

Public Notice

Committee of Adjustment

APPLICATION # **A-2020-0127**
WARD #4

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **ANUM RAUF** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 131, Plan M-1896 municipally known as **1 ELMCREST DRIVE**, Brampton;

AND WHEREAS the applicant is requesting the following variance(s):

1. To permit an exterior side yard setback of 3.35m (11 ft.) to an enclosed below grade entrance whereas the by-law requires a minimum exterior side yard setback of 4.5m (14.76 ft.).

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____ NO _____
Application for Consent: _____ NO _____

File Number: _____
File Number: _____

The Committee of Adjustment has appointed **TUESDAY, December 1, 2020 at 9:00 A.M.** by **electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of a Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

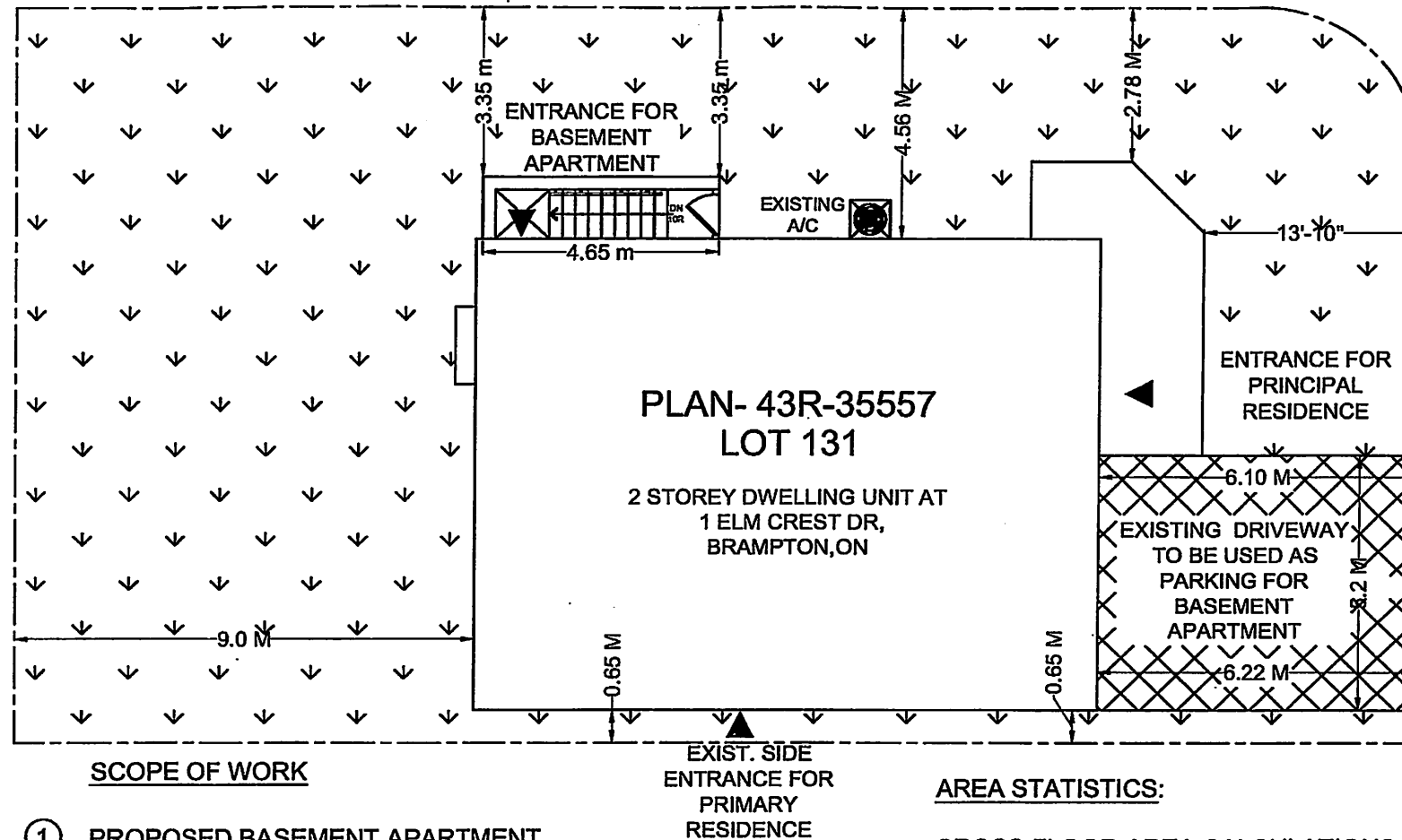
RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this 19th day of November, 2020.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment
City Clerk's Office,
Brampton City Hall
2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca



- ① PROPOSED BASEMENT APARTMENT
- ② CLOSING OF ONE WINDOW
- ③ PROPOSED ONE NEW WINDOW
- ④ PROPOSED BELOW GRADE ENTRANCE FROM REAR SIDE



0	REVISION - 1	NOV / 18 / 2020
0	FOR BUILDING PERMIT	DEC / 11 / 2019
NO.	DESCRIPTION	DATE

ENGINEER:

Mechways Inc.

2751 THAMESGATE DR.
MISSISSAUGA, ON
TEL: 905-678-7778
mechways@gmail.com

PROJECT:

BASEMENT APARTMENT
1 ELM CREST DR.
BRAMPTON, ON

TITLE:

SITE PLAN

CHECKED: MSS
DRAWN: MSA
SCALE: 1 : 100
DATE: DEC / 11 / 2019

DRAWING:
A0.1

Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures
How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committee are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

How to Participate in the Hearing:

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, November 26, 2020.**
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm, Friday, November 27, 2020.**
 - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **4:30 pm, Friday, November 27, 2020.** City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html> .

