of the existing structure. The applicant will need to demonstrate to the Conservation Authority that the proposed works constitute a renovation of the structure and are not a reconstruction of the structure. The structure must be in adequate condition to support the works without requiring reconstruction. The applicant will be required to engage a professional engineer to review the structural adequacy of the building and confirm that the existing structure can support the proposed alterations.

If reconstruction of the existing structure is required to support the proposed alterations, the structure must satisfy all current development requirements for hazard lands. This would require extensive engineering and modifications to the existing structure, including relocation to a greater setback.



Mr. Ian Search April 30, 2024

FINAL RECOMMENDATION

Our office requests that A-06-2024 be deferred until the applicant submits information from a professional engineer demonstrating that the structure does not require reconstruction to support the proposed alterations.

Our office would be happy to engage in pre-consultation with the applicant to review and address the above noted concerns.

If you have any questions or require any additional information, please contact the undersigned.

Sincerely,

au

Alicia Good Watershed Planner /ag



Page 3 of 3

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0-0				18-8-4 18-8-4 15-11-10		18-8-4 18-8-4 1-4-5 TOTAL WEIGHT = 31 X 46 = 1423 lb
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LUMBER N. L. G. A. RULES CHORDS SIZE A - D 2x4 DRY D - G 2x4 DRY B - F 2x4 DRY ALL WEBS 2x4 DRY DRY: SEASONED LUMBER PLATES (table is in inches B TMB1- MT20 C TMW+w MT20 D TTW+p MT20 E TMW+w MT20 F TMB1-I MT20 F TMB1-I MT20 H BMW1+w MT20	LUMBER DE No.2 S No.2 S No.2 S No.2 S W LEN Y X 3.0 4.0 1.5 4.0 3.0 4.0 1.5 4.0 1.5 4.0 3.0 4.0 1.5 4.0	DIMENSIONS, SL BUILDING DESIG BUILDING DESIG BUILDING DESIG SPF GROSS RE FACTOF FGROSS RE FACTOF F217 F217 F217 F217 F217 F217 BE217 F217 F217 BE217 F217 F217 BE217 BE217 F217 F217 BE217 BE217 F217 F217 F217 F217 F217 F217 F217 F	IPPORTS AND L SNER RED MAX ACTION GRC HORZ DOW 0 13 0 111 0 229 0 253 0 371 0 13 0 253 0 371 0 371 NTHESIS INDIC# E OR SHIM REQUES S): A , G ORAGE AT BEAI OSNOW 6 / 0 92 / 0 92 / 0 92 / 0 92 / 0 87 / 0 151 / 0 151 / 0 DOP CHORD L D TOP CHORD L D OTP CHORD L D BOTTOM CHO <td>OADINGS SPECIFIED BY FABRICATOR TO BE VER IMUM FACTORED INPUT REQRD SS REACTION BRG BRG /N HORZ UPLIFT IN-SX 59 -23 18-84 (15-11146) 0 0 -9 18-84 (15-11146) 0 0 -105 18-84 (15-11146) 0 0 -105 18-84 (15-11146) 0 0 -105 18-84 (15-11146) 0 0 -207 18-84 (15-11146) 0 0 -207 18-84 (15-11146) 0 0 -207 18-84 (15-11146) 0 0 -207 18-84 (15-11146) 0 0 -207 18-84 (15-11146) 0 18-84 (15-11146) 0 -207 18-84 (15-11146) 0 -207 18-84 (15-11146) 1 11ES EFFECTIVE BEARING LENGTH UPLIFT INREACTORED UPLIFT RING JOINT A FOR 150 LBS FACTORED UPLIFT RING JOINT I FO</td> <td>FIED BY TH TRUSS SOIL 0/0 0/0 0/0 0/0 0/0 0/0 0/0 0/</td> <td>[M DESIGN CRITERIA SPECIFIED LOADS: TOP CH. LL = 21.7 PSF DL = 5.0 PSF BOT CH. LL = 10.0 PSF DL = 7.0 PSF TOTAL LOAD = 43.7 PSF SPACING = 16.0 IN.C/C THIS TRUSS IS DESIGNED FOR COMMERCIAL OR INDUSTRIAL BUILDING REQUIREMENTS OF PART 4, NBCC 2015 THIS DESIGN COMPLIES WITH: - PART 4 OF BCBC 2018, NBC-2019AE - SLOPE REDUCTION FACTOR USED (80 % OF 16.7 P.S.F. G.S.L. PLUS 8.4 P.S.F. RAIN LOAD) TIMES IMPORTANCE FACTOR EQUALS 21.7 P.S.F. SPECIFIED ROOF LIVE LOAD CSI: TC=0.14/1.00 (D-E:3), BC=0.07/1.00 (J-K:17), WB=0.03/1.00 (C-J:13), SSI=0.10/1.00 (C-D:2) DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10 COMP=1.10 SHEAR=1.10 TENS= 1.10 SNOW LOAD IMPORTANCE FACTOR = 1.00 UIVE LOAD IMPORTANCE FACTOR = 1.00 UIVE LOAD IMPORTANCE FACTOR = 1.00 COMPANION LIVE LOAD FACTOR = 1.00 TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT. NAIL VALUES NOW LOAD INFORTANCE PACTOR = 1.00 TRUSS PLATE MANUFACTURING PLANT. NAIL VALUES NOW COMPLEX OF A DIMENTINE OF A DIMENTINE TRUSS MANUFACTURING PLANT.</td>	OADINGS SPECIFIED BY FABRICATOR TO BE VER IMUM FACTORED INPUT REQRD SS REACTION BRG BRG /N HORZ UPLIFT IN-SX 59 -23 18-84 (15-11146) 0 0 -9 18-84 (15-11146) 0 0 -105 18-84 (15-11146) 0 0 -105 18-84 (15-11146) 0 0 -105 18-84 (15-11146) 0 0 -207 18-84 (15-11146) 0 0 -207 18-84 (15-11146) 0 0 -207 18-84 (15-11146) 0 0 -207 18-84 (15-11146) 0 0 -207 18-84 (15-11146) 0 18-84 (15-11146) 0 -207 18-84 (15-11146) 0 -207 18-84 (15-11146) 1 11ES EFFECTIVE BEARING LENGTH UPLIFT INREACTORED UPLIFT RING JOINT A FOR 150 LBS FACTORED UPLIFT RING JOINT I FO	FIED BY TH TRUSS SOIL 0/0 0/0 0/0 0/0 0/0 0/0 0/0 0/	[M DESIGN CRITERIA SPECIFIED LOADS: TOP CH. LL = 21.7 PSF DL = 5.0 PSF BOT CH. LL = 10.0 PSF DL = 7.0 PSF TOTAL LOAD = 43.7 PSF SPACING = 16.0 IN.C/C THIS TRUSS IS DESIGNED FOR COMMERCIAL OR INDUSTRIAL BUILDING REQUIREMENTS OF PART 4, NBCC 2015 THIS DESIGN COMPLIES WITH: - PART 4 OF BCBC 2018, NBC-2019AE - SLOPE REDUCTION FACTOR USED (80 % OF 16.7 P.S.F. G.S.L. PLUS 8.4 P.S.F. RAIN LOAD) TIMES IMPORTANCE FACTOR EQUALS 21.7 P.S.F. SPECIFIED ROOF LIVE LOAD CSI: TC=0.14/1.00 (D-E:3), BC=0.07/1.00 (J-K:17), WB=0.03/1.00 (C-J:13), SSI=0.10/1.00 (C-D:2) DOL LUMBER=1.00 NAIL=1.00 LS BEND=1.10 COMP=1.10 SHEAR=1.10 TENS= 1.10 SNOW LOAD IMPORTANCE FACTOR = 1.00 UIVE LOAD IMPORTANCE FACTOR = 1.00 UIVE LOAD IMPORTANCE FACTOR = 1.00 COMPANION LIVE LOAD FACTOR = 1.00 TRUSS PLATE MANUFACTURER IS NOT RESPONSIBLE FOR QUALITY CONTROL IN THE TRUSS MANUFACTURING PLANT. NAIL VALUES NOW LOAD INFORTANCE PACTOR = 1.00 TRUSS PLATE MANUFACTURING PLANT. NAIL VALUES NOW COMPLEX OF A DIMENTINE OF A DIMENTINE TRUSS MANUFACTURING PLANT.
		ALL PITCH BRE/ LOADING TOTAL LOAD CA C H O R D S MAX. FACTC MEMB. FO (LE FR-TO (LE B-L -517/6 B-L -517/6 B-L -517/6 D-E -177/6 C-D -177/6 C-D -177/6 F-G 0/1 B-K 0/4 K-J 0/6 J-I 0/6 I-H 0/5	AKS AND PERIM SES: (18) RED FACTC RCE VERT.L0 66 -63.4 16 -51.8 19 -51.8 19 -51.8 19 -51.8 10 -51.8 10 -51.8 12 -63.4 14 -25.0 18 -25.0 18 -25.0 12 -25.0	W E B S MAX. FACTOR MAX. MEMB. FORCE I LENGTH FR-TO -63.4 0.07 (2) 6.25 I-D -157 / 76 -51.8 0.014 (2) 6.25 I-D -262 / 222 - -51.8 0.14 (2) 6.25 K-L -11 / 66 - -51.8 0.14 (3) 6.25 M-N -11 / 66 - -51.8 0.14 (3) 6.25 M-N - 11 / 66 - -51.8 0.14 (3) 10.00 - - 25.0 0.07 (17) 10.00 -25.0 0.07 (17) 10.00 - - - - -25.0 0.07 (17) 10.00 - - - -	STRAINED. ED WAX CSI (LC) 0.02 (1) 0.03 (13) 0.03 (14) 0.00 (1) 0.00 (1)	PLATE GRIP(DRY) SHEAR SECTION (PSI) (PLI) (PLI) MAX MIN MAX MIN MAX MIN MAX MIN MT20 650 371 1747 788 1987 1873 PLATE PLACEMENT TOL. = 0.250 inches PLATE ROTATION TOL. = 5.0 Deg. JSI GRIP= 0.27 (E) (INPUT = 0.90) JSI METAL= 0.13 (C) (INPUT = 1.00) SI SI SI SI