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

AMENDMENT LETTER


November 18, 2020

To: Committee of Adjustment

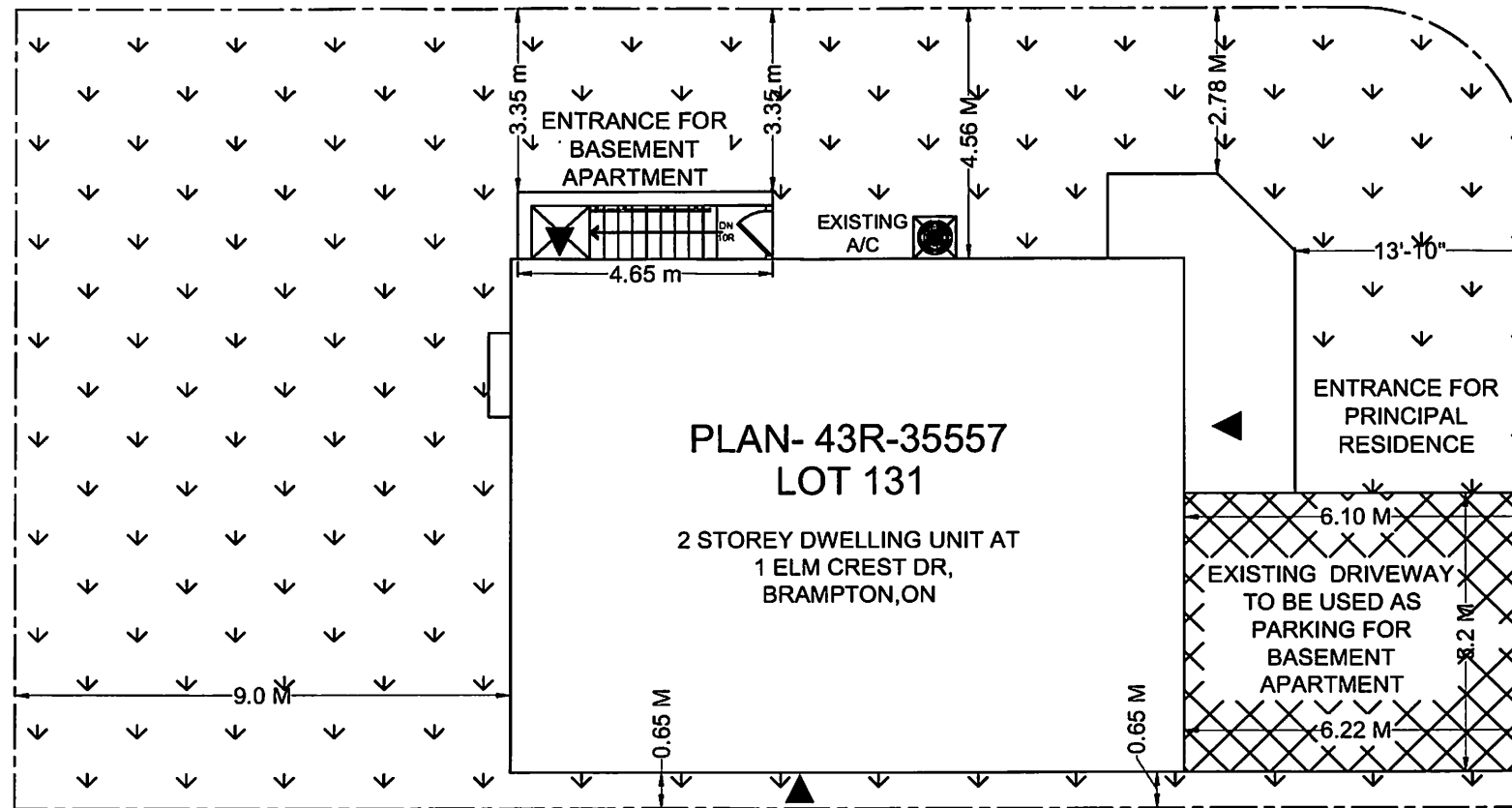
RE: APPLICATION FOR MINOR VARIANCE
ANUM RAUF
LOT 131, PLAN M-1896
A-2020-0127 – 1 ELMCREST DRIVE
WARD 4

Please **amend** application **A-2020-0127** to reflect the following:

1. To permit an exterior side yard setback of 3.35m (11 ft.) to an enclosed below grade entrance whereas the by-law requires a minimum exterior side yard setback of 4.5m (14.76 ft.).



Applicant/Authorized Agent



SCOPE OF WORK

- ① PROPOSED BASEMENT APARTMENT
- ② CLOSING OF ONE WINDOW
- ③ PROPOSED ONE NEW WINDOW
- ④ PROPOSED BELOW GRADE ENTRANCE FROM REAR SIDE

EXIST. SIDE
ENTRANCE FOR
PRIMARY
RESIDENCE

AREA STATISTICS:

GROSS FLOOR AREA CALCULATIONS

- A. PRINCIPAL RESIDENCE
 EXISTING GROUND FLOOR GFA = 109.09m²
 EXISTING SECOND FLOOR GFA = 108.78 m²
 TOTAL GFA = 217.87 m²
- B. BASEMENT
 BASEMENT APARTMENT GFA = 80.03 m²

▲ ENTRANCE / EGRESS



NO.	DESCRIPTION	DATE
0	REVISION - 1	NOV / 18 / 2020
0	FOR BUILDING PERMIT	DEC / 11 / 2019

ENGINEER:

 2751 THAMESGATE DR.
 MISSISSAUGA, ON
 TEL: 905-678-7778
 mechways@gmail.com

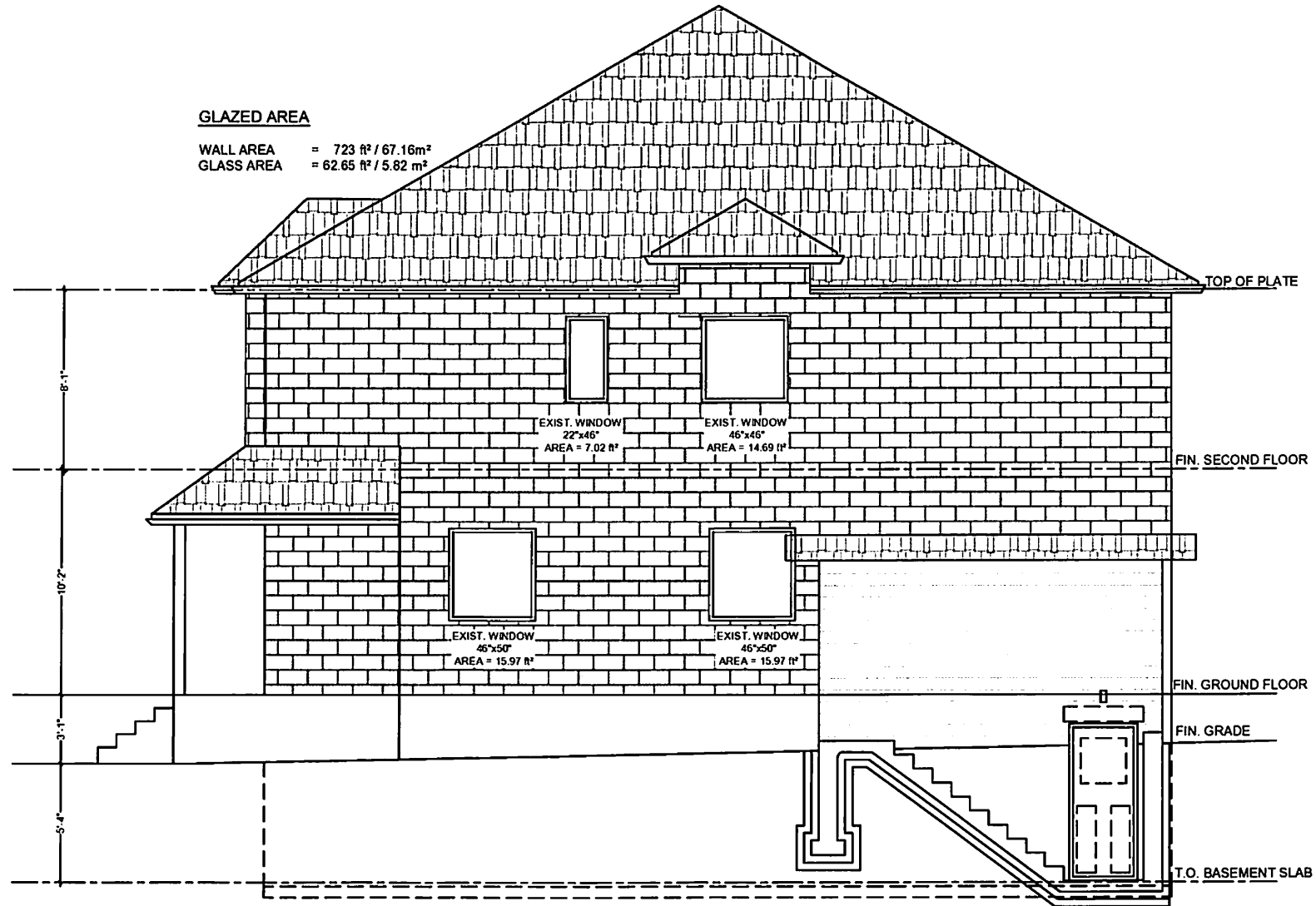
PROJECT:
 BASEMENT APARTMENT
 1 ELM CREST DR.
 BRAMPTON, ON

TITLE:
 SITE PLAN

CHECKED: MSS	DRAWING:
DRAWN: MSA	A0.1
SCALE: 1: 100	
DATE: DEC / 11 / 2019	

GLAZED AREA

WALL AREA = 723 ft² / 67.16m²
GLASS AREA = 62.65 ft² / 5.82 m²



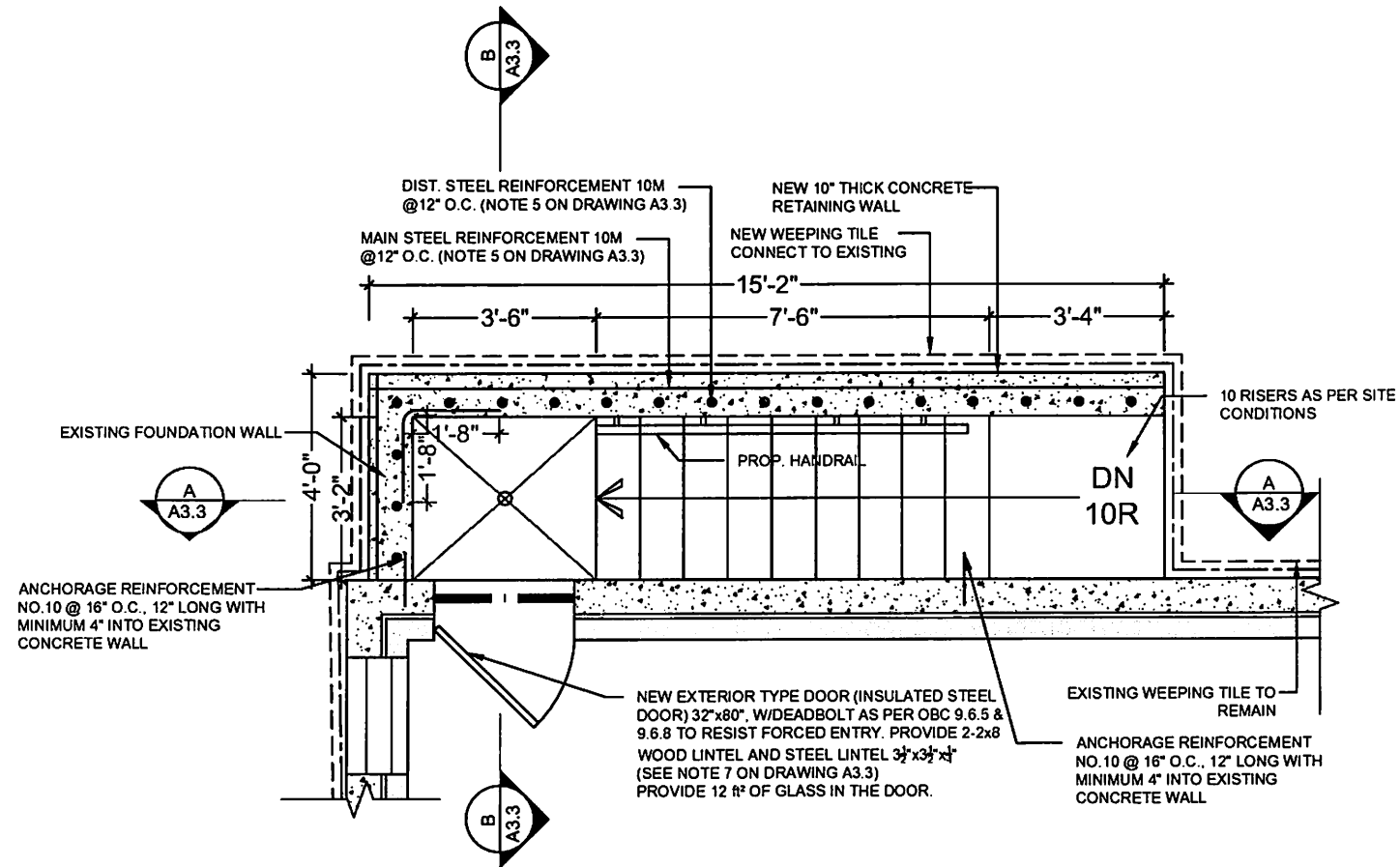
NO	DESCRIPTION	DATE
0	REVISION - 1	NOV / 18 / 2020
0	FOR BUILDING PERMIT	DEC / 11 / 2019