JOB NAME	TRUSS NAME	QUANTITY	PLY	JOB DESC.	DRWG NO.
231034-A	PB01	31	1	TRUSS DESC.	
Rivard Engineered Products Inc.,	Essex, ON, N8M 2X5	-		Version 8.630 S Jan 26 2023 ID:hb?IO43EXZgivGD2AhXHTVvvolv-NVTDOt	MiTek Industries, Inc. Tue Sep 5 15:06:50 2023 Page 2 FVkLxUsK?vOZCnwsh3?OtnwX1VCc60YbvgfYp
		LOADING TOTAL LOAD CAS	SES: (18)		
		CHORDS		WEBS	
		MAX. FACTO MEMB. FOI	RED FACTO RCE VERT.LC	MAX. FACTORED DAD LC1 MAX MAX. MEMB. FORCE MAX	
		FR-TO	5) (PI FROM	TO LENGTH FR-TO	
		M-F 0/4	5 -25.0	-25.0 0.03 (14) 10.00	
		TRUSS HAS BEE	N CHECKED FC	DR UNBALANCED LOADING	
		AS PER NBCC 4.	1.6.2.(8)		
		WIND LOAD APP {40-0-0} FT-IN-S>	LIED IS DERIVE	D FROM REFERENCE VELOCITY PRESSURE OF { 9.8} PSF AT IEIGHT ABOVE GRADE AND USING EXTERNAL PEAK	
		COEFFICIENTS, WIND PRESSUR	CpCg, BASED C E IS BASED ON	DN THE {MAIN WIND FORCE RESISTING SYSTEM}.INTERNAL DESIGN {CATEGORY 2}. BUILDING MAY BE LOCATED ON	
		{OPEN TERRAIN	I}, AND TRUSS I JSS UPLIFT IS E	S DESIGNED TO BE LOCATED AT LEAST {0-0} FT-IN-SX AWAY BASED ON TOP AND BOTTOM CHORD DEAD LOADS OF 5.0	
		PSF AND 5.0 PS	SF RESPECTIVE	LY.	