ENGINEER:
Mechways Inc.
2751 THAMESGATE DR.
MISSISSAUGA, ON
TEL 905-678-7778
mechways@gmail.com

PROJECT:
**BASEMENT APARTMENT
1 ELM CREST DR.
BRAMPTON, ON**

TITLE:
**RIGHT SIDE
ELEVATION**

CHECKED: MSS	DRAWING:
DRAWN: MSA	
SCALE: 1/4" = 1'-0"	A2.1
DATE: DEC / 11 / 2019	



0	REVISION - 1	NOV / 18 / 2020
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NO.	DESCRIPTION	DATE

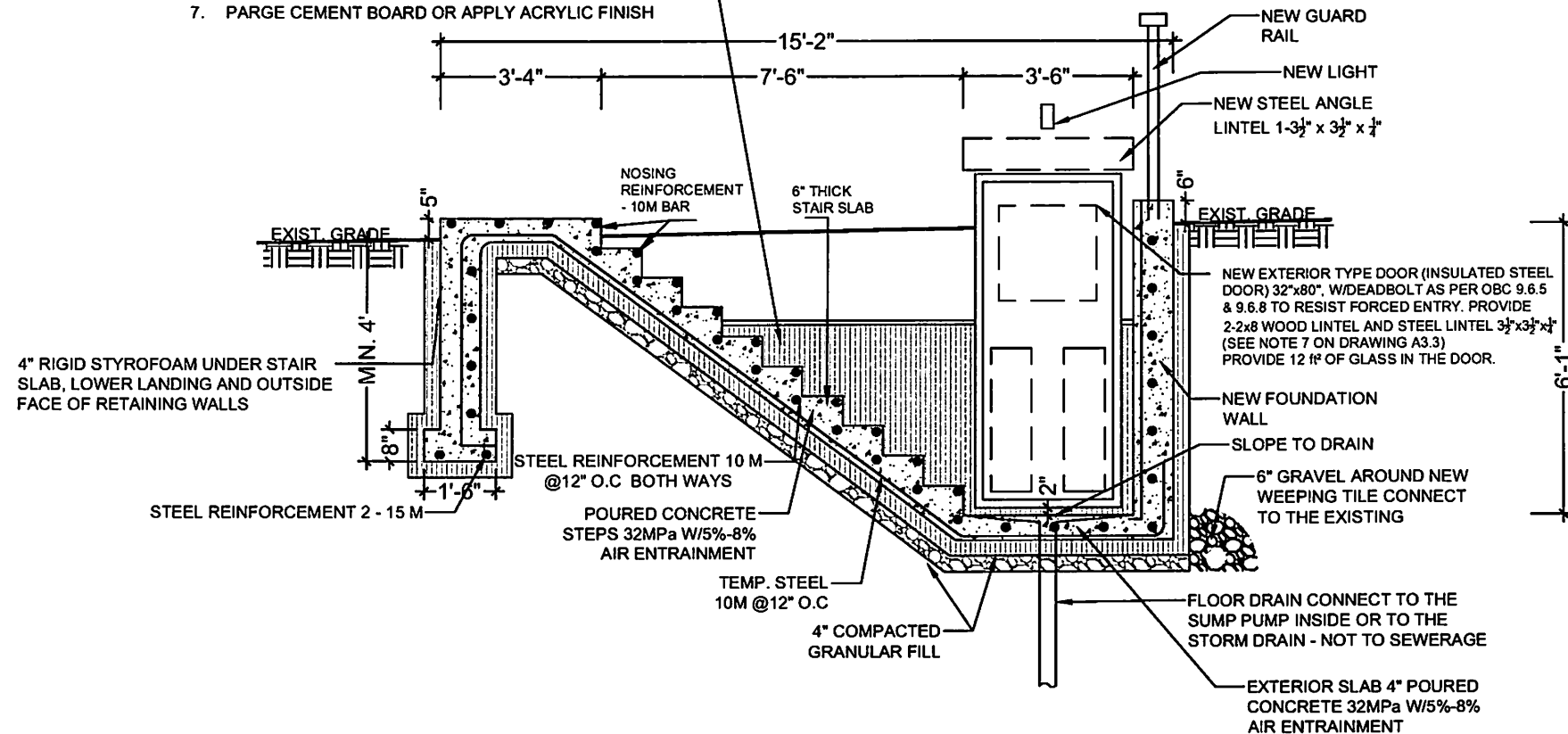
ENGINEER:
 **Mechways Inc.**
 2751 THAMESGATE DR.
 MISSISSAUGA, ON
 TEL 905-678-7778
 mechways@gmail.com

PROJECT:
 BASEMENT APARTMENT
 1 ELM CREST DR.
 BRAMPTON, ON

TITLE:
 WALKOUT PLAN

CHECKED: MSS	DRAWING:
DRAWN: MSA	A3.1
SCALE: 1/4" = 1'-0"	
DATE: DEC / 11 / 2019	

1. INSTALL MINIMUM R10, 2" RIGID INSULATION ON EXISTING FOUNDATION WALL MIN. 4 FT ABOVE EXISTING FOOTING
2. INSULATION TO BE INSTALLED ON EXPOSED FOUNDATION WALL ONLY STARTING FROM GRANULAR FILL UNDER THE STEPS.
3. COVER INSULATION WITH 1/2" CEMENT BOARD AND SECURE TO WALL USING FENDER WASHER & HEX HEAD CONCRETE SCREWS 1/4"x4"
4. INSTALL 2-1/2" GALVANIZED "J" TRACK TO SECURE & PROTECT ALL EXPOSED EDGES
5. ALL JOINTS TO THE EXISTING WALL & NEW STEPS MUST BE CAULKED
6. APPLY SEAL GUARD TO ALL JOINTS ON CEMENT
7. PARGE CEMENT BOARD OR APPLY ACRYLIC FINISH



NO	DESCRIPTION	DATE
0	REVISION - 1	NOV / 18 / 2020
0	FOR BUILDING PERMIT	DEC / 11 / 2019

ENGINEER
Mechways Inc.
 2751 THAMESGATE DR
 MISSISSAUGA, ON
 TEL 905-678-7778
 m.mechways@gmail.com

PROJECT:
BASEMENT APARTMENT
1 ELM CREST DR.
BRAMPTON, ON

TITLE:
SECTION-A

CHECKED: MSS	DRAWING:
DRAWN: MSA	A3.2
SCALE: 1/4" = 1'-0"	
DATE: DEC / 11 / 2019	

GENERAL NOTES

- ALL WORK ACCORDING TO ONTARIO BUILDING CODE 2012 AND CITY OF BRAMPTON BY-LAWS
 - ALL WORKING ACCORDING TO GOOD CONSTRUCTION PRACTICES
 - ALL FOOTINGS SHALL REST ON NATURAL UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH A MINIMUM BEARING CAPACITY OF 75 KPA
 - WHERE THE FOUNDATIONS OF A BUILDING ARE TO BE CONSTRUCTED BELOW THE LEVEL OF THE FOOTINGS OF AN ADJACENT BUILDING AND WITHIN THE ANGLE OF REPOSE OF THE SOIL, OR THE UNDERPINNING EXCEEDS 1200mm OF Laterally unsupported height or the soil is clay or silt, the underpinning & related CONSECUTION SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.
 - EXCAVATION SHALL BE UNDERTAKEN IN A MANNER SO AS TO PREVENT MOVEMENT WHICH WOULD CAUSE DAMAGE TO ADJACENT PROPERTIES, STRUCTURES, UTILITIES, ROADS & SIDEWALKS. CONTACT YOUR LOCAL UTILITIES PRIOR TO COMMENCING EXCAVATION.
 - SHORE & BRACE WHERE NECESSARY TO ENSURE THE SAFETY & STABILITY OF THE EXISTING STRUCTURE DURING UNDERPINNING.
1. **CONCRETE**
1. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE 32MPa @ 28 DAYS W/5% TO 8% AIR ENTRAINMENT.
2. MINIMUM YIELD STRENGTH OF STEEL 60 KSI.

3. **EXTERIOR STAIRS**

RISE 7 7/8" MAXIMUM 4 7/8" MINIMUM
RUN 8 1/2" MINIMUM 14" MAXIMUM
TREAD 9 1/4" MINIMUM 14" MAXIMUM
ADJUST STEP SIZE TO SUIT SITE

4. **INSULATION**

- 4a. MIN. RSI 2.11 (R12) INSULATION & VAPOR BARRIER ON THE INSIDE FACE OF THE EXPOSED FOUNDATION WALL.
- 4B PROVIDE 4" THICK RIGID STYROFOAM INSULATION UNDER THE STAIR SLAB AND LOWER LANDING AND OUTWARD FACE OF RETAINING WALLS.

5. **RETAINING WALL**

10" POURED CONCRETE WALL W/NO REINFORCING REQUIRED FOR WALL HEIGHTS TO A MAX. OF 1200mm, UNLESS MENTIONED OTHERWISE.

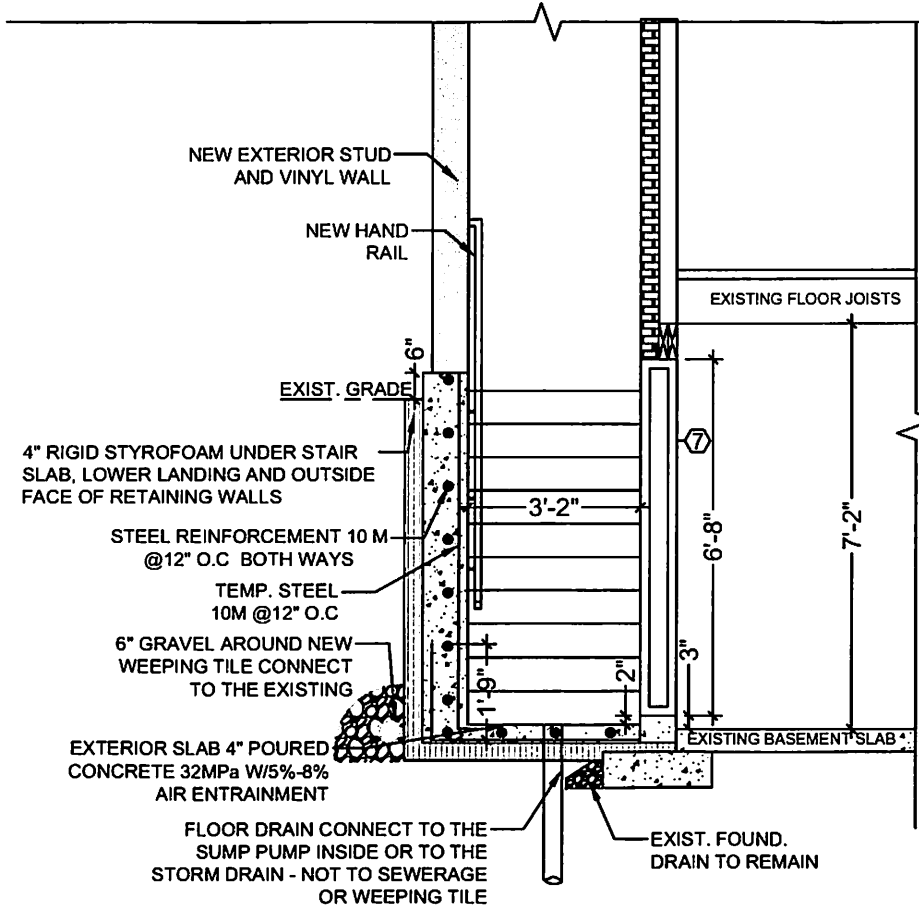
PROVIDE 15M VERTICAL STEEL REINFORCEMENT @ 12" O.C. AND 10M DISTRIBUTION REINFORCEMENT @12" O.C. PROVIDE MINIMUM 3" CONCRETE COVER FOR MAIN REINFORCEMENT PLACED TOWARD EARTH SIDE


6. **GUARDS -**

42" HIGH WHERE DISTANCE FROM GRADE TO BOTTOM OF WALKOUT EXCEEDS 5'-11" 36" FOR LESSER HEIGHTS. MAXIMUM 4" BETWEEN VERTICAL PICKETS

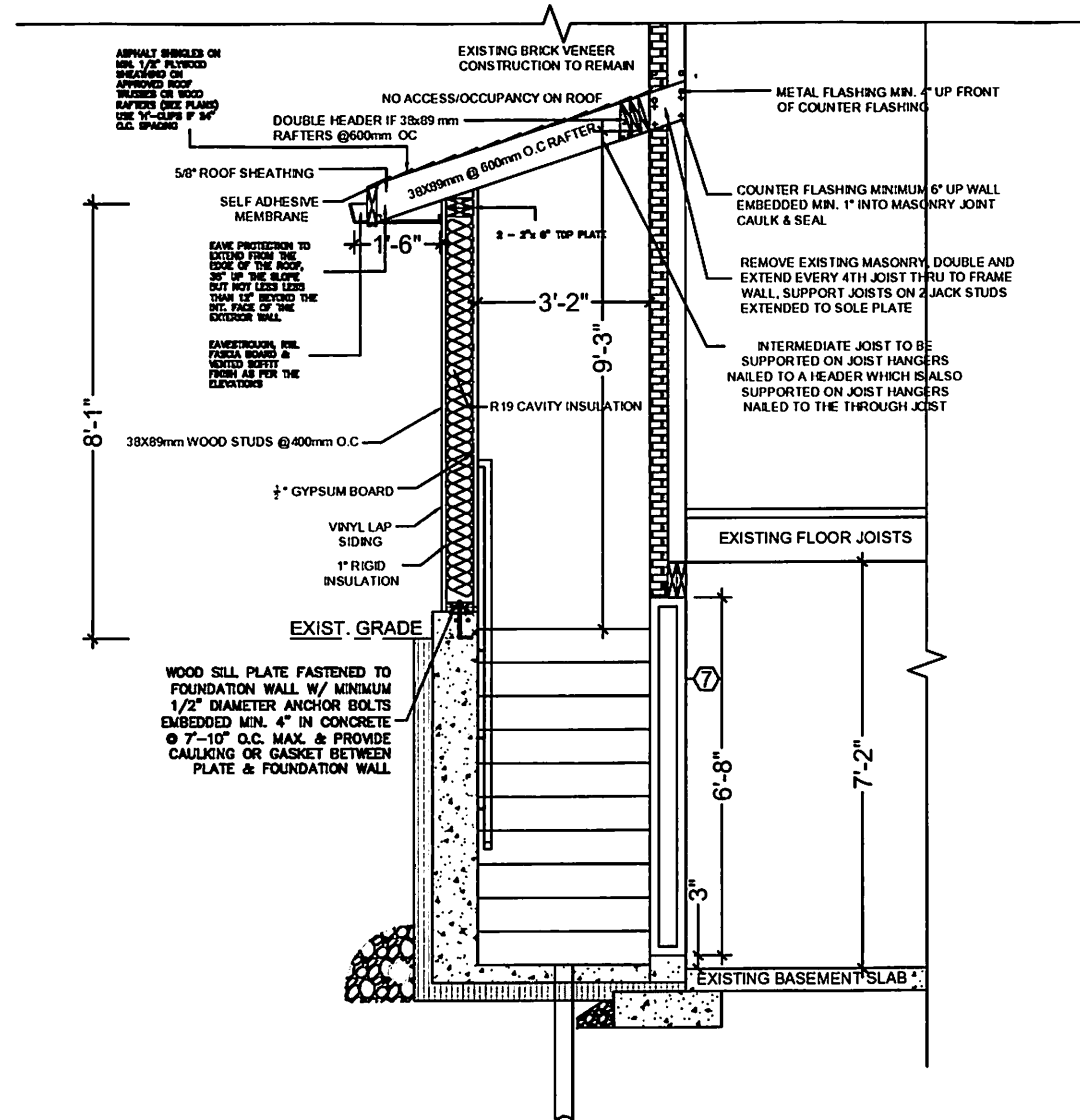
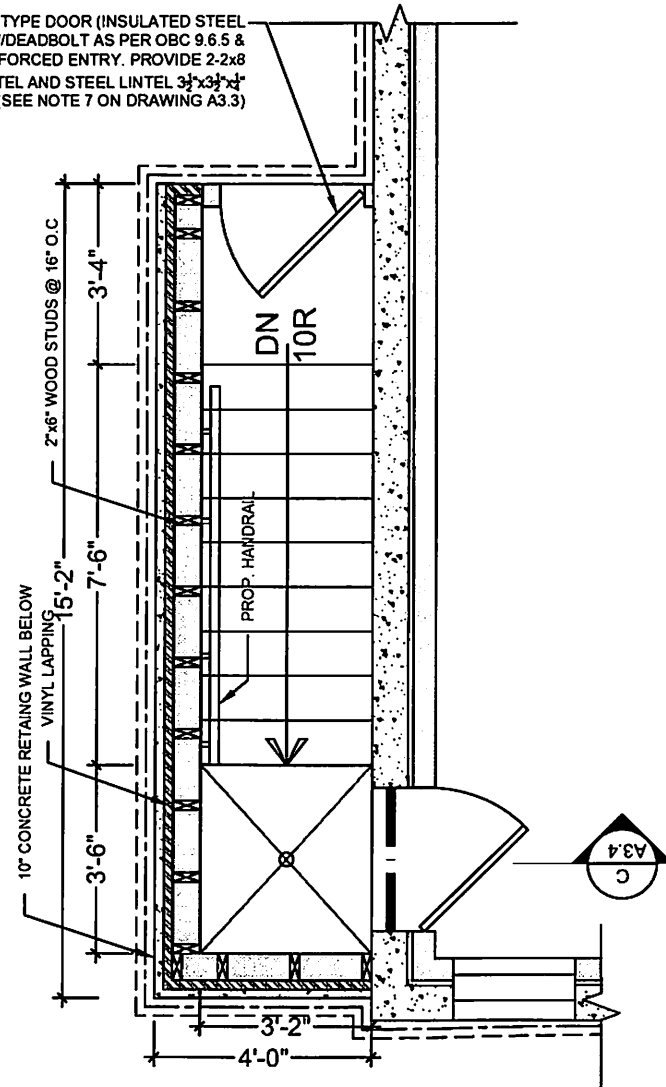
7. **EXTERIOR DOOR**

EXTERIOR TYPE DOOR (42MM INSULATED STEEL DOOR) SIZE 2'-8"x6'-8", W/ DEADBOLT AS PER OBC 9.6.5 & 9.6.8 TO RESIST FORCED ENTRY. PROVIDE LINTEL AS FOLLOWS:
WOOD LINTEL: 2-2x8 SPF NO.1 OR NO.2
STEEL LINTEL: 1L 3 1/2"x3 1/2"x1/4" THICK
ANGLE STEEL LINTELS WITH MINIMUM BEARING OF 150MM



0	REVISION - 1	NOV / 18 / 2020
0	FOR BUILDING PERMIT	DEC / 11 / 2019
NO.	DESCRIPTION	DATE
ENGINEER		
 Mechways Inc. 2751 THAMESGATE DR. MISSISSAUGA, ON TEL. 905-678-7778 mechways@gmail.com		
PROJECT:		
BASEMENT APARTMENT 1 ELM CREST DR. BRAMPTON, ON		
TITLE:		
SECTION-B		
CHECKED: MSS	DRAWING:	
DRAWN: MSA	A3.3	
SCALE: 1/4" = 1'-0"		
DATE: DEC / 11 / 2019		

NEW EXTERIOR TYPE DOOR (INSULATED STEEL DOOR) 32"x80", W/DEADBOLT AS PER OBC 9.6.5 & 9.6.8 TO RESIST FORCED ENTRY. PROVIDE 2-2x8 WOOD LINTEL AND STEEL LINTEL 3 1/2"x3 1/2"x4" (SEE NOTE 7 ON DRAWING A3.3)



NO	REVISION	DATE
0	REVISION - 1	NOV / 18 / 2020
0	FOR BUILDING PERMIT	DEC / 11 / 2019
NO	DESCRIPTION	DATE

ENGINEER

Mechways Inc.

2751 THAMESGATE DR.
MISSISSAUGA, ON
TEL 905-678-7778
mechways@gmail.com

PROJECT:

**BASEMENT APARTMENT
1 ELM CREST DR.
BRAMPTON, ON**

TITLE:

**ROOF AND WALL
CONSTRUCTION DETAILS**

CHECKED: MSS	DRAWING:
DRAWN: MSA	A3.4
SCALE: 1/4" = 1'-0"	
DATE: DEC / 11 / 2019	

Flower City



brampton.ca

FILE NUMBER: A-2020-0127

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION

Minor Variance or Special Permission

(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law 270-2004.

1. Name of Owner(s) ANUM RAUF
Address 1 ELMCREST DR, BRAMPTON ON, L6Y 0H7.
Phone # 647-864-0710 Fax # _____
Email anumrauf05@gmail.com
2. Name of Agent VALI UDDIN MOHAMMED
Address 2751 THAMESGATE DR MISSISSAUGA ON, L4T 1G5
Phone # 647-786-5940 Fax # _____
Email INFO@MECHWAYS.COM
3. Nature and extent of relief applied for (variances requested):
PROPOSED TO OPEN A ENCLOSED BELOW GROUND
ENTRANCE TO THE BASEMENT ON RIGHT SIDE OF
THE HOUSE. IT IS A CORNER PLOT AND THE
PROPOSED BELOW GRADE IS FACING DUSK DRIVE.
RELIEF IS ASKED TO OPEN THE ABOVE ENCLOSED
BELOW GRADE ENTRANCE. THE DRAWINGS ARE
ENCLOSED FOR REFERENCE.
4. Why is it not possible to comply with the provisions of the by-law?
SIDE ENTRY IS NOT ALLOWED BY CITY TO CORNER
PLOT AND ROAD ON THE RIGHT SIDE. BUT ENOUGH
SET BACK 3.4M IS AVAILABLE WITH THE PROPOSED
BELOW GRADE ENTRANCE AND ALSO ENTRANCE IS TOTALLY
ENCLOSED. THE DRAWINGS ARE ENCLOSED FOR REFERENCE.
∴ HENCE REQUEST TO APPROVE THE MINOR VARIANCE.
5. Legal Description of the subject land:
Lot Number LOT 131
Plan Number/Concession Number PLAN M 1896
Municipal Address 1 ELMCREST DR, BRAMPTON.
6. Dimension of subject land (in metric units)
Frontage 13.49 M
Depth 27.46 M
Area 370.4 sq m.
7. Access to the subject land is by:
Provincial Highway ☐
Municipal Road Maintained All Year ☒
Private Right-of-Way ☐
Seasonal Road ☐
Other Public Road ☐
Water ☐

-2-

Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, garage, etc.)

EXISTING GROUND FLOOR GFA = 109.09 m²

EXISTING SECOND FLOOR GFA = 108.78 m²

PROPOSED BUILDINGS/STRUCTURES on the subject land:

PROPOSED BASEMENT APARTMENT
PROPOSED BELOW GRADE ENTRANCE FROM RIGHT SIDE
PROPOSED ONE NEW WINDOW
BASEMENT APARTMENT GFA = 80.03 m²

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING
Front yard setback 6.22 M.
Rear yard setback 9.0 M.
Side yard setback 4.56 M.
Side yard setback 6.65 M.

PROPOSED
Front yard setback 6.22 M. ✓
Rear yard setback 9.0 M. ✓
Side yard setback 3.40 AFTER PROPOSED STAIRS ✓
Side yard setback 6.65 M. ✓

10. Date of Acquisition of subject land: 2014
11. Existing uses of subject property: RESIDENTIAL
12. Proposed uses of subject property: RESIDENTIAL
13. Existing uses of abutting properties: RESIDENTIAL
14. Date of construction of all buildings & structures on subject land: 2014
15. Length of time the existing uses of the subject property have been continued: 6 years
16. (a) What water supply is existing/proposed?
Municipal ☒ Other (specify) _____
Well ☐
- (b) What sewage disposal is/will be provided?
Municipal ☒ Other (specify) _____
Septic ☐
- (c) What storm drainage system is existing/proposed?
Sewers ☒ Other (specify) _____
Ditches ☐
Swales ☐

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☐ No ☒

If answer is yes, provide details: File # _____ Status _____

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☐ No ☒ Unknown ☐

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE CITY OF MISSISSAUGA
THIS 16th DAY OF OCTOBER, 2020.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Valiuddin Mohammed, OF THE City OF Mississauga,
IN THE Province OF Ontario, SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Toronto
IN THE Province OF
Ontario THIS 12th DAY OF
October, 2020

Signature of Applicant or Authorized Agent

RAMESHBHAI S. PATEL
Barrister, Solicitor & Notary Public
127 Westmore Dr, Unit #101
Toronto, ON M6V 8Y6
PH: (416) 742-2889

FOR OFFICE USE ONLY

Present Official Plan Designation:

R1F - 2135

Present Zoning By-law Classification:

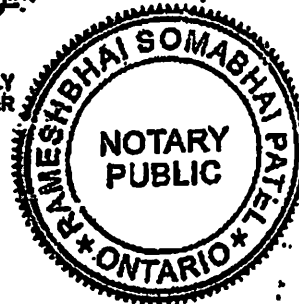
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

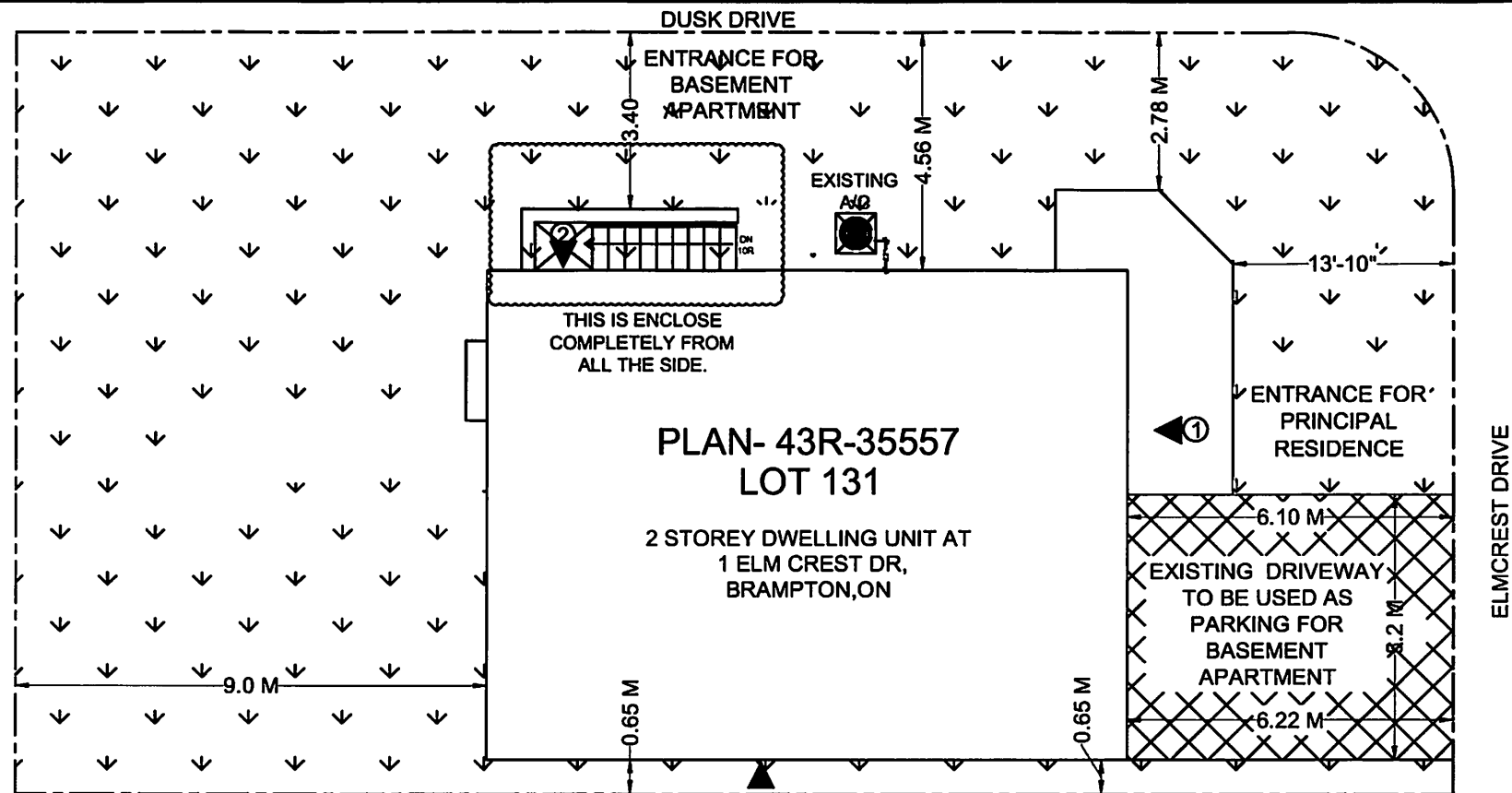
Hothi S
Zoning Officer

NOV. 03. 2020
Date

DATE RECEIVED NOVEMBER 2, 2020

Notary Seal





SCOPE OF WORK

- ① PROPOSED BASEMENT APARTMENT
- ② CLOSING OF ONE WINDOW
- ③ PROPOSED ONE NEW WINDOW
- ④ PROPOSED BELOW GRADE ENTRANCE FROM RIGHT SIDE

AREA STATISTICS:

GROSS FLOOR AREA CALCULATIONS

- A. PRINCIPAL RESIDENCE
 EXISTING GROUND FLOOR GFA = 109.09m²
 EXISTING SECOND FLOOR GFA = 108.78 m²
 TOTAL GFA = 217.87 m²
- B. BASEMENT
 BASEMENT APARTMENT GFA = 80.03 m²

▲ ENTRANCE / EGRESS

0	FOR BUILDING PERMIT	DEC / 11 / 2010
NO.	DESCRIPTION	DATE

ENGINEER:
 Mechways Inc.
2751 THAMESGATE DR MISSISSAUGA, ON TEL: 905-678-7778 mechways@gmail.com

PROJECT:
BASEMENT APARTMENT 1 ELM CREST DR. BRAMPTON, ON

TITLE:
SITE PLAN

CHECKED: MSS	DRAWING:
DRAWN: MSA	A0.1
SCALE: 1/8" = 1'-0"	
DATE: DEC / 11 / 2010	

A-2020-0127

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